



Scoping Report for the Sustainability Appraisal and Environmental Assessment for Runnymede Borough Council's Local Development Framework

Pursuant to Section 19(5) of the Planning and Compulsory
Purchase Act 2004 and Regulations 12(5) of the Environmental
Assessment of Plans and Programmes Regulations 2004

November 2008



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This Scoping Report has been prepared by Runnymede Borough Council with all reasonable skill, care, and diligence within the terms of its duty and within the limitations of the resources available to the Council.

It is based on the information provided to and or held by Runnymede Borough Council including various other stakeholders.

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November 2008

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Alternatively a response to this consultation can be made through the online response form online at the impact assessment website:

<http://ww2.runnymede.gov.uk/business/ImpactAssess/site/IAHome.asp>

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List of Acronyms

| | |
|-------|---|
| AAP | Area Action Plan |
| AMR | Annual Monitoring Report |
| BVPI | Best Value Performance Indicator |
| CPRE | Council for the Protection of Rural England |
| DPD | Development Plan Document |
| ER | Environmental Report |
| GOSE | Government Office for the South East |
| LDD | Local Development Document |
| LDF | Local Development Framework |
| LDS | Local Development Scheme |
| LPA | Local Planning Authority |
| LSP | Local Strategic Partnership |
| LTP | Local Transport Plan |
| PINS | Planning Inspectorate |
| PPG | Planning Policy Guidance Note |
| PPPs | Policies, Plans and Programmes |
| PPS | Planning Policy Statement |
| PSA | Public Service Agreement |
| RBC | Runnymede Borough Council |
| RSPB | Royal Society for the Protection of Birds |
| SA | Sustainability Appraisal |
| SCC | Surrey County Council |
| SCI | Statement of Community Involvement |
| SEA | Strategic Environmental Assessment |
| SPD | Supplementary Planning Document |
| SEP | South East Plan |
| SEERA | South East England Regional Assembly |
| SEEDA | South East England Development Agency |
| ODPM | Office of the Deputy Prime Minister |

GLOSSARY

| | |
|---------------------------------|--|
| Baseline Data | The data is used as a reference with which to compare future observations or results. |
| Biodiversity | The richness and variety of living things (i.e. plants and animals) , which exist in a given area , and the habitats that support them |
| DCLG | Department of Communities and Local Government |
| Development Plan | Consists of the Regional Spatial Strategy and Development Plan Documents contained within the Council's Local Development Framework. Until the LDF is fully in place it will also include 'saved' policies from the Council's Local Plan. |
| Development Plan Document (DPD) | A spatial planning document within the Council's Local Development Framework which set out policies for development and the use of land . Together with the Regional Spatial Strategy they form the development plan for an area. They are subject to independent examination. |
| Indicator | Measure of variables over time, often used to measure achievement of objectives |
| Local Development Framework | Consists of a number of documents which together form the spatial strategy for development and the use of land |
| Local Plan | A Borough-wide planning document setting out policies for development and the use of land. It will be replaced by the local development framework. |
| LPA's | Local Planning Authorities |
| Natural England | From October 2006 English Nature , the environment activities of the Rural Development Service and the Countryside Agency's Landscape , Access and Recreation division were united in a single body called Natural England |
| Objective | A statement of what is intended , specifying the desired direction of change in trends |
| Planning Policy Guidance Note | A series of planning notes issued by the Government , setting out policy guidance on different aspects of planning. |
| Planning Policy Statement | A series of notes issued by the Government , setting out policy guidance on different aspects of planning. They will replace Planning Policy Guidance Notes |
| PPPs | Plans , Policies and Programmes |

| | |
|------------------------------------|---|
| Regional Planning Guidance | Planning Guidance produced at a regional level to tackle issues of strategic importance that can be best dealt with over a larger area |
| Scoping | The process of deciding the scope and level of detail of a SA , including sustainability effects and alternatives which need to be considered , the assessment methods to be used , and the structure and contents of the SA report |
| SEA Directive | European Directive 2001/42/EC 'On the assessment of the effects of certain plans and programmes on the environment' |
| SEA Regulations | The Environmental Assessment of Plans and Programmes Regulations 2004 |
| South East Plan | A plan produced by the South East England Regional Assembly which , once approved, will form the Regional Strategy for the area |
| Strategic Environmental Assessment | A tool for integrating environmental considerations into decision making by ensuring that significant environmental effects of the decision are taken into account |
| Sustainability Appraisal | Appraisal of plans, strategies and proposals to test them against broad sustainability objectives |
| Sustainable Development | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland 1987) |
| Target | The overall aim of the objective |
| Trajectory | The process of charting the objective over time in relation to the target |
| Trend | Provides a guide to the speed and direction in which indicators should move to achieve objectives |

i BACKGROUND

The Planning and Compulsory Purchase Act 2004 requires the Local Plan be replaced with a Local Development Framework (LDF) and a Sustainability Appraisal (SA) be carried out on documents contained within the LDF. In addition, the Environmental Assessment of Plans and Programmes Regulations 2004 requires that an Environmental Assessment (EA) to be undertaken that meets the requirements of EU Directive 2001/42/EC.

Runnymede Borough Council (the Council), in accordance with its Local Development Scheme (LDS), agreed December 2004 to replace the Runnymede Local Plan with an LDF. The Council are currently preparing the first allocation of Local Development Documents (LDDs) within the LDF including:

- Core Strategy DPD;
- Proposals Map DPD.

This Draft Sustainability Appraisal Scoping Report, with supporting appendices, is presented in accordance with the requirements of the legislation at this stage of the Local Development Scheme (LDS). The Proposals Map DPD will not be explicitly considered further since the former illustrates all policies set out in the LDF already subject to a SA.

ii SUSTAINABLE DEVELOPMENT PERSPECTIVE

The concept of sustainable development is broadly accepted as being defined by what has become known as the 'Brundtland Report Definition': "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

In 1999 the Government's strategy, 'A Better Quality of Life: a Strategy for Sustainable Development in the UK' (1999) identifies four key objectives necessary to achieve sustainable development:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

These objectives have been translated into the Integrated Regional Framework (IRF) that sets the context for sustainable development in the South East of England. The Council has aligned itself to the IRF's sustainable development objectives.

Section 39 of the Planning and Compulsory Purchase Act 2004 'requires planning bodies, in preparing plans, to contribute to the achievement of sustainable development'. This provision explicitly requires, for the first time, the theoretical contribution of sustainable development to be converted into practical action. This is achieved though ensuring the plan-making process enables objectives and their resulting implementation to be clearly defined and assessed.

iii SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

This draft scoping report attempts to take account of the full range of planning guidance, advice and best practice intended to ensure compliance with the requirements of:

- The Planning and Compulsory Purchase Act 2004; and
- The Environmental Assessment of Plans and Programmes Regulations 2004 (which incorporates European Directive 2001/42/EC and came into effect on 21 July 2004).

Both the process of conducting a sustainability assessment and the preparation of a sustainability appraisal report represent statutory requirements under the Planning and Compulsory Purchase Act 2004. This report acts as a vehicle for the Council to direct their plans in a way that contributes to sustainable development, in addition to fulfilling the requirements of Planning Inspectorate (PINS) test of soundness.

In the same way, the process of conducting a strategic environment assessment and the preparation of an environmental report represent a statutory requirement under the Planning European Directive 2001/42/EC. The purpose of the European Directive 2001/42/EC is:

"to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans ... with a view to promoting sustainable development" ⁽¹⁾

Government guidance ⁽²⁾ states that it is possible to meet the requirements of this Directive within the SA by producing an integrated appraisal covering economic, social and environmental issues, and noting those of significance for fuller consideration under the Directive.

The Government has maintained that in conducting a SA in accordance with its guidance the LPA should meet the requirements of the EU Directive 2001/42/EC Environment Assessment. In accepting the guidance has continued to evolve, the assessment methodology presented in this scoping report has taken account of, but may necessarily be subject to revision following further guidance publications.

The key areas of emphasis for ensuring a robust SA that incorporates the requirements of the SEA include:

- Collection and presentation of baseline information;
- Prediction of significant effects of proposed plans and addressing them during its preparation;
- Identification of reasonable plan options and their effects;
- Involvement of the public and authorities with social, environmental, and economic responsibilities as part of the assessment process; and,
- Monitoring predicted effects against actual effect of the plan during its implementation.

A key challenge in conducting a SA is to provide an objective account of the potential effects of implementing that the plan, whilst fully integrating the SA process into the plan making process to ensure in depth consideration. The Council strives to balance maintaining objectivity with an integrated and considered account throughout. The extent to which this has been achieved will be presented in the final report.

Within this document the use of the acronym 'SA' denotes Sustainability Appraisal within the definition

⁽¹⁾ article 1, 2001/42/EC

⁽²⁾ ODPM Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – September 2004

under the Planning and Compulsory Purchase Act 2004, incorporating the requirements of the SEA Directive.

iv PURPOSE OF THE SCOPING REPORT

This report sets out the intended general scope of an SA, further iterations will provide initial assessments of DPD's as the Council's LDF team develop them from objectives to policies. Therefore this report comprises the common assessment methodology and information sources,

The document is intended to guide consultation with statutory and other relevant authorities, in line with the Council's Statement of Community Involvement (SCI). A period of 5 weeks commencing the date of its issue, the Council will accept feedback on its content, to be used to inform the subsequent assessment stages described in the 'context' section. A full list of the consultees is given in the Consultees List on page 6.

v CONTEXT

This scoping report covers Stage A of the proscribed guidance as follows:

- STAGE A—Setting the context and objective, establishing the baseline and deciding the scope;
- STAGE B—Developing and refining plan objectives;
- STAGE C—Appraising the effects of the plan;
- STAGE D—Consulting on the plan, preferred options and the SA Report; and,
- STAGE E—Monitoring implementation of the plan.

The intended contents of stages B and C will be revised following issue of the LDD, where stage B will "encapsulate the body of the appraisal activity" whilst stage C will "then involve documenting the appraisal process in the Sustainability Appraisal Report".

The guidance on stage A consists of five sub-tasks, which have been used to organise the layout of this report as follows:

- A1: Identifying other relevant plans, programmes and sustainability objectives;
- A2: Collecting baseline information;
- A3: Identifying sustainability issues;
- A4: Developing the SA framework;
- A5: Consulting on the scope of the SA.

Whilst, it is not possible at this stage to methodically assess LDD policies as they have yet to be developed, it is possible to cross-match data and issues. Table 1 gives an indication of the LDS programme.

Table 1—Local Development Scheme

| Document Title | Consultation on Issues / Options | Consultation on Preferred Options / Proposals | Submission to Sec of State | Examination | Est. Date for Adoption |
|----------------|----------------------------------|---|----------------------------|-------------|------------------------|
| Core Strategy | April 2008 | December 2008 | October 2009 | April 2010 | October 2010 |

PART 1

COMMON ASSESSMENT
METHODOLOGY AND INFORMATION
SOURCES



Common assessment methodology and information sources

A1 Identifying other relevant plans, programmes, and sustainability objectives

Aim

This stage aims to document how the plan and sustainability appraisal (SA) may be affected by outside factors laid down in policies or legislation. Identifying these relationships enables potential synergies to be exploited and any inconsistencies and constraints to be addressed.

Method

An initial list of potentially relevant plans was compiled iteratively, firstly through consulting previously published scoping plans locally. Secondly, the combined list was tested for relevance within the Borough, and expanded or removed where appropriate. Finally, this refinement was presented to internal staff members with relevant work remits for comment and revision.

Updating of PPPs

PPPs are kept up to date on a regular basis using the following methods;

i. The most up-to-date list available of PPPs is available from the Impact Assessment Website which also details the SA/SEA (Sustainability Appraisal / Strategic Environmental Assessment) process that is followed by the Council in such assessments. This allows external bodies to monitor the complete list of all the PPPs referenced to by the Council. It also permits them to comment on the list if they wish. Eventually, it should be possible to comment using an electronic submission form from the same web page. This allows the Impact Assessment (IA) Team to modify the PPP list based on comments from external groups and also provides the Council with a means of being made aware of any potentially significant missed PPPs.

ii. In addition to the above, PPPs are updated through notifications resulting from an number of subscriptions to several Local, Central and European government websites that keep track of legalisation that is being produced. Primarily, these are:

- www.info4local.gov.uk
- www.parliament.uk

This ensures that any potentially significant legislative and document changes can be tracked at an early stage to ensure that relevant objectives are understood and if necessary incorporated into the PPP list.

iii. A final method used to ensure that PPPs are kept up to date is a monthly check on the PPP Dbase. This check ensures that the most relevant information is attached to the active PPP list. This is done in two ways depending on the type of PPP . Where the PPP is at a local level such as that produced in house by Runnymede Borough Council, relevant established contacts provide information to ascertain if and the PPP will again be revised. For PPPs produced by an external authority and not being monitored by the IA Team's Dbase, such a PPP will be checked by monitoring the organisation's website or by direct contact.

iv. Following identification that a PPP requires updating, relevant objectives are sourced from the document and these are added into the PPP Dbase. To keep the list current, a superseding PPP that is no longer relevant is moved to the archive. The resulting list provides a basis for ongoing development, revision and monitoring of Council's plans, policies and programmes. Appendix 1 attached summarises this information, with sections detailing key objectives, targets and indicators relevant to the plan and SA, and their potential implications for both. The list is fully referenced.

A2 Baseline

Aim

This stage aims to gather evidence to enable a social, environmental and economic characterisation of the Borough, both currently and in future through extrapolating trend data. This characterisation forms the evidence base on which the Council produce its plans, policies and programmes and against which their effectiveness and their effects can be assessed and monitored.

Method

The data presented in this document is a hard copy 'snapshot' of the online State of Runnymede Baseline-Data Dbase and website. This is compiled by the IA Team and published by Runnymede Borough Council, as is subject to an substantial annual review, generally between October and November. Similar to the PPP data, the baseline data is continuously updated as it becomes available. However, a pragmatic approach is taken in balancing completeness of data with resource limitations. Where no data is currently available, proposals for filling these gaps are either identified or will be established following this scoping consultation.

Output

Appendix 2 provides a summary of local data available, any comparative or trend data, including relevant targets, and reference to the potential implications of the data on the plan and SA. The data sources are fully referenced.

A3 Key sustainability issues

Aim

This stage aims to identify all sustainability issues potentially affecting the Borough and are used to inform the development of the Council's DPDs.

Method

The list of key positive and negative sustainability issues is drawn both from the process of conducting the SA, as well as the informational sources proscribed by the guidelines⁽⁴⁾:

- Earlier experience with issues identified in other plans and programmes;
- Possible tensions or inconsistencies with other plans, programmes and sustainability objectives;
- Possible tensions or inconsistencies between the current or future baseline conditions and proposed objectives, targets or obligations; and,
- Consultation with authorities with social, environmental, and economic responsibilities, other key stakeholders, and public."

Output

Table 1.3.1 and Table 1.3.2 outlines both the key positive and negative sustainability issues identified for the Borough.

⁽⁴⁾Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper. Office of the Deputy Prime Minister, London, 2004.

Table 1.3.1 Positive Sustainability Issues Identified

| Sustainability issue | Supporting evidence |
|--|--|
| Social | |
| Life expectancy high against regional figures | 82.5 years (Women) 78.8 years (Men) (Runnymede 2004-6) |
| Level of domestic burglaries, violent offences and vehicle crimes lower than national average | 12.24 burglaries per 1000 , 9.27 violent offences per 1000 , 2.79 per 1000 theft of vehicle |
| Environmental | |
| Rivers of good or fair chemical and biological water quality 100% compliant | Chemical quality 2006 for Thames region majority better very good or good (around UK average 2006 data) , biology water quality majority good or very good around UK average 2006 data |
| Condition of Sites of Special Scientific Interest (SSSI's) below target | 96.74% favourable or unfavourable recovering conditions (2007) |
| Natural Resource Use | |
| Waste management | recycling 17.28% , composting 1.85% , recover heat/power/ other energy - none , no info available on construction and demolition waste, 9% =industrial waste - all landfilled , Reminder landfilled -71.87% (Runnymede 2007) |
| Economic | |
| Development on previously developed land higher than target and county average | 100% in 2007/8 (Runnymede) |
| Proportion of people claiming unemployment benefits who have been out of work for more than a year | 8.2% in July 2008 (Runnymede) |

Table 1.3.2 Negative Sustainability Issues Identified

| Sustainability issue | Supporting evidence |
|--|---|
| Social | |
| Gap between the most disadvantaged communities | Regions of relative deprivation exist at ward level within the Borough for a number of Indices of Deprivation indicators |
| Additional provision of affordable housing above target | 203 in Runnymede (2006/7) |
| Number of unfit homes per 1,000 dwellings low against UK average | 50.3 per 1000 dwellings unfit in Runnymede (2007) |
| Environmental | |
| High number of properties at risk from flooding Climate change causes and mitigation measures | 8298 Residential properties (26%) 605 (28.9%) Commercial properties at flood risk 2006 data See energy use and flooding |
| Economic | |
| Reducing the proportion of travel by unsustainable modes is higher than average. | 68.8% car; 8.2% public transport; 3.3% cycle against 61.0% car; 14.5% public transport; 2.7% cycle England (2001 Census) |
| Resource | |
| Energy use and security | 1800 kwh generated from renewable sources (2006 Runnymede) Insufficient data to develop initiatives aimed at addressing the continually growing energy use per capita. |
| Water stress | South East plan identifies regions of potential water stress that the Borough falls within. |

A4 Sustainability appraisal framework

Aim

This stage aims firstly to define the SA framework to be used for the appraisal and for monitoring the implementation of the plan. Secondly, the internal conflict analysis aims to document any potential sources of compatibility or conflict within the draft sustainability objectives, as applied to the Borough. This analysis provides information for a number of purposes:

- Potential sources of notable compatibility between objectives will be useful for prioritising objectives and data collection, and in reducing the number of objectives in later iterations, through combining common themes;
- Any potential conflicts can be noted for further consideration of how conflicts can be resolved or mitigated against during the assessment process; and,
- Both the sources of compatibility and conflict can usefully act as a baseline before any plan objectives are assessed against the sustainability objectives. This will enable identification any interactions that are specific to that plan in addition to the baseline.

Method

Following the first aim, the draft objectives listed in Table 1.4.1 were drawn from SEERA's Integrated Regional Framework objectives and indicators. Runnymede Borough Council adopted policy alignment with this framework in November 2004. The objectives and their related indicators and targets are subject to revision based on consultation and evolving baseline data. The Council are aware of the draft emerging Regional Sustainability Framework (RSF), and will adjust its objectives following adoption.

To fulfil the second aim, existing knowledge of sustainability issues affecting the Borough was used to develop a conflict matrix. This presents the results of considering each objective against the remaining objectives sequentially. Completing the matrix consisted of two stages, the first involved a brainstorming session with Council officers, considering the question:

"Assuming the objective under consideration is realised, what are the potential impacts on the realisation of all other objectives?"

The second stage was a filtering process that revised the list to ensure only the key sources of interaction were considered.

Output

Appendix 2 provides an expanded list of the objectives including the related indicators, targets, and available data. The draft objectives are summarised in Table 1.4.1.

Figure 1.4.1 documents the conflict assessment and sums the total level of interaction between each of the objectives and the remainder of the list. All conflicts identified are accompanied by an explanatory statement in Table 1.4.3.

Table 1.4.1 Draft Sustainability Objectives

| Social progress which recognises the needs of everyone | |
|--|--|
| 1 | To ensure that everybody has the opportunity of a decent and affordable home |
| 2 | To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment |
| 3 | To improve the health and well-being of the population and reduce inequalities in health |
| 4 | To reduce poverty and social exclusion and close the gap between the most disadvantaged communities |
| 5 | To raise educational achievement levels across the region and develop opportunities for everyone to acquire the skills to find and remain in work |
| 6 | To reduce crime and fear of crime |
| 7 | To create and sustain vibrant communities |
| 8 | To improve accessibility to all services and facilities |
| 9 | To encourage increased engagement in cultural activity across all sections of the community in the South East |
| Effective protection of the environment | |
| 10 | To improve efficiency in land-use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings and encourage urban renaissance |
| 11 | To reduce air pollution and ensure air quality continues to improve |
| 12 | To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the South East is prepared for its impacts |
| 13 | To conserve and enhance the regions biodiversity |
| 14 | To protect, enhance and make accessible for enjoyment, the regions countryside, and historic environment |
| 15 | To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car/ lorry |
| Prudent use of natural resources | |
| 16 | To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products |
| 17 | To reduce waste generation and disposal, and achieve the sustainable management of waste |
| 18 | To maintain and improve the water quality of the regions rivers and coasts, and to achieve sustainable water resource management |
| 19 | To increase energy efficiency, and the proportion of energy generated from renewable sources in the region |
| Maintenance of high and stable levels of economic growth | |
| 20 | To ensure high and stable levels of employment so everyone can benefit from the economic growth of the region |
| 21 | To sustain economic growth and competitiveness across the region |
| 22 | To stimulate economic revival in priority regeneration areas |
| 23 | To develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities |
| 24 | To encourage the development of a buoyant, sustainable tourism sector |
| 25 | To develop and maintain a skilled workforce to support long-term competitiveness of the region |

Figure 1.4.1 - Internal Conflicts and Compatibility Matrix

| SA Internal Compatibility Matrix | | SUSTAINABILITY OBJECTIVES | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|---------------|---------------------------|----|----|----|----|----------|----|----|----|----|---------------|----|----|----|----|--------|---|---|---|---|---|---|---|-----------------------|---|
| | | Economic | | | | | Resource | | | | | Environmental | | | | | Social | | | | | | | | | |
| | | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 |
| SUSTAINABILITY OBJECTIVES | Social | 1 | | | | 0 | | | | | | | | | | | | | | | | | | | | 4 |
| | | 2 | 0 | | | | | | | | | | | | | | 0 | | | | | | | | 0 | 4 |
| | | 3 | 0 | | | | 0 | | | | | | | | | 0 | | | | | | | | | 0 | 6 |
| | | 4 | | | | | 0 | 0 | | | | | | | | | | | | | | 0 | 0 | | | 7 |
| | | 5 | 0 | | | | 0 | 0 | | | | | | | | | | | | | | | | | | 6 |
| | | 6 | | | | | | | | | | | | | | | | | | | | 0 | | 0 | | 2 |
| | | 7 | | | | | | | | | | | | | | | 0 | | | | | 0 | 0 | | | 8 |
| | | 8 | | | | | | 0 | | | | | | | | 0 | 0 | | | | 0 | 0 | | | | 9 |
| | | 9 | | | | | | | | | | | | | | 0 | | | | | | | | | | 4 |
| | Environmental | 10 | | | | | | | | | | | | | | | | | | | | | | | 6 | |
| | | 11 | | | | | | | | 0 | | | 0 | 0 | | | | | | | | | | | 8 | |
| | | 12 | | | | | | | 0 | | 0 | | | | | | | | | | | | | | 9 | |
| | | 13 | | | | | | | | 0 | | | | | | | | | | | | | | | 7 | |
| | | 14 | | | | | | | | | | | | | | | | | | | | | | | 8 | |
| | | 15 | | | | | | | | | | | | | | | | | | | | | | | 6 | |
| | Resource | 16 | | | | | | | | | | | | | | | | | | | | | | | 5 | |
| | | 17 | | | | | | | | | | | | | | | | | | | | | | | 3 | |
| | | 18 | | | | | | | | | | | | | | | | | | | | | | | 2 | |
| | | 19 | | | | | | | | | | | | | | | | | | | | | | | 5 | |
| | Economic | 20 | | | | | | | | | | | | | | | | | | | | | | | 8 | |
| | | 21 | | | | | | | | | | | | | | | | | | | | | | | 9 | |
| | | 22 | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| | | 23 | | | | | | | | | | | | | | | | | | | | | | | 6 | |
| | | 24 | | | | | | | | | | | | | | | | | | | | | | | 4 | |
| | | 25 | | | | | | | | | | | | | | | | | | | | | | | 4 = Total interaction | |

“Assuming the objective under consideration is realised, what are the potential impacts on the realisation of all other objectives?”

| Interaction Matrix Symbol Key | |
|-------------------------------|------------------------|
| 0 | Possible Compatibility |
| □ | Possible Conflict |
| | Neutral |

Table 1.4.2—Potential SA Conflicts

| Conflict number | Objectives in conflict | Rationale |
|-----------------|---|--|
| Int 1 | 1. Affordable housing ~ 21. Economic growth and competitiveness | Offering everybody the opportunity of an affordable home may not be possible given the limited availability of land without compromising business development opportunities. |
| Int 2 | 2 Reduce risk of flooding ~ 8. Accessibility to services and facilities and 10. Re-use developed land and materials | A proportion of the currently developed land, and services and facilities in the Borough is situated in areas at risk from flooding. If these were to be used as hubs for future development, this can only contribute to the level of risk of flooding. |
| Int 3 | 2 Reduce risk of flooding ~ 24. Encourage sustainable tourism | Many of the major tourism attractions within the Borough occur in areas at risk of flooding. Promoting tourism in these areas would increase the numbers of people using an 'at risk' area. |
| Int 4 | 8. Accessibility to services and facilities ~ 11. Air quality and 12. Climate change causes and effects | Improving accessibility by car to services and facilities may encourage people to travel further distances or travel more frequently, increasing polluting emissions including greenhouse gases. |
| Int 5 | 12. Climate change causes and effects ~ 21. Economic growth and competitiveness | Addressing the causes and impacts of climate change may reduce the potential for business growth according to existing, proven patterns of commercial development. |
| Int 6 | 13. Biodiversity conservation ~ 14. Protect and make accessible natural and historic environment | Protecting the integrity of natural environments may not be compatible with increasing their access and therefore use of these sites, where capacity is not considered. |
| Int 7 | 13. Biodiversity conservation ~ 1. Affordable housing and 21. Economic growth and competitiveness | Conserving the regions biodiversity sites is a limiting factor to land availability, potentially inflating the cost of land available for new housing and employment development. |

APPENDICES

- Appendix 1: PPP Review
- Appendix 2: Baseline Data Review

