

Appendix 6

Sustainability Appraisal Summary of Broad Locations

The Sustainability Appraisal (SA) process has included the assessment of various options for growth and the spatial distribution of housing. The SA process has been iterative and has informed the development of policies CS4 (Allocation of Land for Development), CS6 (Area policies) and CS11 (Housing Delivery) which, in combination with others, set out the Council's spatial approach to development. In addition to the appraisal of these policies, a number of broad locations for future development were appraised as part of the 'Outstanding Issues' consultation in 2011. Sustainability Appraisal was also carried out on a range of housing figures, from 300 per annum through to 980 per annum. Table 1 below shows the stages of appraisal through the SA process.

Table 1: SA reports produced for the Core Strategy

Stage of document preparation	Date SA report published
Issues and Options	November 2005
Preferred Options	May 2006
Preferred Options Revisited	May 2008
Submission	January 2009
Suggested Modifications to the Inspector	July 2009
Schedule A & B Changes	July 2010
Outstanding Issues	September 2011
Submission 2012	February 2012

The Strategic Housing Land Availability Assessment (SHLAA) has recently been revised in order to present the most up to date evidence for Core Strategy Submission and take account of the new National Planning Policy Framework. It includes several broad locations, where development is anticipated but where specific sites cannot yet be identified. The broad locations identified in the 2012 SHLAA are set out in Table 2 below.

Table 2: Broad locations identified in 2012 SHLAA

Type of broad location	Housing potential
Broad locations within the urban area	
Redhill Town Centre	200
Banstead Town Centre	170
Urban Open Land (UOL)	65
Broad locations outside the urban area	
Sustainable urban extensions	At least 1,600
Total broad locations	At least 2,035

These broad locations constitute two forms: those within the urban areas and those outside the urban areas.

Sustainability Appraisal Review of Broad Locations

Broad locations within the urban area

The impact of general continued urban intensification (including windfalls) has been assessed through the sustainability appraisal process. The appraisal of Schedule A & B amendments to the Core Strategy highlighted issues related to high density living (there was no potential urban extensions in that version of the Core Strategy). This SA report

recommended a number of mitigation measures around design and green infrastructure. In addition, to inform the Outstanding Issues consultation an appraisal exercise was carried out to compare the impacts of urban intensification as opposed to building on greenfield sites. This appraisal concluded similarly to the Schedule A & B appraisal; there could be issues around air quality, flooding, noise, and climate change. There were also recommendations relating to biodiversity in the urban area.

The SHLAA broad locations within urban area provide additional specificity within the 'general urban intensification scenario' as to where urban intensification can be directed. Table 3 below summarises the specific SA comments made regarding each broad location.

Table 3: SA commentary for broad locations within the urban area

Type of broad location	SA commentary
Redhill Town Centre	This broad location identifies additional potential within Redhill town centre. Appraisal has been carried out on policy CS4 which prioritises the allocation of land in Redhill Town Centre for development. Redhill is also allocated as the Borough's primary Town Centre in policy CS5 (Town and Local Centres) which has also been appraised through all stages of policy development. The appraisal of CS4 highlighted that policy CS15 (Travel Options & Accessibility) will be instrumental in avoiding both congestion and the potential for an associated deterioration in air quality. A full Scoping Report and SA process has been carried out for Redhill Town Centre as part of the ongoing work on the Redhill Town Centre Area Action Plan (RTC AAP) and further assessment will be undertaken as this document is progressed.
Banstead Town Centre	The location of development in Banstead Town Centre has been appraised through policy CS6 (Area 1, North Downs). The appraisal highlighted flooding and character/heritage interests as key issues to address in the DMP or site specific appraisal. Development in this broad location has also been appraised through policy CS4, which supported the focus of development near to good transport links and infrastructure, but highlighted that policy CS15 (Travel Options & Accessibility) will be instrumental in avoiding both congestion and the potential for an associated deterioration in air quality
Urban Open Land (UOL)	The potential of UOL as a broad location underwent SA to inform the Outstanding Issues consultation. The appraisal showed positive impacts on housing supply (including affordable housing) and accessibility. There were a number of negative impacts identified with developing UOL, including loss of potential opportunities to assist in climate change mitigation/adaptation. There is also the potential of loss of sites of biodiversity value and sites which are part of a multi-functional green network for both people and wildlife, providing a range of functions such as flood mitigation, access and sport. Building on UOL has the

	<p>potential to disproportionately impact on the poorest in our Borough as they may have limited access to the countryside, and may not have large gardens to enjoy. With obesity becoming a problem in children and teenagers, the loss of recreation space and open space that can be used for football, dog walking etc. may also disproportionately impact on those less able to afford alternative exercise facilities. Some urban green space is inaccessible; development of a small part of one site can enable improvements in access to the rest of it, for use as recreation land. This will improve the amenity value of the land, but not the value for biodiversity, and should therefore be assessed on a site by site basis. A number of recommendations were put forward to mitigate the loss of UOL which included site by site assessment of all UOL in order to safeguard the most important areas in terms of climate change, social equity/informal recreation space and biodiversity network.</p>
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SA will be undertaken throughout the development of the Redhill Town Centre AAP and Development Management Policies document, which will consider impacts at a more site specific level when sites have been identified. The sustainability checklist, as required by policy CS8, will assist in the assessment of sustainability credentials of each site at planning application stage.

Broad locations outside the urban area

Table 4 below summarises the SA commentary related to the identified broad location outside the urban area.

Table 4: SA commentary for broad locations outside the urban area

Type of broad location	SA commentary
Sustainable urban extensions (SUE)	<p>SA was carried out on the option of SUEs to inform the Outstanding Issues consultation. This appraisal assumed that unspecified areas in the Green Belt and/or Rural Surrounds of Horley will be released for housing in the most sustainable locations should opportunities from previously developed land and within the urban area dry up. This appraisal concluded that there were potential issues around flooding, soil quality, water quality, biodiversity and natural environment / landscape. Recommendations were made suggesting that, in addition to ensuring any SUE is located in an area accessible by public transport, scale of development would be crucial in enabling supporting infrastructure such as schools (thereby reducing the need to travel) and integration of CHP. The SA concluded that with a careful and thorough green infrastructure strategy (as required by policy CS10 Infrastructure Delivery) and good design the issues raised could be satisfactorily addressed. SA in February 2012 appraised policies CS4 and CS8 which will be used to inform the choice of</p>

	location of SUE; at this stage of appraisal a recommendation was put forward to increase the percentage of affordable housing in any SUE to address the deficit and lowered provision elsewhere in the borough, the policy was changed to reflect this.
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