

<b>Consultation</b>	Site Appraisal Toolkit 2013
<b>Start</b>	11 February 2013 12:00:00 GMT
<b>End</b>	28 March 2013 08:54:00 GMT
<b>Published on</b>	11 February 2013 09:05:28 GMT



**Help us to reduce paper waste.**

This download can be stored on your computer for future reference. Please be mindful of the environment and only print required pages, if at all.

**To comment on this document online please:**

1. Select [this link](#) to open the document online
2. **Browse to the area(s)** of the document that you would like to comment on using the table of contents on the left of the screen
3. Select the **Add Comment** option (note that you may be asked to [register](#) / sign in)
4. **Complete the question(s)** displayed
5. Select the **Submit** option

**Thank you! Making your comments online has the following key benefits:**

- **Save time** - view and download documents/comments online anytime, anywhere
- Environmental - electronic systems **save paper**
- **Keep track** of how your comments are processed
- Set your Areas of Interest for **instant updates** of new events available for consultation
- **View and Search comments** made by other consultees once they have been processed

# Mole Valley Site Appraisal Toolkit

Updated February 2013

February 2013

**This document can be made available in large print, on audio cassette, in Braille and in other languages**

If you would like this document in another format or language please visit the Council's main reception in Dorking or the Leatherhead Helpshop.

Alternatively you can contact us by:

Fax: 01306 876821

Email: [alternative.formats@molevalley.gov.uk](mailto:alternative.formats@molevalley.gov.uk)

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

Si desea este documento en otro formato o idioma sírvase visitar la recepción principal del Consejo en Dorking o el Leatherhead Helpshop.

También puede comunicarse con nosotros por:

Fax: 01306 876821

E-mail: [alternative.formats@molevalley.gov.uk](mailto:alternative.formats@molevalley.gov.uk)

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

یہ دستاویز اگر آپ کو اپنی زبان یا کسی دیگر شکل میں درکار ہو تو برائے مہربانی 'ڈورنگٹ' یا 'لیڈر ہیڈ' میں اسٹیپ شاپ کے 'مین ریکشن' پر جائیے یا ہم سے رابطے کے لیے یہ وسائل اختیار کیجئے:

فیکس: 01306 876821

ای میل: [alternative.formats@molevalley.gov.uk](mailto:alternative.formats@molevalley.gov.uk)

ویب سائٹ: [www.molevalley.gov.uk](http://www.molevalley.gov.uk)

আপনি যদি এই ডকুমেন্ট অন্য কোন ধরনে অথবা ভাষায় চান তাহলে অনুগ্রহ করে কাউন্সিলের প্রধান রিসেপশন ডকিং অথবা লেদারহেড হেল্পশপে দেখা-সাক্ষাত করুন।

বিকল্পভাবে আপনি অন্য যেসব উপায়ে যোগাযোগ করতে পারেন সেগুলো হলো:

ফ্যাক্স: 01306 876821

ইমেইল: [alternative.formats@molevalley.gov.uk](mailto:alternative.formats@molevalley.gov.uk)

ওয়েবসাইট: [www.molevalley.gov.uk](http://www.molevalley.gov.uk)

## Appendix 2 Sustainability Appraisal Objectives

This appendix outlines the main policies used to inform the assessment of each site against the Council's Sustainability Objectives and gives examples of the sources of the required information.

**SA Objective 1: To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford**

### Policy Background:

- National Planning Policy Framework (NPPF)
- Planning Policy for Traveller Sites
- Mole Valley Core Strategy policies:
  - CS2: Housing Provision & Location
  - CS3: Balancing Housing Provision
  - CS4: The Provision of Affordable Housing
  - CS5: Gypsies Travellers and Travelling Showpeople

### Source of Information:

- Site Assessment Pro-Forma

### The assessment:

In order to assess a proposal against this objective, sites will be considered against Mole Valley Core Strategy Policies CS2, CS3, CS4 and CS5 which set out the requirements for the provision of housing in the district.

The following types of housing / sites are particularly sought;

- two and three bedroom dwellings;
- new housing for the elderly, and supported and specialist accommodation;
- sites for pitches for Gypsies, Travellers and Travelling Show people within the district.

Therefore proposals which provide one or more of these key types of accommodation will be rated favourably. It will be assumed that all sites will provide the level of affordable housing as required by Core Strategy Policy CS4 or any subsequent policy. Sites which cannot achieve this will be considered less favourably.

This assessment will not take into account the location of the proposal as the suitability of a location for the proposed use is considered through the assessment of other objectives and the initial site assessment work.

**SA Objective 2: To facilitate the improved health and wellbeing of the whole population**

### Policy Background:

- NPPF
- Mole Valley Core Strategy Policy CS16: Open Space, Sports and Recreation Facilities

## Sustainability Appraisal Objectives

### Source of Information:

- Site Assessment Pro-Forma
- Mole Valley PPG17 Study 2007
- Consultation with key stakeholders e.g. Health Care Providers

### The assessment:

This objective has historically been used to assess levels of ill-health and access to medical facilities across the District. However, the remit is now broader and there is greater emphasis on the need to provide places which contribute to the health and wellbeing of those living there. Ensuring that people have access to open spaces, green infrastructure and sports, recreational and play spaces and facilities which are safe and easily accessible by walking, cycling and public transport are now key considerations.

The assessment of a site against this objective will still also consider the more traditional assessment of access to health facilities. The District's population is generally healthy but there is a trend towards a more elderly population. Therefore any proposals which results in the loss of a health facility (such as a Doctors surgery) or the loss of / reduction in quality of or access to open space, sports and recreation facilities without suitable mitigation will rate poorly. Those proposals which result in an increase in the level of / quality or access to health facilities, open space, sports or recreation facilities, particularly in areas identified as having a deficit of such facilities will rate very well. Proposals near to existing facilities will also rate well against the objective unless there is evidence of insufficient capacity.

### **SA Objective 3: To reduce poverty and social exclusion**

This objective will not be used as part of the sustainability assessment of individual sites.

Within Mole Valley there are limited areas of deprivation, although a few pockets do exist. There are a lower than average numbers of residents with no qualifications and poor literacy skills, and fewer than average claiming benefits. There are however many parts of the district with poor access, particularly by foot, cycle or public transport, to services and facilities which can lead to the exclusion of some parts of the community, particularly in rural areas.

The accessibility of sites to services and facilities is already assessed through Objective 5 so does not need to be considered again. The other aspects of this objective, such as addressing issues of deprivation and improving participation in further education are not felt to be issues that can be realistically assessed as part of the site assessment process. However, if an individual proposal specifically seeks to address an element of this objective not already covered elsewhere this will be highlighted as part of the assessment.

### **SA Objective 4: To minimise the harm from flooding**

### Policy Background:

- NPPF
- Mole Valley Core Strategy Policy CS20: Reduced Flood Risk and Environmental Pollution

**Source of Information:**

- Site Assessment Pro-Forma
- Mole Valley, Strategic Flood Risk Assessment (SFRA), 2008 and additional fluvial & surface water flooding datasets published by the Environment Agency
- Consultations with key services providers, for example the Environment Agency

**The assessment:**

In order to reduce the risk of flooding to any development, Core Strategy Policy CS20 states that the Council will not be seeking to allocate sites or permit development for housing in Flood Zones 3a or 3b and therefore such development proposals will rate very poorly against this sustainability indicator. Applications for housing in Flood Zone 2 will only be considered if all other alternatives have been assessed and it has been demonstrated that they are unsuitable. Such sites will also rate poorly against the indicator.

The assessment of flood risk will also take into account surface water and other sources of flooding. In many cases surface water flooding issues can be resolved through good design and planning, but the Council will have to make a judgement as to how serious an issue it is and will seek the advice of the Environment Agency. The use of Sustainable Drainage Systems (SUDS) will be expected as part of all developments and therefore this aspect of minimising the harm from flooding will not be used to individually assess sites.

Sites that are within Flood Zone 1, not in areas at risk from surface water and other sources of flooding such as groundwater will rate well against this indicator, particularly if there is no evidence that the proposal will cause issues off site or where it provides remediation against existing flood issues.

**SA Objective 5: To improve accessibility to all services and facilities, and natural greenspace**

**Policy Background:**

- NPPF
- Mole Valley Core Strategy Policy CS18: Transport Options & Accessibility

**Source of Information:**

- Site Assessment Pro-Forma
- Mole Valley Settlement Hierarchy 2008
- Mole Valley & Me ([www.molevalley.gov.uk](http://www.molevalley.gov.uk))
- Consultations with key services providers
- Infrastructure Delivery Plan

**The assessment:**

The Council will use a range of information to make an assessment of the extent to which a proposal meets, or otherwise, this objective. Sites that are within easy walking / cycling distance of a wide range of services and facilities such as education, employment, recreation (including natural greenspace), health, community and cultural centres will rate very well. Those which contribute towards improving accessibility through for example, the development of a new service or facility will also rate highly.

Consideration will also be given to the type of facility and service that the proposal is accessible to, as some will obviously be more important than others, particularly for those with no access to a car.

## Sustainability Appraisal Objectives

Employment opportunities will not be considered as part of this objective as they are included in the assessment criteria for other objectives.

### SA Objective 6: To make the best use of previously developed land and existing buildings

#### Policy Background:

- NPPF

#### Source of Information:

- Site Assessment Pro-Forma

#### The assessment:

The re-use of a piece of previously-developed land or existing buildings will rate more favourably than the development of a greenfield site. Other sustainability objectives assess the location of the site, access to services and facilities and for example the extent to which contaminated land might be cleared. These are therefore not considered within this objective.

### SA Objective 7: To reduce land contamination and safeguard soil quality and quantity

#### Policy Background:

- NPPF

#### Source of Information:

- Mole Valley District Council Contaminated Land Database
- Agricultural Land Classification Maps

#### The assessment:

This objective has been divided into two subsections to help in the assessment of a site.

a) To reduce land contamination – Proposals which would result in the remediation of known contamination will rate well against this objective where as those that do nothing to remediate known and significant contamination will rate poorly. In many cases there will be no land contamination issues and this element of the objective will be marked as not applicable. Where there is some uncertainty a precautionary approach will be taken until such time as an assessment has been undertaken by the land owner / developer to demonstrate that the land is not contaminated or that remediation is possible.

b) To safeguard soil quality – The Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Agricultural land is classified into five grades. Grade 1 is the best quality and Grade 5 is the poorest quality. Development of land classified as agricultural Grade 1 or 2 will rate poorly against this objective as such a proposal will fail to protect the best and most versatile land. The scoring will improve as the quality of the land reduces. The development of previously developed land with no agricultural value will rate well.

Soil quality is not assessed here as overall the amount of land that will be developed will be the same no matter which individual sites are allocated.

### SA Objective 8: To ensure air quality continues to improve

#### Policy Background:

- NPPF

#### Source of Information:

- Site Assessment Pro-Forma
- Mole Valley District Council Environmental Health Service

#### The assessment:

Air quality limits within the District are currently not being breached but there is potential for this to happen as a result of congestion, new development and a range of other factors. The assessment will therefore consider whether development proposals will significantly add to levels of air pollution be it through the nature of the development or associated impacts such as high levels of traffic generation. Proposals which would result in the removal of a pollution generator will rate more favourably.

Development proposals which may be affected by existing air pollution issues will be identified as part of the assessment.

### SA Objective 9: To reduce noise pollution

#### Policy Background:

- NPPF

#### Source of Information:

- Defra Noise Mapping England (<http://services.defra.gov.uk/wps/portal/noise>)
- Gatwick Airport Strategic Noise map (BAA)
- Mole Valley District Council Environmental Health Service

#### The assessment:

In order to assess this objective, two aspects of noise pollution are being considered due to their relevance to the consideration of sites. These are:

a) To reduce the level of noise pollution - Proposals which will result in the loss of a considerable source of noise pollution will rate well against this objective. The majority of proposals are likely to result in some level of noise pollution, even if only in a small way due to the general urbanising effects of development. In assessing the impact, the existing use of the proposed site will also be taken into account. The development of a greenfield site is likely to be rated less favourably in terms of this objective than the redevelopment of an existing industrial site.

## Sustainability Appraisal Objectives

b) To ensure people are not exposed to unacceptable levels of noise – The M25 passes through the northern part of the District and high numbers of vehicles also travel along the A24 and A25. Railway lines also cross the District and the south east is effected by noise from Gatwick Airport. Some 260ha of the District is in an area affected by noise whereby permission for new homes will not normally be granted. Therefore proposals for noise sensitive development, such as homes or schools, in locations close to significant noise sources, such as major roads or Gatwick, will rate poorly against this objective. Those proposals located near to other noise generating uses such as some commercial / industrial uses will also rate less favourably. Schemes in areas of predominantly residential character and not near to larger pieces of transport infrastructure will rate better. The Council will use the noise exposure categories set out in the Mole Valley Local Plan 2000.

In the event of any uncertainty over the assessment of a proposal against this objective a precautionary approach will be taken until such time as further evidence to the contrary is supplied by the developer / landowner.

### SA Objective 10: To reduce the level of light pollution

#### Policy Background:

- NPPF

#### Source of Information:

- Site Assessment Pro-Forma
- Mole Valley District Council GIS mapping information.

#### The assessment:

In order to assess this objective, two aspects of light pollution are being considered due to their relevance to the consideration of sites. These are:

a) To reduce the level of light pollution - Those proposals which result in the loss of a considerable source of light pollution will rate very well. However, it is anticipated that most proposals (the majority of which are expected to be for residential schemes) will result in some issues when assessed against this objective. These sites are likely to add, even if only in a small way, to light pollution due to the desire for street lighting and the general urbanising effects of development.

b) To ensure people are not exposed to unacceptable levels of light – Proposals which are adjacent to major sources of light pollution particularly those that may continue on throughout the night (such as a major industrial site operating on a 24hours basis) will rate very poorly against this objective. It is anticipated that most proposals will be considered to be neutral.

In the event of any uncertainty over the assessment of a proposal against this objective a precautionary approach will be taken until such time as further evidence to the contrary is supplied by the developer / land owner.

### **SA Objective 11: To improve the water quality of rivers & groundwater, & maintain an adequate supply of water**

#### **Policy Background:**

- NPPF
- EU Water Framework Directive

#### **Source of Information:**

- The Environment Agency and Mole Valley District Council GIS Mapping
- Mole Valley Strategic Flood Risk Assessment 2009

#### **The assessment:**

Sites which are likely to have a significant impact on water quality for example those above a groundwater source protection zone which are likely to be particularly polluting, will rate very poorly, as will those which result in significant damage to watercourses within the District. This could be through for example potential pollution or significant extraction of the water course. Those proposals which would improve water quality (in terms of biological, chemical or levels of nutrients) particularly in areas identified as moderate or worse by the Environment Agency will rate much better when assessed against this sustainability objective. Those sites for which there are no water course or groundwater issues will also rate well.

Consultation by the Council with the Environment Agency will be an essential part of the assessment. Those proposing large or potentially significantly polluting uses are advised to contact the Environment Agency at the earliest opportunity to seek their advice and guidance as more detailed surveys and assessments may be needed in order to consider such proposals.

As part of any consultation the Council will consult utilities providers on sites. Unless informed otherwise it is currently assumed that an adequate supply of water can be provided to all sites without unacceptable damage.

### **SA Objective 12: To conserve and enhance biodiversity and networks of natural habitat**

#### **Policy Background:**

- NPPF
- Mole Valley Core Strategy Policy CS15: Biodiversity & Geological Conservation

#### **Source of Information:**

- Mole Valley District Council Proposals Map
- Mole Valley District Council / Natural England GIS Mapping
- Mole Valley Appropriate Assessment 2009

## Sustainability Appraisal Objectives

### The assessment:

Development which would, for example, result in enhancements to the biodiversity of the District; increase connectivity of habitats; protect designated areas of nature conservation; contribute to the network of green infrastructure within the District etc will rate well against this objective. Those which would cause damage to a national or internationally protected site, such as the Mole Gap to Reigate Escarpment Special Area of Conservation, will rate very poorly.

The precautionary principle will be applied and therefore only sites that have been suggested to the Council and accompanied by appropriate survey work and proposals will at this moment in time rate well, most others will be considered as neutral unless their location suggests that they will have a significant impact. It should be noted that this objective does not relate solely to greenfield sites as many brownfield sites also contain an array of biodiversity.

Consultation with Natural England and Surrey County Council will take place to help anticipate the level of impact that the development of a site might result in.

### SA Objective 13: To conserve and enhance landscape character & features, the historic environment & cultural assets & their setting.

#### Policy Background:

- NPPF
- Mole Valley Core Strategy Policy CS14: Townscape, Urban Design & the historic environment
- Mole Valley Landscape SPD

#### Source of Information:

- Mole Valley District Council Proposals Map
- Mole Valley District Council GIS Mapping
- Mole Valley Landscape SPD 2013
- Conservation Appraisals (where they exist)

### The assessment:

This objective has been divided into three subsections to help in the assessment.

a) To conserve and enhance the landscape character – Development which would significantly improve the landscape of the District including the restoration of damaged landscapes will rate very well. Those which would cause damage to a national or internationally protected site will rate less well.

b) To conserve and enhance the historical environment – Development which would significantly improve or protect such environments or properties, for example through the long term conservation of a building on the Buildings at Risk Register, will rate very well. Conversely those which would result in the loss of such a building or cause significant damage to the historic environment; for example, historic parks and gardens, listed buildings etc, will rate very poorly.

c) To conserve and enhance cultural assets – Development which would ensure the long term future of the Districts cultural assets will rate very well. It is anticipated that most schemes will have no or an immeasurable impact, in these cases they will be considered as neutral.

**SA Objective 14: To reduce the need to travel, encourage sustainable transport options & make the best use of existing transport infrastructure.**

**Policy Background:**

- NPPF
- Mole Valley Core Strategy Policy CS18: Transport Options and Accessibility

**Source of Information:**

- Mole Valley Settlement Hierarchy 2009
- Mole Valley Transport Assessment 2009
- Consultations with Surrey County Council Highways Department
- Consultations with the Highways Agency (where development may impact on the M25)

**The assessment:**

This objective has been divided into two subsections to help in the assessment.

a) To reduce road congestion – Development which will significantly reduce congestion will rate well against the objective but those which add to it in a significant way particularly in areas already identified as congested in the Mole Valley Transport Assessment 2009 will rate very poorly. Locations which enable / encourage walking and cycling e.g. through good footpaths links to services and facilities will rate well.

b) To reduce the need to travel – Development which will significantly reduce the need to travel will rate well against the objective as will those in the main built-up areas where there is generally a good range of services and facilities. Those sites in locations which are remote from services and facilities, be this rural or built-up area, will rate poorly.

Consultation with Surrey County Council and the Highways Agency will occur to ensure that the road network can support any increased number of users in relation to the development.

**SA Objective 15: To ensure that the District adapts for the impacts of the changing climate**

This objective will not be used as part of the sustainability assessment of individual sites.

Within Mole Valley the main consequence of climate change is currently considered to be flooding as a result of wetter winters and an increase in the occurrence of heavy downpours, leading to flash flooding. This is currently considered under the assessment of Objective 5: to minimise the harm from flooding. The requirement for development to include some form of sustainable drainage system also contributes towards this objective.

Another consequence of climate change is hotter and drier summers; this can put pressure on water supplies. This is considered under the assessment of Objective 21: to ensure that new development meets sustainable construction and energy conservation requirements. Other impacts of climate change on the District are likely to continue to be identified over time and the need to assess sites against this objective will be reviewed if and when these emerge (if they are not already considered under other Objectives).

## Sustainability Appraisal Objectives

### **SA Objective 16: Provide for employment opportunities to meet the needs of the economy**

#### **Policy Background:**

- NPPF

#### **Source of Information:**

- Mole Valley Employment Land Review (2008)
- Site Assessment Pro-Forma
- NOMIS Data

#### **The assessment:**

The Mole Valley Core Strategy seeks to support sustainable economic development through safeguarding and recycling accessible and well located industrial and commercial sites. It does not make specific provision for new employment land although there is support for mixed use schemes and those which in particular support the roles of Dorking, Leatherhead, the rural economy and the Gatwick Diamond. Proposals which would result in the loss of such sites will rate poorly against this objective. Those which would enhance the attractiveness and suitability of existing well located sites will rate well.

In addition to this the Core Strategy identifies a need to support the economy through the provision of further hotel accommodation particularly in Dorking and Leatherhead for business trips and tourism related visits. Therefore schemes that can contribute towards these needs will rate well against this sustainability objective.

### **SA Objective 17: Supports economic growth which is inclusive, innovative and sustainable**

This objective will not be used as part of the sustainability assessment of individual sites.

The Mole Valley Core Strategy seeks to support development of the District's strengths as a knowledge based local economy and encourages the establishment of new companies particularly those at the leading edge of new sectoral employment opportunities such as sustainable development. It also seeks to encourage working with partners to support initiatives and development which assists in improving the skills base of local residents especially in locations where there is a significant disparity in the skills of residents and the types of job opportunities available. However, it is anticipated that this will be related to the specific proposals rather than the site and in most cases the results of the assessment is likely to be neutral or unknown. Only if there is a clear positive or negative impact will this be highlighted in the assessment.

In terms of the assessment of Objectives 16 & 17, factors such as the location of the site, and proximity to public transport etc are not considered as they are adequately covered through the assessment of other objectives. Equally employment generated during the development and construction of buildings will not be taken into account when referring to the creation of employment opportunities as this is temporary and transient and would create similar results for all sites assessed.

**SA Objective 18: To achieve sustainable production and use of resources**

This objective will not be used as part of the sustainability assessment of individual sites.

Mole Valley Core Strategy Policy CS19 – Sustainable Construction, Renewable Energy and Energy Conservation will be used to ensure that all new buildings meet at least Level 3 of the Code for Sustainable Homes for housing, or BREEAM ‘Very Good’ construction standards for all other development, or higher as indicated by future legislation or guidance. Therefore as it can be ensured that all new development will be built in accordance with national standards there is unlikely to be any significant variation between sites.

**SA Objective 19: To increase energy efficiency and the production of energy from low carbon, renewable sources & decentralised generation systems****Policy Background:**

- NPPF

**Source of Information:**

- Site Assessment Pro-Forma

**The assessment:**

Mole Valley Core Strategy Policy CS19 – Sustainable Construction, Renewable Energy and Energy Conservation will be used to ensure that all new buildings meet at least Level 3 of the Code for Sustainable Homes for housing, or BREEAM ‘Very Good’ construction standards for all other development, or higher as indicated by future legislation or guidance. This must include a 10% reduction in total carbon emissions through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources. Therefore it can be ensured that all new development will increase the production and use of decentralised energy and there may not be significant variation between sites. However the Council will also use this objective to assess whether proposals can contribute towards this Objective in a more positive way, particularly larger schemes or those that may in combination, achieve significant benefits.