

Sustainability Appraisal of Waverley Borough Local Plan Part 2

Addendum to the Sustainability Appraisal Report -
Main Modifications

Waverley Borough Council

December 2022

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

Following the Examination of the Waverley Local Plan Part 2, held between 12th to 22nd July 2022, Waverley Borough Council have suggested modifications to the plan for the consideration of the Inspector. This report is an Addendum to the Sustainability Appraisal (SA) Report of the Waverley Borough Council (WBC) Local Plan Part 2 (LPP2) and addresses those proposed 'Main Modifications' made.

The SA of the modifications has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations 2004 and builds upon earlier SA work undertaken to inform submission versions of LPP2. Relevant previous SA reports include:

- Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020)
- Addendum to the Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (September 2021)

2. Implications of Modifications to SA

The Main Modifications made to LPP2 are as set out in Local Plan Part 2: Site Allocations and Development Management Policies Draft Submission Document (December 2022). The identification of implications to the SA has been undertaken for all modifications proposed to inform the preparation of this SA Addendum.

Where changes were considered to materially change a policy, a revision of the previous SA assessment has been undertaken in this SA Addendum. Where new policies have been added to the Plan new assessments have been undertaken.

The assessment methodology utilised in the assessments is that described in Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020).

3. SA Framework

The SA Framework is a key component in completing the SA and comprises a bespoke series of objectives. The purpose of the SA Framework is to provide a set of criteria against which the performance of the LPP2 can be predicted and evaluated. The SA framework of 15 objectives and associated decision-making criteria that have been used in the review is shown in Table 3-1 below. In order to ensure consistency of approach, this is the same framework that was used in previous iterations of assessment of the LPP2.

Table 3-1 - Sustainability Appraisal Framework

No	SA Objective	Decision Making Questions
1	Protect and enhance all biodiversity and geological features.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Protect and enhance semi-natural habitats? • Protect and enhance priority habitats, and the habitat of priority species? • Enhance regional ecological networks? • Avoid habitat fragmentation, including prejudicing future biodiversity restoration? • Support the provisions of biodiversity work being undertaken sub-regionally, including relating to Biodiversity Opportunity Areas? • Achieve a net gain in biodiversity? • Protect existing green infrastructure networks and recreational assets in the borough? • Enhance green infrastructure where possible? • Protect and enhance the borough's rich geodiversity resource? • Support access to, interpretation and understanding of biodiversity and geodiversity?
2	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Protect (directly or indirectly) European sites identified as part of the HRA screening process? • Take on board the HRA findings and recommendations? • Support continued improvements to the status of the five internationally designated nature conservation sites present in the borough? • Support continued improvements to the status of the SSSIs and other locally designated sites present in the borough?
3	Promote climate change mitigation in Waverley Borough	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of sustainable modes of transport including walking, cycling and public transport? • Reduce the need to travel? • Promote the use of energy from low carbon sources? • Reduce energy consumption and increase efficiency? • Minimise emissions of Greenhouse Gases and Ozone depleting substances? • Minimise contributions to climate change through sustainable building practices?
4	Support the resilience of Waverley Borough to the potential effects of climate change	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Minimise development, which take space in areas at higher risk of flooding taking into the likely effects of climate change into account (based on the Environments Agency's advice)?

No	SA Objective	Decision Making Questions
		<ul style="list-style-type: none"> • Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk to new and existing development? • Improve green infrastructure networks in the borough to support adaptation to the potential effects of climate change? • Encourage design for successful adaptation to the predicted changes in weather conditions and frequency of extreme events (freezing, heat waves, intense storms), from a changing climate?
5	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and where possible, enhance cultural heritage assets and their settings, including Listed Buildings, Conservation Areas and Historic Parks & Gardens? • Conserve, and where possible, enhance the boroughs conservation areas? • Reduce the number of features and areas in the borough deemed to be at risk? • Support access to, interpretation and understanding of the historic environment? • Ensure appropriate archaeological assessment prior to development?
6	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the Surrey Hills AONB, including in conjunction with the provisions of the AONB Management Plan? • Support the integrity of the South Downs National Park, including its Special Qualities? • Conserve and enhance landscape and townscape character? • Conserve and enhance local diversity and distinctiveness? • Support the integrity of the borough's conservation areas? • Protect the Green Belt? • Preserve the historic settlement pattern of the borough? • Support the preservation of 'tranquil' areas (e.g. areas free from visual intrusion, noise, light pollution etc.)? • Protect rights of way, open space and common land? • In relation to Gypsy, Travellers and Travelling showpeople sites, will the site: • Support intensification of existing sites over the development of new sites?
7	Improve air, soil and water quality	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Maintain or improve local air quality? • Promote the remediation of contaminated land? • Support protection of soil resources during any construction activities? • Protect and improve the areas watercourses chemical and biological water quality? • Protect groundwater resources? • Ensure construction methods that will minimise threat of pollution and encourage use of recycled or secondary materials?
8	Ensure the efficient use of land	<p>Will the option/proposal:</p> <ul style="list-style-type: none"> • Avoid the use of land classified as the best and most versatile agricultural land? • Promote the use of previously developed land?

No	SA Objective	Decision Making Questions
		<ul style="list-style-type: none"> Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure? In relation to Gypsy, Travellers and Travelling showpeople sites, will the site: Support intensification of existing sites over the development of new sites?
9	Use and manage water resources in a sustainable manner	Will the option/proposal help to: <ul style="list-style-type: none"> Minimise water consumption? Consider the need for adequate provision of surface water and foul drainage? Ensure construction methods that will minimise threat of pollution to the water environment? Promote the minimisation of impermeable hard surfacing and promote the use of 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.	Will the option/proposal help to: <ul style="list-style-type: none"> Support the provision of a range of house types and sizes? Support enhancements to the current housing stock? Meet the needs of all sectors of the community? Provide quality and flexible homes that meet people's needs? Promote the use of sustainable building techniques including use of sustainable building materials in construction? Provide housing in sustainable locations that allow easy access to a range of local services and facilities? Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings? Will it meet the culturally specific accommodation needs of the gypsy and traveller community? In relation to Gypsy, Travellers and Travelling showpeople sites, will the site: Meet the culturally specific accommodation needs of the gypsy and traveller community?
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	Will the option/proposal help to: <ul style="list-style-type: none"> Promote the development of a range of high quality, accessible community facilities, which will cater to the current and predicted demographics of the Borough? Encourage and promote social cohesion and encourage active involvement of local people in community activities? Minimise fuel poverty? Maintain or enhance the quality of life of residents?
12	Reduce deprivation and promote more inclusive and self-contained communities	<ul style="list-style-type: none"> Improve the availability and accessibility of key local facilities, including for those in more rural settlements and the more deprived parts of the borough, including specialist services for disabled and older people? Address issues of particular relevance and concern to the aging population of the Borough?
13	Improve the health and wellbeing of Waverley Borough's residents	Will the option/proposal help to: <ul style="list-style-type: none"> Promote accessibility to a range of leisure, health and community facilities for all age groups? Encourage healthy lifestyles and reduce health inequalities and obesity? Enhance multifunctional green infrastructure networks in the borough?

No	SA Objective	Decision Making Questions
		<ul style="list-style-type: none"> • Provide and enhance the provision of community access to green infrastructure? • Improve access to the countryside for recreation? • Enhance the energy efficiency and quality of the housing stock? • Avoid impacts on the quality and extent of existing recreational assets, such as formal or informal footpaths? • In relation to Gypsy, Travellers and Travelling showpeople sites, will the site: • Reduce travel time to main roads and reduce travel to reach sites?
14	Promote sustainable transport use and reduce the need to travel	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the need to travel through sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable transport infrastructure improvements? • Support rural accessibility? • Facilitate working from home and remote working?
15	Promote the economic vitality of Waverley Borough	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the economic vitality and viability of the borough settlements? • Create opportunities for a variety of businesses to flourish in the borough? • Enable transport infrastructure improvements? • Retain well located commercial land? • Support the rural economy? • Support the visitor economy? • Facilitate working from home, remote working and home-based businesses? • Enhance educational opportunities?

4. Assessment of Modifications to DM Policies

4.1. Introduction

LPP2 contains a series of 'Development Management' (DM) policies that provide detail on the considerations used to determine planning applications. There are a total of 38 DM Policies contained within LPP2 as follows:

- DM1: Environmental Implications
- DM2: Energy Efficiency
- DM3: Water Supply and Wastewater Infrastructure
- DM4: Quality Places through Design
- DM5: Safeguarding Amenity
- DM6: Public Realm
- DM7: Safer Places
- DM8: Comprehensive Development
- DM9: Accessibility and transport
- DM10: A31 Farnham By-Pass Improvements
- DM11: Trees, Woodland, Hedgerows and Landscaping
- DM12: Planning Enforcement
- DM13: Development within Settlement Boundaries
- DM14: Extensions, alterations, replacement buildings and limited infilling in the Green Belt
- DM15; Development in Rural Areas
- DM16: Dwellings for Rural Workers
- DM17: Haslemere Hillside
- DM18: Farnham / Aldershot Strategic Gap
- DM19: Local Green Space
- DM20: Development affecting listed buildings and or their settings
- DM21: Conservation Areas
- DM22: Heritage at Risk
- DM23: Non-Designated Heritage Assets
- DM24: Historic Landscapes and Gardens
- DM25: Archaeology
- DM26: Employment Sites
- DM27: Development within Town Centres
- DM28: Access and Servicing
- DM29: Advertisements
- DM30: Telecommunications
- DM31: Filming
- DM32: Tourism, Hotels and Visitor Accommodation
- DM33: Downs Link – Guildford to Cranleigh Corridor
- DM34: Access to the Countryside
- DM35: Reuse and alterations of large buildings
- DM36: Self-Build and Custom House Building
- DM37: Design principles for Travelling Showpeople Yards

- DM38: Design principles for Gypsy and Traveller Sites

It is to be noted that DM37 and DM38 are new DM policies introduced as Main Modifications to LPP2 and have not been subject to SA previously. Appendix A sets out assessments made of the new DM Policies, DM37 and DM38. It is to be noted that these new assessments have followed the same methodology used for consideration of all other DM policies.

Note that for full details of the rationale behind the assessment of each Policy, please see Chapter 9 and Appendix C of Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020).

A discussion on the implications of the Main Modification on each DM Policy is provided in turn as follows.

4.2. DM1: Environmental Implications of Development

DM1: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Seven major beneficial effects were identified. Major beneficial effects were identified in relation to Objective 1 as it is made clear that there is a requirement not to cause the loss or damage to environmental assets such as areas of ecological and geological value. It is also stipulated that development should maximise opportunities to enhance such assets, as well as the need to mitigate impacts when these are unavoidable. Major beneficial effects were also identified for Objective 2 as it is clear that there is a requirement not to cause the loss or damage to environmental assets such as areas of ecological and geological value and this would include those sites designated for nature conservation purposes.

In relation to Objectives 3 and 4 major beneficial effects were identified due to ensuring there is no deterioration by air pollution and ensuring there is no unacceptable increase in flood risk. Policy DM1 also puts in place measures to not harm or damage existing assets such as townscape or landscape value and notes the need to maximise opportunities to enhance such assets. There are also specific references that development should not cause a deterioration to the environment by virtue of potential pollution of air, soil, or water (Objective 7), including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible. Overall, the policy identifies that where environmental impacts are unavoidable, impacts are to be mitigated and this would include impacts on air, soil and water. It is also considered that DM1 will help lead to the efficient use of land.

Three minor beneficial effects were identified. While no specific reference is made within DM Policy 1 to cultural heritage, cross reference to LPP1 Policy HA1 is made in the supporting text which specifically addressed the protection of Heritage Assets. It can also be inferred that the measures in DM1 for development to be compatible with surrounding uses, will support avoidance of impacts on existing heritage assets. Although Policy DM1 is not directly related to Objective 10 or 11, it considers that development should avoid harm to the health or amenity of future occupants of the development, including by way of an unacceptable increase in pollution or an unacceptable increase in flood risk. These are considered aspects of good quality housing and consideration of existing and future residents needs.

Neutral effects were identified in relation to water resources, reduction of deprivation and promotion of more inclusive and self-contained communities, sustainable transport use and economic vitality of Waverley Borough; it is recognised that the latter three objectives are not the purpose of this Policy.

As set out in Table 9-3 of Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020), this DM policy had been strengthened from the above findings in respect of additions or amendments made (to both the Policy and supporting text) relating to Biodiversity Net Gain, emission of greenhouse gases, flood risk and restrictions on businesses. It was considered that none of these additions or amendments warranted a change in assessment findings.

Main Modifications to DM1: Environmental Implications of Development

The Main Modifications proposed in respect of DM1 relate to providing greater clarity on the mitigation hierarchy. It is now clearly noted that if significant environmental impacts from development cannot be avoided, adequately mitigated or as a last resort compensated for, then planning permission should be refused (MM2). This replaces text relating to where adverse environmental effects are unavoidable and benefits outweigh harm (MM5). It is considered that this additional clarity will strengthen this Policy across those SA Objectives relating to the environment, however, while welcome, it is anticipated that this will not change the assessment score for

any SA Objective in relation to DM1. There is also the potential for ambiguity in relation to the meaning of ‘significant environmental impacts’ and it is recommended that it is further clarified that this will be determined through Environmental Impact Assessment (should one be required under legislation).

The Main Modifications proposed in respect of DM1 also provide greater clarity on the need to avoid negative impacts on biodiversity and this includes from the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Note is also made of the minimum Biodiversity Net Gain of 10% as required by the Environment Act 2021 and that this should be calculated using the most up to date national Biodiversity Metric (MM4). It is anticipated that this Main Modification would strengthen the performance of Policy DM1, particularly in respect of SA Objectives 1 and 2 which relate to biodiversity and designated sites. Beneficial effects would also be likely in respect of landscape (SA Obj. 6) and health / wellbeing (SA Obj. 13). However, the Policy was already considered to perform well in regards these Objectives and as such the assessment does not change.

No further recommendations are made.

Table 4-1 - Assessment results for DM1: Environmental Implications of Development

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+++	+++	+++	+++	+	+++	+++	+++	0	+	+	0	+	0	0

4.3. DM2: Energy Efficiency

DM2: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Six Major beneficial effects were identified. In relation to Objective 3, the policy places clear emphasis on improving energy efficiency and reducing carbon emissions in the Borough and includes targets for a reduction in carbon emissions and notes support for proposals which seek to achieve a greater reducing in carbon emissions or zero carbon development. This reduction in carbon emissions can be considered to help mitigate / avoid further climate change. In relation to Objective 4, by clearly reducing carbon emissions and promoting support for proposals which seek to achieve a greater reducing in carbon emissions or zero carbon development, Policy DM2 will help to reduce / avoid further climate change. This would help to ensure that existing and future infrastructure is more resilient by potentially helping to reduce the severity of climate change.

Policy DM2 would result in more energy efficient buildings and this will help to reduce energy bills for those residing in residential properties. This could be considered to represent good quality and better affordability (Objective 10), as well as cater for existing and future residents needs in terms of energy use (Objective 11) and help to reduce deprivation through reducing in the cost of energy use – fuel poverty being a major issue in more deprived sectors of society (Objective 12). Policy DM2 would result in more energy efficient buildings and this will help to improve health and wellbeing by likely making energy use more affordable – allowing greater numbers of people to comfortably heat / cool their homes (Objective 13).

Minor beneficial effects are anticipated in relation to Objective 6 as although Policy DM2 does not specifically consider landscape / townscape, landscaping is noted as a consideration of new development maximising energy efficiency and reducing carbon emissions. It is anticipated that this would likely include planting to sequester carbon and ensuring shading by trees etc. which would add visually to areas. In addition making buildings more energy efficient through Policy DM2 could provide beneficial economic effects by reducing energy costs and therefore increasing competitiveness of businesses within Waverley (Objective 15).

In relation to all other Objectives, it is considered that this policy will be neutral.

Main Modifications to DM1: Energy Efficiency

The Main Modifications (MM6) proposed in respect of DM2 relate to providing greater clarity on the energy hierarchy within the supporting text to the Policy, as well as providing greater detail within the Policy on the requirement for Development proposals for new dwellings and/or conversions which create new dwellings must provide an energy statement demonstrating how emissions savings have been maximised at each stage of the energy hierarchy towards achieving minimal carbon emissions. Note is also made of updated Building

Regulations and the relevant Target Emission Rate and that this should be evidenced by submission of a draft Dwelling Emission Rate (DER).

It is anticipated that these Main Modifications do not warrant an amendment to the assessment of this Policy as it was already considered that the Policy performed well in relevant SA Objectives.

No further recommendations are made.

Table 4-2 - Assessment results for DM2: Energy Efficiency

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	+++	+++	0	+	0	0	0	+++	+++	+++	+++	0	+

4.4. DM3: Water Supply and Wastewater Infrastructure

DM3: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

One Major beneficial effect was identified in relation to Objective 9 as it is considered Policy DM3 should ensure the use and management of water resources in a sustainable manner by ensuring that development will not occur until adequate facilities for supply and treatment are provided.

In relation to Minor Beneficial effects, it is considered that by ensuring through Policy DM3 that all proposed development has adequate wastewater treatment will help to protect biodiversity within local rivers by reducing the potential for non-treated effluent being discharged (Objective 1). Similarly, improvement in water quality by ensuring adequate wastewater facilities are provided will benefit Objective 7, while it will also help to cater for existing and future residents needs (Objective 11) and help to protect health and wellbeing (Objective 13).

In relation to all other Objectives, it is considered that this policy will be neutral.

Main Modifications to DM3: Water Supply and Wastewater Infrastructure

No Modifications have been proposed in respect of DM3 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-3 - Assessment results for DM3: Water Supply and Wastewater Infrastructure

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	0	0	0	0	+	0	+++	0	+	0	+	0	0

4.5. Quality Places through Design

DM4: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Four major beneficial effects were identified. In relation to Objective 6, the policy recognises the need for design to reinforce local distinctiveness and landscape character and to be in keeping with the local context of architecture, along with the prevailing pattern of development and local topography. There will be high quality finishes, provide a clear definition between the public and private realm, high quality landscaping etc. In relation to Objective 8, the policy makes specific reference to 'making the most efficient use of land' and notes how this may be done, noting also that it needs to be considered within the local context. The policy also identifies the

scale of development is to be in keeping with the local context and also that there is to be high quality building materials and finishes that are attractive and durable. These elements will result in good quality housing.

This Policy also identifies that development should facilitate opportunities for adaptable uses for various users over time and this would open up the developments to a wider range of people. Note is also made in the supporting text to ensuring consideration is given to a range of users e.g. elderly and disabled (Objective 10). In relation to Objective 11 the policy provides for the need for permeability and access throughout the site and promoting access to community facilities and employment opportunities. Note is also made in the supporting text to ensuring consideration is given to a range of users e.g. elderly and disabled. Future residents are considered via the requirement in the policy to facilitate opportunities for adaptable uses for various users over time.

Minor beneficial effects are identified in relation to biodiversity (Objective 1) as the policy identifies that there is a requirement for development to take into account the impact on neighbouring open spaces and their environment; climate change (Objectives 3 and 4) as there is a requirement for new development to include ancillary facilities such as bike storage are designed into the development from the outset and the supporting text recognises that good design will consider how a place will adapt over time and be resilient to change; cultural heritage (Objective 5) through identification of the need for development to reinforce local distinctiveness and respond to the local context (including for architecture); deprivation and economic vitality (Objective 12 and 15) through the promotion of access to employment opportunities; encouragement of wellbeing (Objective 13) through good design which develops a 'sense of place'; and sustainable transport (Objective 14) as the policy identifies the provision of bike storage.

A neutral effect is identified in relation to Objectives 2, 7 and 9 as no specific mention is made in relation to these objectives (protected sites; air, soil and water quality; and water resource management); however, it is recognised that this is not the purpose of that policy.

Main Modifications to DM4: Quality Places through Design

The Main Modifications made to DM4 relate for the most part to additional clarity in respect of heritage and historic character (MM8, MM9). This additional clarity will strengthen the Policy and will ensure that the historic character and heritage will be taken into account as part of the design process.

In addition Main Modifications have been made to DM4 in relation to the promotion of active travel modes (MM9) and the need for inclusion of people with disabilities and older people (MM10). The noted promotion of active travel modes would have beneficial effects on health and wellbeing (SA Obj. 13) and this promotion is considered major beneficial, with the assessment score amended to reflect. The additional clarity on the inclusion of different groups (those with disabilities and the elderly) will benefit SA Obj. 11 which relates to different groups in the community. This assessment outcome remains unchanged though as DM4 was already considered significantly beneficial in this regard.

Modifications to the supporting text provides additional clarity on the need for 'Design Review' of significant schemes (MM11) and provides detail on which type of scheme would be considered thus. This additional clarity will strengthen understanding of this Policy but does not lead to any change to assessment outcome.

No further recommendations are made.

Table 4-4 - Assessment results for DM4: Quality Places through Design

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	+	+	+	+++	0	+++	0	+++	+++	+	+++	+	+

4.6. DM5: Safeguarding amenity

DM5: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Minor beneficial effects were identified in relation to Objective 13 as this policy will ensure new dwellings meet as a minimum the DCLG’s Technical Housing Standards and it is considered provision of adequate internal and external space that allows privacy, is useable, is secure and defensible and appropriately located, will maintain the health and wellbeing of residents through a reduction in stress. Provision of outdoor amenity space such as gardens is required by this policy and is recognised (in the supporting text) that this can make a positive contribution to the health and wellbeing of residents. It is further recognised in the supporting text that insufficient space in residential properties can have adverse effects on health and wellbeing of occupants and notes the relevant government guidance to address this issue (quoted in the Policy text and a requirement made that this is met or exceeded).

Minor beneficial effects are also identified in relation to biodiversity (Objective 1) and climate change (Objectives 3 and 4) as the policy identifies that gardens are an example of external amenity space and makes it clear that these are to be of sufficient size to provide planting that could help to provide habitat for wildlife and would provide an opportunity for planting that could help mitigate climate change; in relation to landscape and townscape (Objective 6) through the promotion of gardens and noting in the supporting text that these can provide space for landscaping and a setting for buildings; air, soil and water (Objective 7) due to the use of gardens; the efficient use of land (Objective 8) as the policy is concerned with providing adequate space inside and outside properties that allows privacy, is useable, is secure and defensible and is appropriately located; and good quality housing (Objective 10) and catering for residents needs (Objective 11), as the policy notes that all proposals for new housing (across all tenures) will need to demonstrate that it provides adequate internal and external space in order to ensure an appropriate living environment for future occupiers.

A neutral effect is identified in relation to Objectives 2, 5, 9, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM5: Safeguarding amenity

The Main Modifications made to DM5 provide additional clarity on the size of private balconies and private gardens (MM12), with balconies required to have a depth of 1.5m and width of 2m while gardens should be at least 10m in depth and the width of the dwelling. This additional clarity provides greater certainty that the benefits noted in the assessment can be achieved, however it is considered that this does not change the assessment findings.

No further recommendations are made.

Table 4-5 - Assessment results for DM5: Safeguarding amenity

SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	+	+	0	+	+	+	0	+	+	0	+	0	0

4.7. DM6: Public Realm

DM6: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Five major beneficial effects have been identified. In relation to Objective 6, the policy makes direct reference to townscape and ensuring that public realm design takes account of the established townscape character and quality of the surrounding area and that landscaping is suitable for its location. The supporting text to this Policy also provides clarity on the benefits of good design etc. In relation to Objective 11 the policy includes a number of public realm aims of direct relevance to this SA Objective, benefitting future residents through, for example, improved links to the wider network and amenity facilities and the provision of safe pedestrian and cycle networks. Further, the policy makes specific reference to delivering proposals that incorporate the principles of inclusive design, with an aim to ensure attractive, safe and vibrant streets, improving links to the wider network, installation of public art, and resisting gated communities.

It is anticipated that by helping to make attractive, safe and vibrant streets, there will be a reduction in deprivation (Objective 12). In relation to Objective 13, by facilitating walking routes and providing for safe

pedestrian and cycle movement, the Policy will directly encourage healthy living and is also attributed a range of indirect benefits such as air quality improvements through reduced traffic. In addition, major beneficial effects were identified in relation to Objective 14 as the policy makes commitments to facilitate and integrate walking routes and public transport stops and provide safe and direct pedestrian and cycle movement. As a result, the policy is found to promote sustainable transport use and reduce the need to travel.

Minor beneficial effects were identified in relation to: Biodiversity and protected sites (Objectives 1 and 2), as the Policy identifies that landscaping should contribute to local green infrastructure; Climate change (Objectives 3 and 4) as efforts to enhance green infrastructure may include planting of trees etc., which can act as a carbon sink and the policy supporting text makes reference to the development of SuDS, which can help manage flood risk and which will contribute to the resilience of Waverley to storm events; Cultural heritage (Objective 5) as the policy makes reference to ensuring public realm design takes account of the established townscape character and quality of the surrounding area and that landscaping is suitable for its location, which is anticipated to have a positive effect on cultural heritage resources; air quality (Objective 7), as the policy makes references to improved public transport stops and safe and direct pedestrian and cycle movement should encourage uptake of sustainable forms of transport and therefore improve air quality; efficient use of land (Objective 8), as the policy notes that public realm design should take account of established townscape character and quality and therefore make use of space to provide a range of social, economic and environmental benefits, as noted in the supporting text; and economic vitality (Objective 15) as the policy may result in economic benefits related to improved connectivity between development and local amenities. Furthermore, the installation of public art, and provision of attractive, safe and vibrant streets will encourage increased footfall to these areas.

A neutral effect is identified in relation to Objectives 9 and 10, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM6: Public Realm

The proposed Main Modifications to DM6 are very minor and provide clarity on the facilitation of cycling routes (MM13) in addition to those walking routes already noted in the Policy. The provision of Cycling routes would be of benefit to health and wellbeing (SA Obj. 13), as well as the provision of sustainable transport (SA Obj. 14) and could also help to reduce the need for travel by less sustainable modes with consequent benefits for SA Objective 7 through improvement in air and water quality (e.g. less emissions and risk of pollution from hydrocarbons). However, it is not anticipated that this would change the assessment of this Policy as these aspects were already considered beneficial.

No further recommendations are made.

Table 4-6 - Assessment results for DM6: Public Realm

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	+	+	+++	+	+	0	0	+++	+++	+++	+++	+

4.8. DM7: Safer Places

DM7: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

No Major Beneficial effects have been identified.

Minor Beneficial effects have been identified in relation to Objective 6, as the Policy identifies the need to provide safe and attractive public and private spaces this will help to improve townscapes – both in how they look and how they ‘feel’ to residents and visitors; in relation to the efficient use of land (Objective 8) as the Policy requires the provision of adequate defensible space; the provision of good quality housing through the requirement for housing to be safe and secure (Objectives 10, 11 and 12); and the health and wellbeing of residents as the Policy will help to ensure that new development provides a safe and secure environment and this will likely have a positive effect on the wellbeing of residents and visitors (Objective 13).

A neutral effect is identified in relation to Objectives 1, 2, 3, 4, 5, 7, 9, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM7: Safer Places

No Modifications have been proposed in respect of DM7 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-7 - Assessment results for DM7: Safer Places

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	0	+	0	+	0	+	+	+	+	0	0

4.9. DM8: Comprehensive Development

DM8: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

One Major Beneficial effect was identified in relation to Objective 8, as the policy is designed to consider the efficient use of land and ensure that this comes about through a coordinated approach with adjoining sites and notes that developments that restrain the potential of adjoining sites will not be supported.

Several Minor Beneficial effects were identified in relation to this Policy, indirectly in that consideration of the wider context of sites (particularly through master planning) offers the opportunity to more effectively protect biodiversity (Objectives 1 and 2) and cultural heritage (Objective 5), to consider effectively develop measures to aid climate change resilience and mitigation (Objectives 3 and 4), to ensure that impacts on the landscape / townscape are considered (Objective 6) and to consider the effects of development on air, soil and water quality (Objective 7). The Policy will also, through the consideration of the wider site context, have a minor positive effect on water resources (Objective 9), provide a more integrated approach to housing and residents needs (Objectives 10 and 11) and allow for integrated and sustainable communities and avoid 'inward looking' developments (Objective 12) through the supporting text.

A neutral effect is identified in relation to Objectives 13, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM8: Comprehensive Development

No Modifications have been made in respect of the Policy text to DM8, though additional clarity is provided in the supporting text in relation to Masterplans (MM52) and the number of dwellings which these contain in particular areas. It is considered that the assessment of this Policy remains unchanged.

No further recommendations are made.

Table 4-8 - Assessment results for DM8: Comprehensive Development

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	+	+	+	+	+++	+	+	+	+	0	0	0

4.10. DM9: Accessibility and Transport

DM9: Overview of original assessment findings

No Major Adverse effects were identified.

One Moderate Adverse effect was identified in relation to Objective 4 as the infrastructure which it would facilitate could lead to an increase in impermeable area that would lead to an increased in runoff – this may

lead to an increased flood risk, especially due to extreme weather events which are considered to become more intense and more frequent due to a changing climate. Adverse effects could be expected to increase with time as the full effects of climate change develop.

Two Major beneficial effects were identified. In relation to Objective 11 due to the commitment to adequate parking for car users, cycle storage for cyclists, considerations of public transport infrastructure and the needs of pedestrians and other vulnerable road users. This Policy is also concerned with maintaining access and minimising adverse effects of traffic movements and when appropriate providing new and enhanced facilities for cyclists and pedestrians. In relation to Objective 13, health and wellbeing, the Policy aims to allow for effective access by emergency vehicles and will help ensure there is no increase in the risk of accidents or endanger the safety of road users. The supporting text to this Policy also makes it clear that there is a requirement that development does not affect the safety of the road network and that proposals should ensure that the needs of people with all types of mobility difficulties, both physical and sensory, are taken into account when considering the design of development proposals.

In the short term, Minor beneficial effects are identified in relation to sustainable transport (Objective 14) though this will increase to Major Beneficial effects in the longer term through the provision of enhanced facilities for cyclists (including cycle storage and role of public transport, including provision of EV charging points to be integral to all new development.

Minor Beneficial effects are identified in relation to protected sites (Objective 2), as cross reference is made within the supporting text to LPP1 Policy ST1; the efficient use of land (Objective 8) as the Policy encourages good design of highway infrastructure and that account is taken of proposed major highway improvements; providing for more inclusive communities and health and wellbeing (Objectives 12 and 13) as the Policy requires design to meet the highest standards of accessible and inclusive design, including meeting the needs of people with disabilities, and allows for effective access by emergency vehicles; economic vitality (Objective 14), as the Policy will facilitate easier or more efficient economic activities e.g. by providing adequate space for delivery vehicles, which may make visiting commercial areas easier / more attractive.

Mixed effects were identified in relation to biodiversity (Objective 1), as though there is a potential for adverse effects due to loss of habitat, severance, etc. reference is made within the supporting text to DM7 to LPP1 Policy ST1 (which also supports DM7), which deals with Sustainable transport and this notes a number of measures which will be beneficial to biodiversity e.g. improving air quality. In terms of climate change (Objective 3), Policy DM7 does not mention climate change specifically, however, it makes a number of references within the supporting text to active travel by pedestrians and cyclists. It also notes the need cycle storage, cycle parking and the installation of Electric charging points at new development. These measures would help to reduce emissions that cause climate change. Nevertheless, Policy DM7 helps to facilitate vehicular traffic movement and this will involve an increase in emissions (particularly in the short term). Effects on cultural heritage (Objective 5) are also mixed, as there is a potential that previously unknown features could be found when construction activities take place and, while artefacts could be damaged by construction, it also offers an opportunity for their recovery / recording. Policy DM4 promotes the development of appropriate accessibility, parking and transport. The infrastructure associated with these aspects could have an effect on landscape through introducing new features into it (Objective 6). It could also affect townscape through changing traffic flow patterns, congestion levels etc. however, it is noted within the supporting text that HGVs should be channelled toward suitably engineered roads which will be beneficial. In terms of air quality (Objective 7), the Policy would facilitate new infrastructure that could result in increased emissions, water through increased runoff and soil through direct loss. However, in the longer term, effects may be reduced through the uptake of Low and Zero Emission Vehicles (LZEVs).

A neutral effect is identified in relation to Objectives 9 and 10, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM9: Accessibility and Transport

The Main Modifications to DM9 are minor and relate to the provision of parking spaces and cycle storage (MM15). However, these amendments note that development should 'take account of' rather than be in accordance with the Council's parking guidelines and this could be considered to weaken this Policy, though it is not anticipated to affect the assessment results.

A further Main Modification (MM16) is made to supporting text to note updated Supplementary Planning Document produced by Surrey County Council. This amendment does not affect the assessment results.

No further recommendations are made.

Table 4-9 - Assessment results for DM9: Accessibility and Transport

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+/-	+	+/-	--	+/-	+/-	+/-	+	0	0	+++	0	+	+	+

4.11. DM10: A31 Farnham By-Pass Improvements

DM10: Overview of original assessment findings

This Policy relates to a very specific and defined issues. No Major or Moderate Adverse effects were identified for any Objective nor were any Major Beneficial effects.

Minor beneficial effects were identified in relation to the efficient use of land as this Policy notes the need to take account of the proposed major highway improvements at Hickley's Corner, in relation to the design and location of any new development. This will help to ensure the efficient use of land by ensuring coordination across different bodies such as with the County Council.

For all other Objectives, effects are considered neutral.

Main Modifications to DM10: Farnham By-Pass Improvements

No Modifications have been proposed in respect of DM10 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-10 - Assessment results for DM10: Farnham By-Pass Improvements

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	0	0	0	+	0	0	0	0	0	0	0

4.12. DM11: Trees, Woodland, Hedgerows and Landscaping

DM11: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects were identified in relation to this Policy.

Four Major Beneficial effects were identified. In relation to Objectives 1 and 2 this Policy provides protection to trees and hedgerows which are an important biodiversity feature in the Borough. It also encourages new planting of trees and hedgerows and seeks to ensure their long term management. Particular attention is paid to Ancient Woodlands / Trees, including veteran trees outside of woodlands and notes many of the issues surrounding their importance and protection. The supporting text also recognises that support will be given to proposals that conserve wildlife habitats. In relation to Objective 4, this Policy will result in the retention of trees, woodland and hedgerows, as well as avoiding soil compaction which will help to increase resilience to climate change e.g. by providing shade from sun and acting as shelter belts from wind, as well as acting to help reduce water runoff (particularly from those wooded hillsides which are a key feature of Waverley) – therefore helping to reduce flood risk. The Policy also supports development which incorporate high quality landscape schemes (Objective 6) appropriate to the scale, nature and location of the development and encourages the long-term maintenance of such landscape schemes. The policy also supports planting of trees as part of landscaping, which is in keeping with the Waverley landscape character.

Several Minor Beneficial effects have also been identified. In relation to climate change (Objective 3), the Policy will result in the retention of and possible increase in trees, woodland and hedgerows which will absorb CO2 and help to mitigate climate change. Cultural heritage resources (Objective 5) will be supported through the retention of trees, woodland and hedgerows, which can act to provide a 'sense of place' to an area, or act as an

historic landscape, particularly those areas of ancient woodland. The retention of trees, woodland and hedgerows can act to enhance air quality and help absorb water into the ground as a natural soakaway (Objective 7), as well as contribute to the efficient use of land (Objective 8). The wellbeing of residents and visitors to Waverley will be improved through the retention of trees, woodland and hedgerows which will help to maintain a pleasant environment, landscape, sense of place etc. (Objective 13).

A neutral effect is identified in relation to Objectives 9, 10, 11, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

As set out in Table 9-3 of Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020), this DM policy had been strengthened from the above findings in respect of additions or amendments made (to both the Policy and supporting text) relating to definition of Ancient Woodland and clarification on certain aspects relating to acceptable reasons for development and landscape. It was considered that none of these additions or amendments warranted a change in assessment findings.

Main Modifications to DM11: Trees, Woodland, Hedgerows and Landscaping

No Main Modifications have been proposed in respect of DM11 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-11 - Assessment results for DM11: Trees, Woodland, Hedgerows and Landscaping

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+++	+++	+	+++	+	+++	+	+	0	0	0	0	+	0	0

4.13. DM12: Planning Enforcement

DM12: Overview of original assessment findings

No Major Adverse, Moderate Adverse or Minor Adverse effects have been identified in relation to this Policy.

No Major Beneficial effects have been identified.

Four Minor Beneficial effects have been identified. The Policy does not directly consider biodiversity (Objectives 1 and 2) however the requirement in the Policy for ‘planning permissions to be implemented lawfully’ will add a layer of protection to biodiversity and geological features. Similarly, this layer of protection will also apply to cultural heritage (Objective 5) and protected landscapes and townscapes (Objective 6).

A neutral effect is identified in relation to Objectives 3, 4, 7-15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM12: Planning Enforcement

No Main Modifications have been proposed in respect of DM12 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-12 - Assessment results for DM12: Planning Enforcement

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	0	0	+	+	0	0	0	0	0	0	0	0	0

4.14. DM13: Development within Settlement Boundaries

DM13: Overview of original assessment findings

No Major or Moderate Adverse effects have been identified in relation to this Policy.

No Major Beneficial effects have been identified.

Five Minor Beneficial effects have been identified. The Policy will have an overall effect to protect biodiversity (Objectives 1 and 2) by favouring development within defined settlement areas, rather than in the general countryside. It can be anticipated that biodiversity and geodiversity assets will be less in areas already urbanised / semi-urbanised. Cross reference is also made within the Policy itself and supporting text to other LPP1 Policies that would also help to protect biodiversity. Policy DM10 also directly addresses the use of land in the Borough (Objective 8) and successful implementation of this policy would result in more efficient use of land by restricting development to allocated or approved sites. The Policy considers the location of development in relation to the built-up settlement area of a town or village, and as such gives consideration to community services and facilities (Objective 11). Whilst sustainable transport is not considered directly (Objective 14), by consideration of development around existing settlements the policy will take into account existing infrastructure and access. Reference is also made in the supporting text to LPP1 Policy ST1 which relates to Sustainable Transport in relation to sites outside of settlement boundaries.

Two mixed effects (minor beneficial/adverse) have been identified in relation to cultural heritage (Objective 5), as the Policy will restrict development to allocated or approved sites mainly within settlement boundaries. This will be beneficial if the allocated sites are not previously undisturbed / greenfield (where previously unknown archaeological features may exist) or do not contain known areas / features of cultural heritage interest, but there is a potential for effects on features such as Conservation Areas which are within existing settlement boundaries. In relation to landscape and townscapes, Policy DM10 should have overall positive effects on the Borough's landscape and townscape by restricting development to within existing settlements. However, it encourages settlement within existing townscapes, such as Conservation Areas, which could result in an adverse effect.

A neutral effect is identified in relation to Objectives 3, 4, 7, 9-15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM13: Development within Settlement Boundaries

There are no Main Modifications made in respect of the Policy text to DM13, though MM53 amends the supporting text to provide clarity on the role of specific Neighbourhood Plans. It is considered that no amendments to the assessment is required.

In addition to MM made in respect of DM13, an additional Policy, 'DM13A Detailed Amendments to Green Belt Boundaries', has been added to provide additional clarity. This sets out a total of 11 boundary changes to the settlements of Elstead, Godalming and Witley. It is the case that LPP1 sets out the principle of and circumstances where amendments to Green Belt boundaries can take place and is not revisited here. LPP2 deals with detailed adjustments to Green Belt boundaries and those proposed are minor adjustments to correct anomalies and provide factual updates e.g. to recognise the location of physical features such as existing outbuildings or housing. Consideration has been made of these amendments and it is recognised that these are very minor and reflect 'facts on the ground' and / or recent planning decisions. As such it is concluded that the original assessment findings in relation to DM13 are still valid.

No further recommendations are made.

Table 4-13 - Assessment results for DM13: Development within Settlement Boundaries

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	0	0	+/-	+/-	0	+	0	0	0	0	0	0	0

4.15. DM14: Extensions, alterations, replacement buildings & limited infilling in the Green Belt

DM14: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects were identified in relation to this Policy. Sustainability effects of any changes in the Green Belt have been addressed as part of LPP1 and are therefore not considered here.

Two Major beneficial effects were identified. In relation to Objective 6 the policy makes it clear that there are restrictions on developments which cover size and style which will directly help to protect the quality of the Borough's landscape and townscape. The supporting text also provides clarity on the purpose and need of the Green Belt and its aim to protect the openness and permanence of the landscape. In relation to Objective 8 the policy makes it clear that there are strict requirements for development within the Green Belt, in terms of size and style. This policy will directly impact how land is used and it is made clear in the supporting text that one of the purposes of the Green Belt is to promote the efficient use of land. The Policy also makes it clear that within defined settlement boundaries, the infilling of a gap in a row of development or area which is substantially built up, will be considered appropriate.

Minor Beneficial effects were identified in relation to biodiversity (Objective 1), as the Policy sets restrictions on developments within the Green Belt, which is a designated open space that may have some biodiversity or geological value; the protection of soil (Objective 7) through the restrictions on developments within the Green Belt, which is a designated open space that will allow protection of soil (and agricultural) resources; good quality, affordable housing (Objective 10) as information on how buildings can be extended or replaced and the supporting text notes that essential needs and enjoyment of a dwelling can form a consideration; and cater for existing and future residents' needs (Objective 11) as the Policy allows existing residents to amend their dwellings in the Green Belt (within the noted confines) to meet their needs.

A neutral effect is identified in relation to Objectives 2, 3, 4, 5, 6, 9, 12, 13, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM14: Extensions, alterations, replacement buildings & limited infilling in the Green Belt

Main Modifications to this Policy provide additional clarity in respect of a number of issues. MM25 notes that extensions and alterations should note be disproportionate to the original building and notes replacement buildings should be the same use and should not be materially larger than the existing building, while MM26 widens consideration beyond residential development to include wider development and also notes that the Policy includes 'alterations' to buildings and not just extensions. MM27 provides clarification on limited infilling of villages, with clarification on openness of Green Belt made further through MM28. While this additional clarity is welcome, it is considered that it does not alter the assessment made, as this Policy was already considered significantly beneficial in terms of landscape / townscape (SA Obj. 6) and the efficient use of land (SA Obj. 8).

Main Modifications have also been made to the supporting text to DM14 and these also provide additional clarity on interpretation of the Policy. Aspects of these Modifications are to ensure alignment with the NPPF (MM31), while other aspects provide clarity relating to issues such as floorspace, development of garages, outbuildings, infilling of the Green Belt and infilling of other development / frontages. While these amendments aid understanding of the Policy, it is considered that these amendments do not alter the assessment made.

No further recommendations are made.

Table 4-14 - Assessment results for DM14: Extensions, alterations etc. in the Green Belt

SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	0	0	0	+++	+	+++	0	+	+	0	0	0	0

4.16. DM15: Development in rural areas

DM15: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects were identified in relation to this Policy.

In the original assessment, four Major Beneficial effects were identified. In relation to Objectives 1 and 2 this Policy includes a requirement to avoid the pollution or loss of best and most versatile agricultural land, which will have a positive effect on biodiversity and geological value. The Policy also states development should take opportunities to enhance existing habitats. The supporting text notes the importance of rural areas to support ecological networks and that development should be sensitively designed in relation to its effect on wildlife. In relation to Objective 6 the Policy makes it clear that there is a requirement for development to recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the character and pattern of development in areas of urban-rural transition and rural settlements. This recognition will protect landscapes and townscapes across the Borough. Note is also made within the supporting text for developers to consider the Surrey Landscape Character Assessment and Waverley Landscape Report. In relation to Objective 14, the policy includes a requirement for development to maximise walking and cycling transport opportunities over use of private vehicles which will directly promote sustainable transport methods. The Policy also identifies the need for development not to be isolated from everyday services and facilities which would reduce the need to travel.

Several Minor Beneficial effects were identified. Whilst the Policy does not directly refer to climate change mitigation it does include requirements to maximise sustainable transport options such as walking and cycling which would help reduce air pollution / emissions that contribute to climate change (Objective 3). Cultural heritage will be positively affected (Objective 5) as the Policy identifies the need for development to recognise the distinctive character and pattern of development in areas of urban-rural transition and rural settlements; a requirement for development to maintain the cultural heritage and historic environment is also noted in the supporting text. The Policy includes a requirement to avoid the pollution or loss of significant areas of best agricultural land which will help maintain soil quality. There is also a requirement to maximise walking and cycling transport opportunities over use of private vehicles, which will help maintain air quality (Objective 7). The Policy specifically notes development should make efficient use of land (Objective 8). The Policy will help cater for residents' needs (Objective 11) as it makes it clear that there is a requirement for development to not be isolated from everyday services and facilities. The Policy includes a requirement for development to maximise walking and cycling transport opportunities over use of private vehicles, which will help improve the health of residents, which will contribute towards wellbeing (Objective 13).

A neutral effect is identified in relation to Objectives 4, 9, 10, 12 and 15, as it is recognised that these issues are not applicable to this Policy.

Following updates to LPP2, (subsequent to the Regulation 18 consultation), text relating to 'the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development in areas of urban-rural transition and rural settlements; while making efficient use of land' as well as reference to avoiding pollution and taking 'opportunities to enhance existing habitats and landscape features', have been removed and it is considered that this would act to reduce the Major Beneficial effects to Minor beneficial for Objectives 1, 2 and 6. However, it is to be recognised that these issues are addressed via Policies outside the scope of this SA – namely LPP1 and the NPPF.

Following updates to LPP2, text relating to avoiding pollution of soil has been removed, though the importance of Best and Most Versatile land is still recognised, along with the need to maximise walking and cycling etc – as such, on the whole it is considered that this Policy remains slight beneficial in respect of Objective 7.

Main Modifications to DM15: Development in rural areas

Main Modifications to the Policy text notes that rural development should recognise the benefits of BMV land and 'where it can be demonstrated that significant development of agricultural land is necessary, areas of poorer quality should be preferred to those of higher quality' (MM35). This text represents a 'weakening' of the Policy in terms of the efficient use of land (SA Obj. 8), though it is accepted that it is more realistic and pragmatic for an area such as Surrey where there are large areas of land that would be considered BMV. There is also a clear intention that a focus should be placed on poorer quality areas and it is considered that slight beneficial effects could be expected.

Main Modifications to supporting text align with national policy and clarifies that development may be acceptable in relation to Gypsy and traveller pitches where there is an identified need and where the scale of the site would not dominate the nearest settled community. This clarification would be of relevance to SA Obj.

10 and 11 which relate to providing accommodation for different groups in society etc. **SA Obj. 10 is now considered to be slight beneficial as it is considered that this Policy will help meet the culturally specific accommodation needs of the gypsy and traveller community.**

No further recommendations are made.

Table 4-15 - Assessment results for DM15: Development in rural areas

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	0	+	+	+	+	0	+	+	0	+	+++	0

4.17. DM16: Dwellings for rural workers

DM16: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects were identified in relation to this Policy.

One Major Beneficial effect was identified for Objective 15 as the Policy will directly promote the economic vitality of residents of the Borough through helping rural enterprises to source workers and house them in proximity to the business. This will include accommodation such as caravans to allow new business to develop without having to provide costlier accommodation.

Several Minor Beneficial effects were identified. In relation to Objectives 1 and 2, the Policy places restrictions on the types of developments that will be allowed in a rural setting, which will help to protect rural land that may have biodiversity and/or geological value. The restrictions on the types of developments that will be allowed in a rural setting will also help to protect rural character (Objective 6) and cultural heritage (Objective 5). Policy DM13 recognises that it is important that rural workers are in proximity to the location of their work. This is considered an efficient use of land as it provides a value to the local area (Objective 8), caters for the need of residents (Objective 11) and will reduce the need to travel (Objective 14). There is a requirement for temporary dwellings to have a maximum tenure of 3 years and for permanent dwellings to be made affordable to rural workers (Objective 10). Dwellings for rural workers will help to provide workers for new businesses as they become established and as they operate. It may also help to develop more self-contained communities (Objective 12). Health and wellbeing (Objective 13) will also be positively affected as the Policy allows for rural workers and their dependents to be housed in proximity to their place of work. Wellbeing can also be improved when dwellings which are no longer required for agricultural workers are made available as an affordable dwelling.

A neutral effect is identified in relation to Objectives 3, 4, 7 and 9, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM16: Dwellings for rural workers

The Main Modifications made to this Policy provide clarity on the need for dwellings for rural workers e.g. to ensure effective operation of an agricultural, forestry or similar land based rural enterprise (MM37). It is also made clear that dwellings for rural workers will be subject to compliance with other Policies in the Development Plan (MM37). It is considered that these Modifications do not amend the assessment made.

Main Modifications to supporting text align with the national policy and provide clarity on the definition of rural workers (MM37). It is considered that this does not amend the assessment made.

No further recommendations are made.

Table 4-16 - Assessment results for DM16: Dwellings for rural workers

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	0	0	+	+	0	+	0	+	+	+	+	+	++++

4.18. DM17: Haslemere Hillside

DM17: Overview of original assessment findings

No Major Adverse, Moderate Adverse or Minor Adverse effects have been identified in relation to this Policy.

No Major Beneficial effects have been identified in relation to this Policy.

Several Minor Beneficial effects have been identified. This Policy will result in the protection and conservation of woodland and this will therefore protect this important biodiversity feature (Objectives 1 and 2). The retention of tree cover in Waverley ensures that the Borough's capacity as a carbon sink, is not negatively impacted and will help to prevent runoff in the event of an extreme weather event (Objectives 3 and 4). The policy will result in the retention of trees which will protect and maintain woodland (an historic environment) and maintain the landscape / townscape (Objectives 5 and 6). Retention of tree coverage will minimise air quality impacts and reduce sediment runoff, with positive effects on air, soil and water quality (Objective 7). Amenity value will be maintained by this policy however no commitment to improving or enhancing woodland cover is noted which reduces the effectiveness of this option. Retention of woodland may also help engender a sense of wellbeing (Objective 13).

A neutral effect is identified in relation to Objectives 8, 9, 10, 11, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM17: Haslemere Hillside

No Main Modifications have been proposed in respect of DM17 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-17 - Assessment results for DM17: Haslemere Hillside

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	+	+	+	+	0	0	0	0	0	+	0	0

4.19. DM18: Farnham / Aldershot Strategic Gap

DM18: Overview of original assessment findings

No Major or Moderate Adverse effects of this Policy were identified.

Three Major Beneficial effects were identified. In relation to Objectives 1 and 2 the Policy will result in the protection of areas of open countryside that have a range of habitats and biodiversity features from becoming urbanised. In addition, it is specifically noted in the Policy supporting text that the council will promote measures to enhance the conservation of wildlife sites. Note that subsequent updates to LPP2 have removed specific reference to Rowhill Nature Reserve, but it is anticipated that this area will still be protected from development by the provisions of Policy DM18. In relation to Objective 6 it is the specific intention of the Policy to act to protect the quality of landscape. It is also noted in the supporting text that the council will take measures to enhance the landscape.

Several Minor Beneficial effects have also been identified. The Policy would result in the retention of areas of greenfield, with a range of habitats that would help to act as a 'carbon sink', help prevent flooding (Objectives 3 and 4) and help to maintain soil and water quality (Objective 7). The retention of areas of open greenfield will help to avoid incongruous urbanising features which can be considered to be an efficient use of land (Objective 8).

Retention of areas of open grassland and maintaining important landscapes will have a positive effect on health and wellbeing (Objective 13) and there is a commitment in the supporting text (for the council to promote improved public footpaths and bridleways in the Strategic Gap (Objective 14).

A neutral effect is identified in relation to Objectives 5, 9, 10, 11, 12 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM18: Farnham / Aldershot Strategic Gap

No Main Modifications have been proposed in respect of DM18 and as such, it is considered that the assessment of this Policy also remains unchanged. It is noted that a minor modification has been made to LPP2 to note that the Farnham Neighbourhood Plan 2013-2032, which was formally made in April 2020, contains Policy FNP11 which seeks to prevent the coalescence of settlements within the Neighbourhood Plan Area. While outside the scope of this SA, the Neighbourhood Plan provides additional reassurance that the effects identified in the SA in respect of DM18 will be achieved.

No further recommendations are made.

Table 4-18 - Assessment results for DM18: Farnham / Aldershot Strategic Gap

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+++	+++	+	+	0	+++	+	+	0	0	0	0	+	+	0

4.20. DM19: Local Green Space

DM19: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major Beneficial effects were identified. In relation to Objective 1, the Policy is clear that there is a requirement to protect or enhance Local Green Space. This will in effect promote biodiversity and habitat preservation within the borough. This may also afford preservation/enhancement opportunities for geological features where classification has been given. In relation to Objective 13, the Policy is clear that Local Green Space may only be utilised in development related to, for example, outdoor sport or recreation, allotments and community uses. This should act to encourage a positive approach to health and wellbeing of Waverley Borough's residents. It is also noted that cross reference is made in the supporting text to LPP1 Policy LRC1 which addresses 'Leisure, Recreation and Cultural Facilities'.

Several Minor Beneficial effects have also been identified. Whilst the Policy is expected to result in the preservation and enhancement of biodiversity it does not specifically identify European sites (Objective 2). Protection of green space will help to ensure that these areas can continue to act as a carbon sink and help prevent runoff (Objectives 3 and 4). The Policy makes it clear that there is a requirement to protect and enhance Local Green Space, and therefore the quality and character of Waverley Borough's landscape should be maintained or enhanced (Objective 6). Protection of Green Space is expected to contribute to the improvement of air, soil and water quality (Objective 7) and ensure the efficient use of land through the protection of these spaces (Objective 8).

A neutral effect is identified in relation to Objectives 5, 9, 10, 11, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM19: Local Green Space

Main Modifications (MM39) have been made to DM19 to provide greater clarity on the protection of Local Green Spaces from inappropriate development and sets out that construction of new buildings in Local Green spaces will be considered inappropriate. It also adds that cemeteries, burial grounds and engineering operations are appropriate forms of development and removes reference to reasonable requirements of agriculture or forestry and community uses. The appropriate forms of new development should preserve the openness of the Local Green Space.

It is anticipated that these Main Modifications do not warrant an amendment to the assessment of this Policy as it was already considered that the Policy performed well in relevant SA Objectives.

No further recommendations are made.

Table 4-19 - Assessment results for DM19: Local Green Space

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



4.21. DM20: Development Affecting Listed Buildings, and/or their Setting

DM20: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

Major Beneficial effects were identified in relation to Objective 5 as protection of, or giving a new lease of life to, listed buildings and their settings would have a positive effect on Waverley’s cultural heritage resource. This is recognised in the supporting text, which also cross references to LPP1 Policy HA1, which deals with Protection of Heritage Assets. The Policy also makes reference to elements such as Heritage Statements, use of people experienced in assessing historic buildings etc. Protection of, or giving a new lease of life to, listed buildings and their settings would also have a major beneficial effect on Waverley’s townscapes (Objective 6).

Two Minor Beneficial effects were identified. Alterations to listed buildings may provide the opportunity to incorporate new features such as energy efficient light fittings, insulation, natural light etc. into the fabric of the building (Objectives 3 and 4) and enhance wellbeing, by helping to create a ‘sense of place’ (Objective 13).

A mixed effect was identified in relation to Objective 1. There is a recognition in the supporting text that roof spaces in older buildings can often serve as roosts for bats or nesting birds. Demolition or alteration to the building could impact these protected species, though the supporting text makes it clear that owners should seek to consider how they protect such species.

A neutral effect is identified in relation to Objectives 2, 7, 8, 9, 10, 11, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM20: Development Affecting Listed Buildings, and/or their Setting

Main Modifications (MM41) have been added to DM20 to add that proposals which could cause substantial harm to heritage assets will not be permitted unless the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. The following criteria have been added as an alternative, all of which must apply (MM41):

- nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Additionally, MM41 in the supporting text adds clarity that Listed Buildings contain many features which contribute to their special interest. In the explanatory text MM42 removes text regarding the relaxation of Buildings Regulations where they may prejudice the character of listed buildings.

On the whole, the Main Modifications are anticipated to strengthen the Policy, in respect of the Cultural Heritage (Obj.5) which is already considered to be significantly beneficial.

Table 4-20 - Assessment results for DM20: Development Affecting Listed Buildings, and/or their Setting

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+/-	0	+	+	+++	+++	0	0	0	0	0	0	+	0	0

4.22. DM21: Conservation Areas

DM21: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major beneficial effects were identified. In relation to Objectives 5 and 6 the policy makes it clear that there is a requirement to protect and enhance Conservation Areas and their character. It is also noted in the Policy that designs are to be sensitive to the historic environment and there is a requirement to protect open spaces and views important to the character and setting of the area. A single proposal cannot be considered without looking at other proposed developments and the associated impacts.

Minor Beneficial effects were identified. The retention of trees proposed under Policy DM20 would protect biodiversity, act as a 'carbon sink' and reduce runoff (Objectives 1, 3 and 4). In relation to good quality, affordable housing (Objective 10), the Policy considers that development must be of a high quality and respond appropriately to the character of the area and surrounding buildings. The protection of Conservation Areas has the potential to enhance wellbeing, by helping to create a 'sense of place' (Objective 13).

A neutral effect is identified in relation to Objectives 2, 7, 8, 9, 11, 12, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM21: Conservation Areas

Main Modifications (MM43) have been added to DM21 to clarify that internally illuminated signs will not be supported if they are visually intrusive or compromise the character of the area. MM44 also adds that proposals which could cause substantial harm to heritage assets will not be permitted unless the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. The following criteria have been added as an alternative, all of which must apply (MM44):

- nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Additionally, MM45 has added clarity in the explanatory notes in relation to internally illuminated signs.

While MM43 and 45 are not anticipated to have a significant impact in SA terms, MM44 will strengthen the Policy, although no changes are considered to the assessment outcome as Obj. 5 (Cultural Heritage) and Obj. 6 (Landscape and Townscape) are already considered to be significantly beneficial.

Table 4-21 - Assessment results for DM21: Conservation Areas

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	+	+	+++	+++	0	0	0	+	0	0	+	0	0

4.23. DM22: Heritage at Risk

DM22: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major beneficial effects were identified. In relation to Objective 5 this Policy makes it clear that encouragement will be given to the proper repair and maintenance of heritage assets. The Policy makes it clear that if the conservation of heritage assets is causing conflict to other policies in the plan the council will need to outweigh any harm between policies. The extent of any such enabling development should be no greater than necessary to make the conservation of the heritage asset viable. Cross reference is made in the supporting text to LPP1 Policy HA1 which deals with Protection of Heritage Assets. In relation to Objective 6 the Policy makes

it clear that there is a requirement to repair and maintain heritage assets, including through the use of traditional materials and techniques which will protect and enhance landscapes and townscapes.

Minor Beneficial effects were identified in relation to Objective 3 and 4. Whilst the Policy does not consider climate directly, the supporting text identifies that restoring a heritage asset often presents an opportunity to undertake sensitive measures to improve insulation or energy efficiency and this would help to mitigate climate change.

A neutral effect is identified in relation to Objectives 1, 2, 4, 7-15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM22: Heritage at Risk

There are no Main Modifications made in respect of the Policy text to DM22, though they have been made to amend the explanatory notes. MM46 has provided clarity that other relevant legal agreements will be used to ensure repair work is undertaken and the long term management of the asset is assured and MM47 has detailed that Enabling Development and Heritage Assets: Historic Environment Good Practise Advice in Planning Note 4, Historic England or subsequent updated guidance is relevant to the policy. It is considered that no amendments to the assessment is required.

No further recommendations are made.

Table 4-22 - Assessment results for DM22: Heritage at Risk

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	+	0	+++	+++	0	0	0	0	0	0	0	0	0

4.24. DM23: Non-designated Heritage Assets

DM23: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major Beneficial effects were identified. In relation to Objective 5 this policy makes it clear that the council will seek to protect and conserve undesignated heritage assets. If this is not possible, damage and disturbance must be minimised. If there is compromise or loss the asset must be appropriately recorded, relocated or restored. In relation to Objective 6, it is clear that there is a requirement to conserve undesignated heritage assets, which are frequently features of the landscape / townscape.

Minor Beneficial effects were identified in relation to Objective 1 as the Policy refers to conserving and minimising damage to the asset or its setting – which it is anticipated will include biodiversity and geological features.

A neutral effect is identified in relation to Objectives 2, 3, 4, 7-15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM23: Non-designated Heritage Assets

There are no Main Modifications made in respect of the Policy text to DM23, though MM48 amends the supporting text to provide clarity on non-designated heritage assets of archaeological interest. It is considered that no amendments to the assessment is required.

No further recommendations are made.

Table 4-23 - Assessment results for DM23: Non-designated Heritage Assets

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	0	0	+++	+++	0	0	0	0	0	0	0	0	0

4.25. DM24: Historic Landscapes and Gardens

DM24: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major Beneficial effects were identified. In relation to Objective 5 this Policy makes it clear that the council will seek to preserve distinctive historic landscape character and archaeological features. When these cannot be preserved, appropriate measures such as recording to an appropriate level will be undertaken. In relation to Objective 6, this policy makes clear that it seeks to protect distinctive historic landscapes. Cross reference is also made in the supporting text to LPP1 Policy RE3, which deals specifically with Landscape Character.

Minor Beneficial effects were identified in relation to Objective 1 as historic parks and gardens are important areas for both biodiversity and geodiversity and Policy DM23 will ensure that these are retained and enhanced. Retention of historic parks and gardens will ensure that these areas can continue to act as a 'carbon sink' and reduce runoff (Objectives 3 and 4). This will also help protect air, soil and water quality (Objective 7). As the priority of this Policy is to preserve remains or features in situ and therefore the preservation of these features is important in terms of protecting a certain type of land use (Objective 8). The protection of these facilities also supports catering for existing and future needs and health and wellbeing (Objectives 11 and 13).

A neutral effect is identified in relation to Objectives 2, 9, 10, 11, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM24: Historic Landscapes and Gardens

A Main Modification (MM49) has been added to the Policy to set out that proposals which would cause substantial harm or loss to heritage assets will not be permitted unless it can be demonstrated that substantial public health benefits outweigh the loss or harm to the heritage asset. Alternatively all of the following must be applicable,

- nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
- and the harm or loss is outweighed by the benefit of bringing the site back into use.

This is applicable to designated heritage assets. Also covered in MM49 the addition of wording to note that Policy DM23 will apply to non-designated heritage assets. Of note no Main Modifications of significance were made in respect of DM23.

These Main Modifications will strengthen the Policy, although no changes are considered to the assessment outcome as Obj. 5 (Cultural Heritage) is already considered to be significantly beneficial.

Table 4-24 - Assessment results for DM24: Historic Landscapes and Gardens

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	+	+	+++	+++	+	+	0	0	+	0	+	0	0

4.26. DM25: Archaeology

DM25: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

One Major beneficial effect was identified in relation to Objective 5 as the policy makes it clear that where important archaeological remains are found to exist they must be left in situ wherever possible. Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording is required. Archaeological investigation is also required for any site greater than 0.4ha or where Scheduled Monuments etc. may be impacted. Cross reference is made in the supporting text to LPP1 Policy HA1, which deals specifically with 'Protection of Heritage Assets'.

One Minor Beneficial effect was identified in relation to Objective 8 as it identifies a priority to preserve in situ however, where that is not possible, that the assets should be recorded. As such, this Policy supports an efficient use of land in terms of, where appropriate, maintaining the site as an archaeological site and, where this is not possible, ensuring the land can be used but that appropriate measures have been taken to record and preserve the asset.

A Minor Adverse effect was identified in relation to Objective 7 as trenching and archaeological digs could affect soil quality.

A neutral effect is identified in relation to Objectives 1, 2, 3, 4, 6, 7, 9-15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM25: Archaeology

A main modification (MM50) has been made to DM25 to provide clarity where an initial assessment if inconclusive or indicates that archaeological remains are or may be present, an archaeological field evaluation will be required.

A further Main Modification (MM51) has been added to the Policy to set out that proposals which would cause substantial harm or loss to heritage assets will not be permitted unless it can be demonstrated that substantial public health benefits outweigh the loss or harm to the heritage asset. Alternatively all of the following must be applicable;

- nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

This is applicable to designated heritage assets. Also covered in MM51 the addition of wording to note that Policy DM23 will apply to non-designated heritage assets. Of note no Main Modifications of significance were made in respect of DM23.

These Main Modifications will strengthen the Policy, although no changes are considered to the assessment outcome as Obj. 5 (Cultural Heritage) is already considered to be significantly beneficial.

Table 4-25 - Assessment results for DM25: Archaeology

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	+++	0	0	+	0	0	0	0	0	0	0

4.27. DM26: Employment Sites

DM26: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Major beneficial effects were identified in relation to Objective 15 as the policy is expected to encourage small enterprises and start-up business, providing suitable units from which to operate and therefore contribute to the economic vitality of Waverley and economic mobility of its residents.

A Minor Adverse effect was identified in relation to several other objectives. In proposing the use of land for employment development which does not result in a net loss of residential units, this contributes towards the efficient use of land (Objective 8). This policy prioritises the adaptable design of units which provides for a mix of smaller units or live-work accommodation. The policy also requires further no net loss of residential units, unless justified by clear economic need, thus having a positive effect on Objective 10. The provision of new employment sites will contribute to catering for local needs and help reduce deprivation (Objectives 11 and 12). The provision of new employment will, in turn, have a positive effect on wellbeing (Objective 13).

A neutral effect is identified in relation to Objectives 1-7, 9 and 14, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM26: Employment Sites

A Main Modification (MM52) has been made to DM26 to provide clarity that ‘great’ weight (as opposed to ‘due’ weight) will be given to the wider benefits provided by educational and training facilities when assessing applications for their expansion or intensification. It is considered that the assessment of this Policy remains unchanged.

No further recommendations are made.

Table 4-26 - Assessment results for DM26: Employment Sites

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	0	0	0	+	0	+	+	+	+	0	+++

4.28. DM27: Development within Town Centres

DM27: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

Six Major Beneficial effects were identified. In relation to Objective 8 this policy encourages higher density housing within town centres which is considered an efficient use of land. This policy also aims to increase the viability and vitality of town centres and again, this would be considered to increase land use efficiency. In relation to Objective 10, this policy will allow for higher density housing and encourage housing as part of mixed use development. This will help provide the opportunity to live in housing with an appropriate mix of size etc. and this is also recognised in the supporting text. The supporting text makes clear that design will be of high quality and cross reference is also made within the supporting text to LPP1 policy AHN3 Housing Types and Sizes.

In addition, major beneficial effects were identified for Objective 11 as it is the intention that Policy DM26 will result in an increase in the viability and vitality of town centres, along with higher density housing and will therefore enhance access to local services and facilities. The policy will result in an increase in investment and the viability and vitality of town centres (Objective 12) and it is anticipated that this would help to reduce deprivation. The policy will result in an increase in the viability and vitality of town centres which could help with wellbeing and developing a ‘sense of place’ (Objective 13). As recognised in the supporting text, higher density housing in town centres would also likely increase the population who chose to walk to shops etc., thereby improving health. In relation to Objective 14, major beneficial effects will be realised as higher density housing in the town centres would likely reduce the need to travel and would likely provide easier access to sustainable transport modes. Cross reference to LPP1 policy ST1 Sustainable Transport is also made.

Five Minor Beneficial effects were identified. In relation to Objective 1, it may be anticipated that higher density housing within town centres, will avoid or reduce uptake of greenfield sites, or sites which may otherwise be valued for their biodiversity or geological features. An increasing density of housing and under provision of parking within town centres, will improve resident accessibility to public transport and other encourage other sustainable transport modes (Objective 3). Cross reference is also made in the supporting text to LPP1 Policies ST1 Sustainable Transport and CC1 Climate Change.

Higher density housing could have a beneficial or adverse effect on townscape depending on circumstances, though it is noted in the supporting text that this will be in accordance with a range of LPP1 and LPP2 policies. It is also recognised that this policy would provide opportunities to infill derelict or rundown plots (Objective 6). An increase in population density in sustainable locations will improve access to public transport and reduce the need for the private car thereby reducing localised air pollution (Objective 7). The policy will result in an increase in the viability and vitality of town centres which would benefit the economy (Objective 15).

Two minor mixed effects were identified. In relation to Objective 4, increases to impermeable land coverage in urban areas will exacerbate surface water runoff and subsequent pressures on drainage infrastructure. However, the increase in density of housing may avoid or reduce uptake of greenfield sites and therefore have less impact on surface water runoff. Development within town centres could impact on Conservation Areas, or other cultural heritage features – effects could be beneficial or adverse depending upon the circumstances. However, it is made explicit within the supporting text that development within town centres is to be of high quality design and is to be in accordance with policies 1-8 of LPP2 (Objective 5).

A neutral effect is identified in relation to Objectives 2 and 9, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM27: Development within Town Centres

No Modifications have been proposed in respect of DM27 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-27 - Assessment results for DM27: Development within Town Centres

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	0	+	+/-	+/-	+	+	+++	0	+++	+++	+++	+++	+++	+

4.29. DM28: Access and Servicing

DM28: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

No Major Beneficial effects have been identified in relation to this Policy.

Several Minor Beneficial effects were identified. Policy DM28 makes it clear that provision of rear access will be allowed only where it does not have a detriment to the setting of historic buildings (Objective 5) or detriment to townscape (Objective 6). The policy will help to ensure the efficient use of land by allowing shops to be replenished without causing an impact on other aspects of the town centre environment – for example traffic (Objective 8). By seeking to make replenishment of shops less disruptive the policy will improve access to these local community facilities (Objective 11) and will improve health by making pedestrian access to shops less hazardous (Objective 13). The policy will help improve access to local shops / businesses and reduce congestion in town centres – thereby promoting economic vitality within Waverley (Objective 15).

A neutral effect is identified in relation to Objectives 1-4, 7, 9, 10, 12 and 14, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM28: Access and Servicing

No Modifications have been proposed in respect of DM28 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-28 - Assessment results for DM28: Access and Servicing

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	+	+	0	+	0	0	+	0	+	0	+

4.30. DM29: Advertisements

DM29: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

One Major beneficial effect was identified for Objective 6 as this policy notes that internal illumination will not be allowed in Conservation Areas and this is further expanded upon in the supporting text, which notes that poor quality advertisements can have a harmful impact on visual amenity. The Policy also notes that the size, design, colour, materials and positioning must be appropriate to setting and within rural areas advertisements will have to respect the rural character. These measures will protect townscape and landscape.

Minor Beneficial effects were identified. In relation to Objectives 1 and 2, this policy controls the use of illuminated signs in rural areas which will reduce the amount of night time light pollution that can disturb wildlife. Likewise, internal illumination will not be allowed in Conservation Areas which will help to protect the cultural heritage resource (Objective 5).

Policy DM29 relates to advertisements and their appropriate placement. Advertising plays an important role in the economy and as such their proper control will contribute to economic vitality (Objective 15).

One Minor Adverse effect was identified in relation to Objective 3. Policy DM29 identifies controls relating to illuminated signs and it is noted in the supporting text that it is important that developers use energy efficient lighting. However, there will still be an energy requirement which may result in an increase in greenhouse gas emissions.

A neutral effect is identified in relation to Objectives 4 and 7-14, as it is recognised that these issues are not applicable to this Policy.

Post Regulation 18 and following updates to LPP2, it is considered that the insertion of text to both the policy and supporting text relating to 'historic character' and the noting that the 'poorly placed and designed advertisements can have a negative impact on the quality and character of places' to replace 'on the built and natural environment', **would act to increase protection for the historic character of Waveney and as such this would increase the effect of Objective 5 from minor beneficial to Major Beneficial.**

Main Modifications to DM29: Advertisements

No Modifications have been made in respect of the Policy text to DM29, though additional clarity is provided in the supporting text (MM53) on lighting and its impact on the historic environment and valued landscapes, as well as the use of energy efficient lighting. It is considered that the assessment of this Policy remains unchanged.

No further recommendations are made.

Table 4-29 - Assessment results for DM29: Advertisements

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	-	0	+++	+++	0	0	0	0	0	0	0	0	+

4.31. DM30: Telecommunications

DM30: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

Four Major Beneficial effects were identified. In relation to Objective 11 this policy would support access to good quality communications and therefore the services that can be accessed via this. This will be of benefit to a wide range of different groups, with particular benefit being experienced in rural areas. In relation to Objective 12 this policy would support access to good quality communications and therefore the services and business opportunities that can be accessed via this. This could help to reduce rural deprivation and help promote more self-contained communities. Similarly, in relation to Objective 14, the policy would support access to good quality communications and therefore the services and business opportunities that can be accessed via this. This will help people to work from home / develop home businesses etc and would reduce the need to travel. Specific note is made in the supporting text to the importance of telecommunications to rural enterprises. In relation to economic vitality (Objective 15), this policy would support access to good quality communications and therefore the services and business opportunities that can be accessed via this. This will be of benefit to a wide range of different groups, with particular benefit being experienced in rural areas and by those who work from home.

Minor Beneficial effects have been identified in relation to Objectives 4 and 8. Reference is made within the supporting text to DM30 of the important need for resilience of telecommunications during extreme weather events – consideration of this during design could help to increase resilience to a changing climate (Objective 4). It is noted that in the supporting text to Policy DM30, encouragement is given to mobile operators to share masts where possible thus contributing to the efficient use of land (Objective 8).

Minor Adverse effects have been identified in relation to Objectives 1 and 2. There could be potential effects on biodiversity and geodiversity due to the need for ancillary services – electricity, cabling etc. and potential access routes. The policy makes specific note that proposals for telecommunications masts and towers, and apparatus mounted on existing buildings and structures, should be designed to minimise their impact on the historic environments. However, any mast placed on or near an historic structure or area of landscape or townscape value could have a negative effect (Objectives 5 and 6).

A neutral effect is identified in relation to Objectives 3, 7, 9, 10 and 13, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM30: Telecommunications

No Modifications have been proposed in respect of DM30 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-30 - Assessment results for DM30: Telecommunications

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
-	-	0	+	-	-	0	+	0	0	+++	+++	0	+++	+++

4.32. DM31: Filming

DM31: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

No Major Beneficial effects have been identified in relation to this Policy.

Minor Beneficial effects have been identified. The supporting text to this policy makes it clear that special attention and care must be taken when a production is planning to use any historic building or heritage site (Objective 5). It is also states that if it is considered that a proposal may be likely to cause harm, or have significant adverse impacts on a sensitive site or landscape, which cannot be mitigated, then planning permission is unlikely to be granted (Objective 6). The supporting text to the policy recognises that film and photography can play an important role in bringing economic benefits to the Borough’s communities (Objective 15).

A neutral effect is identified in relation to Objectives 1-4 and 7-14 as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM31: Filming

No Modifications have been proposed in respect of DM31 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-31 - Assessment results for DM31: Filming

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	0	0	+	+	0	0	0	0	0	0	0	0	+

4.33. DM32: Tourism, Hotels and Visitor Accommodation

DM32: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

One Major Beneficial effects was identified for Objective 15 as the policy makes it clear that developments that benefit the economy and include proposals for rural diversification will be encouraged. It also discourages the loss of establishments that benefit the tourist economy, which will directly promote the economic vitality of the Borough.

Several Minor Beneficial effects were identified. The policy makes it clear that developments that include rural diversification will be encouraged which may help increase the resilience of the area (rural based enterprises) to dealing with the effects caused by a changing climate (Objective 4). The supporting text to the policy notes that the towns in Waverley are all of historic interest and these are of importance to tourism, therefore supporting the cultural heritage resource (Objective 5). The policy provides support for the retention of buildings contributing to the character of the countryside (Objective 6) and restricts the types of developments that will be allowed in a rural setting, contributing to the efficient use of land (Objective 8). The policy requires that developments increase the range and quality of accommodation available for both residents and visitors of Waverley Borough (Objective 10) and to increase the range and quality of tourist attractions (Objective 11). The promotion of tourism and rural diversification may help reduce deprivation through increasing economic opportunities (Objective 12). The supporting text to the policy recognises that many of the tourism and recreation facilities will be in isolated areas and that developers should seek to ensure sites can be accessed by sustainable access and travel modes and avoid generating excessive vehicular movements. It also suggests facilities for walkers and cyclists are provided, or perhaps shuttle services to public transport hubs (Objective 14).

Mixed minor effects were identified on Objectives 1 and 2 as the policy makes it clear that developments that include rural diversification will be encouraged, which may have an effect on biodiversity depending upon the nature of the scheme. It is clear from the supporting text though that consideration should be given to ensuring that the development does not result in pollution or degradation of the natural environment and this is anticipated to include biodiversity & geodiversity.

A neutral effect is identified in relation to Objectives 3, 7, 9 and 13, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM32: Tourism, Hotels and Visitor Accommodation

Main modifications have been made to provide clarity in relation to increasing the range or improving the quality of accommodation or attraction for tourists, visitors and residents for any development relating to tourism, hotels or visitor accommodation (MM54). Wording has also been altered to provide clarity around the change of use from existing visitor accommodation, visitor-related facilities or a use that supports the tourist economy unless it is no longer viable and incapable of becoming so (MM55). It is considered that these amendments do not alter the assessment made.

Further text has also been added to DM32 in relation to supporting extensions to existing visitor accommodation establishments or attractions (MM56). It is stated that significant weight will be given to the need to support economic growth and productivity which would strengthen the Policy, although is not anticipated to affect the score for Obj.15 (economic vitality) as it was already considered significantly beneficial.

Main Modifications (MM57) have also been made to the explanatory notes to DM14 and these also provide additional clarity on interpretation of the Policy. Where a proposal involves the loss or partial loss of existing visitor accommodation or visitor-related facilities this must be supported with evidence including the current physical condition of the building, an estimated cost if significant repairs are required and other pieces of evidence. This amendment does not affect the assessment results.

Table 4-32 - Assessment results for DM32: Tourism, Hotels and Visitor Accommodation

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+/-	+/-	0	+	+	+	0	+	0	+	+	+	0	+	+++

4.34. DM33: Downs Link – Guildford to Cranleigh Corridor

DM33: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

No Major Beneficial effects have been identified in relation to this Policy.

Several Minor Beneficial effects were identified. In relation to Objectives 3 and 4, the policy protects areas for future sustainable transport schemes which have the potential to reduce emissions. The supporting text recognises that this route is of cultural and historic value and the council will seek to enhance this route and this could include measures (as signage) that would highlight its historic uses (Objective 5). The supporting text also identifies that the corridor provides access to valued landscapes (Objective 6). The policy makes it clear that development in safeguarded areas will not be permitted and important movement corridors should be kept available, thus promoting the efficient use of land (Objective 8). The policy states a requirement for development to not prejudice future transport schemes, specifically around the safeguarded former Guildford to Cranleigh railway line, supporting the development of future transport links and needs of the community (Objective 11). In protecting an important sustainable movement corridor that is currently utilised the policy contributes to health and wellbeing (Objective 13). Protection of this route also enables the current walking, cycling and horse riding along this route to continue, promoting sustainable transport use (Objective 14).

A neutral effect is identified in relation to Objectives 1, 2, 6, 7, 9, 10, 12 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM33: Downs Link – Guildford to Cranleigh Corridor

No Modifications have been proposed in respect of DM33 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-33 - Assessment results for DM33: Downs Link – Guildford to Cranleigh Corridor

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
0	0	+	+	+	0	0	+	0	0	+	0	+	+	0

4.35. DM34: Access to the Countryside

DM34: Overview of original assessment findings

No Major, Moderate or Minor Adverse effects of this policy were identified.

Two Major beneficial effects were identified. In relation to Objective 13 the policy makes it clear that there is a strong aim to protect and enhance public rights of way and encourage walking, cycling, and horse riding, which will help to encourage a more active lifestyle. This Policy will therefore benefit the health and wellbeing of the Borough's residents. In relation to Objective 14 this policy makes it clear that there is a strong aim to protect and enhance public rights of way within the Borough's countryside. The Policy will therefore directly promote the use of sustainable transport options.

A number of Minor Beneficial effects were also identified. In relation to Objectives 1 and 2 the supporting text notes that PROW can act as important wildlife corridors through features such as native species hedgerows along the routes. It is also identified within the policy text that the Council and County Council will seek to protect and enhance these routes and it is anticipated this will include the associated biodiversity features. The policy includes a clear aim to protect and enhance public rights of way, which will help to reduce air pollution and therefore assist in addressing climate change (Objectives 3, 4 and 7). The policy includes a requirement to safeguard, protect, and enhance designated rights of way and public views which could help towards protecting the historic environment of the countryside (Objectives 5 and 6). The policy aims to protect and enhance public rights of way and details that extension of the network will be done with consideration of landowners' rights, contributing to an efficient use of land (Objective 8). Enhancement and protection of the PROW, cycling routes etc. will help improve access to local services and facilities and contribute to health and wellbeing (Objectives 11).

A neutral effect is identified in relation to Objectives 9, 10, 12 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM34: Access to the Countryside

No Modifications have been proposed in respect of DM34 and as such, it is considered that the assessment of this Policy also remains unchanged.

No further recommendations are made.

Table 4-34 - Assessment results for DM34: Access to the Countryside

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	+	+	+	+	+	0	0	+	0	+++	+++	0

4.36. DM35: Reuse of and alternations to large buildings

DM35: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

Three Major Beneficial effects were identified. In relation to Objective 5 the policy has the potential to have positive effects where 'buildings at risk' are identified for redevelopment assuming a sensitive approach in design is adopted. The policy will reduce impacts on heritage assets, Conservation Areas and Ancient Woodlands by reducing the degree of physical change to an area. It is noted in the supporting text that impact on a heritage asset may make the subdivision of a dwelling inappropriate. It also noted that features of historic interest should be protected where possible. In relation to Objective 6 the Policy will help reduce encroachment on greenfield sites, and physical change (visual amenity) to the townscape, through the redevelopment of existing buildings. Major beneficial effects were also identified in relation to the efficient use of land (Objective 8) as the Policy encourages the efficient use of land and buildings, encouraging higher density development and the use of previously developed land as a priority.

A number of Minor Beneficial effects were also identified. In relation to Biodiversity (Objectives 1 and 2), by encouraging more efficient utilisation of existing properties, this has the potential to reduce the need for new development and reduce pressures on biodiversity/designated sites. It is anticipated that redevelopment of larger dwellings into smaller units will provide opportunities to improve energy efficiency of the dwellings. This policy is also likely to significantly reduce material usage when compared to new builds and therefore support Objective 3. Air, soil and water quality (Objective 7) will be protected as significant construction activities would not be expected as a result of this Policy. Where localised population densities are expected to increase as a result of this option, this could improve utilisation of sustainable transport modes, with an improvement to air quality. The policy should also reduce the percentage increase in impermeable surface and reduce greenfield development.

The policy will result in an increase in the housing supply and type, and as such would provide a greater number of people an opportunity to live in a mix of housing types (Objective 10), will potentially allow for a greater number of people to access local services / facilities by increasing population density in an area (through sub-division of larger properties) (Objective 11) and could help to reduce deprivation by giving new, large dwellings, a new lease of life (Objective 12). The Policy may also allow an increase in population in a local area, which could indirectly benefit local businesses (Objective 15).

Minor mixed effects were identified in relation to Objective 4 and 14. This policy will inhibit the implementation of Sustainable Urban Drainage Systems and 'flood proofing', which are considered more difficult to implement retrospectively. However, it is anticipated that sub-dividing large properties will mean the percentage increase of impermeable land cover would be less than when compared to new development.

Main Modifications to DM35: Reuse of and alterations to large buildings

The Main Modifications made to DM35 relate for the most part to additional clarity in respect of having particular regard to impacts that now specifically reference heritage significance and waste provision (MM58). This additional clarity will strengthen the Policy in respect of Obj.5 (Cultural Heritage) by ensuring heritage significance and waste provision Obj.11 (ensure a range of future residents are catered for) will be taken into account when considering the reuse and alterations to large buildings.

Additionally, a Main Modification (MM59) has been to the wording of the policy text relating to resistance to amalgamations that would result in a net loss of five or more dwellings.

While some strengthening is realised by these Main Modifications it is considered that the assessment of this Policy remains unchanged.

No further recommendations are made.

Table 4-35 - Assessment results for DM35: Reuse of and alternations to large buildings

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+	+	+	+/-	+++	+++	+	+++	0	+	+	+	0	+/-	+

4.37. DM36: Self-build and Custom Housebuilding

DM36: Overview of original assessment findings

No Major or Moderate Adverse effects of this policy were identified.

No Major Beneficial effects have been identified in relation to this Policy.

Several Minor Beneficial effects have been identified. Self build and custom build are likely to result in individual designs which could have the potential to enhance the character and quality of the townscapes (Objective 6). The Policy will help ensure a range of dwelling sizes, types and tenures are made available and it is likely that self-build dwellings will be good quality even though self build units could have issues around affordability due to the bespoke nature of these developments (Objective 10). The Policy will help ensure a range of future residents are catered for (Objective 11) and could involve the use of local building supply merchants, local tradesmen and local contractors and this could help maintain the economic vitality of Waverley (Objective 15).

A mixed minor effect was identified in relation to Objective 1 as although the Policy notes in the supporting text that self-build projects should respond positively to their natural context and this would provide opportunity for enhancement of biodiversity, nonetheless there is a potential for a loss of biodiversity as a result of development.

A neutral effect is identified in relation to Objectives 2, 3, 4, 5, 7, 9, 12, 13 and 14, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM36: Self-build and Custom Housebuilding

The Main Modifications to DM36 are minor and relate to meeting the 5% requirement of self-build and custom housebuilding (MM61). These amendments are not anticipated to affect the assessment results.

A further Main Modification (MM60) is made to supporting text to note that in certain circumstances the provision of Custom and Self-Build plots may not be feasible or viable, making it a requirement for developers to submit evidence to that effect. In such cases the Council will prioritise the provision of affordable housing in accordance with LPP1 Policy AHN1 over the provision of Custom and Self-Build plots. This Main Modification would strengthen Obj.10, though is not anticipated to change the assessment result (minor beneficial).

Table 4-36 - Assessment results for DM36: Self-build and Custom Housebuilding

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
+/-	0	0	0	0	+	0	-	0	+	+	0	0	0	+

4.38. DM37: Design Principles for Gypsy and Traveller Sites

DM37: Assessment findings

No Major or Moderate Adverse effects of this Policy were identified.

No Major or Moderate Beneficial effects have been identified in relation to this Policy.

Several Minor Adverse effects have been identified. Gypsy and traveller sites may result in the loss of greenfield areas which have the potential to support priority and other habitats and species (Objective 1). Where gypsy and traveller sites result in the loss of designated sites or indirect effects through close proximity to such sites and therefore minor adverse effects have been identified for Objective 2. Increased impermeable surfaces as a result of the creation of gypsy and traveller sites would increase the risk of flooding and reduce resilience to climate change (Objective 4).

Minor beneficial effects were identified for Objective 6 as each pitch should provide landscaping which is considered to go towards ensuring the protection and enhancement of the character and quality of Waverley Borough’s landscape and townscape. It is anticipated that the policy will have minor beneficial effects on the efficient land use of land (Objective 8) as it sets out minimum requirements that a 500m2 or greater pitch should achieve which includes utility, amenity, hardstanding, play space and suitable access. As the policy makes provision for gypsy and traveller sites it ensures the mix of dwelling types, helps to meet the needs for different groups in the community and helps them to become established and promote more inclusive and self-contained communities (Objectives 10, 11 and 12). The policy is anticipated to improve the health and wellbeing of the gypsy and traveller residents as each pitch should each have utility buildings, amenity areas, play space and access that promotes ease of movement including by walking and cycling (Objective 13).

A mixed minor effect was identified in relation to Objective 5 as although artefacts could be damaged by construction, it also offers an opportunity for their recovery / recording.

A neutral effect is identified in relation to Objectives 3, 7, 9, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM37: Design Principles for Gypsy and Traveller Sites

Not applicable – this is a new policy introduced through the Examination process to address issues around the design of gypsy and travellers sites.

Table 4-37 - Assessment results for DM37: Design Principles for Gypsy and Traveller Sites

SA Objectives														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
-	-	0	-	+/-	+	0	+	0	+	+	+	+	0	+

4.39. DM38: Design Principles for Travelling Showpeople Yards

DM38: Assessment findings

No Major or Moderate Adverse effects of this Policy were identified.

No Major or Moderate Beneficial effects have been identified in relation to this Policy.

Several Minor Adverse effects have been identified. Travelling showpeople yards may result in the loss of greenfield areas which have the potential to support priority and other habitats and species (Objective 1). Where travelling showpeople yards result in the loss of designated sites or indirect effects through close proximity to such sites and therefore minor adverse effects have been identified for Objective 2. Increased impermeable surfaces as a result of the creation of travelling showpeople yards would increase the risk of flooding and reduce resilience to climate change (Objective 4). The policy does not set criteria or size of yard requirements that might otherwise ensure its efficient use and therefore minor adverse effects are anticipated (Objective 8).

Minor beneficial effects were identified for Objective 6 as each pitch should provide landscaping which is considered to go towards ensuring the protection and enhancement of the character and quality of Waverley Borough’s landscape and townscape. As the policy makes provision for travelling showpeople yards it ensures the mix of dwelling types, helps to meet the needs for different groups in the community and helps them to become established and promote more inclusive and self-contained communities (Objectives 10, 11 and 12). The policy is anticipated to improve health and wellbeing the policy requires that yards have sufficient space to support residential, amenity and play space (Objective 13).

A mixed minor effect was identified in relation to Objective 5 as although artefacts could be damaged by construction, it also offers an opportunity for their recovery / recording.

A neutral effect is identified in relation to Objectives 3, 7, 9, 14 and 15, as it is recognised that these issues are not applicable to this Policy.

Main Modifications to DM38: Design Principles for Travelling Showpeople Yards

Not applicable – this is a new policy introduced through the Examination process to address issues around the design of travelling showpeople yards.

Table 4-38 - Assessment results for DM38: Design Principles for Travelling Showpeople Yards

SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
-	-	0	-	+/-	+	0	-	0	+	+	+	+	+	0

5. Assessment of Modifications to Sites

LPP2 also contains a series of potential housing site options for both Haslemere and Witley. These sites are as follows:

Development Sites in Haslemere

- DS 01: Haslemere Key Site
- DS 02 – Central Hindhead, London Road, Hindhead
- DS 03 – Land at Andrews, Portsmouth Road, Hindhead
- DS 04 – Land at Wey Hill Youth Campus, Haslemere
- DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere
- DS 06 – The Royal Junior School, Portsmouth Road, Hindhead
- DS 07 – Fairground Car Park, Wey Hill, Haslemere
- DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere
- DS 10 – Hatherleigh, Tower Road, Hindhead
- DS 11 – 34 Kings Road, Haslemere

Development Sites in Witley

- DS 12 – Land at Highcroft, Milford
- DS 13 – Land at Wheeler Street Nurseries, Witley
- DS 14 – Land at Secretts, Hurst Farm, Milford

A series of site allocations for Gypsies and Travellers are also proposed as follows:

- DS 15 – Burnt Hill
- DS 16 – Land west of Knowle Lane
- DS 17 Monkton Farm
- DS 18 South of Kiln Hall, St George's Rd
- DS 19 – Land off Badshot Lea Road
- DS 20 – Old Stone Yard

Appendix B to this Addendum contains Site assessment overviews which had been derived from the original detailed site assessments – see both the Sustainability Appraisal of Waverley Borough Local Plan Part 2 – Regulation 19 (November 2020), in particular Chapter 8 and Appendix D, as well as the Addendum to the SA Report v3.0 (September 2021). These documents also contain full details of the methodology and rationale behind the assessment of each Site.

These Site Assessment Overviews have been checked to ascertain if any Main Modifications proposed e.g. in site yield or site area, had implications for the original SA findings. The following provides details of the original consideration of the Site Policies developed for Sites proposed in LPP2, alongside consideration of any sustainability assessment implications due to the Main Modifications made.

It is also noted that MM69 results in removal, across a number of Sites of the requirement for where appropriate, at least 5% of plots should be offered for Custom and Self Build in accordance with Policy DM36. However, the provision of when Custom and Self Build plots has been clarified through the Main Modifications to DM36 and it is considered do not have implications for the findings of the SA in respect of these Sites. This conclusion is noted here in order to avoid repetition across the following consideration of Site Policies.

5.1. DS01: Haslemere Key Site

Summary of Site Policy

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 preservation or enhancement of the 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 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.

Main modifications made to Site Policy

The Main Modifications (MM67) notes that development should also take into account the potential to improve rear access and servicing, which may be of benefit in respect of enhancing the character and quality of Waverley’s townscapes (SA Objective 6).

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough’s cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to promote conservation and enhancement of heritage assets (MM68) through the layout and design of any proposals.

The site is allocated for at least 30 dwellings which represents no change to the previous number of dwellings and therefore will have no affect on the score for Objective 10.

5.2. DS 02 – Central Hindhead, London Road, Hindhead

In relation to Policy DS02 – Central Hindhead, London Road, major adverse issues were noted in the SA in relation to proximity to the SPA and location within SPZ2. The policy for this site notes that this area will be allocated for housing, subject to complying with the Hindhead Avoidance Strategy and specific note is made of Wealden Heaths II SPA. It is also noted that the site lies partially within Source Protection Zone 2 (note of this being a recommendation made prior to Regulation 18) and this is therefore to be considered in the context of reference within the general supporting text to the need to ensure the protection of groundwater sources. Key constraints are identified as Wealden Heaths II SPA, Hindhead Concept Area and the potential for contaminated land. It is also noted that where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.

Mitigation for this site outlined in Appendix F notes the need to undertake HRA due to proximity of a Natura 2000 site (the noted Wealden Heaths II SPA), as well as undertaken ecological assessment on any other type of designated site. Consideration is also to be made of impact on landscape and townscape, along with 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

Main modifications made to Site Policy

No MMs of relevance to the SA have been proposed for this DS, other than that noted regarding custom and self build plots.

The site is allocated for approximately 38 dwellings which represents no change to the previous number of dwellings and therefore will have no affect on the score for Objective 10.

5.3. DS 03 – Land at Andrews, Portsmouth Road, Hindhead

In relation to Policy DS03 - Land at Andrews, Portsmouth Road, specific reference is made to Wealden Heaths I and II SPA (which was noted in the SA as being major adverse). It is noted that this area is allocated for a 67 bed care home (equivalent to 35 dwellings) subject to retention and enhancement of mature trees and other landscape features where possible and demonstrate that the development will not have a likely significant effect on protected habitats. This, along with measures in LPP1 and LPP2 will act to mitigate some of the issues regarding the Wealdon Heaths SPA (Obj. 2) and general biodiversity. It is also noted that the site is within a Source Protection Zone 3 (with that to be considered in light of the need to protect groundwater). Key constraints identified include Wealden Heaths I and II Spa, East Hants SPA.

Mitigation for this site outlined in Appendix F notes the need to undertake HRA due to proximity of a Natura 2000 site (the noted Wealden Heaths II SPA). Consideration is also to be made 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.

Main modifications made to Site Policy

The site is allocated for a 74 bed high dependency care home, equivalent to 39 additional dwellings which represents an increase from a 67 bed high dependency care home, equivalent to 35 additional dwellings (MM66 and MM72). Although this increase will not affect the score for Objective 10.

No other MMs of relevance to the SA have been proposed for this DS.

5.4. DS 04 – Land at Wey Hill Youth Campus, Haslemere

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) 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.

Main modifications made to Site Policy

No MMs of relevance to the SA have been proposed for this DS, other than that noted regarding custom and self build plots.

The site is allocated for 34 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.5. DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere

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

Mitigation for this site outlined in Appendix F 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.

Main modifications made to Site Policy

No MMs of relevance to the SA have been proposed for this DS, other than that noted regarding custom and self build plots.

The site is allocated for at least 24 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.6. DS 06 – The Royal Junior School, Portsmouth Road, Hindhead

Specific policy text is provided in DS06 - Red Court, which notes that there is a need to ensure the conservation of the landscape and scenic beauty of the AONB and South Downs National Park through the consideration of the individual and cumulative impact of the development in the layout, landscaping and design of proposals and be informed by a Landscape and Visual Impact Assessment. The retention and enhancement of mature trees and other landscape features should be made where possible. Key constraints noted are the Area of Great Landscape Value being treated as within an AONB, Countryside beyond the Green Belt, Grade II Listed Building, Wealdon Heaths II SPA and Source Protection Zone 2 (thereby noting the major adverse effects identified).

Mitigation for this site outlined in Appendix F 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. In addition, opportunities to improve sustainable transport should 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 medium 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.

Main modifications made to Site Policy

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to include the setting of the Grade II Amesbury School (MM76), along with greater recognition of the setting of heritage assets.

The site is allocated for approximately 90 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.7. DS 07 – Fairground Car Park, Wey Hill, Haslemere

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) 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.

Main modifications made to Site Policy

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to include the conservation and enhancement of the setting of nearby heritage assets (MM78).

The site is allocated for at least 20 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

A.1.1. DS 08 – The Old Grove, High Pitfold, Hindhead

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 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.

Main modifications made to Site Policy

Main Modification 80 amends the policy to note that where possible enhancement of nearby heritage assets should be undertaken. While this could 'soften' the policy by only making this a requirement 'where possible', it is still considered to represent a pragmatic approach to the conservation and enhancement of these assets.

The site is allocated for 40 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.8. DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere

DS09 – National Trust Car Park notes that there is a need to demonstrate that development will not have likely significant effects on protected habitats sites, as well as 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.

Mitigation noted for this site (as outlined in Appendix F) requires the need to ensure protection of mature trees and/or biodiversity features where possible through, for example, creation of buffer zones; the need to undertake HRA due to the proximity of a Nature 2000 site; the need for consideration of impact on landscape and townscape; the need to incorporate landscape planting and the need to take opportunities to improve sustainable transport infrastructure. 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.

Main modifications made to Site Policy

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to include the conservation and where possible enhancement of the setting of the heritage asset, Branksome Place (Grade II*) (MM82).

The site is allocated for up to 13 dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.9. DS 10 – Hatherleigh, Tower Road, Hindhead

In relation to DS10 - Hatherleigh, major adverse effects were noted in respect of the location of the site close to Source Protection Zones 1, 2 and 3. This issue is recognised within the site policy key constraints and would be addressed via the additional supporting text relating to groundwater resources noted earlier. Other key constraints noted are Wealden Heaths I and II SPA. Key constraints noted are countryside beyond the Green Belt, AONB and Wealden Heaths I and II SPAs. Mitigation for this site noted in Appendix F requires the undertaking of a HRA due to the proximity of the Natura 2000 sites, as well as 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 and the undertaking of 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 provision should be taken. 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.

Main modifications made to Site Policy

No MMs of relevance to this SA have been made in respect of this DS.

The site is allocated for five dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.10. DS 11 – 34 Kings Road, Haslemere

Within DS11 - 34 Kings Road, a specific key constraint is identified as Wealden Heath SPA and notes within the description that there is a varied and diverse character to the area, and this site is suitable for a small scale development. Any proposal would have to give due regard to the topography of the site and relationship with neighbouring properties. In respect of mitigation for this site, as outlined in Appendix F, it is considered that opportunities to improve sustainable transport should be prioritised, along with a design that utilises sustainable building practices and minimise construction and operational energy demand / carbon emissions.

In addition to the general supporting text relating to development in Haslemere, through the site policy wording, identification of key constraints and descriptions of each site, it can be seen that major adverse effects

identified through the SA (along with a range of moderate and minor effects) are noted for further consideration at the application stage of site development. While there is reference made to generic mitigation in LPP2, which covers the issues noted for each site, it is further recommended that additional, more detailed reference to the mitigation noted above in respect of each site (as per outlined in Appendix F) is considered for inclusion in LPP2.

Main modifications made to Site Policy

No MMs of relevance to this SA have been made in respect of this DS.

The site is allocated for five dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

Development Sites in Witley

5.11. DS 12 – Land at Highcroft, Milford

Within DS12 – Land at Highcroft, it is noted that there is a requirement for retention or enhancement of a mature tree belt on the southern boundary of the site and there is a need to demonstrate that development will not have a likely significant effect on protected habitats sites. Key constraints identified are Wealden Heaths I SPA and SAC and Source Protection Zone 2. Mitigation outlined in Appendix F in relation to this site notes the need to undertake HRA due to the proximity to a Natura 2000 site and undertake ecological assessment of any other type of designated site. In addition it also notes the need to consider the impact on landscape; design to incorporate landscape planting; consider the need for baseline investigation and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods and the undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers.

Note that the land at Highcroft has been subject to further consideration of potential harm to the Green Belt. This study was undertaken by Wood Environment & Infrastructure Solutions UK Ltd on behalf of WBC and considered that the harm to the openness and permanence of the Green Belt is judged to be Limited reflecting the clearly bounded nature of the site and its relationship with existing development to the north and east. Appropriate boundary treatment would help to mitigate any visual impacts

Main modifications made to Site Policy

No MMs of relevance to this SA have been made in respect of this DS.

The site is allocated for approximately seven dwellings which represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

5.12. DS 13 – Land at Wheeler Street Nurseries, Witley

In relation to DS13 – Land at Wheeler Street Nurseries there is a requirement to demonstrate that development will not have a likely significant effect on protected habitats sites. Key constraints identified are Wealden Heaths I SPA and SAC. At least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36. In relation to mitigation for this site, it is recommended that a HRA is undertaken due to the proximity to a Natura 2000 site. In addition, consider the 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; the need to consider the impact on landscape; design to incorporate landscape planting; undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers. Opportunities to improve sustainable transport infrastructure should also be prioritised. It is noted in the site policy that the southern part of this site (LAA368) received planning permission for 18 dwellings in January 2019.

Note that the land at Wheeler Street Nurseries has been subject to further consideration of potential harm to the Green Belt. This study was undertaken by Wood Environment & Infrastructure Solutions UK Ltd on behalf of WBC and considered that the harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. However, there is a high degree of visual containment by dense woodland to the west and north. Development would leave an enclosed area of Green Belt to the east with a diminished role.

Main modifications made to Site Policy

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to include the conservation and where possible enhancement of the adjoining heritage assets, including the Wheeler Street Conservation Area and setting of Listed Buildings (MM92).

The site is allocated for around 17 dwellings which represents an decrease in three dwellings (MM89), although will have no effect on the score for Objective 10.

5.13. DS 14 – Land at Secretts, Hurst Farm, Milford

DS14 – Land at Secretts notes a range of requirements including the need for a holistic and integrated scheme that maximises connectivity and delivers necessary infrastructure and direct access to the village centre; safeguards and enhances the setting of heritage assets, including the Conservation Area and listed buildings; protects and enhances trees, hedgerows and ponds along with retention of a mature tree belt; provision of an appropriate landscape buffer; satisfactory access arrangements; provision of sustainable transport measures; provision of publically accessible open space and demonstrate that development will not have a likely significant effect on protected habitats sites. There is also a requirement for Development Plans and design reviews etc. that will help ensure this is high quality space which will be pedestrian focused and provide key outside meeting spaces, reduce the prominence of the car and aid in reduction of vehicle speeds. These measures will address a range of effects noted in the SA, including those identified as being of major adverse (Obj. 5 and 6 relating to cultural heritage and landscape). Key constraints include Green Belt and Wealden Heaths SPA and SAC.

Mitigation noted for this site (as outlined in Appendix F) requires the need to undertake HRA due to the proximity to a Natura 2000 site and undertake ecological assessment of any other type of designated site. In addition it also notes the need to consider the impact on landscape; design to incorporate landscape planting; consider the 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; the need to consider the impact on landscape; design to incorporate landscape planting; consider 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 and the undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers. In addition, it is recommended that agricultural land classification surveys are undertaken.

Note that the Land at Secretts site has been subject to further consideration of potential harm to the Green Belt. This study was undertaken by Wood Environment & Infrastructure Solutions UK Ltd on behalf of WBC and considered that the harm to Green Belt is judged to be Moderate to Limited, reflecting the partly developed character of the site which compromises physical and visual openness and which not be substantially altered by residential development, proximity to the developed edge of Milford and the opportunity to create an outer edge to the built extent of the village in this location. Particular attention to the outer boundaries of any development would be required in order to create a substantive limit to ensure physical containment and thus permanence.

Main modifications made to Site Policy

While changes to wording in respect of a new area of public realm to create a centre for the village and community of Milford (MM94) and revision to heritage policy to promote conservation (MM95) have been made, it is not considered that these represent significant changes in SA terms.

The site is allocated for 177 dwellings which is represents no change to the previous number of dwellings and therefore will have no effect on the score for Objective 10.

Site allocations for Gypsies and Travellers

5.14. DS 15 – Burnt Hill

It is to be recognised that while DS15 Burnt Hill had the most major adverse effects identified, using the same methodology used across all sites, this site is actually an existing travelling showpersons site that has now become vacant and as such the 'scores' noted above perhaps gives a 'misleading picture' of the appropriateness of this site. The past history of this site is noted within the policy text.

Key constraints noted for this site within LPP2 include Countryside beyond the green belt, Area of Great Landscape Value and surrounding ancient and semi-natural woodland.

Main modifications made to Site Policy

In respect of SA Objective 2 (Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites), it is considered that this DS policy has been strengthened with specific reference to the protection of Chiddingfold Forest SSSI now noted (MM104).

The site is allocated for three Gypsy and Traveller pitches which represents no change to the previous number of pitches and therefore will have no effect on the score for Objective 10.

5.15. DS 16 – Land west of Knowle Lane

In relation to DS16 Land West of Knowle Lane, it is noted in LPP2 that this is an established single gypsy household site, with access onto Knowle Lane through a tree belt. Key constraints noted include Countryside beyond the green belt.

Main modifications made to Site Policy

No MMs of relevance to this SA have been made in respect of this DS.

The site is allocated for two (net one) Gypsy and Traveller pitch which represents no change to the previous number of pitches and therefore will have no effect on the score for Objective 10.

5.16. DS 17 Monkton Farm

The site at DS17 Monkton Farm is noted in LPP2 as an established single gypsy sites that includes a number of sheds and other structures associated with agricultural use. It is noted that this site would require the protection of groundwater sources and that development should not take place within SPZ1 unless mains drainage is used. Other key constraints noted include Countryside beyond the Green Belt; Farnham Aldershot Strategic Gap; Thames Basin Heath 5km buffer zone; Land Outside Built-up Area - Farnham Neighbourhood Plan; Areas of High Archaeological Potential - WA207, as well as Source Protection Zones 1 and 2.

Main modifications made to Site Policy

In respect of SA Objective 2 (Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites), it is considered that this DS policy has been significantly strengthened with specific reference to the avoidance of likely significant effects on Thames Basin Heaths SPA in accordance with the sites Avoidance Strategy now noted. It is noted that all avoidance and mitigation measures will be in consultation and with agreement of Natural England (MM105).

The site is allocated for six (net five) Gypsy and Traveller pitches which represents no change to the previous number of pitches and therefore will have no effect on the score for Objective 10.

5.17. DS 18 South of Kiln Hall, St George's Rd

The site DS18 South of Kiln Hall, St. George's Road is also noted within LPP2 as established single gypsy household with potential for modest intensification. Key constraints noted are countryside beyond the green belt; land outside the built up area (Farnham Neighbourhood Plan); Farnham-Aldershot strategic gap and Thames Basin Heath 5km buffer zone.

Main modifications made to Site Policy

In respect of SA Objective 2 (Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites), it is considered that this DS policy has been significantly strengthened with specific reference to the avoidance of likely significant effects on Thames Basin Heaths SPA in accordance with the sites Avoidance Strategy now noted. It is noted that all avoidance and mitigation measures will be in consultation and with agreement of Natural England (MM106).

In respect of SA Objective 5 (Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets), it is considered that site policy has been strengthened to include the conservation and enhancement of nearby heritage assets, including the setting of a Building of Local Merit (MM107).

The site is allocated for four (three net) Gypsy and Traveller pitches which represents no change to the previous number of pitches and therefore will have no effect on the score for Objective 10.

5.18. DS 19 – Land off Badshot Lea Road

DS 19 Land off Badshot Lea Road site is noted within LPP2 as established single gypsy household with potential for modest intensification. Key constraints noted are countryside beyond the green belt; land outside the built up area (Farnham Neighbourhood Plan); Farnham-Aldershot strategic gap and Thames Basin Heath 5km buffer zone.

Main modifications made to Site Policy

In respect of SA Objective 2 (Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites), it is considered that this DS policy has been significantly strengthened with specific reference to the avoidance of likely significant effects on Thames Basin Heaths SPA in accordance with the sites Avoidance Strategy now noted. It is noted that all avoidance and mitigation measures will be in consultation and with agreement of Natural England (MM108).

The site is allocated for three (net two) Gypsy and Traveller pitches which represents no change to the previous number of pitches and therefore will have no effect on the score for Objective 10.

5.19. DS 20 – Old Stone Yard

DS 20 Old Stone Yard site is noted within LPP2 as established single gypsy household with potential for modest intensification. Key constraints noted are countryside beyond the green belt; land outside the built up area (Farnham Neighbourhood Plan); Farnham-Aldershot strategic gap and Thames Basin Heath 5km buffer zone.

Main modifications made to Site Policy

In respect of SA Objective 2 (Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites), it is considered that this DS policy has been significantly strengthened with specific reference to the avoidance of likely significant effects on Thames Basin Heaths SPA in accordance with the sites Avoidance Strategy now noted. It is noted that all avoidance and mitigation measures will be in consultation and with agreement of Natural England (MM109).

The site is allocated for two (one net) Gypsy and Traveller pitches which represents a decrease from four (three net) to the previous number of pitches (MM109) and therefore will have no effect on the score for Objective 10.

6. Summary and Conclusions

Following the Examination of LPP2, WBC suggested a series of Main Modifications to the Plan. These Main Modifications have been subject to consideration in respect of potential implications for the Sustainability Appraisal which has been carried out of LPP2. This consideration was made using the same SA Framework that has been used throughout the development of LPP2. This approach was also undertaken by the same SA Team involved with previous assessments of LPP2, in liaison with WBC officers to help ensure consistency and robustness of findings.

A total of 38 DM Policies were considered. It is important to note that 36 of these DM Policies had been assessed previously, with two new DM Policies proposed (DM37 and DM38). These new DM Policies have been subject to assessment using the same methodology utilised in previous assessments. A further DM Policy addition (DM13A) reflected detailed amendments to Green Belt Boundaries required to ensure the Green Belt Boundary remains up-to-date and accurate.

On the whole, it is considered that the Main Modifications provide additional clarity that acts to strengthen the individual Policies and provides additional reassurance that anticipated beneficial effects of implementing the Policy can be realised, or potential adverse effects addressed. Only minor changes in SA terms have been concluded.

Site Assessments (included in Appendix B) have been updated to ensure consistency with the respective capacity / yield and other factual information amended via DS Policy Main Modifications. As evident through the review of Main Modifications set out in Section 5, on the whole DS Policy has been strengthened to ensure appropriate consideration of receptors vulnerable to development.

A series of further Main Modifications are captured in the LPP2 Site Allocations and Development Management Policies Submission Document that are not explicit in the respective DS or DM Policy i.e. included via explanatory notes or text introducing DS or DM Policy. These have been reviewed by this SA Addendum and captured in the respective DS or DM Policy to which the Main Modification relates.

In conclusion, it is considered that the Main Modifications act to strengthen LPP2 in sustainability terms and as such the original findings of the SA remain, noting 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 there is no reason to preclude these sites from development on sustainability grounds.

Appendices



Appendix A. Assessment of new Development Management Policies

Policy DM 37: Design Principles for Gypsy and Traveller Sites

New Gypsy and Traveller pitches should measure at least 500 square metres (unless extended families are sharing facilities, in which case their needs will be assessed individually).

As a minimum each pitch should provide:

- A utility building
- An amenity area
- Hard standing for a trailer, touring caravan and another vehicle.
- Landscaping
- Play space
- Access that promotes the ease of movement whether walking, cycling or driving

Pitches should be laid out to promote the security and safety of residents.

SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
1. Protect and enhance all biodiversity and geological features.	Local	Perm	Low	-	-	0	-
<p>Commentary Policy DM37 does not consider biodiversity, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where gypsy and traveller sites result in the loss of greenfield areas. Such areas have the potential to support priority and other habitats and species which may then be directly or indirectly effected by development. It is anticipated this Policy will have minor adverse effects from the short term, reducing with time.</p>							
<p>Mitigation / Recommendations It is recommended that this policy could be strengthened to promote the protection and/or integration of biodiversity through habitat protection or creation/expansion.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
2. Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites	Local	Perm	Low	-	-	0	-
<p>Commentary Policy DM37 does not consider designated sites etc., however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where gypsy and traveller sites result in the loss of designated sites or indirect effects through close proximity to such sites. It is anticipated this Policy will have minor adverse effects from the short term, reducing with time.</p>							
<p>Mitigation / Recommendations</p>							

It is recommended that this policy could be strengthened to promote the protection and/or integration of designated biodiversity assets.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
3. Promote climate change mitigation in Waverley Borough	N/A	N/A	N/A	0	0	0	0
<p>Commentary Policy DM37 does not consider climate change, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
4. Support the resilience of Waverley Borough to the potential effects of climate change	Local	Perm	Low	-	-	-	-
<p>Commentary Policy DM37 does not consider climate change, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where gypsy and traveller sites result in increased impermeable surfaces and therefore increase the risk of flooding and reduce resilience to climate change. It is anticipated that this Policy will have a minor adverse effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations It is recommended that this policy could be strengthened to support the resilience to the potential effects of climate change. This could be achieved through integration of SUDS principals in site design.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
5. Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	Local	Perm	Med	+/-	+/-	+/-	+/-
<p>Commentary No note is made in Policy DM37 in relation to cultural heritage, but there is a potential that previously unknown features could be found when construction activities take place. While artefacts could be damaged by construction, it also offers an opportunity for their recovery / recording. As such, it is anticipated that effects could be a mix of minor beneficial and minor adverse.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm

6. Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	Local	Perm	Low	+	+	+	+
<p>Commentary Policy DM37 notes that, as a minimum each pitch should provide landscaping which is considered to go towards ensuring the protection and enhancement of the character and quality of Waverley Borough's landscape and townscape. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
7. Improve air, soil and water quality	Local	Temp	Low	-	0	0	0
<p>Commentary Policy DM37 would facilitate new infrastructure that could affect air through increased emissions, water through increased runoff and soil through direct loss. It is anticipated that this Policy will have a minor adverse effects in the short term and neutral in the medium to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
8. Ensure the efficient use of land	Local	Perm	Low	+	+	+	+
<p>Commentary Policy DM37 sets out minimum requirements that a 500m2 or greater pitch should achieve which includes utility, amenity, hardstanding, play space and suitable access. It is reasoned that in doing so this policy helps to ensure the efficient use of land. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
9. Use and manage water resources in a sustainable manner	N/A	N/A	N/A	0	0	0	0
<p>Commentary Policy DM37 does not consider water resources, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations</p>							

No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
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.	Local	Perm	Med	+	+	+	+
Commentary Policy DM37 makes provision for gypsy and traveller sites and therefore ensures that across Waverley Borough the mix of dwelling types includes gypsy and traveller sites. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
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	Local	Perm	Med	+	+	+	+
Commentary Policy DM37 makes provision for gypsy and traveller sites and therefore helps to meet the needs for different groups in the community. However, this Policy does not refer to access to community services and facilities and as such its effectiveness is reduced. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.							
Mitigation / Recommendations Consideration to me made in respect of additional text to support site selection that affords access to community services and facilities.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
12. Reduce deprivation and promote more inclusive and self-contained communities	Local	Perm	Low	+	+	+	+
Commentary Provision of Gypsy and Traveller sites will also help them to become established and helps promote more inclusive and self-contained communities. This will help to reduce deprivation and would be considered a minor beneficial effect from the short through to the long term.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
13. Improve the health and wellbeing of Waverley Borough's residents	Local	Perm	Low	+	+	+	+

<p>Commentary</p> <p>Policy DM37 sets out that gypsy and traveller pitch should each have utility buildings, amenity areas, play space and access that promotes ease of movement including by walking and cycling. This would help to improve the health and wellbeing of the gypsy and traveller residents.</p> <p>It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations</p> <p>No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
14. Promote sustainable transport use and reduce the need to travel	N/A	N/A	N/A	0	0	0	0
<p>Commentary</p> <p>Policy DM37 does not consider proximity to community facilities or public transport, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations</p> <p>Consideration to me made in respect of additional text to support site selection that affords access to community services and facilities.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
15. Promote the economic vitality of Waverley Borough	N/A	N/A	N/A	0	0	0	0
<p>Commentary</p> <p>Policy DM37 does not consider economic vitality, however it is recognised that is not the purpose of this Policy.</p> <p>It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations</p> <p>No recommendation made.</p>							

Policy DM 38: Design Principles for Travelling Showpeople Yards

New Travelling Showpeople Yards should provide sufficient space to support a mix of uses on the site including residential and storage of equipment. Each site should meet the principles set out in Policy AHN4 of LPP1 and provide sufficient landscaping, amenity and play space. Sufficient space should be provided on site to enable the safe manoeuvring of large vehicles

SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
1. Protect and enhance all biodiversity and geological features.	Local	Perm	Low	-	-	0	-
<p>Commentary Policy DM38 does not consider biodiversity, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where travelling showpeople yards result in the loss of greenfield areas. Such areas have the potential to support priority and other habitats and species which may then be directly or indirectly effected by development. It is anticipated this Policy will have minor adverse effects from the short term, reducing with time.</p>							
<p>Mitigation / Recommendations It is recommended that this policy could be strengthened to promote the protection and/or integration of biodiversity through habitat protection or creation/expansion.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
2. Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites	Local	Perm	Low	-	-	0	-
<p>Commentary Policy DM38 does not consider designated sites etc., however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where travelling showpeople yards result in the loss of designated sites or indirect effects through close proximity to such sites. It is anticipated this Policy will have minor adverse effects from the short term, reducing with time.</p>							
<p>Mitigation / Recommendations It is recommended that this policy could be strengthened to promote the protection and/or integration of designated biodiversity assets.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
3. Promote climate change mitigation in Waverley Borough	N/A	N/A	N/A	0	0	0	0
<p>Commentary</p>							

Policy DM38 does not consider climate change, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
4. Support the resilience of Waverley Borough to the potential effects of climate change	Local	Perm	Low	-	-	-	-
Commentary Policy DM38 does not consider climate change, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy may have minor adverse effects where travelling and showpeople yards result in increased impermeable surfaces and therefore increase the risk of flooding and reduce resilience to climate change. It is anticipated that this Policy will have a minor adverse effect from the short term, through to the long term.							
Mitigation / Recommendations It is recommended that this policy could be strengthened to support the resilience to the potential effects of climate change. This could be achieved through integration of SUDS principals in site design.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
5. Protect, maintain and enhance Waverley Borough’s cultural heritage resource, including its historic environment and archaeological assets.	Local	Perm	Med	+/-	+/-	+/-	+/-
Commentary No note is made in Policy DM38 in relation to cultural heritage, but there is a potential that previously unknown features could be found when construction activities take place. While artefacts could be damaged by construction, it also offers an opportunity for their recovery / recording. As such, it is anticipated that effects could be a mix of minor beneficial and minor adverse.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
6. Protect and enhance the character and quality of Waverley Borough’s landscape and townscapes	Local	Perm	Low	+	+	+	+
Commentary Policy DM38 notes that, as a minimum each pitch should provide landscaping which is considered to go towards ensuring the protection and enhancement of the character and quality of Waverley Borough’s landscape and townscape. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.							
Mitigation / Recommendations							

No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
7. Improve air, soil and water quality	Local	Temp	Low	-	0	0	0
<p>Commentary Policy DM38 would facilitate new infrastructure that could affect air through increased emissions, water through increased runoff and soil through direct loss. It is anticipated that this Policy will have a minor adverse effects in the short term and neutral in the medium to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
8. Ensure the efficient use of land	Local	Perm	Low	-	-	-	-
<p>Commentary Policy DM38 does not set out criteria or size of yard requirements that might otherwise ensure its efficient use. It absence of this, it is anticipated this Policy will have minor adverse effects from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations Consider strengthening through prescribing site sizes and functions which must be met e.g. storage or residential and storage.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
9. Use and manage water resources in a sustainable manner	N/A	N/A	N/A	0	0	0	0
<p>Commentary Policy DM38 does not consider water resources, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.</p>							
<p>Mitigation / Recommendations No recommendations made.</p>							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
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.	Local	Perm	Med	+	+	+	+
<p>Commentary Policy DM38 makes provision for travelling showpeople and therefore ensures that across Waverley Borough the mix includes for this group.</p>							

It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
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	Local	Perm	Med	+	+	+	+
Commentary Policy DM38 makes provision for travelling showpeople and therefore helps to meet the needs for different groups in the community However, this Policy does not refer to access to community services and facilities and as such its effectiveness is reduced. It is anticipated this Policy will have minor beneficial effects from the short term, through to the long term.							
Mitigation / Recommendations Consideration to me made in respect of additional text to support site selection that affords access to community services and facilities.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
12. Reduce deprivation and promote more inclusive and self-contained communities	Local	Perm	Low	+	+	+	+
Commentary Provision for travelling showpeople yards will them to become established and helps promote more inclusive and self-contained communities. This will help to reduce deprivation and would be considered a minor beneficial effect from the short through to the long term.							
Mitigation / Recommendations No recommendations made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
13. Improve the health and wellbeing of Waverley Borough's residents	Local	Perm	Low	+	+	+	+
Commentary Policy DM38 requires that yards have sufficient space to support residential, amenity and play space. In doing so, it is anticipated that this Policy will have a Minor beneficial effect from the short term, through to the long term.							
Mitigation / Recommendations No recommendation made.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm

14. Promote sustainable transport use and reduce the need to travel	Local	Perm	High	+	+	+	+
Commentary Policy DM38 does not consider proximity to community facilities or public transport, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.							
Mitigation / Recommendations Consideration to me made in respect of additional text to support site selection that affords access to community services and facilities.							
SA Objective	Characterisation of effects			Assessment			
	Mag / Scale	T/P	Cert	ST	MT	LT	Sm
15. Promote the economic vitality of Waverley Borough	N/A	N/A	N/A	0	0	0	0
Commentary Policy DM38 does not consider economic vitality, however it is recognised that is not the purpose of this Policy. It is anticipated that this Policy will have a Neutral effect from the short term, through to the long term.							
Mitigation / Recommendations No recommendation made.							

Appendix B. Site Assessment Overviews

B.1. Development Sites in Haslemere

B.1.1. DS 01 – Haslemere Key Site, West Street, Haslemere

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.

B.1.2. DS 02 – Central Hindhead, London Road, Hindhead

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
144 Central Hindhead London Road	-	---	-	+	-	---	---	+	+	+	---	-	-	-	-	1.64	38

The site comprises a mix of retail and commercial space and is in a predominantly urban area, bounded to the north by mature woodland.

In terms of **Significant** effects, two **Major Adverse** effects have been identified. The site is located within Source Protection Zone 2 and therefore will require water quality surveying and integration of mitigation measures specific to the groundwater environment (Objective 7); and the site is situated adjacent to an SPA and SSSI (Objective 2). Further assessment would therefore be required of the potential impacts on the SPA and SSSI.

Two **Moderate Adverse** effects have been identified. The site lies adjacent to the AONB, adjacent to an area designated Green Belt and is within 0.5km of an Area of Great Landscape Value (Objective 6), therefore further

landscape and visual impact assessment would be required, including landscape planting and sensitive design. In relation to Objective 11, schools and GP facilities are relatively far from the site.

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

Seven Minor Adverse effects have been identified: Mature trees which bound the site to the north may be impacted by construction (Objective 1); due to the size of the site, there is only limited space to support for low carbon energy infrastructure (Objective 3); a Listed building is within 0.13km of the site (Objective 5); overall deprivation and employment deprivation (Objectives 12 and 15) within the area is low in comparison to other sites and therefore it is reasoned that development here would detract from opportunities to improve levels of overall deprivation within other, more overall deprived areas. The site is also relatively far from services and facilities so would require a small increase in the need to travel by private forms of transport to reach facilities and services (Objective 13 and 14).

Four Minor Beneficial effects have been identified. Due to the size of the site and the fact that it is PDL, it is unlikely to increase runoff significantly (Objective 4); the site does not lie within agricultural land (Objective 8); and the site is anticipated to have mains water and sewerage utilities available as it is currently in retail and commercial use; and would result in some additional water demand based on its size and current use (Objective 9). Finally, the site is anticipated to provide 38 units in the town of Haslemere, attributed Minor Beneficial effects (Objective 10).

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

B.1.3. DS 03 – Land at Andrews, Portsmouth Road, Hindhead

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
145 Andrews of Hindhead, Hindhead	0	---	-	-	-	-	--	-	+	+++	--	-	+	--	-	0.55	35

The site is partially previously developed land and comprises a mix of building types and large areas of hardstanding / car parking, with part of the site greenfield. The surrounding area is urban comprising a mix of residential and commercial land types.

In terms of Significant effects, one **Major Adverse** effect was identified relating to its location in close proximity to an SPA and SSSI (note it is not within the designated area). Consideration needs to be given to the need for HRA due to potential for direct or indirect effects on Natura 2000 sites.

One **Major Beneficial** effect was identified in terms of the number of dwellings providing an opportunity for a good mix of house types etc. (Objective 10).

Three **Moderate Adverse** effects have been identified: relating to its location partially within Source Protection Zone 3 (Objective 7) and this will require water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers. The site is also relatively isolated from services and facilities (Objective 11) and relatively distant from sustainable transport options (Objective 14) – opportunities to improve sustainable transport to be prioritised.

In addition to the significant effects, the site has seven Minor Adverse effects: in relation to options to develop low carbon energy infrastructure (Objective 3), the site is considered small and this will also preclude many opportunities for SuDS (Objective 4). The site is in relative proximity to a listed building (Objective 5) and is close to the AONB (Objective 6). The site is also relatively close to an Environmental Stewardship Scheme (although is considered Non-Agricultural itself) (Objective 8). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

Two Minor Beneficial effects have been identified: the site will likely result in negligible water demand and due to current landuse would lessen additional runoff (Objective 9), 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 landuse and it is considered existing biodiversity features can be retained.

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

B.1.4. DS 04 – Land at Wey Hill Youth Campus, Haslemere

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.

B.1.5. DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere

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.

B.1.6. DS 06 – The Royal Junior School, Portsmouth Road, Hindhead

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.

B.1.7. DS 07 – Fairground Car Park, Wey Hill, Haslemere

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.

B.1.8. DS 08 – The Old Grove, High Pitfold, Hindhead

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.

B.1.9. DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
1105 National Trust Car Park, Branksome Place	--	--	-	-	-	--	-	+	-	+	-	-	+	--	-	0.4	13

The site is previously developed land and comprises large areas of hardstanding / car parking. The immediate surrounding area is almost entirely dense woodland with a small area of open maintained grass to the south associated with an industrial/commercial premises.

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

Four **Moderate Adverse** effects were identified: the site is in close proximity to Ancient Woodland (Objective 1) and opportunities to introduce green space / biodiversity habitat could be promoted. The site is also within close proximity to a sites designated as an SPA and SSSI (Objective 2) and the potential for direct and indirect effects means that HRA is to be considered. The site is also directly adjacent to an AONB (Objective 6) and consideration of impact on landscape features and integration of mitigation measures such as landscape planting during design is to be made. The site is also relatively distant to the town and sustainable transport links (Objective 14).

Eight minor adverse effects were identified. The site size (0.40ha) is considered insufficient to providing support for low carbon energy infrastructure and relative distance to town may result in need for car travel (Objective 3); the site size also presents little opportunity for SuDS and green infrastructure and is within relative proximity to flood zone 2 and 3, though the site would represent little additional runoff (Objective 4). The site is in close proximity to a listed building (Objective 5) and will have only minor effects on soil (Objective 7). It is also assumed that the site would result in a minor additional water demand based on yield proposed, however would provide little to no opportunity to implement SuDS (Objective 9) and the site is relatively isolated from town and other services and facilities (Objective 11). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

Three minor beneficial effects were identified. In relation to Objective 8, the site is considered Urban and the provision of 13 dwellings could make some contribution to a mix of house types. It is also considered that location in relative proximity to a PRoW and GP and its relative level of health deprivation are considered beneficial opportunities (Objective 13).

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

B.1.10. DS 10 – Hatherleigh, Tower Road, Hindhead

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
143 Hatherleigh, Tower Road, Hindhead	0	--	-	-	-	-	---	+	+	-	--	-	+	--	-	0.49	5

The site comprises a residential dwelling and a large surrounding, open garden. The surrounding area is urban comprising a mix of residential and commercial land types.

In terms of Significant effects, one **Major Adverse** effect was identified relating to its location partially within Source Protection Zone 1, 2 and 3 (Objective 7) and this will require water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers.

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

Three Moderate Adverse effects have been identified: the site is in close proximity to an SPA and SSSI (Objective 2) and as such, consideration to be made of the need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites. The site is also relatively isolated from services and facilities (Objective 11) and relatively distant from sustainable transport options (Objective 14) – opportunities to improve sustainable transport to be prioritised.

In addition to the significant effects, the site has six Minor Adverse effects: in relation to options to develop low carbon energy infrastructure (Objective 3), the site is considered small and this will also preclude many opportunities for SuDS (Objective 4). The site is in relative proximity to a listed building (Objective 5) and is relatively close to the AONB (Objective 6). The small site size also reduces opportunity to provide a good mix of house types (Objective 10). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

Three Minor Beneficial effects have been identified: the site lies within land noted as being ‘Non-Agricultural’ (Objective 8) and will likely result in negligible water demand (Objective 9), while location in relative proximity to a PRow and GP and its relative level of health deprivation are considered beneficial opportunities.

One Objective (Objective 1) is considered Neutral due to the current landuse of a large dwelling and surrounding residential garden and it is considered existing biodiversity features can be retained.

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

B.1.11. DS 11 – 34 Kings Road, Haslemere

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
1067 34 Kings Road, Hindhead	0	-	-	-	-	-	-	+	+	-	-	-	+	+	-	0.30	5

The site is partially previously developed land and a residential dwelling, associated car parking and garden to the rear. The surrounding area is urban comprising a mix of residential and commercial land types.

In terms of Significant effects, only one **Moderate Adverse** effect has been identified in relation to the site size providing insufficient area for low carbon energy infrastructure and being relatively distant to local shops. Opportunities to improve sustainable transport infrastructure to be prioritised. Design should also ensure sustainable building practices and minimise construction and operational energy demand / carbon emissions.

Nine minor adverse effects were identified: While the site is relatively distant to designated areas, a potential for adverse effects could remain (Objective 2). The site size presents little opportunity for SuDS and is close to Flood Zone 2 and 3, though small site size and PDL mean additional runoff should be limited (Objective 4). The site is relatively close to a Conservation Area and Archaeological asset, as well as the AONB (Objectives 5 and 6). The site is adjacent Source Protection Zones 2 and 3.). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

In minor beneficial terms, the site is wholly within an Urban classification (Objective 8) and will have negligible additional water demand (Objective 9). The site is also in proximity to health services and is relatively health deprived, so may benefit from development (Objective 13) and is in relative proximity to sustainable transport options (Objective 14).

One Objective (Objective 1) is considered Neutral due to the current landuse of a large dwelling and surrounding residential garden and it is considered existing biodiversity features can be retained. .

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

B.2. Development Sites in Witley

B.2.1. DS 12 – Land at Highcroft, Milford

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
467 Land at Highcroft, Petworth Road	-	--	-	-	-	---	---	+	-	-	-	-	+	-	-	0.89	7

The site currently comprises residential housing with gardens, and is situated between the Haslemere Road and Petworth Road which bound the site to the west and east respectively. The south of the site is bounded by mature trees, separating the site from a cricket field and to the north lies a small residential development.

In terms of Significant effects, two **Major Adverse** effects have been identified: the site lies within Green Belt (Objective 6), necessitating consideration of impact on landscape and townscapes and design to incorporate landscape planting. The site is also wholly within SPZ2 (Objective 7) which would require undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers.

The site has no **Major Beneficial** effects identified.

One **Moderate Adverse** effect has been identified: in relation to Objective 2, the site is in relative proximity to sites designated for nature conservation (SPA, SAC and SSSI) would require HRA in respect of the Natura 2000 sites and other appropriate investigation in respect of the SSSI.

In addition to the significant effects, ten Minor Adverse effects have been identified: in relation to Objective 1, there will be a loss of trees and residential gardens, while in relation to Objective 3, the site size provides little opportunity for support of low carbon energy infrastructure. In relation to Objective 4, the site size means opportunities to implement SuDS and increase green infrastructure are limited. It is in relative proximity to and may impinge the setting of heritage assets (Objective 5), it is anticipated there would be slight additional water demand (Objective 9); the site makes limited contribution to housing needs (Objective 10), and the site is relatively isolated from services and facilities (Objective 11). 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 (Objective 12) and the site is relatively isolated from sustainable transport link (Objective 14). 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).

Two Minor Beneficial effects were identified: in relation to Objective 8, the site is PDL and in providing 7 dwellings, while in relation to Objective 13, 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.

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

B.2.2. DS 13 – Land at Wheeler Street Nurseries, Witley

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
1122 Land at Wheeler Street Nurseries, Wheeler Lane	0	--	-	-	---	---	--	-	+	+	--	-	+	--	-	0.74	17

The site is partially previously developed land currently comprising of former commercial units and areas of hardstanding. To the south and east lies residential properties with garden and to the west a small area of agricultural land. The site is bounded by mature trees in some small sections. Note that the southern part of the wider site at Wheeler Street Nurseries (LAA:368) received planning permission for 18 dwellings in January 2019.

In terms of Significant effects, two Major Adverse effects have been identified: the site is directly adjacent a Conservation Area and in relatively close proximity to a listed building and archaeological asset (Objective 5) and design should be sensitive to heritage features and the site is within Green Belt (Objective 6) although an

area identified in LPP1 as being suitable for release from the Green Belt, and as such would require close attention to impact on landscapes and townscapes and design to incorporate landscape planting.

The site has no **Major Beneficial** effects identified.

Four **Moderate Adverse** effects have been identified: in relation to Objective 2, the site is in relatively close proximity to sites designated for nature conservation (SPA, SAC and SSSI), necessitating the need for HRA and consideration of effects on SSSI. The site is also within close proximity to SPZ2 (Objective 7) and would require the undertaking of water quality surveying and integration of mitigation measures specific to groundwater. In relation to Objective 11, the site is relatively isolated from services and facilities and in relation to Objective 14, the site is relatively isolated from sustainable transport modes.

In addition to the significant effects, five Minor Adverse effects have been identified: in relation to Objective 3, its size would provide limited opportunity for support of low carbon energy infrastructure (Objective 3) - design should ensure sustainable building practices and minimise construction and operational energy demand / carbon emissions. In relation Objective 4, change of land use to comprise 20 units is not anticipated to significantly increase runoff given current land use. The site is less than 1ha in size and therefore opportunities to implement SuDS and increase green infrastructure are limited. The site is also approximately 0.41km from Flood Zone 2 and 3. In relation to Objective 8, the site is in relative proximity to a land Stewardship Scheme and of Grade 3 land. Overall deprivation at this site 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 (Objective 12). Similarly, the site is assessed as having lower levels of employment deprivation, suggesting 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 for Objective 15.

Three Minor Beneficial effects were identified: it is relatively close in proximity to a GP surgery (Objective 13). Health deprivation is lower than in other areas and it is therefore reasoned that development here would detract from opportunities to develop within areas found to suffer greater levels of health deprivation. The site would lead negligible additional water demand based on its current use, and would provide opportunity to implement SuDS (Objective 9). Finally, in providing 20 dwellings, the site makes suitable contribution to housing needs (Objective 10).

One neutral effect was identified: in relation to Objective 1, the site is partially located on previously developed land and is absent of any significant biodiversity features.

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

B.2.3. DS 14 – Land at Secretts, Hurst Farm, Milford

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
923 Land at Secretts, Hurst Farm, Milford	-	--	+++	-	---	---	--	--	-	+++	0	+	+++	+	+	13	177

This large agricultural business site comprising maintained agricultural land, polytunnels and large greenhouse / nurseries among associated maintenance/storage yards and buildings. A small area of hardstanding lies to the south west and two small ponds reside within the site, adjacent the south east border.

In terms of Significant effects, two **Major Adverse** effects have been identified: In relation to Objective 5, the site is partially within a Conservation Area and contains a Listed Building. Design is therefore to be sensitive to heritage features and include, for example, buffer zones. In relation to Objective 6, the site is within Green Belt, and in close proximity to an AONB. As such, consideration needs to be made of impact on landscape and townscapes and design to incorporate landscape planting.

Three **Major Beneficial** effects were identified: in relation to Objective 3, the site is in close proximity to shops etc., and its size provides opportunity for low carbon energy infrastructure, due to the promoter's high suggested yield on the site. In relation to Objective 10, its size allows for a good contribution to housing needs and mix etc of housing type and in relation to Objective 13, the site is in close proximity to a GP Surgery and 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.

Three **Moderate Adverse** effects have been identified: in relation to Objective 2, the site is in close proximity to SPA, SAC and an SSSI and would require consideration of the need for HRA in respect of the Natura 2000 sites and assessment in respect of the SSSI while it is also in proximity to an SPZ (Objective 7), requiring the undertaking of water quality surveying and integration of mitigation measures specific to the groundwater environment. The site also partially intersects Land Classification Grade 3 (Objective 8) and would require agricultural land classification surveys.

In addition to the significant effects, seven Minor Adverse effects have been identified: the site is in PDL but includes two small ponds (Objective 1). The site size may significantly increase runoff given current land use however the site size provides sufficient opportunities to implement SuDS and increase green infrastructure (Objective 4). Anticipated increases in water demand are difficult to predict given the current use of the site however the site provides good opportunities for SuDS given its size (Objective 9).

Three Minor Beneficial effects were identified: in relation to Objective 12, overall deprivation is considered high when compared to other areas. It is therefore reasoned that development within this area would reduce levels of overall deprivation. The site is in relatively close proximity to a range of sustainable transport options (Objective 14) and the site is in an area assessed as having slightly increased levels of employment deprivation, suggesting that development here would contribute to the economic vitality of the Borough (Objective 15).

One effect was considered Neutral. In relation to Objective 11, on balance proximity to a range of services and facilities is considered to have neutral effects.

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

B.3. Site allocations for Gypsies and Travellers

B.3.1. DS 15 – Burnt Hill

Site	SA Objective															Size	Increase
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/25: Burnt Hill, Plaistow Road, Dunsfold	---	---	--	0	-	-	0	-	-	+	---	+	-	---	-	0.58	3

This site currently comprises residential units along its length. It is bounded to the north and south by residential and commercial premises. The eastern most section of the site is bounded by dense mature woodland which extends around the north and south of the site. The Plaistow Road runs directly adjacent the site.

In terms of Significant effects, four **Major Adverse** effects have been identified: the site is partially within an area of ancient woodland and is bounded by areas of mature woodland (Objective 1) and would therefore require consideration through arboricultural survey for example. The sites proximity to an SSSI (Objective 2) suggests appropriate environmental survey will be required and the sites proximity to a range of services and facilities (Objective 11) and sustainable transport services (Objective 14) suggests opportunities to improve sustainable transport infrastructure should be prioritised.

The site is not attributed any **Major Beneficial** effects.

The site has one **Moderate Adverse** effect: the sites capacity to promote climate change mitigation in Waverley Borough (Objective 3) is considered poor owing to proximity to bus stops, local shops the town centre and its capacity to integrate low carbon infrastructure.

In addition to the significant effects, six Minor Adverse effects have been identified: the sites proximity to a number of cultural heritage assets (Objective 5), it is within an Area of Great Landscape Value (Objective 6). Its uptake of Grade 3 Agricultural Land (Objective 8) and capacity to integrate SuDS (Objective 9) are also considered Moderate Adverse. Finally, the sites relative health deprivation and employment deprivation scores are unfavourable, attributing Minor Adverse effects.

Two **Minor Beneficial** effects have been identified: in relation to the sites provision of housing to a specific sector of the community (Objective 10) and due to its favourable relative overall deprivation score (Objective 12).

The site also has two **Neutral** effects in relation to the support of climate change resilience (Objective 4) and the sites capacity to improve air, soil and water quality (Objective 7).

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objectives.

B.3.2. DS 16 – Land west of Knowle Lane

Site	SA Objective															Size	Inc.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/28 Land west of Knowle Lane, Cranleigh	-	-	--	0	-	0	0	-	-	+	--	-	-	--	-	0.46	1

The site is greenfield agricultural land bounded to the east by mature trees which separate it from Knowle Lane. To the north, directly bounding the site is a residential property and maintained garden and to the west is agricultural land. To the south lies mature trees, beyond which resides further residential properties.

In terms of significant effects, no **Major Adverse** effects were identified for this site.

No Major Beneficial effects have been identified in relation to this site.

Three **Moderate Adverse** effects were identified: in relation to Objective 11, the site is isolated from services and facilities and it is also not in proximity to sustainable transport including bus and rail services or of an A Class road (Objective 14). Finally, in relation to Objective 3, the site is isolated from shops and the town centre and the site size allows little opportunity for low carbon infrastructure. Opportunities to improve sustainable transport infrastructure should be prioritised.

In addition to the significant effects, the site has eight Minor Adverse effects identified. In relation to Objective 1, the site has mature trees to the east which may be impacted by construction and there is also a small potential for indirect impact on an SSSI (Objective 2) and a small potential impact on the setting of cultural heritage resources (Objective 5). Though the site is classified as greenfield of Grade 3, this site will have its use intensified and as such effects on Objective 8 are reduced. There would be a slight additional water demand (Objective 9) and the site is in an area that is comparatively less deprived with respect to overall levels of deprivation (Objective 12) and is in an area of lower health deprivation relative to other areas (Objective 13). The site is also assessed as having slightly reduced levels of employment deprivation (Objective 15).

One Minor Beneficial effect was identified. In relation to Objective 10 as it is considered that this site will cater specifically to a sector of the population and help contribute to the objective of providing everyone with the opportunity to live in good quality housing.

Three Neutral effects were identified. In relation to Objective 4, the intensification of the site will not result in additional runoff. Distances to designated landscape areas are anticipated to result in neutral effects in relation to Objective 6 while effects on air, water or soil are not anticipated as this is an intensification site.

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objective.

B.3.3. DS 17 Monkton Farm

Site	SA Objective															Size	Inc.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/29: Monkton Farm, Monkton Lane Farnham	-	--	-	-	--	-	---	0	-	+	+	-	-	-	-	0.67	5

The site comprises a mix of allotments and residential land use. Northern and western faces of the site are bounded by a mix of mature trees and hedgerow, and the site is subdivided in places by small maintained hedgerow. The site is directly adjacent to a large recreational/gym facility to the south and allotment space to the north.

In terms of significant effects, one **Major Adverse** effect has been identified: in relation to Objective 7, although the site is not thought to adversely affect soil due to it being an intensification site, development is considered Major Adverse due to the sites location partially within SPZ1 and SPZ2. Undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment should be considered.

No **Major Beneficial** effects were identified for this site.

Two **Moderate Adverse** effects have been identified: in relation to Objective 2, a LNR is directly adjacent to the site and in relation to Objective 5, the site is considered moderate adverse due to the intersection with an archaeological asset.

In addition to the significant effects, nine **Minor Adverse** effects have been identified. In relation to Objective 1, the site is bounded on two sides by mature trees, which would likely be impacted by construction. Regarding Objective 3, the site is in close proximity to shops and the town centre, reducing the need for vehicular travel. The site will provide little opportunity to promote SuDS or increase green infrastructure (Objective 4). While the site is entirely within the Farnham Aldershot Strategic Gap, the site proposals represent an intensification of the site and therefore this is considered Minor Adverse in terms of landscape / townscape (Objective 6). The site would result in a slight additional water demand (Objective 9) and in terms of Objective 12, it is considered that overall deprivation is considered low in comparison with other areas and it is therefore reasoned that development here would detract from opportunities to improve levels of overall deprivation at sites found to be at increased levels of overall deprivation. Similarly, in relation to Objective 13, health deprivation is slightly lower in this area than other parts of Waverley. Development here may detract from other areas that would benefit from opportunities to improve levels of health deprivation. Although the site is close to a bus stop and is within the town centre, proximity to a rail service and A Class Road is considered Minor Adverse (Objective 14) and employment deprivation is low compared to other areas (Objective 15). Development here would detract from opportunities to improve economic vitality in areas that are relatively more economically deprived.

Two **Minor Beneficial** effects have been identified: in relation to Objective 10, it is considered that this site will cater specifically to a sector of the population and help contribute to the objective of providing everyone with the opportunity to live in good quality housing. Access to services and facilities is relatively good and benefits from the closely located bus stop (Objective 11).

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objective.

B.3.4. DS 18 South of Kiln Hall, St George's Rd

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/30: Land south of The Kiln Hall, St Georges Road, Badshot Lea, Farnham	-	-	--	-	-	--	--	-	-	+	--	-	-	-	-	0.4	3

This site comprises a single residential unit and a large garden to the rear. The site is separated from a small racetrack (Aldershot RC Track) by a strip of mature trees and hedgerow. To the south and east lie agricultural land. To the west is the St Georges Road.

In terms of significant effects, no **Major Adverse** effects were identified, nor were any **Major Beneficial** effects.

However, four **Moderate Adverse** effects have been identified. In relation to Objective 3, the site is relatively isolated from the town centre and shops and the site size provides little opportunity for low carbon infrastructure. In relation to Objective 6, the site is entirely within the Farnham Aldershot Strategic Gap and in relatively close proximity to other landscape designations. In terms of Objective 7, the site is not anticipated to have significant effects on soil resources as it includes the intensification of an existing site however it is, directly adjacent to a Minerals / Waste Site and is in close proximity to SPZ2. The site is also isolated from services and facilities (Objective 11).

In addition to the significant effects, ten Minor Adverse effects have been identified. In relation to Objective 1, the site is bounded on one side by mature trees which would likely be impacted by construction. The site also has the potential to effect sites designated for nature conservation interest (Objective 2). In relation to Objective 4, the site would potentially increase runoff and is relatively close to Flood Zone 2 and 3. There are also potential effects on the setting cultural heritage resources (Objective 5). The site would result in the loss of Grade 2 land, but effects are reduced due to site size and it being PDL (Objective 8). The site is in an area that is comparatively less deprived with respect to overall levels of deprivation (Objective 12) and is in an area of lower health deprivation relative to other areas (Objective 13). The site isolated from town centre and railway and bus stops however is in relatively close proximity to an A class road (Objective 14). The site is also assessed as having slightly reduced levels of employment deprivation (Objective 15). Finally, the sites anticipated additional water demand is considered Minor Adverse (Objective 9).

One Minor Beneficial effect was identified in relation to Objective 10 as it is considered that this site will cater specifically to a sector of the population and help contribute to the objective of providing everyone with the opportunity to live in good quality housing.

No Neutral effects were identified with respect to this site.

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objective.

B.3.5. DS 19 – Land off Badshot Lea Road

Site	SA Objective															Size	Inc..
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/31: Land off Badshot Lea Road, Badshot Lea, Farnham	-	-	--	0	-	-	---	--	-	+	-	-	-	-	-	0.51	2

This area is predominantly greenfield with small areas of hardstanding. Mature trees run along the northern, western and eastern boundary and hedgerow to the south. To the north of the site there is a large garden nursery centre and farming facilities to the east. To the south is agricultural land and potentially farm building.

In terms of significant effects, one **Major Adverse** effect was identified for this site: in relation to Objective 7, the site lies partially within SPZ 1, 2 and 3. Undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment should be made.

No **Major Beneficial** effects were identified in relation to this site.

Two **Moderate Adverse** effects were identified. In relation to Objective 3, the site size provides very limited opportunity for incorporation of renewable or low carbon infrastructure. In relation to Objective 8, the site would lead to the loss of Grade 2 agricultural land (this effect is downgraded from major adverse due to the site size).

In addition to the significant effects, the site has ten Minor Adverse effects identified: in relation to Objective 1, the site is bounded by mature trees which may be impacted by construction, while in relation to Objective 2, there is a potential for indirect effects on sites designated for nature conservation. In relation to Objective 5, there is the potential for effects on the setting of cultural heritage resources. The site would also lead to a slight additional water demand (Objective 9) and the site is relatively distant to services and facilities (Objective 11). The site is in an area that is comparatively less deprived with respect to overall levels of deprivation (Objective 12) and is in an area of lower health deprivation relative to other areas (Objective 13). The site is relatively isolated from town centre and rail services (Objective 14). The site is also assessed as having slightly reduced levels of employment deprivation (Objective 15) and is an extension site within the Farnham – Aldershot Strategic Gap (Objective 6).

One Minor Beneficial effect has been identified in relation to Objective 10 as it is considered that this site will cater specifically to a sector of the population and help contribute to the objective of providing everyone with the opportunity to live in good quality housing.

One Neutral effect was identified in relation to Objective 4 as the intensification of use of this site will not lead to additional runoff etc.

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objective.

B.3.6. DS 20 – Old Stone Yard

Site	SA Objective															Size	Inc. .
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
T/33: The Old Stone Yard, Tongham Road, Runfold, Farnham	0	-	---	0	-	-	--	--	-	+	--	-	-	-	-	0.14	3

This site appears to have recently been developed to comprise a building and large area of hardstanding. There are residential properties to the west and commercial area to the east. The Guildford Road runs south of the site and Tongham Road to the west.

In terms of significant effects, one **Major Adverse** effect was identified for this site: in relation to Objective 3, the site is isolated from shops and the town centre and its small size allows little opportunity for integration of renewable or low carbon infrastructure. Opportunities to improve sustainable transport infrastructure is to be prioritised.

No **Major Beneficial** effects have been identified for this site.

Three **Moderate Adverse** effects have been identified. The site is also within SPZ 3 (Objective 7) and in relation to Objective 8, the site lies within Grade 2 agricultural land (this effect is downgraded from major adverse due to the site size and it being PDL). The site is also isolated from services and facilities (Objective 11).

In addition to the significant effects, the site has eight Minor Adverse effects identified: in relation to Objective 2, there is a potential for indirect effects on sites designated for nature conservation. Likewise there is a potential for effects on the setting of cultural heritage resources (Objective 5). In relation to Objective 6, the site is entirely within the Farnham Aldershot Strategic Gap and within close proximity to other landscape designations. There will be slight additional water demand (Objective 9) and the site is in an area that is comparatively less deprived with respect to overall levels of deprivation (Objective 12) and is in an area of lower health deprivation relative to other areas (Objective 13). The site is relatively isolated from sustainable transport options and A class roads (Objective 14). The site is also assessed as having slightly reduced levels of employment deprivation (Objective 15).

One Minor Beneficial effect has been identified - in relation to Objective 10, it is considered that this site will cater specifically to a sector of the population and help contribute to the objective of providing everyone with the opportunity to live in good quality housing.

Two Neutral effects have also been identified. In relation to Objective 1, the site is PDL, distant from Ancient Woodland, in a suburban area with immediate surroundings of hardstanding. In relation to Objective 4, it is considered that intensification of this site will not add to runoff.

Relative to other sites within Waverley Borough, this site is considered less sustainable in respect of the SA Objective.

P McEntee
Atkins Limited
Woodcote Grove
Ashley Road
Epsom
KT18 5BW

Tel: +44 (0)1372 726140
Fax: +44 (0)1372 740055

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