

Royal Borough of Windsor and Maidenhead Local Development Framework

Revised Scoping Report: Core Strategy Development Plan Document (DPD) & Delivery and Development Principles DPD



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Foreword

On 6th February 2008 the Draft Scoping Report for the Core Strategy Development Plan Document (DPD) and the Delivery and Development Principles DPD went out to consultation for a period of 5 weeks. This Revised Scoping Report is the result of an update of the Draft Scoping Report taking into account the responses to the consultation.

This Revised Scoping Report marks the beginning of the statutory process for the development and production of a Core Strategy DPD and a Delivery and Development Principles DPD. It sets out the scope and level of detail for the subsequent Sustainability Appraisal (SA) of the two DPDs. The purpose of preparing a SA is to encourage sustainable development through improved integration of environmental, social and economic considerations throughout the preparation and adoption of land use plans and policies. In this way the local authority can be more informed about the choices they have when deciding which policies are most appropriate to take forward.

If you have any queries or would like further information and details on the SA process, please see the Councils website or contact the Strategy and Plans Team using the contact details below.

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Glossary

Glossary

Accessibility	The ease with which facilities of any kind can be reached by people wishing to use them.
Adverse Impact	Where a development/policy would result in harmful effects.
Affordable Housing	Housing that is provided for rent or sale with some form of subsidy to meet the needs of people who otherwise would not be able to access decent and appropriate housing in the private market.
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
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, birds, animals, fish and insects etc.), which exist in a given area, and the habitats that support them.
Brownfield Land	Land which has been previously developed, excluding mineral workings, agricultural and forestry buildings or other temporary uses.
Community Strategy	A long-term visioning document required by the Local Government Act 2000. It is written by the Local Strategic Partnership and draws together economic, environmental and social aspirations and priorities for the area.
Consultation Body	Authorities which because of their environmental responsibilities are likely to be concerned by effects of implementing plans and programmes and must be consulted at specific stages of the SEA. The Consultation Bodies designated in the SEA regulations are English Heritage, Natural England and the Environment Agency.
Core Strategy DPD	The Development Plan Document within the Council's Local Development Framework which sets the long-term vision and objectives for the area. It contains a set of strategic policies that are required to deliver the vision including the broad approach to development.
DCLG	Government Department - 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 the area. They are subject to independent examination.
Environmental Report	A document required by the SEA Directive, as part of an environmental assessment, that identifies, describes and evaluates the likely effects on the environment of implementing a plan or programme.
Green Belt	Land designated in development plans to be kept open in accordance with PPG2.
Habitat	A site or areas inhabited by wild flora and fauna upon which they are reliant for their continued free existence.

Glossary

Habitat Regulations Assessment	The name given to the evaluation of the potential effects of a proposed project or plan on a Natura 2000 site (a site designated for its international importance to nature conservation).
Indicator	Measure of variables over time, often used to measure achievement of objectives.
Indirect (secondary) Effects	Effects which are not a direct result of the plan, often produced away from or as a result of a complex pathway
Issues and Options (stage)	The initial stage of plan production where issues and options are discussed with the community. This stage is followed by 'Preferred Options'.
JSPU	The Joint Strategic Planning Unit for Berkshire.
Local Development Framework (LDF)	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.
Local Strategic Partnership	A partnership of service deliverers, the community, the voluntary sector and businesses that helps to identify local priorities for action and devise strategies for delivery.
Mitigation Measures	Measures designed and intended to reduce adverse effects that cannot be avoided.
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. English Nature and the Countryside Agency are referred to as individual bodies where applicable before this date.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
ODPM	Office of the Deputy Prime Minister
Planning Policy Guidance Note (PPG)	A series of notes issued by the Government, setting out policy guidance on different aspects of planning. They will be replaced by Planning Policy Statements
Planning Policy Statement (PPS)	A series of statements issues by the Government, setting out policy guidance on different aspects of planning. They will replace Planning Policy Guidance Notes.
PPPSIs	Plans, policies, programmes, strategies and initiatives.
Preferred Options (stage)	The stage of plan production where a draft document is presented for consultation. This stage is preceded by the 'Issues and Options' and followed by 'Submission'
Previously Developed Land (PDL)	Land which is or was occupied by a building (excluding those used for agriculture and forestry). It also includes land within the curtilage of the building, for example a house and its garden would be considered to be previously developed land.
Ramsar	Wetland of international importance.
RBWM	Royal Borough of Windsor & Maidenhead
Regional Planning Guidance (RPG)	Planning Guidance produced at a regional level to tackle issues of strategic importance that can be best dealt with over a larger area.
Regional Spatial Strategy (RSS)	A long-term plan for the region which sets out strategic policies for development and the use of land. The development plan for the area comprises the RSS together with the Development Plan Documents within the Council's Local Development Framework.

Glossary

Renewable Energy	Energy flows that occur naturally and repeatedly in the environment (e.g. from sun, wind or wave or fall of water). Plant and some waste materials are also potential sources.
SA	Sustainability Appraisal
Scoping	The process of deciding the scope and level of detail of an 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	<i>The Environmental Assessment of Plans and Programmes Regulations, 2004</i>
SMART Growth	Achieving higher prosperity without increasing the ecological footprint by strengthening the interplay between productivity drivers (enterprise, skills, innovation, competition and investment, employment and quality of life).
Soundness (of the plan)	A judgement of quality and procedure based upon key elements of the plan-making process as set out in the Government publication 'Planning Policy Statement 12: Local Development Frameworks'.
South East Plan (SEP)	A plan produced by the South East England Regional Assembly which, once approved, will form the Regional Spatial Strategy for the area
Special Area of Conservation (SAC)	A site designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora for its international importance to nature conservation.
Special Protection Area (SPA)	A site designated under the EC Directive on the Conservation of Wild Birds for its international importance to nature conservation.
Strategic Environmental Assessment (SEA)	A tool for integrating environmental considerations into decision-making by ensuring that significant environmental effects of the decision are taken into account.
Statement of Community Involvement (SCI)	Forms part of the Council's Local Development Framework. The purpose of the SCI is to set out the Council's policy for community involvement in the production and review of planning policies and in the determination of planning applications.
Supplementary Planning Document (SPD)	Provides supplementary guidance to policies and proposals contained within Development Plan Documents. They do not form part of the development plan, nor are they subject to independent examination.
Sustainability Appraisal	Appraisal of plans, strategies and proposals to test them against broad sustainability objectives.
Sustainable Development (SD)	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland 1987). Four priorities are <ul style="list-style-type: none"> ● Climate change and energy ● Sustainable consumption and production ● Natural resource protection and environmental enhancement ● Sustainable communities.
Target	Provide a guide to the speed and direction in which indicators should move to achieve objectives.

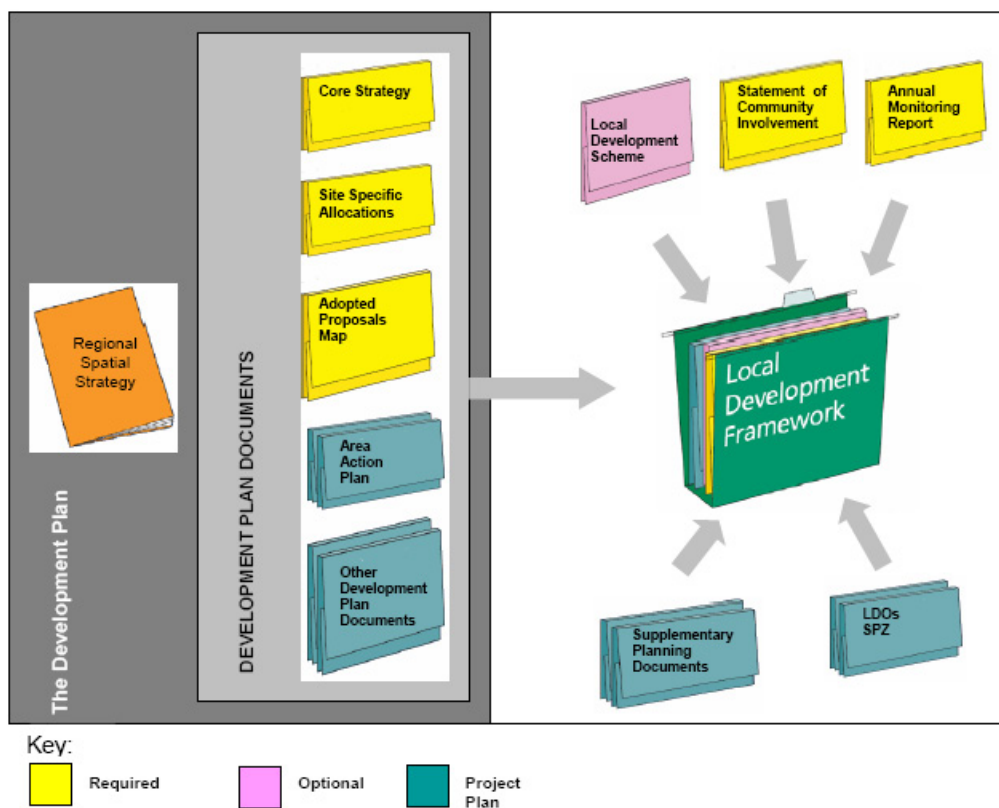
Background

1 Background

1.1 The Local Development Framework (LDF)

1.1.1 The LDF guides future development within the Borough and deals with spatial issues⁽¹⁾. The Council is seeking to protect the borough's important environmental and social assets, whilst at the same time providing a framework in which necessary development can be provided. The LDF will replace the current Local Plan⁽²⁾ but rather than being a single document, it will consist of a number of documents published at different times. The structure and timetable for the production of the LDF is set out in a published work programme⁽³⁾. When adopted, the LDF together with the Regional Spatial Strategy will form the statutory development plan for the borough. The Core Strategy DPD and the Delivery and Development Principles DPD will form part of the LDF as illustrated below.

Figure 1 The Local Development Framework



Source: Planning Policy Statement 12: Local Development Frameworks

1.2 Purpose of the Core Strategy DPD

1.2.1 The Core Strategy Development Plan Document (DPD) lies at the heart of the Royal Borough of Windsor and Maidenhead LDF. The Core Strategy is therefore the overarching document that sets out the vision for the borough over the next 20 years and how spatial planning will contribute towards achieving the vision. It will run until 2031. The Core Strategy is the first major policy document to be produced as part of the LDF. It will include strategic policies covering the broad approach for the delivery of housing, employment, retail, and leisure opportunities.

1.2.2 The contents of the Core Strategy will include:

1 Those issues that involve the use of land or the movement of people and access to opportunities
 2 The RBWM Local Plan (Incorporating Alterations Adopted June 2003).
 3 The Local Development Scheme (LDS) is currently subject to a review. It is due to be submitted to the Secretary of State (through the Government Office for the South East) in summer 2008

Background

- A vision for the Borough
- Spatial objectives
- Core policies
- A monitoring framework to monitor each policy

1.2.3 Although the Council will produce the LDF, it is a Government requirement that it conforms to relevant national and regional policies. Within this context, the Council will seek to engage and address the views of the local community.

1.2.4 In June 2007, the Borough's first Core Strategy and Policies DPD was subject to an Examination in Public (EIP). Regrettably, the Inspector found the Core Strategy unsound. The Inspector's Report is binding upon the Council and therefore there is no opportunity for the Council to affect the outcomes and the associated land and policy implications. The Inspector has indicated that the Core Strategy should not be adopted and that it is withdrawn⁴. Accordingly, on 4th December 2007, Council resolved to withdraw it. The Core Strategy failed on the single issue of urban potential which has given rise to a number of interrelated issues:

- Heavy reliance on an uncertain supply of unidentified windfall sites
- Failure to identify broad locations or areas where sustainable housing and employment development might take place and the difficulties this will cause for subsequent DPDs and consequently, defects in the housing trajectory
- Resistance to a local review of Green Belt boundaries
- Unduly onerous affordable housing thresholds.

1.2.5 The production of this Revised Scoping Report is the first stage in the development of a new Core Strategy.

1.3 Purpose of the Delivery and Development Principles DPD

1.3.1 Other parts of the LDF are being produced by the Council that provide more detailed policy, expanding on the approach outlined in the Core Strategy. This includes the identification of individual sites for specific land uses as in the Delivery and Development Principles DPD. The role of this DPD is twofold:

- to set out individual site allocations for housing; employment and other uses and their associated site-related policies
- to set out a suite of policies associated with housing; employment; retail (including town and settlement centres); transport; Green Belt and the Countryside; nature conservation; historic environment; transport; general policies for community facilities, recreation and visitors.

1.3.2 The DPD will be required to be in conformity with the Core Strategy. It will cover the whole of the Borough but there will be a focus on the Borough's main settlements of Maidenhead and Windsor in relation to site allocations for housing, employment, retail, leisure and tourism related development.

1.3.3 The contents of the Delivery and Development Principles DPD will include:

- Detailed visioning for the Borough's settlements
- Key objectives
- Policies for delivery (site allocations including maps)
- Detailed development control policies
- A monitoring framework to monitor each policy

1.3.4 The production of this Revised Scoping Report is the first stage in the development of the Delivery and Development DPD.

⁴ In accordance with the Planning and Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Development) (England) Regulations 2004

The Sustainability Appraisal Process

2 The Sustainability Appraisal Process

2.1 Purpose of the SA and Scoping Report

2.1.1 Under the Regulations⁵, a SA is required for parts of the LDF. The purpose of preparing a SA is to encourage sustainable development through improved integration of environmental, economic and social considerations throughout the preparation and adoption of land use plans and policies. It is not the role of the SA to determine which policies should be taken forward but should help identify the most sustainable policies overall, or different policies that promote the different dimensions of sustainability. In this way decision makers can be more informed about the choices they have when deciding which policies are most appropriate to take forward.

2.1.2 The aims of this SA are to:

- Make the DPDs as sustainable as possible by ensuring the principles of sustainable development are integrated into the strategy making process, influencing all stages of policy process;
- Provide a high level of environmental protection and balance environmental, economic and social considerations in the plan's preparation;
- Use consultation to challenge and confirm professional judgment.

2.1.3 In November 2005 guidance⁶ on the Sustainability Appraisal of Local Development Documents was issued by the ODPM. According to the 2005 guidance the main stages in the SA process and how they are aligned with the production of the plan are shown in the table overleaf. This Revised Scoping Report documents Stage A of the SA process.

5 The Town and Country Planning (Local Development) (England) Regulations 2004.

6 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM November 2005

The Sustainability Appraisal Process

Table 1 Stages of Sustainability Appraisal within the DPD Process

Stages of Sustainability Appraisal within the DPD Process	
DPD STAGE 1: PRE-PRODUCTION – EVIDENCE GATHERING	
SA Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;	
<ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA. 	
DPD STAGE 2: PRODUCTION	
SA Stage B – Developing and refining options and assessing effects	
<ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs. 	
SA Stage C – Preparing the SA Report	
<ul style="list-style-type: none"> • C1: Prepare the SA Report 	
SA Stage D – Consultation on the preferred options of the plan and the Sustainability Appraisal Report;	
<ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes. 	
DPD STAGE 3: EXAMINATION	
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations. 	
DPD STAGE 4: ADOPTION AND MONITORING	
<ul style="list-style-type: none"> • D3: Making decisions and providing information. 	
SA Stage E – Monitoring implementation of the plan.	
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects. 	

2.2 Compliance with the Strategic Environmental Assessment (SEA) Directive

2.2.1 A requirement of SA is to comply with the Strategic Environmental Assessment (SEA) Directive and UK Regulations stipulate that Sustainability Appraisal of LDFs should meet the requirements of the SEA Directive.⁷ The purpose of the SEA Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans. It also aims to promote sustainable development, by ensuring that an environmental assessment is carried out of certain plans

7 EU Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive)

The Sustainability Appraisal Process

which are likely to have significant effects on the environment. This came into force in the UK in July 2004⁽⁸⁾. This Revised Scoping Report incorporates the requirements for a Strategic Environmental Assessment (SEA) of both the DPDs. Guidance on the implementation of the SEA Directive has been used to inform this report.⁽⁹⁾

2.3 The SA Appraisal Team

2.3.1 The SA process is carried out by the Borough's Senior Projects Officer in the RBWM Planning Policy Team, working with other members of the team, development control Officers, other key officers throughout the Council and the Council's LDF Member Working Group.

2.3.2 In June 2006, the Council commissioned external consultants to assess the SA Reports that had been produced up to that time. The consultants issued a series of recommendations⁽¹⁰⁾ to ensure that the SA was robust. These recommendations have helped to inform the SA process since that time. The SA process is also being continually shaped and improved by responses to public consultations.

8 Environmental Assessment of Plans and Programmes Regulations 2004.

9 A Practical Guide to the Strategic Environmental Assessment Directive ODPM, September 2005. Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners. Countryside Council for Wales; English Nature; Environment Agency; UK Climate Change Programme, CAG, Levett-Therival; Environmental Change Institute (May 2004). Strategic Environmental Assessment and Climate Change: Guidance for Practitioners. Countryside Council for Wales; English Nature; Environment Agency; UK Climate Change Programme, CAG, Levett-Therival; Environmental Change Institute (May 2004)

10 'External Verification of the Council's SA Scoping Report', 'External Verification of the Council's Core Strategy Initial SA Report', 'External Verification of the Council's Core Strategy Draft SA Report' Scott Wilson (June 2006).

Stage A: Setting the Context of the Appraisal and Establishing the Scope

3 Stage A: Setting the Context of the Appraisal and Establishing the Scope

3.1 Relevant Plans, Policies, Programmes, Strategies and Initiatives (PPPSIs)

3.1.1 It is necessary to take account of other relevant policies, plans, programmes, strategies and initiatives (PPPSIs) when conducting a SA, as these will help to identify external social, environmental and economic objectives that should be taken into account and addressed by the DPDs. They may also influence the options to be considered when preparing the DPDs.

3.1.2 A full PPPSI Review is set out in Background Paper A and can be found on the Sustainability Appraisal web page of the Borough's website at http://www.rbwm.gov.uk/web/pp_sustainability_appraisal.htm. The PPPSI review has informed the key sustainability issues outlined in section 3.3 of this Revised Scoping Report.

3.2 Baseline Data for the SA

3.2.1 In order to assist in identifying key sustainability issues for the Borough, it is necessary to collate baseline information which can be used as a basis for predicting and monitoring the effects of proposed policies and site allocations. The SA Baseline Data can be found in Background Paper B on the Sustainability Appraisal web page of the Borough's website at http://www.rbwm.gov.uk/web/pp_sustainability_appraisal.htm.

3.3 Sustainability Issues and Problems

3.3.1 The key sustainability issues facing the borough are listed below and have been developed with evidence taken from the Review of Policies, Plans, Programmes, Strategies and Initiatives (Background Paper A), the SA Baseline Data (Background Paper B) and previous consultations on the Core Strategy and other local development documents. These issues should be taken into consideration during the development of the Core Strategy DPD and Delivery and Development Principles DPD and in undertaking the SA. They are:

Population

- Population projections predict that the population of the borough will rise slightly in the future, but that the number of households will steadily increase at a much faster rate.
- The borough has the highest proportion of older people in Berkshire. In line with national average, the number of older people is expected to increase.
- A small proportion of the local population (7.5%) is made up of ethnic minorities.

Housing

- The number of houses that are required to be built in the borough each year (the strategic housing allocation) is currently under review by the Government.
- There will be a focus on Windsor and Maidenhead in relation to site allocations for housing.
- Almost all housing is currently built within existing settlements and on previously developed land.
- Household size is falling and the number of one-person households is increasing.
- It is important to encourage a greater range of different types and sizes of homes to be developed.
- Demographic changes (see above) will have implications for the number, type and size of housing required.
- One third of all dwellings are detached – reflecting the relative wealth of the area. 60% of all new dwellings completed since 2001 have been flats, which causes some local concern.
- The borough is an expensive place to live. High property prices make it difficult for many households to access appropriate housing for their needs.
- The estimates of affordable housing need are several times greater than the Borough's total strategic housing allocation.
- The cost of housing may be a factor in worker commuting patterns.
- Compared with national averages, there are more owner-occupiers in the borough and less social housing. Private renting increased between 1992 and 2001, reflecting the inability of young people to purchase properties locally and increased buy-to-let schemes.

Stage A: Setting the Context of the Appraisal and Establishing the Scope

Transport and Accessibility

- Maidenhead is a sub regional transport hub.
- Crossrail has been given the go-ahead - a major new railway link connecting central London, the City and Canary Wharf to Heathrow and to commuter areas east and west of the capital. Maidenhead is likely to be the end station to the west of London (the Western Terminus). Trains are expected to be running in 2017.
- The borough has excellent road and rail links.
- There is a high level of vehicle trips both within and through the borough. This has resulted in congestion, which is of local concern.
- There is a high level of car ownership in the borough. Conversely, approximately 7,780 households are without a car.
- A higher percentage of local residents commute to work by car than the national average although the number of residents working at home almost doubled between 1991 and 2001.
- In-commuting increased by 7,900 between 1991 and 2001 but out-commuting by only 2,520, as employment opportunities increased in the borough.
- The average distance travelled to work is 13.64km – similar to the national average.
- There has been an increase in bus passengers although only about half of bus users are satisfied with the service.
- New residential development is increasingly being located within 30 minutes public transport time of essential services.
- Alternative forms of transport to that of the car should be encouraged.
- The number of people killed or seriously injured on the roads in the borough is similar to the national average.

Community Activity and Neighbourhoods

- Three quarters of people in the Borough are satisfied or very satisfied with their local area as a place to live.
- Just 22% of local people agree that they can influence decisions affecting their local area.

Crime

- There is a relatively high level of burglaries, theft of vehicles and theft from vehicles in Windsor and Maidenhead.
- Out of all the wards in the Borough, Oldfield and Castle Without wards had the highest recorded crime count in 2003/04.
- Fear of crime amongst Borough residents appears to be decreasing.

Poverty and Deprivation

- Whilst overall poverty is lower than the England average, almost 8,000 people are dependent on means-tested benefits, and 2,400 children in the borough live in low-income households.

Health and Well-Being

- Men and women residing in the borough can expect to live longer than the England average.
- Death rates from heart disease, stroke, cancer and smoking are low compared to the England average.
- Residents generally have a much healthier lifestyle than in other areas of England. However on average, only 1 in 8 adults take the recommended level of physical activity.

Education and Skills

- Borough schools are performing above the national average.
- There are more school places available in the secondary sector than in the primary sector, which is partly a result of two secondary schools having designated areas that cover substantial parts of other boroughs.
- By Summer 2012, it is projected that there will be an overall surplus of school places of just 831 places (4.2%). The expectation, however, is that there will be a deficit of places in the primary sector, affecting most areas of the borough, and a surplus in the secondary sector. The areas of most concern are, for rising numbers, East Maidenhead and all of Windsor (from Summer 2009 onwards) and for falling numbers, the

Stage A: Setting the Context of the Appraisal and Establishing the Scope

Datchet and Wraysbury secondary sector. Other areas of the borough will either remain full as at present (i.e. the Windsor Uppers, Ascot secondary) or experience milder changes to their numbers on roll.

- Borough residents are generally well qualified although there are areas where poor literacy and numeracy exist.

Employment

- Economic activity rates in the borough are above the regional and national figures.
- The percentage of the working age population in the Borough claiming job seekers allowance is below regional and national figures.
- By far the majority of jobs in the borough are in the service sector.
- There is a high representation of IT and telecoms related services.
- The percentage of employee jobs in the manufacturing sector in the borough is approximately 6% - just over half the national figure.
- The ratio of jobs to the working-age population in the borough is approximately 1.05. Although this high job density shows that there are enough jobs for everyone in the borough, it can result in in-commuting (see transport section above).
- The average annual income of borough residents is significantly above the regional and national averages.
- The local workforce is skilled and lower skilled workers are under-represented.
- In Maidenhead town centre the shops employ 2,330 people and the restaurants and licensed premises employ 440 people.
- In Windsor town centre the shops employ 2,750 people and the restaurants and licensed premises employ 940 people.

Economy

- There will be a focus on Windsor and Maidenhead in relation to site allocations for employment, retail, leisure and tourism related development.
- Data indicates a high level of entrepreneurship in the borough.
- Berkshire had the highest GVA per head in the south east (the contribution to the economy of each individual producer, industry or sector in the UK).
- Offices account for the highest proportion of commercial and industrial floorspace in the borough.
- Vacant offices in Maidenhead represent approximately 8.8% of total stock and headline office rents are the highest in the Thames Valley.
- Although the overall amount of floorspace in the borough has increased quite modestly since 1991, industrial floorspace has reduced and B1 business stock has increased.
- Since 1991 manufacturing jobs have declined and the service sector expanded.
- The borough (*principally Windsor*) is a major visitor destination with an estimated 636,792 staying trips in 2006.
- Total expenditure by visitors to Windsor & Maidenhead is estimated to be the region of £381.5 million in 2006, an increase of 13% since 2004.
- Tourism expenditure translates into £498,916,000 turnover for local businesses once multiplier impacts are taken into account, an increase of 12% since 2004.
- Tourism activity in the borough is estimated to support 5,892 FTE jobs or 7,990 actual jobs in Windsor & Maidenhead. This represents around 11% of all jobs in the borough.

Town, District and Local Centres

- Maidenhead provides the principal commercial centre supporting the shopping needs of the Royal Borough's population. Improvements to the choice of both retail and leisure facilities would contribute to the strengthening of the centre against nearby centres which are performing more strongly.
- Windsor provides for the convenience and comparison needs of the local population. In catering for an extensive tourism market, the centre is characterised by its upmarket comparison goods offer. It possesses a larger area of retail floorspace than Maidenhead and overall the town exhibits good levels of vitality and viability.
- District centres are Ascot and Sunningdale, providing a good range of food and other day-to-day requirements.
- There are 22 local centres and shopping parades.
- Need to create and maintain local distinctiveness.

Stage A: Setting the Context of the Appraisal and Establishing the Scope

Leisure and Culture

- The majority of residents use the public rights of way network mainly for leisure and approximately 20% use the network for both leisure and utilitarian use (getting to shops and facilities etc).
- Just over two thirds of residents are satisfied with the 3 leisure centres and 3 outdoor sports centres in the borough.
- There is a good representation of golf courses in the borough.
- There are 11 libraries in the Borough and almost 70% of residents are satisfied with these.
- There are six theatres, arts centres and cinemas in the borough and around 60% of residents are satisfied with the theatres and concert halls.
- There are 3 museums and art galleries in the borough and only around 32% of residents are satisfied with these.

Landscape and Open Space

- The presence of (83%) Green Belt and preservation of landscape character has historically constrained where development occurs in the borough.
- The borough contains two Areas of Special Landscape Importance (ASLIs). These are firstly the extension of the Chilterns south of the Thames in Cookham, Bisham and Hurley and secondly, in Windsor Great Park and Forest (mainly in Crown ownership) – Home Park, Great Park and Windsor Forest.
- The River Thames corridor is one of the borough's most significant landscape features and has an important role in terms of providing for leisure and tourist attractions
- According to the Local Plan there is a lack of public open space in some areas of the borough.
- Since 2001 six additional open spaces and 4 play areas have been secured.
- Since 2004 no public open space has been lost.

Natural Environment

- There are five sites with international nature conservation designations, one of which lies wholly in the borough. These include one Ramsar site, 2 Special Protection Areas (SPAs) and 3 Special Areas of Conservation (SACs).
- There are 11 sites of special scientific interest (SSSIs) covering 8.4% of the Borough. Some of these form parts of sites with international nature conservation designations.
- There are 6 Local Nature Reserves and 116 Wildlife Heritage Sites (WHS) covering 7.2% of borough.
- The condition of SSSIs in the borough is far better than the rest of Berkshire, the South-East or nationally, with 96% of sites in a favourable or recovering condition. This also exceeds the national 2010 target.
- It is important to recognise that there are a number of protected species that occur outside of designated nature conservation sites.
- The Borough will need to recognise the value of urban biodiversity and the potential negative effects of building on previously developed land.
- Out of the UK BAP priority habitat types, the habitat covering the largest area in the borough is lowland mixed deciduous woodland (6.04% of total land area).
- The borough possesses a good representation of UK BAP priority species.
- Connecting habitats such as woodland, hedgerows and watercourses are important in maintaining biodiversity.
- New semi-natural greenspace will have to be found to allow new housing development to go ahead in the south of the borough without incurring negative effects on the Thames Basin Heaths SPA.

Quality of the Built Environment

- There are 23 grade 1 listed buildings in the borough.
- There are 9 historic parks and gardens in the borough.
- There are two listed buildings on the national 'Buildings at Risk' Register.
- There are a total of 27 Conservation Areas in the borough.
- The Borough needs to promote and support sustainable design and construction in keeping with the local area.

Air and Noise

- In 2005, two Air Quality Management Areas (AQMAs) were declared in the borough.

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- The Maidenhead AQMA is described as “an area covering part of Maidenhead Town Centre, extending north to the roundabout at the junction of the A4 and B4447 and south to Kingswood Court opposite the sports ground”.
- The Windsor AQMA is described as “the area surrounding the junction of the A332 and Clarence Road in Windsor”.
- There is likely to be pressure to develop in and around the AQMAs as these lie in some of the most sustainable locations for development and outside the Green Belt.
- There are new developments in and around the Maidenhead AQMA and new hotspots in Windsor that could potentially lead to a spatial extension of the AQMAs.
- The primary pollutant within RBWM is nitrogen dioxide (NO₂) with the main source being road traffic. Since 2005, there has been no significant change in the levels of NO₂ or the population exposed to those levels in the two AQMAs.
- In the past seven years the number of noise complaints in the borough has been at around 800 – 900 per annum.
- There are local concerns about noise from traffic and aircraft.

Use of Energy Resources

- The Borough needs to contribute to a reduction in carbon dioxide emissions (the major contributor to climatic conditions) by encouraging the production and use of renewable energy, the use of low carbon emission vehicles and increasing energy efficiency in existing and new commercial and residential developments.
- The south east has joint second highest consumption of electricity of any region in England (there are no figures for the borough).
- The Borough is on target to reduce domestic energy use.
- The borough is significantly below target in installing renewable energy capacity.

Use of Land Resources

- The majority of employment and residential development takes place on previously developed (brownfield) land in the borough.
- Reserves where mineral extraction has been permitted include Kingsmead Quarry, Wraysbury and Sheephouse Farm, Maidenhead.
- Adopted preferred areas for mineral extraction include Riding Court Farm and North of Horton, Datchet.
- There are approximately 480 potentially contaminated sites in the borough.

Water Management and Flooding

- Climate change predictions are for more intense weather conditions including high temperatures and high rainfall. This has implications for how buildings are designed and how flood risk is addressed.
- 27% of all properties in the borough are at risk from flooding, including 11,706 properties that are in an area of higher flood risk (1 in 100 years).
- There is currently no data on new development in the borough which has sustainable urban drainage (SUDS) installed although this is a regional target.
- The borough lies in one of the driest parts of the country and in an area of high water demand and therefore groundwater needs to be protected.
- Although the water resources forecast for the borough is that it will be in water balance or surplus until 2025, this assumes that there will be an improvement in water efficiency in new developments.
- Work on a 4km long water pipeline in Maidenhead is planned to start in 2008 in order to meet planned growth.
- Water quality has shown an underlying trend of improvement in the south east.

Waste Management

- The amount of household waste generated in the borough has historically been high but this has been reducing so that it is now near to the national average.
- The proportion of household waste being recycled or composted in the borough is increasing and the proportion of household waste going to landfill is decreasing.
- At present the Borough does not recover heat, power or other energy sources from household waste.
- The amount of commercial and industrial waste generated in the south east declined slightly by 1.6% in the last 10 years.

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- In the last 10 years, the amount of demolition waste in the south east increased by 16%. This growth in waste is of concern and regional policies are aiming to stabilise this and encourage increased recycling and use of secondary and recycled aggregates.
- The amount of hazardous waste generated in the south east declined between 1999 and 2003.

3.4 SA Framework

3.4.1 The SA framework is central to the SA process and provides a more objective way in which sustainability effects of policies, options and proposals can be described, analysed and compared. In short, the SA framework provides a way of assessing whether the objectives, policies and proposals of a DPD (or SPD) are the most appropriate in sustainability terms.

Development of Sustainability Objectives

3.4.2 The SA framework consists of SA objectives. These objectives are distinct from the objectives of the DPD, though in some cases they may overlap with them. They provide a way of checking whether the DPD objectives, policies and proposals are the best possible ones for sustainability - a yardstick against which the social, economic and environmental effects of the DPD can be tested.

3.4.3 By looking at the specific issues that face the South East and the borough, a set of objectives for sustainable development (SA objectives) has been developed for RBWM. They are based upon the Draft Regional Sustainability Framework (RSF) for the South East¹¹ (an update of the framework that was used to appraise the South East Plan), Background Paper A (PPPSI Review) and Background Paper B (SA Baseline Data). In devising objectives for the borough, RSF objectives have been amended to reflect specific local priorities, particularly those raised during LDF consultations.

Table 2 Development of the SA Objectives

RBWM SA Objectives	Source of objectives
1. Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	RSF1
2. Improve the health and well-being of the population and reduce inequalities in health.	RSF2
3. Reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	RSF3
4. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	RSF4
5. Reduce crime and the fear of crime.	RSF5
6. Create and sustain vibrant and distinctive communities which recognise the needs and contributions of all individuals.	RSF6 (distinctive added)
7. Improve accessibility to all services and facilities including the countryside and the historic environment.	RSF7
8. Encourage increased engagement in cultural and sporting activity across all sections of the community.	RSF8 (sporting added)
9. Ensure high and stable levels of employment for everyone's benefit.	RSF9 (economic growth removed)
10. Sustain economic growth and competitiveness and a buoyant, sustainable tourism sector by focusing on the principles of smart growth.	RSF10 (tourism added)

11 Draft Regional Sustainability Framework (RSF) for the South East (Consultation September – November 2007). The new RSF will update and replace the Integrated Regional Framework (IRF) published in 2004. The framework includes the sustainable development goals and objectives for the region and mechanisms to help embed these objectives into decisions made. The framework also contains indicators which will enable the monitoring of progress towards achieving sustainable development.

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RBWM SA Objectives	Source of objectives
11. Stimulate economic revival.	RSF11 (deprived areas removed)
12. Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	RSF12
13. Re-use previously developed land and existing materials from buildings, and ensure that there is a high quality townscape.	RSF14 (high quality townscape added)
14. Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	RSF15
15. Reduce air pollution and the proportion of the local population subject to noise pollution.	RSF16 (noise added)
16. Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the borough is prepared for its impacts.	RSF17 & 18
17. Conserve and enhance the borough's biodiversity.	RSF19
18. Protect and enhance the borough's countryside, natural and historic environment.	RSF20 with 'natural' added
19. Improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	RSF21
20. Reduce the global social and environmental impact of consumption of resources by using sustainably and ethically produced, local or low impact products.	RSF22
21. Reduce waste generation and disposal, and achieve the sustainable management of waste.	RSF23
22. Maintain and improve the water quality of the borough's rivers and ground waters, and achieve sustainable water resources management.	RSF24 (coast removed)
23. Increase energy efficiency, and the proportion of energy generated from renewable sources in the borough.	RSF25

(RSF objective 13 (skilled workforce) is covered in SA objective 4 above).

The SA Framework Table

3.4.4 The SA Framework table lists the SA objectives and associated indicators and targets. The table is central to the SA and will be used to appraise the DPDs. Where local data is unavailable, regional or national data has been used where possible.

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Table 3 SA Framework

SA Objective	Indicators	Targets	Current trends in the borough
1. Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	a. Net housing completions	Meet housing completion targets as set out in the Borough's strategic housing allocation.	The Borough's strategic housing allocation was exceeded by 313 dwellings between 2001 and 2006. The strategic housing allocation is currently under review.
	b. Affordable housing completions	To achieve an average of 30% affordable housing on housing sites of 0.5ha or over or schemes proposing 15 or more net additional dwellings (RBWM Local Plan)	Apart from 2004/5 there has been a general decline in annual completions of affordable housing since the 1990's.
	c. Type and size of dwellings built	To improve the range of housing in the borough and favour dwellings for smaller households (RBWM Local Plan)	Average household size has fallen steadily. One third of all dwellings in the Borough were detached in 2001, (23% nationally). 20% were flats (same as national figure).
	d. Housing density	Average 40 dwellings per hectare (Submission Draft SE Plan)	Densities on permissions given during 2006/07 were higher than on completed sites permitted some years ago. Some residents feel that recent residential developments at higher densities have been to the detriment of the character of their neighbourhoods.
	e. Average house price / average earnings		In 2004, the house price/earnings ratio in the Borough was 4.7:1 – the highest in Berkshire.
	f. Households on the housing register	Reduce number of households in housing need on Housing Register (South East IRF)	RBWM figures are reducing slightly but likely to remain fairly high due to high property values.
	g. Number of unfit homes	To eliminate unfit homes in the public sector by 2010 (SE regional target)	Proportion of unfit homes in the borough is lower than regional figures.
	h. Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or equivalent Code for Sustainable Homes	Proposed national target that all new homes be carbon neutral by 2016	

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SA Objective	Indicators	Targets	Current trends in the borough
2. Improve the health and well-being of the population and reduce inequalities in health.	<p>a. Death rates from circulatory disease, cancer, accidents and suicides</p> <p>b. Average life expectancy</p>	<p>To reduce the death rates in persons aged under 75 for circulatory disease and cancer by 40% and 20% respectively by 2010 (PSA targets)</p> <p>To increase life expectancy at birth to 78.6 years for men and 82.5 years for women (PSA target)</p>	<p>Death rates from heart disease and cancer are low compared to the England average.</p> <p>Life expectancy in RBWM is better than regionally or nationally.</p>
3. Reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	<p>a. Percentage of children that are living in families that are income deprived.</p> <p>b. Percentage of population of working age claiming key benefits</p> <p>c. Percentage of households in fuel poverty</p> <p>d. Indices of multiple deprivation</p>		<p>9.3% - similar to West Berks and Bracknell but higher than Wokingham.</p> <p>Second lowest in Berkshire.</p> <p>Average 4.35% in fuel poverty (full income equivalised)</p> <p>No parts of the Borough fall within the 10% most deprived wards in the country.</p>
4. Raise educational achievement levels and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	<p>a. Proportion of 19 year olds with Level 2 qualifications (5 GCSEs A* - C or NVQ equivalent).</p> <p>b. Proportion of adults with poor literacy and numeracy skills</p>		<p>7.6% of working people in the Borough have no qualifications (lower than the regional and national figures).</p>
5. Reduce crime and the fear of crime.	<p>a. Rate of domestic burglaries, violent offences in a public place and vehicle crimes</p> <p>b. Fear of crime</p>		<p>Between 2005 - 2007 the level of domestic burglaries and vehicle crimes remained stable, whilst violent offences increased slightly.</p> <p>Respondents who feel that their lifestyle is restricted a lot by fear of crime has reduced by 10% between 2002 and 2005. Majority of</p>

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SA Objective	Indicators	Targets	Current trends in the borough
6. Create and sustain a vibrant and distinctive communities which recognise the need and contributions of all individuals.	<p>a. Percentage of people who agree that their local area is a place where people from different backgrounds can get on well together.</p> <p>b. Percentage of people satisfied with their local areas as a place to live.</p> <p>c. % of residents who agree that they can influence decisions affecting their local area.</p>		<p>RBM residents feel that their lifestyle is not restricted by a fear of crime.</p> <p>2007: Agree = 58%, did not know = 20%</p> <p>Satisfied: 2007 = 76% (incl. 14% very satisfied)</p> <p>2007: Agree =22%, disagree = 50%</p>
7. Improve accessibility to all services and facilities including the countryside and the historic environment.	<p>a. Percentage of new residential development within 30 minutes public transport time of key services.</p> <p>b. Additional public open space secured.</p> <p>c. % of residents satisfied with the Borough's parks and open spaces</p>		<p>New housing in 2006/7 was most accessible to employment areas, GPs & secondary schools and least accessible to hospitals.</p> <p>Since 2001/02, 6 public open spaces and 4 play areas.</p> <p>2006/07: 82%</p>
8. Encourage increased engagement in cultural and sporting activity across all sections of the community.	<p>a. Percentage of public rights of way that are easy to use by members of the public</p> <p>b. Percentage of residents satisfied with sports and leisure facilities</p>	2009/10 = 95%	<p>2006/07 = 80.4%</p> <p>2006/07 = 68%</p>
9. Ensure high and stable levels of employment for everyone's benefit.	a. Proportion of people of working age in employment		Borough economic activity rates are above the regional and national figures.

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SA Objective	Indicators	Targets	Current trends in the borough
	b. Ratio of total jobs to working-age population		2005 = 1.05
10. Sustain economic growth and competitiveness and a buoyant, sustainable tourism sector by focusing on the principles of smart growth.	a. Gross Value Added (GVA) per head b. Shopping Patterns (<i>Retail & Leisure Study 2006</i>)		2004 = £27,245 (Berkshire). Very high levels of GVA compared to regional and national data. Economically prosperous county. 35.5% of households in Maidenhead zone do main food shopping in Maidenhead town centre. 9.9% of households in Windsor zone do main food shopping in Windsor town centre. 33.9% of households in Maidenhead zone shop for clothing and footwear in Maidenhead town centre. 61.7% of households in Windsor zone shop for clothing and footwear in Windsor town centre.
11. Stimulate economic revival.	a. Supplementary Planning Documents covering Maidenhead Town Centre.		During 2008/09 a Supplementary Planning Document (SPD) is being developed for Broadway / King Street / Queen Street.
12. Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	a. Percentage of total SE business turnover attributable to new (new to market) and significantly improved products. b. Value of manufacturing exports per head. c. Expenditure on R&D as the proportion of GVA.	Increase the percentage of total SE business turnover attributable to new products (new to market) from 12% in 2004 to 20% by 2016, and the percentage attributable to significantly improved products from 18% in 2004 to 25% by 2016.	
13. Re-use previously developed land and existing materials from buildings, and	a. Percentage of new and converted dwellings on previously developed land	Increase expenditure on R&D in the SE from 3.2% of GVA in 2003 to 4% by 2016. 60% (Draft South East Plan) (all development)	Generally exceeds 90%.

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SA Objective	Indicators	Targets	Current trends in the borough
ensure that there is a high quality townscape.			
	b. Percentage of land developed for employment which is on previously developed land.	60% (Draft South East Plan) (all development)	The majority of employment development takes place on PDL.
	c. Number of contaminated sites.		There are approx. 480 potentially contaminated sites in the borough. Following a risk assessment 32 sites have been prioritised for further investigation
14. Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	a. No. of properties at risk from flooding	Prevent all inappropriate development in the flood plain	2007: 27% of all properties are at risk from flooding.
	b. Number of planning applications approved against Environment Agency advice on grounds of flood defence		2006/07 = 0
	c. New development with sustainable urban drainage (SUDS) installed		
15. Reduce air pollution and the proportion of the population subject to noise pollution.	a. Concentration of NO ₂ in the AQMA in 2006 as annual mean 50 ug/m ³ in relation to the air quality objective of 40 ug/m ³ by 2010.	2010/11 = 40 ug/m ³ in both AQMA (national objective)	2006 annual mean: Windsor AQMA = 49ugm ³ , Maidenhead AQMA = 51ugm ³
	b. No. of residential premises in Windsor and Maidenhead Air Quality Management Areas		Windsor = 720 residences, Maidenhead = 1300 residences
	c. No. of noise complaints		2006/07 = 801
16. Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the borough is prepared for its impacts.	a. Domestic carbon emissions per dwelling (kg CO ₂ / dwelling)		2006 = 6,307 (GB average = 5,595)

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SA Objective	Indicators	Targets	Current trends in the borough
	b. Ecological Footprint		2006: 6.49 gha per person (UK average 6.0 gha per person)
	c. Capacity during 'critical periods' to supply water without the need for restrictions		Work on a 4km long water pipeline in Maidenhead is starting in 2008 in order to meet planned growth.
17. Conserve and enhance the borough's biodiversity.	a. Occurrences of farmland birds		Small positive change with population levels for 2005/06 back to 1995 baseline levels. Remains below county figures.
	b. % of SSSIs in favourable condition	National: 95% of the SSSI land to be in favourable or 'recovering' condition by 2010.	96% of sites in a favourable or recovering condition in 2006.
	c. Condition of Wildlife Heritage Sites		Under investigation.
	d. Occurrences of garden butterflies		Trends remain the same between 2005/06 and 2006/07.
	e. Occurrences of stag beetles		2006/07 = 29% of grid squares in RBWM are occupied by stag beetles
	f. Extent of ancient woodlands		
	g. Impact of housing development on the Thames Basin Heaths SPA.		Indicators on heathland birds and visitor numbers with respect to the SPA are currently under discussion.
18. Protect and enhance the borough's countryside, natural and historic environment.	a. Extent of nature conservation designations		Land area: international nature conservation designations = 7.9%, SSSIs 8.4%, LNRs and WHS = 7.2%
	b. Listed Buildings on the national 'Buildings at Risk' Register.		2006/07 = 2 (very low compared with those buildings at risk nationally)
	c. % of conservation areas with a character appraisal		2008: 63%

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SA Objective	Indicators	Targets	Current trends in the borough
	d. % of conservation areas with a character appraisal with management proposals updated in the last 5 years.		2008: 22%
19. Improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel.	a. Congestion - average journey time per mile during the morning peak. (NI 167) b. Mode of travel to work c. Percentage of residents who think that for their local area, over the past three years, that public transport has got better or stayed the same.		Awaiting data from DfT. Relatively more of Windsor and Maidenhead's residents commute by car to work than nationally 2003/04 = 66.9%
20. Reduce the global social and environmental impact of consumption of resources by using sustainably and ethically produced, local or low impact products.	a. Ecological footprint b. Percentage of commercial buildings meeting BREEAM Very Good Standard or above or equivalent.		2006: 6.49 gha per person (above national average)
21. Reduce waste generation and disposal, and achieve the sustainable management of waste.	a. No. of kg per head household waste collected b. Percentage of the total tonnage of all types of household waste that has been recycled,	2009/10 = 483.8kg To recover value from 45% of household waste and to recycle or compost 30% of household waste by 2010 (national target)	2006/07 = 503.8kg 2006/07: Recycled = 24.58%, recovered = 0%, landfill = 66.79%

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SA Objective	Indicators	Targets	Current trends in the borough
	used to recover heat, power and other energy sources, and landfill		
	c. Generation of Construction and Demolition Waste	Recycling target 2016 = 60% (Berkshire)	2002/03 = 1,499,332 tonnes (Berkshire). Projected for 2016 = 1,800,000 tonnes. 33% (Berkshire)
	d. Existing recycling rate for Construction and Demolition Waste (Berkshire)		
22. Maintain and improve the water quality of the borough's rivers and ground waters, and to achieve sustainable water resources management.	a. Rivers of good or fair chemical and biological quality		SE: Good chemical quality 2005 = 61.34%. Good biological quality 2005 = 78.21%
	b. Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.		2006/07 = 0
	c. Per capita consumption of water	To stabilise and then reduce the per capita consumption of water to 135 litres of water per day by 2016. (SE Plan)	Between 1994/95 and 2005/06, per capita consumption in the SouthEast increased by 5.7% for unmeasured households and 6.5% for measured households.
23. Increase energy efficiency, and the proportion of energy generated from renewable sources in the borough.	a. Energy consumption per capita		The South East has joint second highest consumption of electricity of any region in England.
	b. Renewable energy capacity installed	2010 = 43,974 kWe (excl. HEP) . RBWM is currently producing only 0.584% of the 2010 target.	2006/07 = 23 kW
	c. Energy demand from new development	Encourage developers to submit an assessment of a development's energy demand and provide at least 10% of the development's energy demand from renewable sources for housing schemes of over 10 dwellings and commercial schemes over 1,000m ² (SE Plan)	

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3.5 Difficulties Encountered in Compiling Information or Carrying out the Assessment

3.5.1 The difficulties are:

- The Council is reliant on other organisations for data. This is sometimes difficult to obtain and assumptions in the SA are only as good as the data on which they are based.
- Consultation fatigue and the capacity of stakeholders to respond to the many consultations.
- The Council is required by legislation to include certain issues in the SA and to use specific terminology. This makes for very long documents that are often difficult to read.

3.6 Consulting on the Scope of the SA

The draft Scoping Report was made available for a five week period of consultation from 6th February - 12th March 2008. Following analysis of the responses, this Revised Scoping Report was published in June 2008 alongside a consultation statement summarising all the representations received and the Council's response.