

SA Objective	Criteria*	Source	Score and threshold	Commentary
1. To provide sufficient housing of a suitable mix taking into account local housing need, affordability, deliverability, the needs of the economy, and travel patterns	Size of site i.e. will it provide a significant level of development?	Guildford SHLAA	Is the site 0.5 hectares of over? Yes / No	
	Capacity of site i.e. will it contribute significantly to the meeting of the council's housing target?	Guildford SHLAA	Will the site provide 1,000 dwellings or more? Yes / No	
2. To facilitate improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	Walking distance to nearest healthcare facility.	Guildford Green Belt and Countryside Study	Measured walking distance: is within a Desirable distance: 500m or less is within an Acceptable distance: 501-1000m is within the Preferred Maximum: 1001-2000m exceeds the Preferred Maximum: greater than 2000m	.
	Distance to recreation facilities	Guildford Green Belt and Countryside Study	Measured walking distance: is within a Desirable distance:	

			<p>400m or less is within an Acceptable distance:</p> <p>401-800m is within the Preferred Maximum:</p> <p>801-1200m exceeds the Preferred Maximum:</p> <p>greater than 1200m</p>	
	Distance to Town, District ,Local centre or Village Shop	Guildford Green Belt and Countryside Study	<p>Measured walking distance: is within a Desirable distance:</p> <p>200m or less is within an Acceptable distance:</p> <p>201-400m is within the Preferred Maximum:</p> <p>401-800m exceeds the Preferred Maximum:</p> <p>greater than 800m</p>	
	Distance to primary schools	Guildford Green Belt and Countryside Study	<p>Measured walking distance: is within a Desirable distance:</p>	

			<p>500m or less is within an Acceptable distance:</p> <p>501-1000m is within the Preferred Maximum:</p> <p>1001-2000m exceeds the Preferred Maximum:</p> <p>greater than 2000m</p>	
	Distance to secondary schools	Guildford Green Belt and Countryside Study	<p>Measured walking distance: is within a Desirable distance:</p> <p>500m or less is within an Acceptable distance:</p> <p>501-1000m is within the Preferred Maximum:</p> <p>1001-2000m exceeds the Preferred Maximum:</p> <p>greater than 2000m</p>	
3. To reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the environment	Flood risk (fluvial and coastal)?	SHLAA	<p>Zone 3</p> <p>Zone 2</p> <p>Zone 1</p>	

	Surface water flood risk?		Deep (1 in 30 yr event) Shallow (1 in 30 yr event) Neither of the above	
4. To create and maintain safer and more secure communities	This objective relates more to design measures and detailed information that would be present in a planning application and therefore no criteria have been proposed.			
5. To reduce poverty and social exclusion for all sectors of the community	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective.			
6. To create and sustain vibrant communities	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective.			
7. To make the best use of previously developed land and existing buildings	Is the site on previously developed land	SHLAA	Yes / in part / no	Yes
8. To conserve and enhance biodiversity and the natural environment	European Site (SPA and SAC)	SHLAA	Within 400m 400m to 5 km Beyond 5 km	
	SSSI	Qualitative information in SHLAA and GBCS but need distance appraisal if possible.	<400m 400 – 800m >800m	
	Designations of local importance (SNCI, LNRs)	Guildford Green Belt and Countryside Study	Intersects or is within 25m 25m – 400m >400m	

	AONB	Guildford Green Belt and Countryside Study	In the AONB Not in the AONB	
9. To protect, enhance, and where appropriate make accessible, the archaeological and historic environments and cultural assets of Guildford, for the benefit of residents and visitors	Registered/Historic Parks and Gardens	Guildford Green Belt and Countryside Study	Intersects with or is within 10m 10 – 25m >25m	
	Scheduled Ancient Monument	Guildford Green Belt and Countryside Study	Intersects with or is within 10m 10 – 25m >25m	
	Areas of High Archaeological Potential	Guildford Green Belt and Countryside Study	Intersects with or is within 10m 10 – 25m >25m	
	Listed building on the site?	SHLAA	Intersects with or is within 10m 10 – 25m >25m	
10. To achieve a pattern of development which minimises journey lengths and encourages the use of sustainable forms of transport (walking, cycling, bus and rail).	Distance to the nearest 'A' road		Measured walking distance: is within a Desirable distance: 500m or less is within an Acceptable distance:	

			<p>501-1000m is within the Preferred Maximum:</p> <p>1001-2000m exceeds the Preferred Maximum:</p> <p>greater than 2000m</p>	
	Distance to the nearest railway station		<p>Measured walking distance:</p> <p>is within a Desirable distance:</p> <p>500m or less</p> <p>is within an Acceptable distance:</p> <p>501-1000m</p> <p>is within the Preferred Maximum:</p> <p>1001-2000m</p> <p>exceeds the Preferred Maximum:</p> <p>greater than 2000m</p>	
11. To minimise the use of best and most versatile agricultural land (BVAL) and encourage the remediation of contaminated land.	Loss of high quality agricultural land?	SHLAA	<p>Grade 1 or 2</p> <p>Grade 3</p> <p>Grade 4</p>	
12. To reduce waste generation and achieve the sustainable	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective.			

management of waste				
13. To maintain and improve the water quality of the borough's rivers and groundwater, and to achieve sustainable water resources management	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective			
14. To mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective			
15. To maintain Guildford borough and Guildford town's competitive economic role	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective			
16. To facilitate appropriate development opportunities to meet the changing needs of the economy	Distance to a Key Employment Site	Guildford Green Belt and Countryside Study	Measured walking distance: is within a Desirable distance: 500m or less is within an Acceptable distance: 501-1000m is within the Preferred Maximum: 1001-2000m exceeds the Preferred Maximum: greater than 2000m	

17. To enhance the borough's rural economy

It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective

*The criteria have been colour coded according to each 'sieve' of assessment. Sieve 1 criteria are those which may have fundamental constraints to development e.g. proximity to a European Site. Sieve 2 criteria are those which may pose a significant constraint to site development. Sieve 3 criteria are those that should be considered in site development but may not be a significant constraint. Note that none of these criteria, and their scoring necessarily prohibits a site from being allocated or being taken forward.

The colour coding is as follows:

Sieve 1
Sieve 2
Sieve 3

