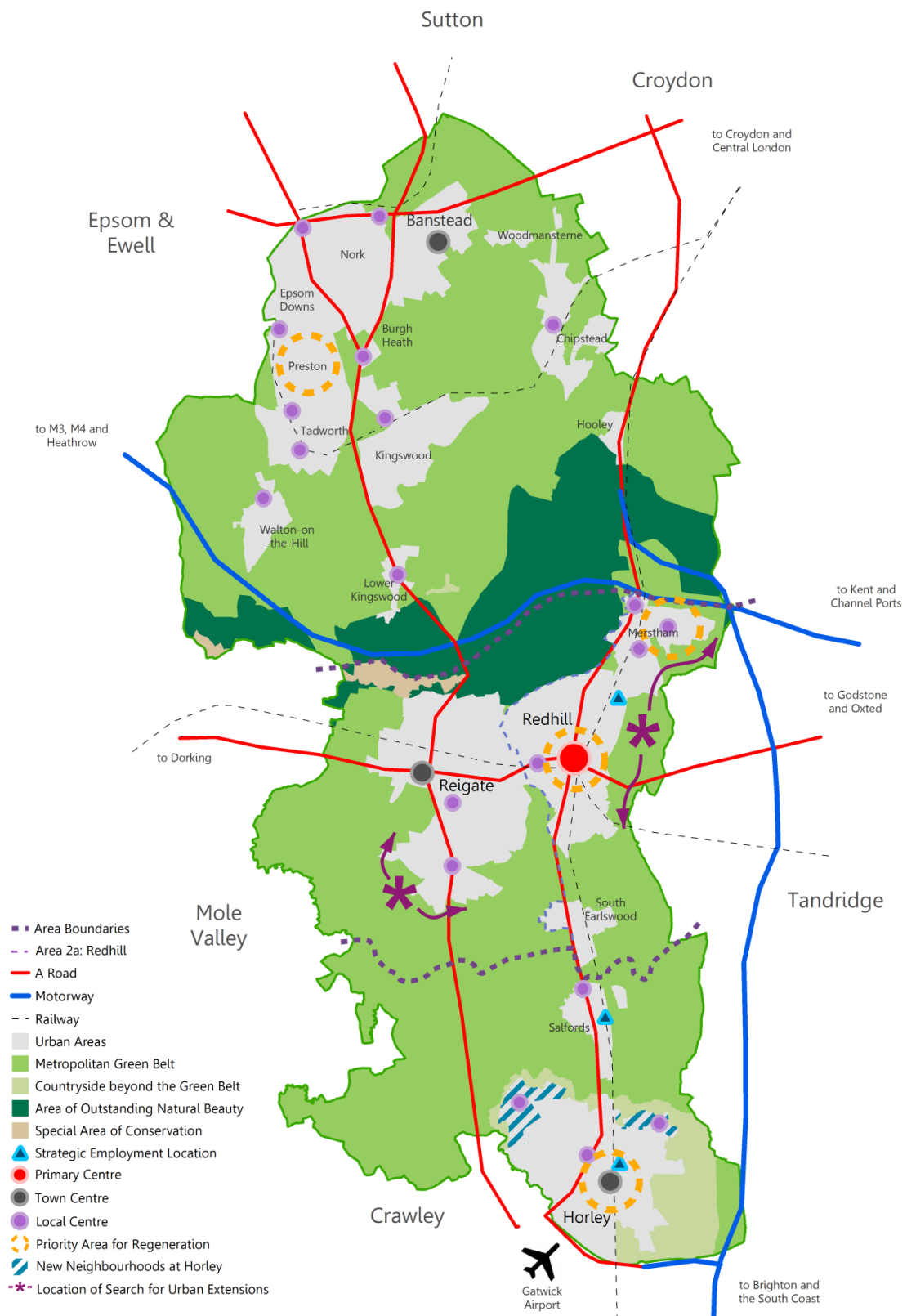




# Environment and Sustainability Monitor

Data at 31 March 2016



# Environment and Sustainability Monitor

Data at End March 2016

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**Please Note:**

While every care has been taken to ensure that the information in this monitor is accurate, the Borough Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

# Introduction

This monitor provides information on the natural environment and transport availability in the borough at 31<sup>st</sup> March 2016. Its purpose is to:

- Provide data and analysis on key environmental aspects of planning applications received and determined by the Council
- Provide data and analysis on transport options including infrastructure, developments and commuting patterns
- Monitor and analyse the current situation of the natural environment, transport options and infrastructure in the borough against relevant policies and indicators
- Provide the base data for the evaluation of the Local Plan and Core Strategy policies
- Set out future actions and policy area indicators not delivering environment and transport objectives.

## Future Policy Developments

The Borough Local Plan is in the process of being replaced by new local planning documents. The Core Strategy was formally adopted in July 2014; it details how growth planned for the borough will be delivered sustainably. The Development Management Plan (DMP) containing more detailed policies is currently being prepared.

## Relevant Core Strategy Policies and Indicators

Policy	Monitoring Indicator
SO1	To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources
SO2	To enable required development to be prioritised within sustainable locations within the existing built up area
SO3	To ensure that the design and scale of new development recognises, enhances and protects the character of our town centres and other urban areas
SO4	To ensure that new and existing communities have easy access to green space; to respect the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness
SO5	To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation facilities which encourage walking and cycling
SO6	To maintain and enhance the borough's valued landscapes, historic, built and natural environment
SO7	To keep and enhance the identified character and separate identities of the borough's towns and other urban areas
SO8	To safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites
SO9	To ensure that the design of new development makes best use of the site, integrates effectively with its setting, promotes local distinctiveness, maximises accessibility and minimises the opportunities for crime
SO10	To ensure that developments conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and are adaptable to climate change
SO14	To tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to promote healthier lifestyles
SO15	To improve overall accessibility to key services and facilities for all by encouraging development in accessible locations maintaining and enhancing the movement network
SO16	To support the sustainable growth of a one-runway, two-terminal airport at Gatwick, subject to satisfactory environmental safeguards being in place

The guidance and policies are available under Planning Policies on the Council's website:

<http://www.reigate-banstead.gov.uk/planning>

# Key Messages

## UK Trends

As of the end of July 2015 the UK benefits from over 6.7million net<sup>1</sup> hectares of land and freshwater environmental designated sites and a further 14.7million net<sup>1</sup> hectares of UK sea (both within the 12 nautical mile limit and offshore) environmental designated sites. These sites have been designated as protected areas because of their natural and cultural importance. They include areas such as Areas of Outstanding Natural Beauty, Marine Conservation Zones and Sites of Special Scientific Interest and are important because they allow the conservation and protection of landscapes and wildlife, provide opportunities for people to access green spaces and provide an environment to support people's livelihoods.

The range of biodiversity and quality of these areas is affected by development. National policy requires a 'presumption in favour of sustainable development': working proactively with applicants to secure development that improves the economic, social and environmental conditions of an area. Transport policies also play an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives: the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Developments that generate significant movement should also be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

## Borough Key Messages

- **Natural Environment:** A small number of applications (7) were refused due to their impact on areas of landscape importance (AONB and AGLV). None were subsequently allowed at appeal.
- **Green Belt:** Two-thirds of applications (110) were approved with conditions. Two applications refused for being inappropriate development within the Green Belt were subsequently allowed at appeal: one for design reasons (replacement pool house less obtrusive) and the other for very special circumstances (permitted development rights have greater potential impact on Green Belt). 16 net dwellings were approved for construction within the Green Belt.
- **Heritage:** 32 applications were refused for having an unacceptable impact on heritage assets – most notably Conservation Areas (24). 3 applications (for Conservation Areas) were subsequently allowed at appeal.
- **Proactive Approach to Development:** 9% increase in the number of pre-application requests (from 366 to 402).
- **Accessibility of New Development:** 100% of non-residential and 95% of residential developments completed within the last twelve months were located within 15 minutes of a public transport stop or walking distance to a town centre.
- **Flood Risk:** In line with Core Strategy Policy CS10 no new developments were permitted contrary to Environmental Agency advice on flooding.
- **Air Quality:** 8 of the borough's 9 air quality management areas have seen an improvement or no change in air quality. This is primarily due to the prevailing weather conditions rather than any significant decrease in pollutant emissions.
- **Sites of Special Scientific Interest:** 96% of the borough's Sites of Special Scientific

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<sup>1</sup> Non-overlapping

Interest are in a favourable or recovering condition; this is in line with the Department for Environment, Food & Rural Affairs target of 95%.

# Natural Environment

The borough benefits from a rich and varied natural environment which includes a number of Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Areas of Outstanding Natural Beauty. 69% of the borough is Metropolitan Green Belt.

The natural environment is recognised as a key asset; it supports a wide range of biodiversity interests for example, the Mole Gap to Reigate Escarpment Special Area of Conservation contains rare box scrub, chalk grassland and yew woodland.

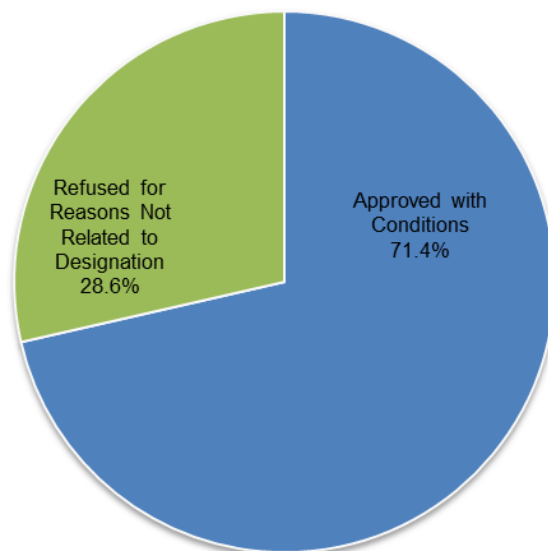
The Core Strategy recognises the importance of sustainable development to ensure that the natural environment is protected/ enhanced. It plans to enhance biodiversity through applying national legislation, to discharge its Biodiversity Duty and through implementing a Green Infrastructure Strategy. The Habitats Regulations Assessment concluded that the growth planned in the Core Strategy would have no adverse impact on the integrity of the Natura 2000 sites.

## Sites of Nature Conservation Importance

There are 35 Sites of Nature Conservation Importance (SNCI) within Reigate & Banstead (1,039ha).

Within the last twelve months the Council received 14 applications for development within/ adjacent to SNCIs. No applications were refused for reasons related to designation.

**Figure 1 Sites of Nature Conservation Importance**



## Sites of Special Scientific Interest

There are 4 designated Sites of Special Scientific Interest (SSSIs) within the borough: Banstead Downs, Chipstead Downs, Mole Gap to Reigate Escarpment and Reigate Heath. Within this monitoring period the Council determined 4 applications for development within/ adjacent to SSSIs, all were approved with conditions.

Natural England assesses the condition of all sites to determine the quality of the



special habitats and species. The table below shows that 96% of the borough's SSSIs are in a favourable or recovering condition; this is in line with the Department for Environment, Food and Rural Affairs target of 95%. Table 1 identifies particular issues with the condition of Banstead Downs and Reigate Heath – 39% and 21% respectively of units within these areas are assessed as being in an unfavourable condition.

**Table 1 Condition of the units within the Sites of Special Scientific Interest**

Site	Favourable		Unfavourable-Recovering		Unfavourable No Change		Unfavourable-Declining		% of Area Favourable or Recovering		Total Area (Hectares)
	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%	
<b>Banstead Downs</b>	44	34.9%	33	26.2%	0	0.0%	49	38.9%	77	61.1%	126
<b>Chipstead Downs</b>	90	56.9%	68	43.1%	0	0.0%	0	0.0%	158	100.0%	158
<b>Mole Gap to Reigate Escarpment</b>	888	59.4%	602	40.3%	5	0.3%	0	0.0%	1,490	99.7%	1,495
<b>Reigate Heath</b>	46	73.9%	0	0.0%	3	5.0%	13	21.0%	46	73.9%	62
<b>Total</b>	<b>1,068</b>	<b>58.0%</b>	<b>703</b>	<b>38.2%</b>	<b>8</b>	<b>0.4%</b>	<b>62</b>	<b>3.4%</b>	<b>1,771</b>	<b>96.2%</b>	<b>1,841</b>

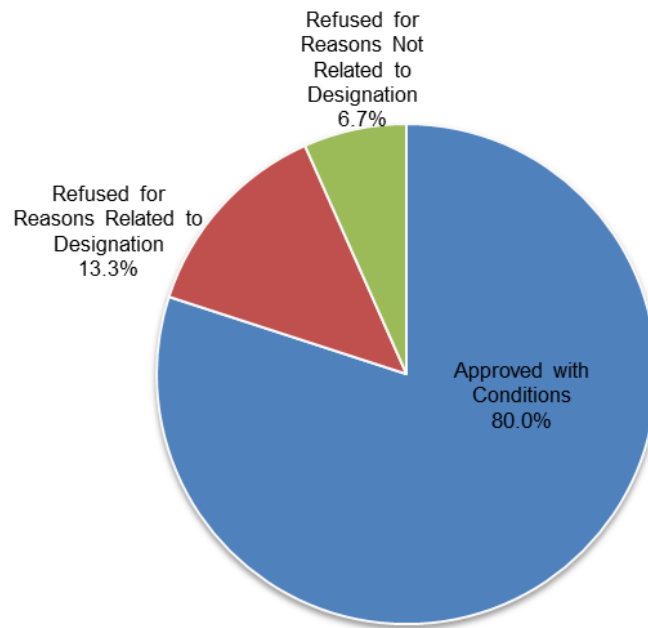
## Areas of Outstanding Natural Beauty

A large part of the higher North Downs is designated as an Area of Outstanding Natural Beauty (ANOB). The Surrey Hills AONB Management Plan guides the management and enhancement of the area and is a material consideration in determining planning applications.

The Council received 15 applications for development within/ adjacent to AONBs within this monitoring period. The majority of applications were approved (with conditions) however, 2 applications were refused for having an unacceptable impact on the designated landscape.

No applications refused by the Council due to their impact on the AONB were allowed at appeal during the past year.

**Figure 2 Areas of Outstanding Natural Beauty**



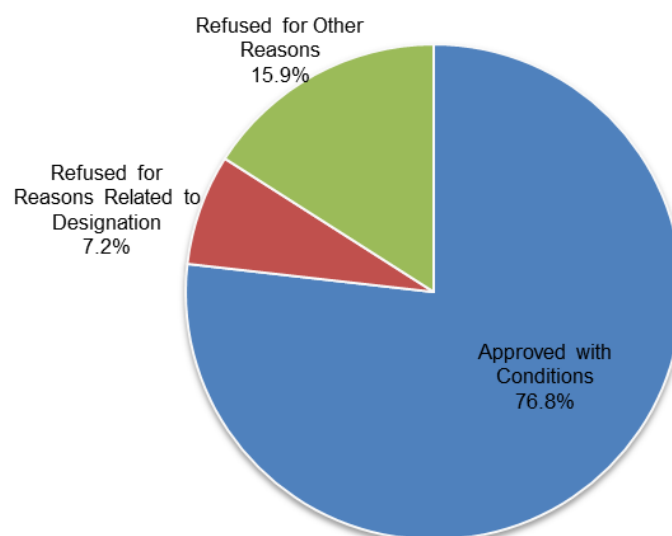
## Areas of Great Landscape Value

Large parts of the North Downs area outside the AONB are designated as an Area of Great Landscape Value (AGLV). This is a local designation across Surrey which recognises the quality of the landscape and the importance of these areas in buffering the AONB.

The Council determined 69 applications for development within or adjoining the AGLV within this monitoring period. Of these, 5 were refused for unacceptable impact on landscape character.

As with the AONB, no applications refused by the Council due to their impact on the AGLV were allowed at appeal over the past year.

**Figure 3 Areas of Great Landscape Value**



## Green Belt

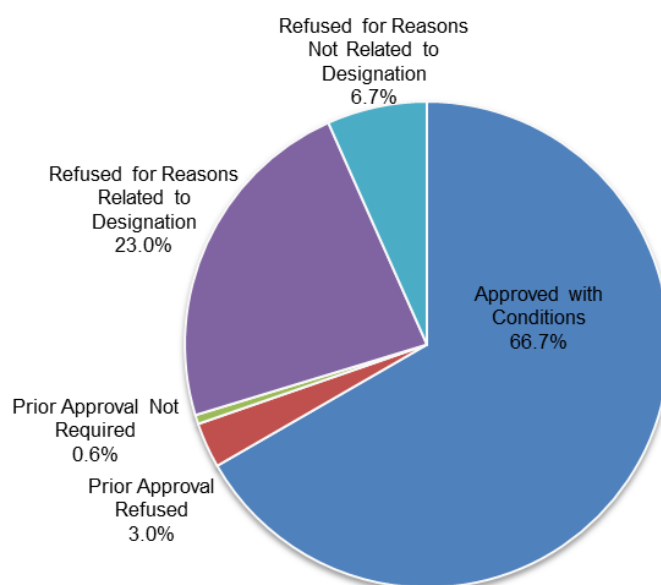
Green Belt covers 69% of the borough (8,888ha). National policy requires exceptional circumstances for development on Green Belt land and sets out 5 key purposes which the Green Belt serves:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Within this monitoring period the Council received 165 applications for development within the Green Belt. Of these, 38 applications were refused for being unacceptable development within the Green Belt.

Over the past year, 2 applications (both householder extensions) on sites in the Green Belt which had been refused by the Council were subsequently allowed at appeal.<sup>2</sup>one for very special circumstances (fall back potential of permitted development rights potentially have a greater impact on the Green Belt) and the other for design reasons (replacement pool house less obtrusive).

**Figure 4 Green Belt**



Within this monitoring period 8 planning applications involving the construction of new dwellings in the Green Belt were approved. These schemes have the potential to deliver 22 dwellings (15 net additional). Prior approval for the change of use from agricultural to residential was also not required for one dwelling.

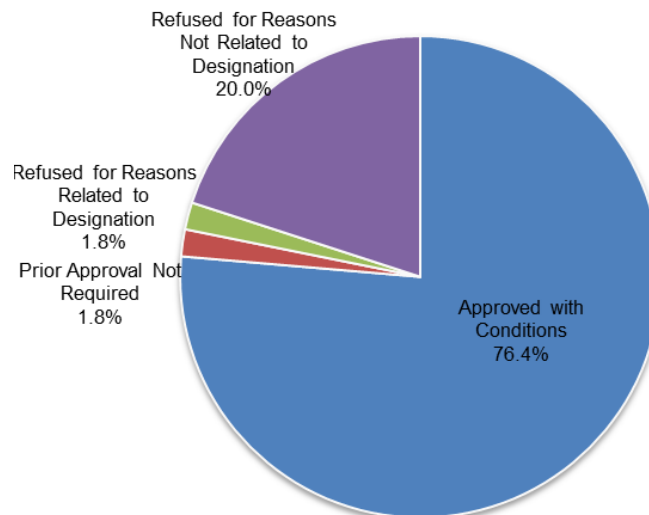
<sup>2</sup> 15/01357/HHOLD: In this case, the Inspector recognised that the proposal was harmful to the Green Belt; however, it was preferable to an alternative extension which could be carried out under permitted development but would be more harmful to the Green Belt. As such, the Inspector deemed that very special circumstances existed.  
15/01865/HHOLD: The Inspector concluded that, due to the size and siting of the proposed extension, it would not represent inappropriate development in the Green Belt.

## Urban Open Land

Urban Open Land (UOL) contributes to quality of life and visual amenity of communities. It includes all open space of public value including formal sports pitches, open areas within developments, linear corridors and country parks.

The Council received 55 applications for development of/ adjacent to Urban Open Land within this monitoring period. Only 1 application was refused for reasons related to UOL designation, it was not appealed.

**Figure 5 Urban Open Land**



The Core Strategy plans for a review of land designated as Urban Open Land to inform the Development Management Plan, the Policies Map and the Green Infrastructure Strategy. This review will ensure that open spaces continue to be given an appropriate level of protection in recognition of their public value for visual amenity, sports and recreation.

## Further Information

Further information can be found on the [Environmental](#) and [Nature Conservation](#) webpages of the Council's website and [Natural England's](#) website.

# Cultural and Built Heritage

Heritage assets include both National and Locally Listed Buildings, Conservation Areas, Scheduled Monuments, and Historic Parks and Gardens. In both urban and rural parts of the borough historic features play an important role in defining the local sense of place, character and distinctiveness. In addition to being of value in their own right, and helping to create a unique historic environment, heritage also often brings associated social, cultural, economic and environmental benefits to the borough, making a valuable contribution to its vitality.

As a Local Planning Authority and landowner, the Council has a duty to care for the historic environment and the assets it contains. This is increasingly important in light of the development pressures in the borough.

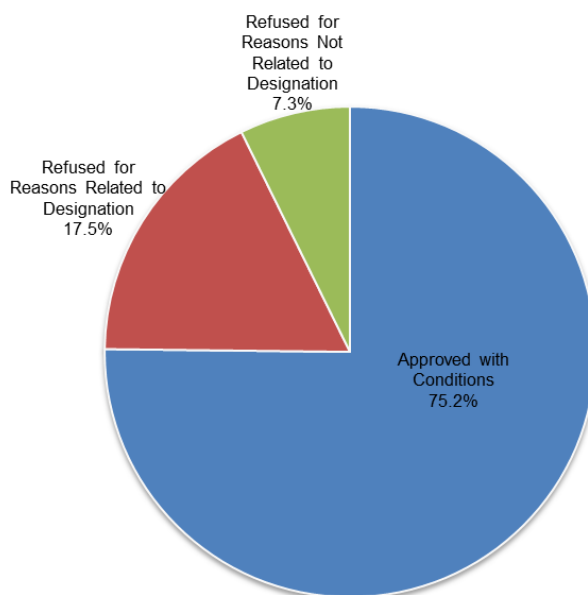
## Conservation Areas

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance. The designation recognises the need sometimes to protect the overall character of the area rather than listing individual buildings.

Within this monitoring period the Council received 137 applications for development within/ adjacent to Conservation Areas. Of these, 24 applications were refused for having an unacceptable impact on the character or appearance of the Conservation Area.

Over the past year, 3 schemes previously refused due to their impact on Conservation Areas were subsequently allowed at appeal.

**Figure 6 Conservation Areas**



## Listed Buildings

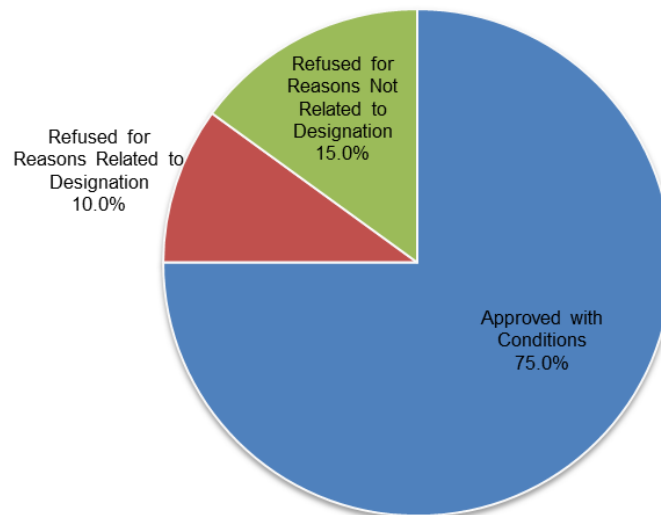
Listed buildings are designated by the Department for Culture, Media and Sport under the advice of English Heritage. They are buildings, objects or structures that have been judged to be of national historic or architectural interest. There are 428

listed buildings within the borough; they range from coal tax posts, cattle troughs and Grade I Listed Churches.

The Council received 20 applications for development of/ adjacent to statutory listed buildings within this monitoring period. Two applications were refused as a result of their perceived adverse impact on a listed building(s)..

Over the past year, there were no cases of schemes refused by the Council for their impact on statutory listed buildings being subsequently allowed at appeal.

**Figure 7 Statutory Listed Buildings**

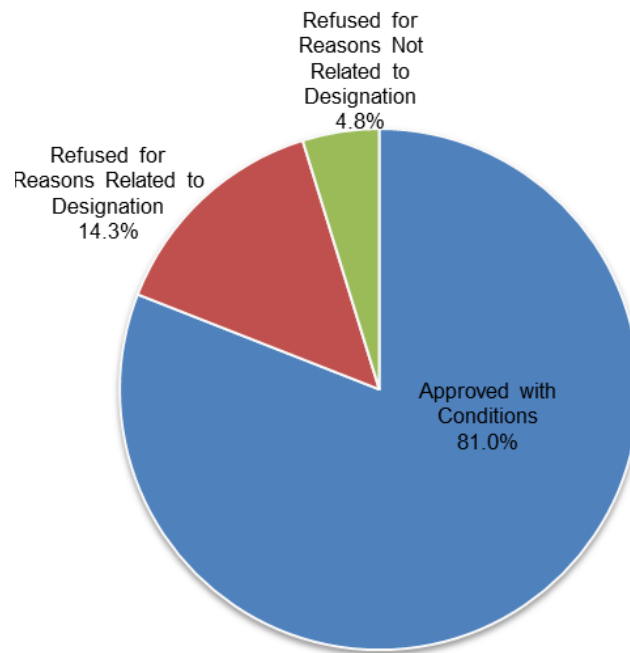


There are also 634 Locally Listed Buildings within the borough; these are buildings which have been identified by the Council as structures of local architectural and/ or historic interest. Examples include Quarry Cottages, Reigate Hill and White Cottage, Merstham.

Within this monitoring period the Council received 42 applications for development of/ adjacent to Locally Listed buildings, 2 of which were refused for their potential impact on locally listed buildings.

As with statutory listed buildings, no previous refusals by the Council have been overturned at appeal over the past year.

**Figure 8 Locally Listed Buildings**

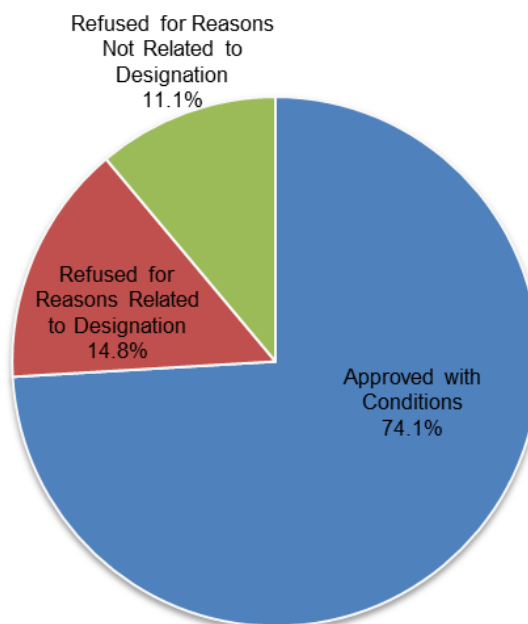


## Historic Parks and Gardens

Over the past year, the Council received 27 applications for development within/ adjacent to Historic Parks and Gardens. Of these, 4 were refused for reasons related to the Historic Park designation (e.g. harmful impact).

There were no instances of schemes refused by the Council for their impact on historic parks/gardens being subsequently allowed at appeal.

**Figure 9 Historic Parks & Gardens**



## Areas of Archaeological Importance

Six applications were received for development within/ adjacent to Areas of Archaeological Importance within this monitoring period, all of which were approved with conditions.

## Areas of Archaeological Potential

Within this monitoring period 25 applications were determined for development within/ adjacent to Areas of Archaeological Potential, all were approved with conditions.

## Ancient Monuments

Two applications were received for development of/ adjacent to Ancient Monuments, both were approved with conditions.

## Further Information

Further information can be found on the [Conservation](#) and [Listed Buildings](#) webpages of the Council's website and [Historic England's](#) webpages.



# Sustainable Development

The Council in accordance with National Planning Policy Framework applies the principles of 'presumption in favour of sustainable development': it will work proactively with applicants to secure development that improves the economic, social and environmental conditions of an area.

In order to do this the Core Strategy states that new development should make efficient use of land, giving priority to previously developed land; be of an appropriate density; contribute to the creation of neighbourhoods which are supported by effective services, infrastructure and transport; and protect and enhance the green fabric.

Core Strategy Policy CS10 (Sustainable Development) will be implemented through detailed policies in the emerging Development Management Plan; using the Strategic Flood Risk Assessment (SFRA) to inform site allocations and flood risk assessments for specific development proposals; and through developing a Green Infrastructure Strategy.

## Positive Approach to Planning

To promote sustainable development and help shape appropriate development proposals, the Council offers a pre-application service to applicants.

Core Strategy Policy CS1 plans for an increase in the use of the pre-application process as a way of managing and shaping development proposals at the earliest opportunity. Within the last twelve months there were 402 pre-application requests, this is a 9% increase on the previous monitoring period (366).

In order to ensure a presumption in favour of sustainable development, Core Strategy Policy CS1 plans for decisions to be made in a timely manner: 88% (908) householder applications were determined within 8 week statutory period (compared to 89% in the previous monitoring period).

## Previously Developed Land

The Core Strategy promotes the use of previously developed land (PDL) in order to promote sustainable development.

Within the last twelve months 79% of residential dwellings were built on PDL, this is significantly above the Core Strategy monitoring target of at least 50% and above last year's monitoring figure of 69%. This is due to the Horley North East Sector representing a smaller proportion of total completions (11% compared to 24%) and due to an increase in the proportion of office to residential developments (5% to 25%).

**Table 2 Previously Developed Land**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Dwellings on PDL</b>	627	617	614	836	632	425	381	408	216	312	465
<b>% on PDL</b>	99.4	98.9	99.4	99.9	83.9	87.1	77.4	80.3	46.7	68.9	79.2

In order to continue to deliver housing on previously developed land, in accordance with the Core Strategy 'urban areas first approach' the Council will continue to be proactive in identifying additional previously developed sites through the Strategic

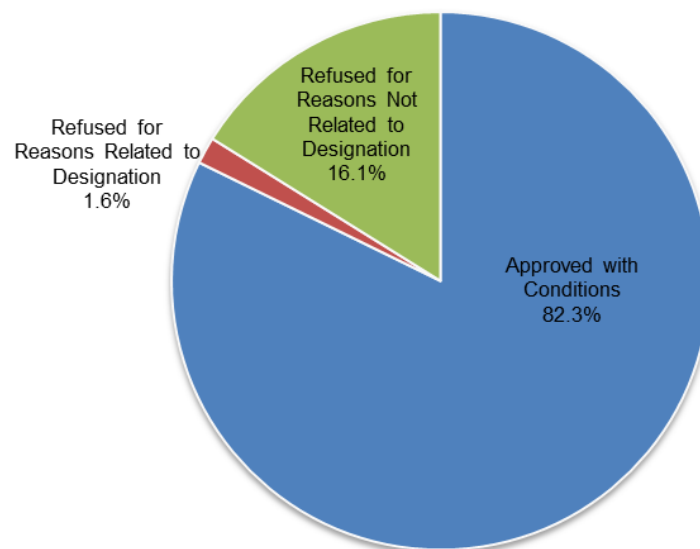
Housing Land Availability Assessment (SHLAA) and working with landowners to bring them forward for development.

In addition, 94% of the retail and employment floorspace completed within the past year was on previously developed land. This is also above the Core Strategy monitoring target of 90%.

## Flooding

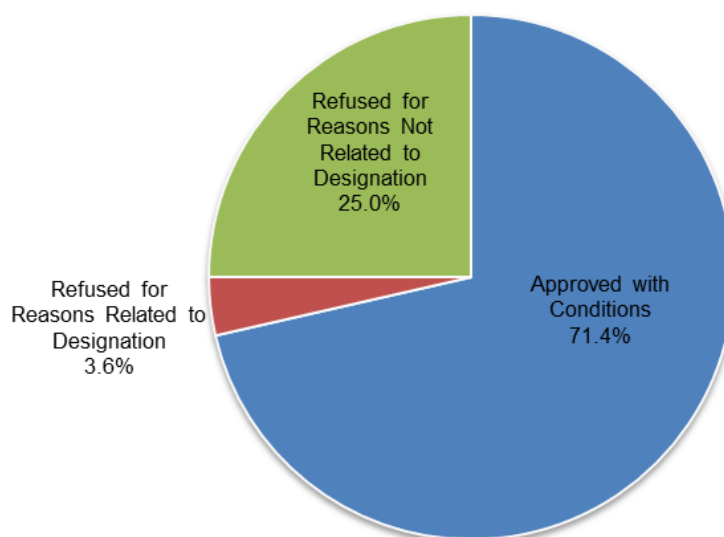
Between April 2015 and March 2016, 62 applications were determined by the Council for development within Flood Zone 2. The majority of applications were approved with conditions; however, 1 application was refused as it failed to demonstrate that it would not exacerbate flooding on the site and within the locality of the site. Of the applications approved 2 were for replacement dwellings.

**Figure 10 Flood Zone 2**



Within this monitoring period the Council also determined 28 applications for development within Flood Zone 3. One application was refused as it failed to demonstrate that an adequate scheme of surface water attenuation could be achieved and that the development would not increase the flood risk elsewhere.

**Figure 11 Flood Zone 3**



Core Strategy Policy CS10 says that no new developments should be permitted which are contrary to Environmental Agency advice. Similarly to within the previous monitoring period no planning applications permitted over the past year were contrary to Environmental Agency advice. Going forward the Council will continue to work closely with the Environment Agency on individual proposals and through the plan-making process.

## Air Quality and Emissions

Strategic Objectives SO1, SO10 and SO14 of the Core Strategy plan for air quality to be managed effectively. Good air quality is vital for human and environmental health and is a key indicator for quality of life and sustainable development measures. Air quality in the South East is generally good, although unacceptably high levels of pollution do occur. Due to the fact that the borough hosts several major roads (e.g. M25, M23, A25 and A217) road traffic emissions are a significant contributor to air pollution. Gatwick airport, which is both a major national generator of car journeys and aviation trips, also impacts upon air quality in the south of the borough.

In most areas of the borough air pollution is significantly below Government limits for all pollutants. However, there are some problem areas. In order to manage these, the borough has nine Air Quality Management Areas (AQMAs).

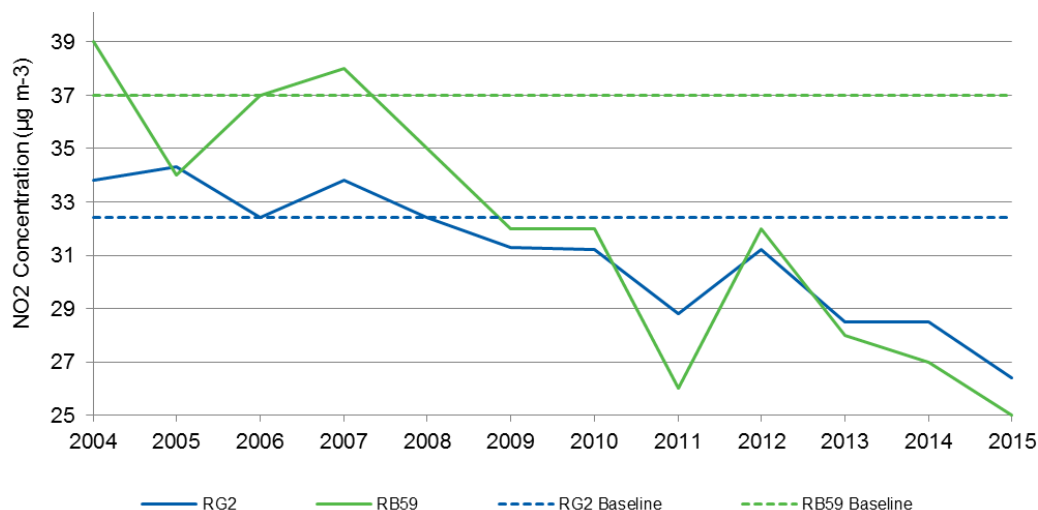
Whilst the Council and adjoining local authorities encourage the expansion of the airport within agreed limits, it is important to minimise the environmental impacts. As part of this policy, the Council monitors the concentration of nitrogen dioxide (NO<sub>2</sub>) at a series of sites in the vicinity of the airport.

As can be seen from Figure 12, data from the two stations closest to Gatwick Airport shows that the concentration of nitrogen dioxide remains below the 2006 baseline level. Passenger numbers at Gatwick increased by 5.7% to 40.3 million in 2015, while aircraft movements rose by 3%. Despite the rise in aircraft movements pollutant concentrations fell in 2015 primarily due to the prevailing weather conditions, which was reflected in pollution monitoring across the borough.

The overall fall in pollution in the vicinity of the airport since 2007 reflects a

combination of the significant changes in the aircraft fleet and on airport operational practices post 2007, and the impact of the recession on the airport, with aircraft movements at the airport only now (2015) 2.5% back to levels seen at the 2007 peak, while traffic flow on the M23 spur remains 4% below the 2006 peak.

**Figure 12 NO<sub>2</sub> Levels at Horley Monitoring Stations**



In addition to the main monitoring stations associated with Gatwick Airport, the table below shows the concentrations recorded at other monitoring stations in the borough compared to the 2006 baseline. The national/ EU limit value for annual average nitrogen dioxide concentrations is 40µg m<sup>-3</sup>.

Eight of the borough's nine air quality management areas have seen an improvement or no change in air quality compared to 2014, primarily due to the prevailing weather conditions rather than any significant decrease in pollutant emissions, while one site has shown a small increase – A217 Reigate Hill (1µg m<sup>-3</sup>).

**Table 3 NO<sub>2</sub> Levels at Other Monitoring Stations**

AQMA Name	Station	3yr Rolling Mean Nitrogen Dioxide Concentration (µg m <sup>-3</sup> )	
		2006	2015
M25	RB39	32	24
A217/Blackhorse Lane	RB49	60	43
Drift Bridge	RB21	48	36
Reigate High Street	RB47	50	36
Merstham High Street	RB20	43	34
Reigate Hill	RB125	43*	38
Redhill	RB140	30*	24
Hooley	RB136	61**	49

## Carbon Dioxide Emissions

Surrey Climate Change Partnership aims for a 40% reduction in carbon emissions by 2020 (compared to 2005) in order for Surrey to become one of the lowest carbon areas in the UK. The table below shows that since 2005 Reigate & Banstead, Surrey and England have all reduced their carbon dioxide emissions (16%, 12% and 11%

respectively).

**Table 4 Total Carbon Dioxide Emissions (kt)**

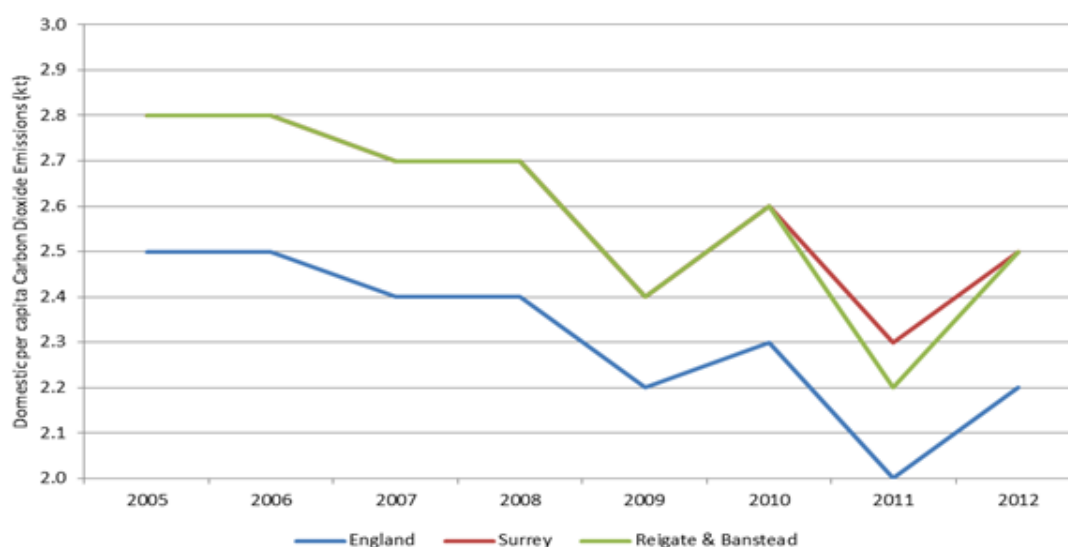
	2005	2006	2007	2008	2009	2010	2011	2012	2013
<b>England</b>	432,212	431,121	423,705	409,992	370,428	384,529	353,354	373,732	361,360
<b>Surrey</b>	8,817	8,797	8,704	8,545	7,942	8,202	7,697	8,116	7,724
<b>RBBC</b>	1,054	1,052	1,037	1,004	930	960	902	955	939

Specifically in terms of domestic carbon dioxide emissions per capita, the graph below shows that Reigate & Banstead has similar domestic carbon dioxide emissions per capita to Surrey and that these are much higher than the average for England.

Whilst the graph shows a slight increase between 2011 and 2012, it shows that overall since 2005 Reigate & Banstead, Surrey and England have all seen falls in their domestic per capita carbon dioxide emissions.

Data beyond 2012/13 is not available.

**Figure 13 Domestic per capita Carbon Dioxide Emissions (kt)**



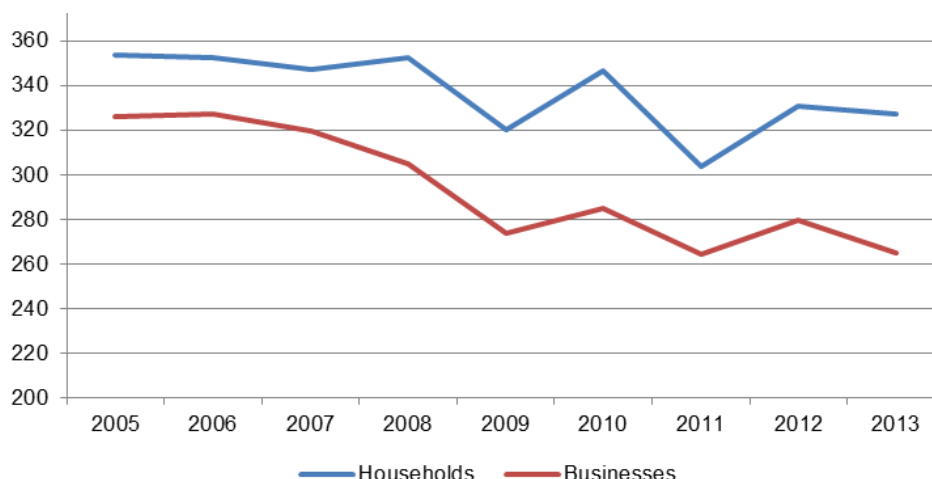
## Households and Non Household Waste

The latest data available from the Department for Environment, Food and Rural Affairs shows that within 2013/14 48,205 tonnes of household waste and 3,510 tonnes of non-household waste was collected. Of the collected waste 53% of household waste and 17% of non-household waste was sent for recycling.

Core Strategy Strategic Objectives SO1 and SO10 plan for a reduction in the amount of waste and carbon dioxide emissions produced by businesses and households over the plan period. The latest waste data shows that the amount of waste collected per person has fallen below the Core Strategy baseline figure of 362kg (342kg).

The graph below shows that since 2005 businesses and households have reduced their carbon dioxide emissions by 19% and 7% respectively. Data beyond 2013 is not available.

**Figure 14 Business and Household Waste per Person (kg)**



## Sustainable Construction

In order to meet the Surrey Climate Change Partnership target of reducing carbon emissions by 40% construction methods of new developments need to be sustainable.

The Core Strategy recognises that minimum requirements for sustainable construction will increase over the plan period however as a starting point it expects new housing to meet Code for Sustainable Homes Level 4. Following adoption of the Core Strategy, a condition was attached to all residential planning permissions requiring compliance with Code for Sustainable Homes prior to occupation.

In March 2015, the Government announced that the Code for Sustainable Homes would be closed to new schemes and replaced with national standards. As the Council has an adopted policy requiring new developments to meet Code for Sustainable Homes, it is able to continue to require the following until the new requirements can be incorporated into Building Regulations of locally into the Development Management Plan (DMP):

- New homes to meet the emissions requirements equivalent to Code for Sustainable Homes Level 4 (e.g. a 20% reduction compared to Building Regulations); and
- New homes to meet the national higher water efficiency standard of 110 litres per person per day

The Core Strategy also sets a requirement for all relevant non-residential developments to meet or exceed BREEAM 'very good' standard. No relevant commercial applications have been granted within this monitoring period.

## Further Information

Further information is available on the [Air Quality](#), [Air Quality Monitoring](#), [Borough Quality of Life Profile](#); [Energy Efficiency and Renewable Energy in Development](#), [Strategic Flood Risk Assessment](#), [Strategic Housing Land Availability Assessment](#), [Sustainable Energy](#) webpages of the Council's website and the [Department for Environment, Food and Rural Affairs](#) website.

# Transport

The Borough has excellent transport links to Central London, the wider South East and national and international destinations via the M25, M23/A23 corridor, London to Brighton railway line and nearby Gatwick Airport.

Core Strategy Policy CS17 plans for the Council to work with Surrey County Council, the Highways Agency, rail and bus operators, neighbouring local authorities and developers to ensure that new development is located within accessible locations; to improve the efficiency of the transport network; and to promote sustainable transport choices such as promoting cycling.

Transport infrastructure varies between the different areas of the borough: the relatively low-density suburban nature of the north means that whilst the area is serviced by a number of major A roads there is relatively poor public transportation; the south benefits from good transportation links due to the A23, A217, London-Brighton rail corridor and being within close proximity to Gatwick Airport; and the centre benefits from the transportation links of the south, good access to the M25 and regular rail services to key transportation hubs in London and Reading.

## New Developments

The Core Strategy focusses upon locating future development in areas of the borough that are already highly accessible in order to make best use of existing public transport services. Within the last twelve months 100% of non-residential floorspace and 95% of residential dwellings were located within 15 minutes of a public transport stop or walking distance to a town centre, these figures are significantly above the Core Strategy monitoring targets of 80%.

Strategic Objective 14 of the Core Strategy aims to tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to promote healthier lifestyles. One of the ways that this will be achieved is through making new large developments commit to a travel plan. Within this monitoring period 4 commercial and 2 residential developments were required to provide travel plans.

Another way to tackle congestion, pollution and greenhouse gas emissions of private car use is through promoting alternative methods of transportation, for example the Core Strategy plans for 100% of new developments to provide cycle parking spaces in order to promote cycling as an alternative method of transportation. Within the last months 31% of residential permissions and 15% of commercial permissions committed to providing cycle parking spaces.

In order to reduce congestion the borough has parking standards for new residential and commercial developments. The table below shows the borough parking standards on completed developments.

**Table 5 Borough Parking Standards on Completed Developments**

	2015/16	2014/15	2013/14	2012/13	Borough Average Parking Standard
Residential	1.3	1.5	1.6	1.5	1.6
Office	1 per 36sqm	1 per 32sqm	1 per 46sqm	1 per 27sqm	1 per 30sqm
Retail	1 per 12sqm	1 per 9sqm	1 per 60sqm	1 per 125sqm	1 per 30sqm

## Delivering Transport Improvements

Over the past year, the following transport plans and projects have been progressed to reduce congestion and widen options for sustainable transport in the borough.

### Surrey County Council Transport Plan

Adopted in July 2014 Surrey County Council's Transport Plan covers the period 2014-2026. Its objectives are to provide effective and reliable transport (maintaining the road network, delivering public transport services and where appropriate providing enhancements), improve road safety and provide an integrated sustainable transport system. It contains strategies for managing issues such as air quality, climate change, congestion, parking and rail usage.

Further information can be found on the [Surrey County Council](#) website.

### Epsom Banstead Sustainable Transport Package

The Epsom Banstead Sustainable Transport Package is a set of proposals that include improvements to Banstead Railway Station; would make it easier and safer to walk and cycle between Epsom, Banstead, Nork, Burgh Heath and the Preston Estate; and would make it easier to travel between these places by bus.

Surrey County Council is in the process of applying to the Coast to Capital Local Enterprise Partnership for Local Growth Funding to fund the majority of the project in partnership with Reigate & Banstead Borough Council and Epsom & Ewell Borough Council. A decision is expected late 2016. If successful, works are planned to take place in a number of stages starting in Spring 2017 and finishing in Summer 2019.

Further information can be found on the [Surrey County Council](#) website.

### Greater Redhill Sustainable Transport Package

The Greater Redhill Sustainable Transport Package is a series of improvements along sections of the A23, the A2044 and A217. The project aims to make it easier for people to use sustainable travel options between business areas, and to health, leisure and retail facilities.

Within the last twelve months the first phase of the project has been completed – namely improvements to the NCR21 cycle route between Redhill and Horley. Work has also started on Woodhatch Road to widen the off-road existing shared cycle footpath.

Further information can be found on the [Surrey County Council](#) website.

### Redhill Balanced Network

The Local Pinch Point Fund awarded Redhill Balanced Network scheme (a joint partnership between Surrey County Council and Reigate & Banstead Borough Council) £4 million to improve access to, and ease congestion within, Redhill.

The project is in its final phase, the majority of the works were completed in Spring 2015, and junction improvements to accommodate the Sainsbury's redevelopment and development of Redhill Station will be completed shortly.

The project has reduced traffic congestion, encouraged sustainable travel and enabled the unblocking of development sites which will enable economic regeneration.



The main features of the scheme have included conversion of traffic flow between the Belfry and Lombard roundabouts to two-way, improvements to walking and cycling routes and improvements to the public realm in Station Road between the Station roundabout and Maple Square.

Further information can be found on the [Surrey County Council](#) website.

## Local Committee Funded Transport Projects

Within the last twelve months Surrey County Council has completed 7 projects funded by the Local Committee Fund, details are provided in the table below.

**Table 6 Local Committee Funded Transport Projects**

Project	Details	Cost
A242 Gatton Park Road	Pedestrian refuge island, Carlton Road	£20,000
Merland Rise, Epsom Downs	Removal of kerb built-out/ priority give-way and introduction of Zebra crossing	£70,000
Lee Street, Horley	New pedestrian refuge and improvements to existing uncontrolled pedestrian crossing facilities	£20,000
Pendleton Road, Redhill <sup>3</sup>	New Zebra Crossing	£18,000
Woodmansterne Primary School, Merrymeet & Sandcross School, Reigate	-Provision of kerb build-out and associated footway improvements - Improvements to crossing point including dropped kerbs, drainage issues and pedestrian guard railing	£20,050
St John's School, Pendleton Road, Redhill	Replacement Vehicle Activated Sign	£9,000
Bletchingley Road, Merstham	Remedial works following improvements to Zebra crossing	£5,000

## Preston Manor Road

As part of the regeneration of the Preston Estate, the Preston Manor Road has been completed following the demolition of the old Tattenham Community Centre.

## Gatwick Airport

Gatwick Airport is located just to the south of the Borough; it is a single runway, two terminal airport. By 2021, with the existing infrastructure, it is expected to support up to 45 million passengers. However, the airport has ambitious plans for growth and was one of the options shortlisted by the Davies Commission review of additional airport capacity in the South East alongside Heathrow. In July 2015 the Davies Commission recommended that additional growth should be delivered through a third runway at Heathrow. A formal decision by the Government has not yet been made.

Core Strategy Policy CS9 outlines how Reigate & Banstead Borough Council will work with neighbouring council's through the Gatwick Diamond Initiative to support expansion (within the limits set out in the current legal agreement) through encouraging sustainable economic growth, minimising environmental impacts and

<sup>3</sup> Part funded through Local Committee Funded Transport Projects

improving access to and from the airport through a range of modes of transport. As part of the Davies Commission's public consultation, the Council worked closely with partners and adjoining local authorities to set out a clear set of local requirements and infrastructure improvements which would be necessary if an additional runway was proposed for Gatwick.

# Monitoring Publications

## Regular Monitors:

### Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace

### Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers

### Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres

### Town centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the Borough's four Town and Village Centres

## Population and Demographic Information

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These publications are available on the Council website:

<http://www.reigate-banstead.gov.uk>

Search for: "*monitors*":

For further information on the content or other planning policy monitoring, please contact:

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