

## APPENDIX 2 - SUSTAINABILITY CRITERIA

The information in the table below demonstrates how the Preston Regeneration Strategy should meet the various aspirations towards environmental, social and environmental issues incorporated in the relevant planning policies and guidance. It forms the Sustainability Framework against which the performance of the proposed options for the Preston Strategy will be assessed. The table summarises the 15 categories for Sustainable Development for design and construction, how they are supported by relevant policies (Local Plan for Reigate and Banstead and The Surrey Structure Plan). Various sustainability objectives that are specific to the Preston Regeneration strategy are then proposed. Local issues and suggestions raised at the Preston walking audit will also be incorporated into the table. It should be noted that the objectives cover all the possible issues that relate to sustainability, and not all issues can be addressed by the masterplan.

Key Themes	Design and Construction issues	Local Plan for Reigate and Banstead (unless otherwise stated)	Proposed Sustainability Objective
Increasing Economic Output, Investment and employment	Long-term investment	SHT Improve shopping provision	Improve the economic health of the area - by providing the opportunity for a more mixed and balanced community to develop and flourish through the development of private market housing within the Preston area, improving access to employment opportunities, transport, training and childcare
		Facilitate innovation throughout the economy and raise productivity (The Surrey Economic Partnership's Economic Strategy for 2002-2005)	
Building Community Spirit	Improved public spaces		Reclaim pavements/verges from cars
	Local Amenities	<p>Re1 encourage the maintenance and enhancement of existing recreation and leisure facilities</p> <p>-C1 resist the loss of community buildings or uses</p> <p>-Re1 supplement the provision of indoor recreation by encouraging dual use of private, institutional and education facilities</p> <p>-Re12 encourage proposals for new provision, rebuilding or extensions for sporting, leisure and cultural facilities within the urban areas</p>	<p>Integrate football site more into community life; the good quality leisure facilities available to more effectively market and position themselves to attract local patronage. Assess the need for 'healthy living' centre/community-based family centre, youth centre/coffee shop for youth, multi-purpose children's centre</p> <p>Improve/enhance quality of existing local open spaces to encourage their safe use; make better use of the pond / interpretation boards etc. Improve local community facilities i.e. Tattenham community centre, Phoenix club, sports facilities.</p>
Supporting Education and Lifelong learning	Local Amenities	Expansion of further and higher education facilities - opportunities for lifelong learning is a key element of Government education policy, a vital element in securing the training of a suitably skilled workforce for knowledge-based, higher value economic activity, contributes towards achieving wider education, quality of life and sustainability objectives (The Surrey Structure Plan)	Consider capacity of schools and foster better links between the Preston community and the Beacon School
			Provision of adult education facility to help improve the employability of local people.

# APPENDIX 2 - SUSTAINABILITY CRITERIA

<b>Improving Community Health</b>	Local Amenities	Improvements to Community Health	Review capacity of doctor's surgeries and a wider network of community health support facilities.
			Encourage health promotion / prevention activities at Leisure Centre
	Quality of space		Development of the Merland Rise Recreation Ground with links to the leisure centre and the football club
	Reducing effect of traffic		Address on street/verge parking/congestion and traffic speeds
	Mixed tenures	Shortage of affordable housing, ensure that new housing development provides a mix of size and type and addresses local needs, including the need for affordable and key worker housing and contribute towards meeting the needs of all sections of the community (The Surrey Structure Plan)	Provide affordable (different type of dwellings) housing for local community, key worker housing, housing for elderly persons, rolling regeneration of existing social housing.
<b>Meeting Housing Needs</b>	Affordable homes	Ho2 role of affordable housing in creating sustainable and balanced communities	Concentrate on diversification of tenure and integration of market housing into the community. (Current concentrations of affordable/social/public housing in the area has created a community that is neither mixed nor balanced. Need more open market housing to address this)
		Ho8 safeguarded site for possible long term housing dev: Former de Burgh CSS Site, Merefield Gardens, Tadworth	Provide additional housing on previously developed land
			Intensify housing development to create a more economically viable community
<b>Reducing fear of Crime</b>	Security	Improve the quality of urban design for aesthetic and environmental reasons, deter crime and increase safety (The Surrey Structure Plan)	Reduce fear of crime by consulting with police in the design of the scheme, Security of green areas by design - 'designing out crime'
			Design new development with clear definition between front and back, public and private and maximum informal surveillance of public realm

## APPENDIX 2 - SUSTAINABILITY CRITERIA

<b>Reducing Climate Change</b>	Demand reduction by design	Reduce Carbon Emissions	Implement energy efficient design to ensure that predicted energy use is beyond Building Regulation standards (for refurbishment and new build)
	Selection of materials		Improved insulation to local housing will lead to energy saving and more comfortable indoor environment.
	Renewable energy and low carbon fuels		Provide renewable energy and low carbon fuels
<b>Improving Air Quality &amp; Decreasing Road Traffic</b>	Emissions to air	Reduce Nox Emissions	Minimise air pollution from installed equipment such as boilers through energy efficiency and use of Low-NOX boilers
	Road Traffic	Mo5 In considering proposals for new development, the C and BC's will seek to ensure that arrangements for access and circulation are appropriate to the type of development proposed and the area in which it is located and do not aggravate traffic congestion, accident potential or create environmental disturbance in the vicinity. Where feasible the number of accesses onto major roads will be reduced.	Address issues of difficulty of access for amenity lorries and buses etc (narrow roads, parking etc)
	Decreasing car use	Mo3 Improve conditions for cyclists by identifying potential segregated routes and facilities to meet their needs in highway and traffic management schemes.	Improve public transport services and facilities for cyclists

# APPENDIX 2 - SUSTAINABILITY CRITERIA

Conserving Water Resources and Improving Water Quality	Efficiency	should be located and designed to promote the efficient use of energy and water, and the careful use of natural resources, including land and soils, greater efficiency in the use of energy and water (The Surrey Structure Plan)	Minimise water use through efficient appliances and use of rainwater to flush WC's
	Treatment	Ut3 Take into consideration when an area that has a problem in terms of flooding of foul sewage or lack of capacity at a sewage treatment works.	Address concerns about drains/sewerage capacity
	Surface run-off	Ut4 New development and land raising will not normally be permitted in areas at risk from flooding. Appropriate flood protection and mitigation measures will generally be required as part of development in areas at risk from flooding.	Address flooding and water table issues
			Reduce water run-off from roof and hard-standing by implementing sustainable urban drainage systems, such as increasing the permeability of hard-standing and providing storage to attenuate stormwater
Conserving & Enhancing Biodiversity & Optimising Land Use	Conservation	Conserve features of value to wildlife, provide for species protection, and for measures to offset loss or damage to landscape features which are of value to wildlife, such as trees, hedgerows and ponds (The Surrey Structure Plan)	Conserve features of value to wildlife, provide for species protection, and for measures to offset loss or damage to landscape features which are of value to wildlife, such as trees, hedgerows and ponds.
		Pc4, Borough Council to protect, conserve and enhance the tree cover in the Borough through use of DC powers, its own resources, tree preservation orders	Protect, conserve and enhance tree cover on the site.
	Enhancement	Creation of wildlife corridors between designated sites (The Surrey Structure Plan)	Creation of wildlife corridors between designated sites
		Pc2G The retention and enhancement of sites and features, including trees, woodlands, hedgerows, ponds, ditches, streams and other forms of wildlife corridor which contributes to the local diversity and nature conservation interest of the area, will be considered in any development proposals. The damage or loss of these features will be resisted.	Retention of/add more trees surrounding the development site

## APPENDIX 2 - SUSTAINABILITY CRITERIA

<b>Prudent Use of Materials &amp; Reducing Waste</b>	Sustainable materials preference	Waste reduction (The Surrey Structure Plan)	Selection of materials with reduced life cycle impacts, locally sourced materials, recycled materials
	Recycling, Reduction, Reuse	Waste reduction, disposal, management, minimisation, re-use and recycling (The Surrey Structure Plan)	Improve public/household recycling facilities