



SA/SEA Scoping Report

June 2017

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List of Acronyms

AGLV – Area of Great Landscape Value
AONB – Area of Outstanding Natural Beauty
AQMA – Air Quality Management Area
CS – Core Strategy
DBEIS – Department for Business, Energy, and Industrial Strategy
DCLG – Department for Communities and Local Government
DECC – Department for Energy and Climate Change
DEFRA – Department for the Environment, Food, and Rural Affairs
DFT – Department for Transport
DMP – Development Management Plan
DWP – Department for Work and Pensions
IMD – Index of Multiple Deprivation
NEET – Not in Education, Employment, or Training
NPPF – National Planning Policy Framework
ONS – Office for National Statistics
PANSI – Projecting Adult Needs and Service Information
PDL – Previously Developed Land
POPPI – Projecting older People Population Information
RBBC – Reigate & Banstead Borough Council
SA – Sustainability Appraisal
SAC – Special Area of Conservation
SCC – Surrey County Council
SEA – Strategic Environmental Assessment
SPA – Special Protection Areas
SSSI – Site of Special Scientific Interest
UNECE – United Nations Economic Commission for Europe
UNFCCC – United Nations Framework Convention on Climate Change

1. Introduction

1.1 Sustainability appraisals (SA) of a Local Plan are a legal requirement. Their role is to promote sustainable development by evaluating the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

1.2 This Scoping Report is the first stage of the Local Plan SA process and is intended to determine the scope and the framework of the Sustainability Appraisal for the emerging Reigate & Banstead Borough Council Development Management Plan (DMP). This report will present all of the basic information needed to carry out the SA, provide the sustainability objectives against which the appraisal will be made, collect baseline information relating to the various aspects of sustainability, discuss other plans and strategies that need to be taken into account, and consider key sustainability issues in the area. This chapter will briefly examine the context and the layout of this report.

1.3 A version of this report was sent for consultation in December 2016 to the statutory consultees and to local authorities in the surrounding area. This version of the report incorporates changes made in response to the consultation process, any updates required to baseline statistics since December 2016, and includes a description of the consultation process in chapter 6.

Reigate & Banstead Borough Council Local Plan Context

1.4 The Local Plan for Reigate & Banstead will contain two key documents – the Core Strategy (CS) and the Development Management Plan (DMP). The CS was formally adopted on 3 July 2014, and sets out a strategic vision for the borough up to 2027. It provides an overarching spatial vision, a set of 21 core strategic objectives, and a set of 18 strategic policies that will deliver the vision and objectives over the lifetime of the CS¹.

1.5 The overall vision of the CS is for Reigate & Banstead to be a place where:

- People who live, work in, and visit the borough enjoy the benefits of a prosperous economy
- Neighbourhoods are renewed, improved, and supported by effective services, infrastructure, and transport options
- The wellbeing of communities is supported by accessible health, leisure, education, and information services
- People take personal responsibility, and enjoy active, healthy, and diverse lifestyles
- The environment and green space is maintained and enhanced for the future

1.6 The DMP is the next stage in the process, and aims to provide specific, actionable policies to guide development on the ground and implement the vision, objectives, and policies of the CS. This scoping report will provide the baseline information and framework to inform the SA for the Regulation 19 draft of the DMP. The Sustainability Appraisal for the Regulation 18 consultation DMP document² was carried out using the 2012 Scoping Report³, and it was felt that this should be updated for the Regulation 19 DMP draft.

¹ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/24/core_strategy

² http://www.reigate-banstead.gov.uk/downloads/file/2638/sustainability_appraisal_report

³ http://www.reigate-banstead.gov.uk/download/downloads/id/240/sa_and_sea_scoping_report_september_2012.pdf

The Definition of Sustainability

1.7 The National Planning Policy Framework (NPPF) acknowledges two key definitions of sustainable development from an international and national perspective⁴:

- Resolution 42/187 of the United Nations General Assembly (1987) defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.
- The UK sustainable development strategy *Securing the Future* (2005) set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

1.8 To translate these perspectives to enable use in a planning context, the NPPF sets out three dimensions to sustainable development: economic, social and environmental. Planning practice guidance emphasises this three-way split, and states that the three aspects of sustainable development should be seen as mutually dependent – suggesting that none of them should be seen as more or less important than any of the others.

1.9 This report will generally follow the assumption that there are social, economic, and environmental elements of sustainability that need to be considered, that the three elements are of equal importance, and that they should be examined in terms of the definitions laid out by the NPPF.

Sustainability Appraisal and Scoping Reports

1.10 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare local plans with the objective of contributing to sustainable development and to undertake a Sustainability Appraisal of each of the proposals in a local plan during its preparation⁵.

1.11 SAs incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004⁶, which itself is a means of implementing European Directive 2001/42/EC⁷, more commonly known as the Strategic Environmental Assessment (SEA) Directive. The SA extends the concept of the SEA, which deals primarily with environmental elements, to fully encompass economic and social concerns as well.

1.12 The SA will promote sustainable development by assessing the likely environmental, social and economic effects of the plan by appraising them against a number of sustainability objectives. The key aims of the SA are to test the local plan objectives against a sustainability appraisal framework, consider reasonable alternatives to the proposed plan, and evaluate the likely impacts of the plan when judged against identified alternatives. This allows for the identification of the most sustainable options for local plans, as well as providing an opportunity to explore ways to mitigate negative and accentuate positive effects.

1.13 A Sustainability Appraisal is therefore a key component of the plan making process, and operates in tandem with it. The government’s planning practice guidance sets out five

⁴ <https://www.gov.uk/guidance/national-planning-policy-framework/achieving-sustainable-development>

⁵ <http://www.legislation.gov.uk/ukpga/2004/5/section/19>

⁶ <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

⁷ <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

stages of SA, and indicates how they line up with the preparation process of the local plan itself (see figure 1).

1.14 This scoping report is Stage A of the sustainability appraisal process, and is to be undertaken during the initial plan preparation period. The scoping report sets the context and objectives of the SA, establishes the baseline sustainability situation in the local authority area, and provides the framework for the SA evaluation of the local plan.

1.15 The procedural requirements of the SEA Directive include consultation with national designated authorities, namely Natural England, Historic England and the Environment Agency, who ‘by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans’. A draft version of this document was presented for consultation with these bodies over a five week period, and was also sent to all local authorities that border Reigate & Banstead, all local authorities that contributed to the East Surrey Sustainability Appraisal Framework, and Surrey Country Council.

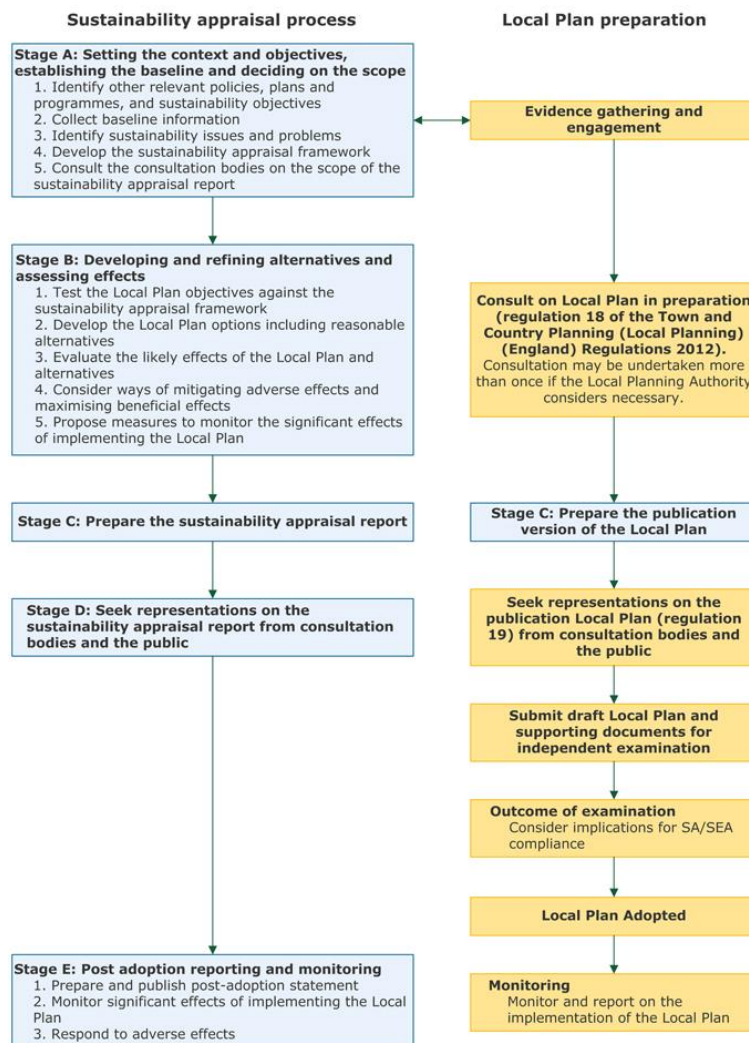


Figure 1: The SA and Local Plan preparation processes (DCLG)⁸

⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580027/sea1_013.pdf

The remainder of this scoping report is structured around the five action points which form Stage A, as follows:

| Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope | |
|---|--|
| SA Stage | SA Process |
| A1 - Identify other relevant policies, plans, programmes, and sustainability objectives. | Provides information on the relation of the plan with other relevant plans or programmes and brings together a range of information to address potential constraints and influence options |
| A2 – Collect baseline information | Collect data on the current environmental, social and economic condition of Reigate & Banstead, and where possible how this is changing. Helps identify sustainability problems by creating indicators based on gathered evidence. |
| A3 - Identify sustainability issues and problems | Opportunity to define key issues for the Local Plan and bring forward any potential tensions or inconsistencies that may arise. |
| A4 – Develop the sustainability appraisal framework | Framework provides a way to appraise the sustainability effects. |
| A5 – Consult the consultation bodies on the scope of the sustainability appraisal report | Views sought from statutory bodies in five week consultation. |

Table 1: The scoping report process

East Surrey Sustainability Objectives

1.16 Five local authorities in the East Surrey area (Reigate & Banstead Borough Council, Mole Valley District Council, Elmbridge Borough Council, Tandridge District Council, and Epsom & Ewell Borough Council) have worked together since 2004 to provide peer review on sustainability appraisals of emerging plans. These five local authorities have also developed the East Surrey Local Authority Sustainability Objectives. The objectives have been altered, amended, and reduced over the course of many years of work, and were consulted on in April 2015 to reflect updates to national policy, with the comments received being incorporated into the latest iteration of the objectives. These objectives will form the basis of the sustainability appraisal framework for the DMP.

1.17 The objectives will be examined in more detail in step four, but are also listed in brief here. The objectives clearly follow the assumption that sustainability has social (objectives 1-5), economic (objectives 6-7), and environmental (objectives 8-16) elements.

- 1) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford
- 2) To facilitate the improved health and wellbeing of the whole population

- 3) To conserve and enhance archaeological, historic, and cultural assets and their settings
- 4) To reduce the need to travel, encourage sustainable transport options, and improve accessibility to all services and facilities
- 5) To make the best use of previously developed land and existing buildings
- 6) To support economic growth which is inclusive, innovative, and sustainable
- 7) To provide for employment opportunities to meet the needs of the local economy
- 8) To reduce greenhouse gas emissions and move to a low carbon economy
- 9) To use natural resources prudently
- 10) To adapt to the changing climate
- 11) To reduce flood risk
- 12) To improve the water quality of rivers and groundwater, and maintain an adequate supply of water
- 13) To reduce land contamination and safeguard soil quality and quantity
- 14) To ensure air quality continues to improve and noise and light pollution are reduced
- 15) To protect and enhance landscape character
- 16) To conserve and enhance biodiversity

2. Identify other relevant plans, policies, programmes, and sustainability objectives (Stage A1)

2.1 Stage A1 requires the identification of other relevant policies, plans, programmes and objectives established at international, national, regional and local level which are relevant to, and will influence, the development of the Local Plan. This process will enable identification of inconsistencies, constraints and opportunities for the emerging Development Management Plan and is an essential component of establishing baseline conditions.

2.2 A full list of the relevant plans and programmes is included in Appendix A. This section of the report will provide a brief overview of the main points raised at each level of legislation.

International Level

2.3 Johannesburg Declaration on Sustainable Development (2002)⁹

The declaration provides a globally accepted definition of sustainable development as requiring a worldwide commitment to a “humane, equitable and caring global society”. It also refers to the ‘three elements’ approach to sustainability, calling social, economic, and environmental issues “interdependent and mutually reinforcing pillars of sustainable development”.

2.4 Kyoto Protocol to the Framework Convention on Climate Change (1997)¹⁰

The Framework Convention on Climate Change aims to stabilise greenhouse gases at a level that would prevent dangerous climate change. This is operationalised in the Kyoto Protocol, which sets out greenhouse gas reduction targets for developed countries.

2.5 Aarhus Convention on Access to Information, Public Participation in Decision-Making, and Access to Justice in Environmental Matters (1998)¹¹

International treaty that provides the public with the right to informed participation in decision-making on environmental matters.

2.6 Habitat Agenda (1996)¹²

Multilateral declaration that insists on the importance of creating urban areas that are safe, healthy, liveable, equitable, sustainable, and productive.

2.7 Convention on Biological Diversity (1992)¹³

International treaty that encourages the application of the precautionary principle to protect biodiversity and ensure its benefits are equitably shared.

⁹ <http://www.un-documents.net/jburgdec.htm>

¹⁰ <http://unfccc.int/2860.php>

¹¹ <https://www.unece.org/env/pp/welcome.html>

¹² <http://www.un-documents.net/hab-ag.htm>

¹³ <https://www.cbd.int/>

European Level

2.8 European Union 7th Environmental Action Plan (2013)¹⁴

The plan sets out a vision for 2050 of “an innovative, circular economy where nothing is wasted and where natural resources are managed sustainably and biodiversity is protected, valued and restored in ways that enhance our society’s resilience”. It goes on to describe nine priority areas for action across the EU. These include:

- Protecting, conserving and enhancing natural capital
- Creating a resource-efficient, green, and competitive low-carbon economy
- Safeguarding citizens from environmental pressures and risks to health and wellbeing
- Improving the implementation of EU environmental legislation
- Increasing knowledge and widening the evidence base about environmental issues
- Securing investment for implementing environmental policy, and accounting for the environmental costs of societal activities
- Integrating environmental concerns into other policy areas
- Making cities more sustainable
- Addressing international environmental challenges more efficiently

2.9 European Spatial Development Perspective (1999)¹⁵

A document that puts forward the aim of “achieving a balanced and sustainable development...reconciling the social and economic claims for spatial development with the area’s ecological and cultural functions”. From this approach, the document sets out three objectives for European spatial planning policy – economic and social cohesion; conservation of natural resources and cultural heritage; and more balanced competitiveness of the European territory.

2.10 Energy Efficiency Directive (2012)¹⁶ and Energy Performance of Buildings Directive (2010)¹⁷

These directives require a 20% energy efficiency improvement by 2020, and for all new buildings to be nearly zero energy by the end of that same period. In the interim, both new buildings and renovations of existing buildings should be expected to meet energy performance requirements.

2.11 Renewable Energy Directive (2009)¹⁸

This directive requires 15% of all UK energy to come from renewable sources by 2020, along with 10% of transport fuel coming from sustainably-produced biofuels.

2.12 Birds Directive (2009)¹⁹ and Habitats Directive (1992)²⁰

These create a network of protected spaces (known as Special Protection Areas, or SPAs, in the Birds Directive; and Special Areas of Conservation, or SACs, in the Habitats Directive) to provide safety for various endangered species. There are no SPAs in Reigate & Banstead, but the Mole Gap to Reigate Escarpment is a SAC that must be considered in planning. There are also other SPAs and SACs in the wider area that may need to be considered as the borough’s development plan is prepared.

¹⁴ <http://ec.europa.eu/environment/pubs/pdf/factsheets/7eap/en.pdf>

¹⁵ http://ec.europa.eu/regional_policy/sources/docoffic/official/reports/pdf/sum_en.pdf

¹⁶ <https://ec.europa.eu/energy/en/topics/energy-efficiency/energy-efficiency-directive>

¹⁷ <https://ec.europa.eu/energy/en/topics/energy-efficiency/buildings>

¹⁸ <https://ec.europa.eu/energy/en/topics/renewable-energy/renewable-energy-directive>

¹⁹ http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm

²⁰ http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

2.13 Biodiversity Strategy to 2020 (2011)²¹

The strategy calls for a greater use of green infrastructure to enhance biodiversity, and for tighter control of invasive species.

2.14 The Waste Framework Directive (2008)²²

The directive lays out a waste hierarchy, with prevention of waste as the highest priority, followed by re-use, recovery, recycling, and only then disposal. This directive also focuses on the 'polluter pays' principle, which insists that the costs of creating waste or other forms of pollution should be borne by those responsible, rather than being pushed onto society as a whole.

2.15 The Air Quality Directive (2008)²³

The directive provides upper limits for a range of airborne particles

2.16 Environmental Noise Directive (2002)²⁴

This directive aims to reduce noise pollution through the creation of noise management action plans for areas around major roads, railways, and airports.

2.17 The Floods Directive (2007)²⁵

This requires flood risk to be mapped across the country, and for adequate measures to be taken to reduce the risks of flooding to human health and property.

2.18 The Water Framework Directive (2000)²⁶

Sets criteria for assessing water quality based on biological quality, the structure of the river bed, chemical quality, and level of pollutants.

National Level

2.19 National Planning Policy Framework (2012)²⁷

This document sets out the basic requirements that all local plans should meet in order to be found sound. Particularly relevant to sustainability concerns in Reigate & Banstead are the following sections:

- Section 1 commits the planning system to doing “everything it can to support sustainable economic growth” by planning for the development needs of business and addressing potential barriers to development, such as a lack of infrastructure, services or housing.
- Section 2 focuses on the promotion of competitive town centre that “provide customer choice and a diverse retail offer and which reflect the individuality of town centres”.
- Section 3 looks at supporting rural economic growth by taking a positive approach to sustainable development in rural areas, encouraging the development and

²¹

<http://ec.europa.eu/environment/nature/info/pubs/docs/brochures/2020%20Biod%20brochure%20final%20owres.pdf>

²² <http://ec.europa.eu/environment/waste/framework/>

²³ http://ec.europa.eu/environment/air/quality/legislation/existing_leg.htm

²⁴ http://ec.europa.eu/environment/noise/directive_en.htm

²⁵ http://ec.europa.eu/environment/water/flood_risk/

²⁶ http://ec.europa.eu/environment/water/water-framework/info/intro_en.htm

²⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

diversification of land-based rural businesses, and supporting tourism facilities that respect the character of the countryside.

- Section 4 calls for the transport system “to be balanced in favour of sustainable transport modes” that reduce greenhouse gases and congestion. Local plans should encourage a pattern of development that facilitates these sustainable transportation modes.
- Section 6 calls for planning authorities to boost housing supply by ensuring local plans meet the objectively assessed need for their area, and identifying a five year supply of sites for housing. Authorities should plan for a mix of housing sizes, types, and tenures to widen opportunities for home ownership and create sustainable communities.
- Section 8 emphasises the role of planning in “facilitating social interaction and creating healthy, inclusive communities” by including all sections of the community in the development of plans and through design of development.
- Section 10 deals with climate change and flooding, and encourages authorities to plan for reduced greenhouse gas emissions, improvements in energy efficiency, increase the use of renewable energy and avoid “inappropriate development in areas at risk of flooding.
- Section 11 calls for the protection and enhancement of valued landscapes, minimising impacts on biodiversity, preventing development from contributing adversely to any form of pollution, and recognising the wider benefits of ecosystem services. Areas of Outstanding Natural Beauty like the Surrey Hills in Reigate & Banstead should be given great weight in planning decisions.

2.20 UK Renewable Energy Roadmap (2011)²⁸

This roadmap aims to implement the EU target of 15% of the country’s energy coming from renewable sources by 2020, and emphasises the sectors that are expected to contribute the most towards this goal – onshore and offshore wind, marine energy, biomass electricity and heat, ground and air source heat pumps, and ‘renewable transport’.

2.21 Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen (2011)²⁹

Elaborates on the issue of sustainable transport, and puts the responsibility for it firmly on local authorities, as it notes that the biggest potential for the use of sustainable transportation is for journeys of less than five miles.

2.22 Climate Change Plan (2010)³⁰

Describes a range of strategies for tackling climate change, and emphasises the need to mainstream climate change awareness throughout all government departments. This plan builds on the 2008 Climate Change Act, which set a target of an 80% reduction in greenhouse gas emissions by 2050, with a 1990 baseline.

²⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48128/2167-uk-renewable-energy-roadmap.pdf

²⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3890/making-sustainable-local-transport-happen-whitepaper.pdf

³⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69254/pb13358-climate-change-plan-2010-100324.pdf

2.23 Energy Efficiency Action Plan (2014)³¹

Implements the EU directives on building energy efficiency, and encourages businesses and the public sector to increase efficiency in new and renovated buildings.

2.24 National Planning Policy for Waste (2014)³²

Implements the EU approach of a waste hierarchy that makes disposal and landfill a last resort, and attempts to establish an approach in which waste management is integrated with other spatial planning issues, and where communities and businesses take responsibility for their own waste.

2.25 Government Forestry and Woodlands Policy Statement (2013)³³

This statement creates a hierarchy for the strategic management of forestry resources. The priority for such resources is to protect existing ones, then improve them, then expand them.

2.26 The Biodiversity 2020 strategy (2011)³⁴

Aims to put people at the heart of biodiversity policy through a participatory approach, and calls to reduce environmental pressures and increase knowledge of biodiversity-related issues.

2.27 The Natural Choice: Securing the Value of Nature (2011)³⁵

Focuses on the need to facilitate local action to protect natural ecosystems and to strengthen the connections between people and the environment.

2.28 Laying the Foundations: A Housing Strategy for England (2011)³⁶

This strategy aims to increase the level of housebuilding in England by providing central government investment, providing support to areas that want to build large scale developments, simplifying national planning policy, and providing the Community Right to Build to give communities the power to push forward developments. The document also commits to building well-designed and sustainable homes with lower carbon emissions.

Regional/Sub-Regional/County Level

2.29 The Surrey Minerals Plan (2011)³⁷

Safeguards land that might be needed for extracting or developing mineral resources, meaning that local councils can only permit development on that land that would not conflict with the potential mineral-based uses in the future.

2.30 The Surrey Waste Plan (2008)³⁸

³¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/307993/uk_national_energy_efficiency_action_plan.pdf

³²

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

³³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/221023/pb13871-forestry-policy-statement.pdf

³⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

³⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf

³⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

³⁷ https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/81439/Adopted-Core-Strategy-Development-Plan-Document.pdf

³⁸ https://www.surreycc.gov.uk/__data/assets/pdf_file/0018/30447/Surrey-Waste-Plan-May_2008minusEpages.pdf

Safeguards land that could potentially be used for waste facilities or related infrastructure, and also sets out a general policy of aiming to reduce waste.

2.31 The Surrey Aggregates Recycling Joint Development Plan Document (2013)³⁹

Safeguards land that could be used for aggregates recycling facilities. Under these current plans, Reigate & Banstead contains a few small mineral and waste sites, one large waste site east of Redhill, and two mineral safeguarding areas east of Redhill and west of Reigate (see figure 2).

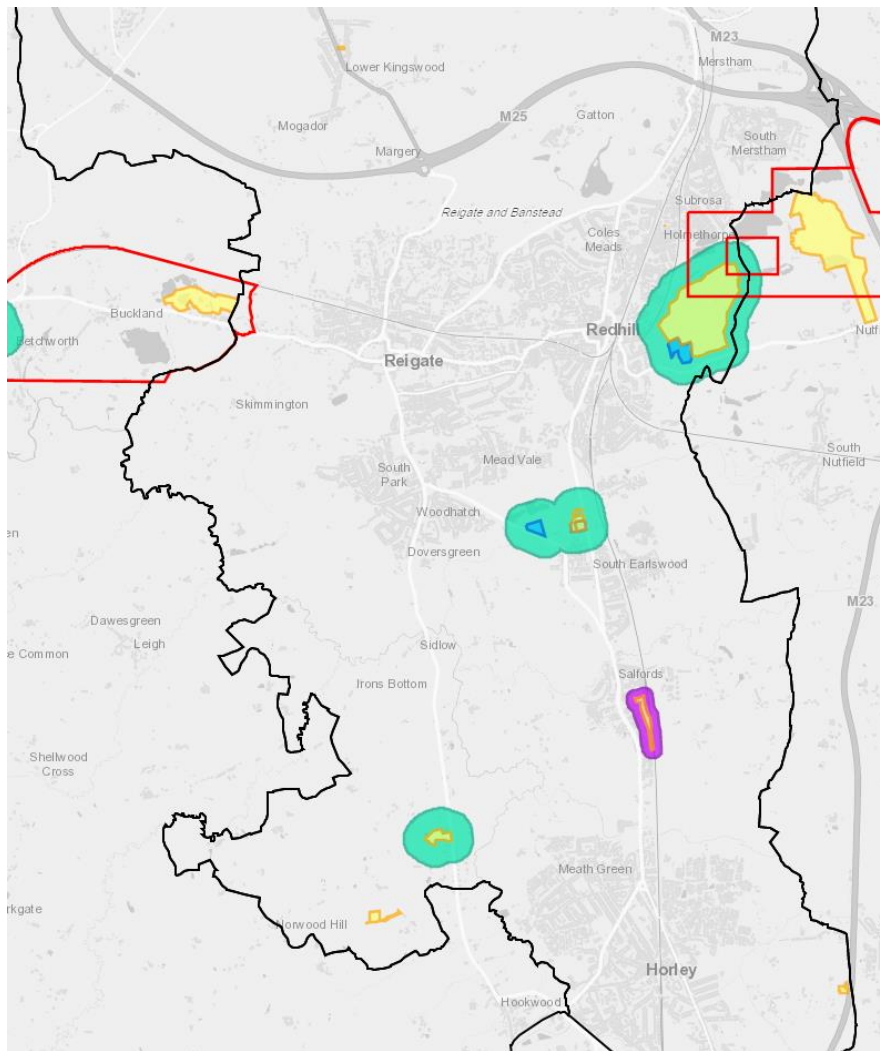


Figure 2: Mineral and waste safeguarding areas (mineral safeguarding areas in red; existing waste and mineral sites in yellow; proposed mineral and waste sites in blue; waste consultation areas in turquoise; rail depot consultation areas in purple; the map does not show one small recycling facility in Tadworth) (SCC 2016)

2.32 Surrey Transport Plan (2016)⁴⁰

Sets out an objective of developing “effective, reliable, safe, and sustainable” transport throughout the county.

³⁹ https://www.surreycc.gov.uk/_data/assets/pdf_file/0010/79948/Aggregates-Recycling-Joint-DPD-February-2013.pdf

⁴⁰ <https://www.surreycc.gov.uk/roads-and-transport/roads-and-transport-policies-plans-and-consultations/surrey-transport-plan-ltp3>

2.33 Surrey Climate Change Strategy (2009)⁴¹

Encourages councils to improve energy efficiency, adapt the built environment to the effects of climate change, and reduce transport emissions.

2.34 Surrey Woodland Study (2008)⁴²

Aims to increase the use of and access to forested spaces, both by local people and tourists, while also protecting ancient or heritage woodlands.

2.35 Biodiversity Planning in Surrey (2014)⁴³

This document defines in more detail the features of biodiversity in the county that should be protected, and their distribution across the county. For Reigate & Banstead, the key area for biodiversity is identified as the Mole Gap to Reigate Escarpment SAC, which is “rich in native orchid species and with the only area of Box scrub in the UK”, although not all of this SAC is located in the Reigate & Banstead borough.

2.36 Surrey Hills AONB Management Plan 2014-2019 (2014)⁴⁴

Sets out how the Area of Outstanding Natural Beauty will be protected and managed while being used for farming, woodland, biodiversity, heritage, and recreation, and emphasises that local planning authorities must ensure that new developments will not have an adverse impact on the character of the AONB.

2.37 Gatwick Diamond Local Strategic Statement (2012)⁴⁵

Provides a framework for cooperation among the authorities that surround the airport, and lays out a joint strategic direction for the region that focuses on the creation of a knowledge-based economy, protection of the individual character of towns, sustainable transport systems, and an attractive rural environment. This statement is currently undergoing revision.

2.38 Coast 2 Capital Strategic Economic Plan (2014)⁴⁶

Created by the Local Enterprise Partnership for the region, and aims to funnel private and public investment into transport infrastructure, skills improvements, digital infrastructure, and providing suitable levels of housing, with the overall aim of increasing the number of jobs in the region.

Local Authority Level

2.39 Reigate & Banstead Local Plan: Core Strategy (2012)⁴⁷

Delivers a vision of a borough which in 2027 will provide “a high quality of life and environment and vibrant local communities, places and spaces”. There will be a “coherent network” of green spaces that support biodiversity and the mitigation of and adaptation to climate change as well as providing attractive recreational spaces for local residents. There will be “a range of sustainable transport choices” available, waste will be reduced, and natural resources will be used more efficiently. The borough will provide “the conditions and environment within which local businesses thrive”, and maintaining the “vibrancy” and “vitality” of key urban areas in the borough is emphasised.

⁴¹ https://www.surreycc.gov.uk/__data/assets/pdf_file/0007/27169/Surrey-Climate-Change-Strategy-2009.pdf

⁴² https://www.surreycc.gov.uk/__data/assets/pdf_file/0003/96735/Surrey-Woodland-Study-2008.pdf

⁴³ <https://surreynaturepartnership.files.wordpress.com/2012/11/biodiversity-planning-in-surrey.doc>

⁴⁴ <http://surreyhills.akikodesign.com/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf>

⁴⁵ <http://www.gatwickdiamond.co.uk/media/6246/local-strategic-statement.pdf>

⁴⁶ <http://www.coast2capital.org.uk/sep/>

⁴⁷ http://www.reigate-banstead.gov.uk/downloads/file/3073/adopted_core_strategy_july_2014

In addition to a number of specific policies addressing various aspects of social, economic, and environmental sustainability, the Core Strategy provides a 'cross cutting policy' which defines sustainable development. According to policy CS10, to be considered sustainable, development should:

- Make efficient use of land
- Be at an appropriate density
- Provide services, infrastructure, and transport options, and be safe, secure, and socially inclusive
- Protect and enhance green spaces and networks
- Respect the ecological and cultural heritage of the borough
- Minimise the need to travel by private vehicle
- Minimise the use of natural resources and the emission of greenhouse gases
- Minimise pollution
- Reflect the need to adapt to climate change
- Minimise flood risk

2.40 Reigate & Banstead Five Year Plan (2015)⁴⁸

Sets out objectives for the borough to meet between 2015-2020, including "support[ing] residents into employment", "provid[ing] great services for older people to help them stay independent", "encourage[ing] healthy lifestyles, particularly through the use of our leisure centres, parks and open spaces", and "encourage[ing] existing businesses to thrive and grow within Reigate & Banstead and attract new businesses to the borough".

2.41 Reigate & Banstead Economic Development Framework Report (2015)⁴⁹

The framework looks at the major areas for economic development in the borough between 2015 and 2020, along with a number of targets for each area. These areas include supporting the potential of Gatwick Airport, regenerating and developing business areas, encouraging town centres to thrive while maintaining their existing identities, creating schemes to help the young and unemployed into work, and improving transport infrastructure in the borough.

⁴⁸ http://www.reigate-banstead.gov.uk/download/downloads/id/610/our_5_year_plan_2015-20

⁴⁹ http://www.reigate-banstead.gov.uk/download/downloads/id/2328/economic_development_framework_final.pdf

3. Collect relevant baseline information for the borough to identify major sustainability issues and to monitor progress on these issues after adoption of the Local Plan (Stage A2)

3.1 Annex I of the EU Directive on SEA calls for consideration of “the relevant aspects of the current state of the environment and the likely evolution thereof”, “the environmental characteristics of areas likely to be significantly affected”, and “any existing environmental problems which are relevant to the plan or programme”.

3.2 The guidance makes it clear that a completely exhaustive presentation of all potentially relevant information is not expected – the information included in the scoping report should be proportionate to what is needed to take the planning process forward. However, authorities should aim to identify trends, describe how closely the situation matches established targets, and note any particularly sensitive, entrenched, or difficult-to-remedy issues, and should consider how information collection can be improved for future assessments.

3.3 This section will therefore provide a collection of relevant baseline information for the borough of Reigate & Banstead under the three sustainability headings of social, economic, and environmental. This does not claim to be an exhaustive description of all statistics that apply to the borough, but does aim to identify the most relevant ones that impact on sustainability. Where statistics are available, upwards or downwards trends are identified, and comparisons are made with Surrey and Southeast England, to determine how Reigate & Banstead is performing in comparison to the region as a whole.

Social Sustainability

Demographics

3.4 In 2015, the total population of the borough was 144,100 people, a 5.4% increase from 2010⁵⁰.

3.5 The average age in Reigate & Banstead in 2011 was 39.9 years, slightly younger than Surrey at 40 years, but older than the average age of 39.3 in England. There is a relative lack of residents between the ages of 18 and 29 – they make up less than 15% of the population, while all other age groups make up over 20% of the population (see figure 3). The largest group is over 60s, who make up 22.6% of the population, showing the gradual ageing of the borough. This is confirmed by comparing these figures with the previous census in 2001 – the proportion of residents in three of the age categories remains the same or very similar, but the proportion of 30-44 year olds decreased by 1.7% between 2001 and 2011, while the proportion of over 60s increased by the same percentage⁵¹.

⁵⁰ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx>

⁵¹ <https://www.nomisweb.co.uk/census/2011/KS102EW/view/1946157332?cols=measures>

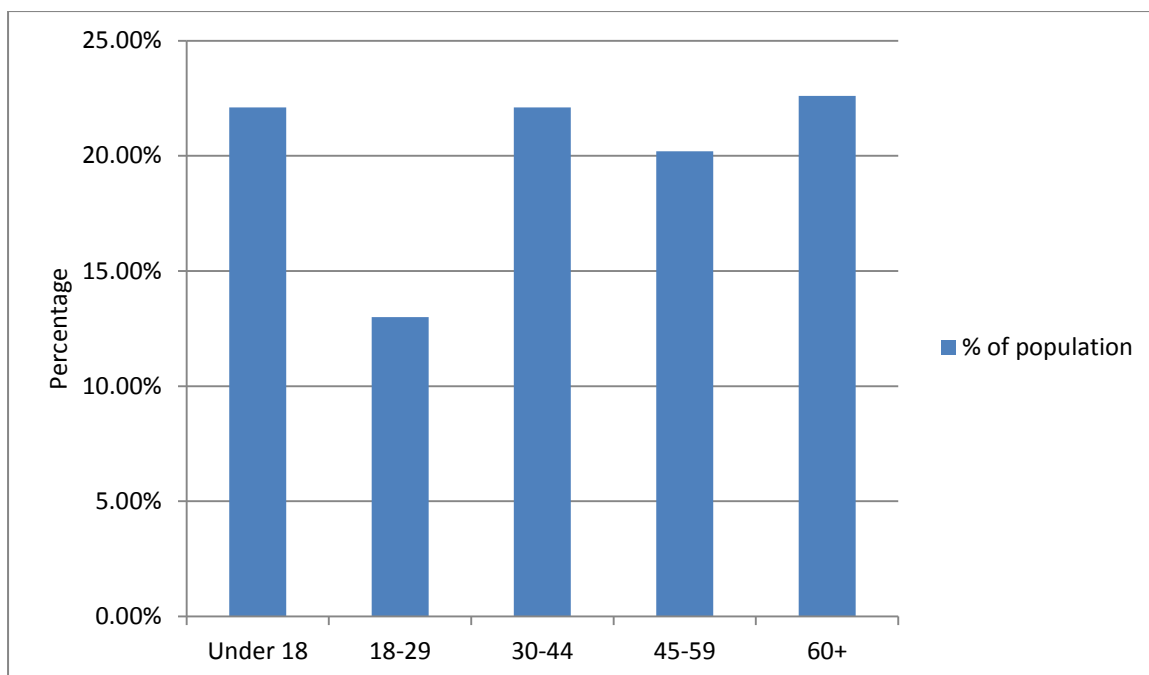


Figure 3: Population Age Ranges (ONS 2011)

3.6 This ageing trend is further supported by 2016 population projections (based on 2014 figures⁵²). These anticipate that the borough's population will have risen to 183,000 by 2039, an increase of 27% across 25 years, and some of the fastest-growing groups will be those over 70. Residents over the age of 70 will almost double from a current level of 19,000, to a 2039 estimate of 35,000 (an 84.2% increase); with the number of people over the age of 90 expected to triple from 2,000 to 6,000 (see figure 4). Meanwhile, those aged 19 and under will increase from 35,000 to 43,000, a 22.8% increase; while the population between 20 and 69 will rise from 92,000 to 107,000, a 16.3% increase. Consequently, the proportion of 20-69 year olds in the borough is expected to change from 63% in 2014 to 57.8% by 2039.

3.7 The borough has a gender split broadly similar to the wider region, with 49% of residents being men and 51% women (2015)⁵³. In the 2011 census, 90.5% of residents described their ethnicity as white (exactly the same percentage as the wider southeast); the remaining ethnicities were 5.7% Asian, 2.2% mixed, 1.6% black, 0.3% other, 0.2% Arab, and 0.1% Gypsy/Traveller⁵⁴. In the same census, 95% of residents spoke English as their first language. No other language registered even 1,000 native speakers, but the other languages spoken in the borough as a mother tongue by more than 100 people were (in descending order) Polish, Portuguese, French, Tagalog/Filipino, Spanish, Urdu, Bengali, Tamil, Italian, German, Romanian, Gujarati, Hungarian, Arabic, Russian, Malayalam, Cantonese, and Panjabi⁵⁵. In 2015, there were 19,000 foreign-born residents of the borough, making up 13.5% of the population – a slight decrease from the 14.2% of the population that foreign-born residents made up in 2010, and sitting in between the figures for Surrey (14.3%) and Southeast England (12.4%)⁵⁶.

⁵²

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

⁵³ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx>

⁵⁴ <https://www.nomisweb.co.uk/census/2011/KS201EW/view/1946157332?cols=measures>

⁵⁵ <https://www.nomisweb.co.uk/census/2011/WD204EW/view/1946157332?cols=measures>

⁵⁶

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/internationalmigration/datasets/populationoftheunitedkingdombycountryofbirthandnationality>

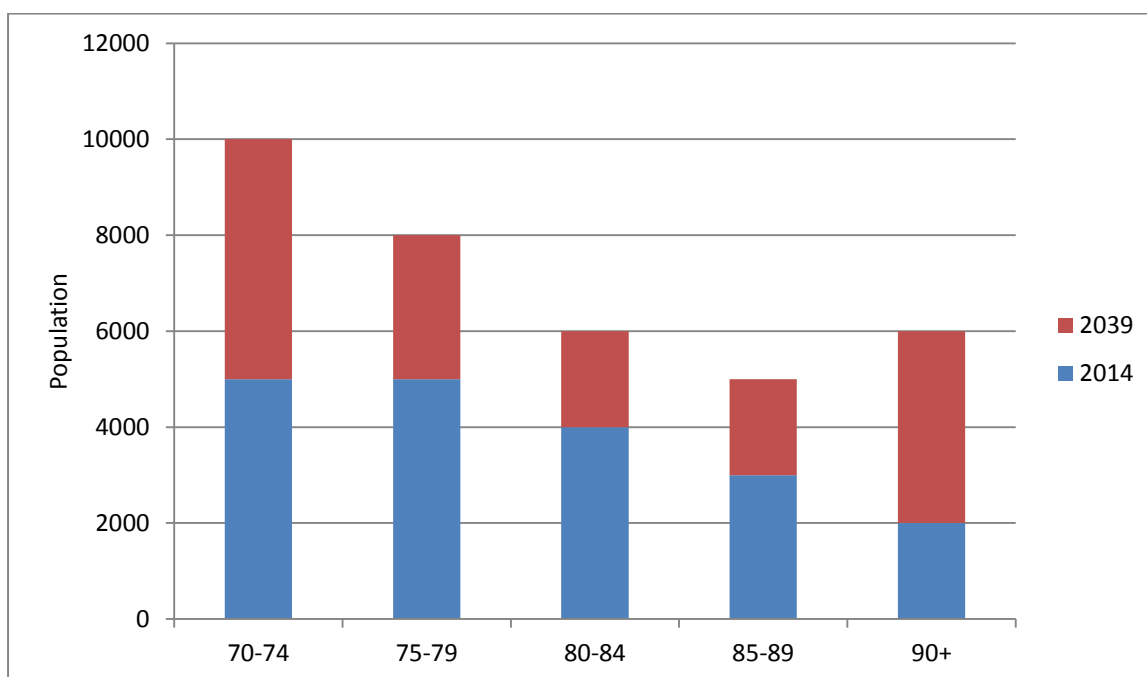


Figure 4: Population projections for over-70s (ONS 2016)

Housing

3.8 In 2011, there were 55,423 household spaces in the borough, of which 16,571 were semi-detached properties (29.9%); 15,738 were fully detached (28.4%), 11,141 were in blocks of flats (20.1%), and 9,332 were terraced houses (16.8%). The remainder were flats in converted houses or commercial buildings, and caravans or other mobile/temporary structures⁵⁷. By 2015 the overall number of dwellings had increased to 58,830⁵⁸.

3.9 The majority of resident households were homeowners, with 73% of households owning their own home either with or without a mortgage – this is significantly higher than the overall figure of 67.6% for Southeast England. Most of the remaining residents are either renting from the private sector (12.9%) or renting social housing (11.9%)⁵⁹. These numbers disguise a wide variation across the borough, with home ownership as high as 88% in Nork and 86.9% in Tadworth and Walton. At the other end of the scale, only 53.4% of residents in Preston and 59.4% of residents in Redhill West own their homes⁶⁰.

3.10 Despite this high level of home ownership, housing affordability is a problem in Reigate & Banstead. The average price of a house in the borough was £458,259 in the third quarter of 2016, which is a 25.5% increase from the same period in 2013, and 31.3% higher than the Southeast England average price⁶¹. Unusually, the average price for new build

⁵⁷

https://www.nomisweb.co.uk/census/2011/QS402EW/view/1946157332?rows=rural_urban&cols=dwelling_type

⁵⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/519495/LT_100.xls

⁵⁹ <https://www.nomisweb.co.uk/census/2011/KS402EW/view/1946157332?cols=measures>

⁶⁰ <https://www.surreyi.gov.uk/DrillDownProfile.aspx?rt=37&rid=296619&pid=35>

⁶¹

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/housing/datasets/meanhousepriceforinati>

houses has dropped between Q4 2015, when it was £532,279, and Q3 2016, when it was actually below the overall average house price in the borough at just £445,483 – this could be due to variations in the size and type of properties coming onto the market. This is a 13.3% reduction over nine months, although it remains 25.6% higher than the average price for a new build home in Southeast England (see figure 5)⁶². Private sector rents are also high in the borough – the average monthly rent in 2015-16 was £1,137. This is 18.6% higher than the average monthly rent in Southeast England, although it is quite a bit lower than the average Surrey rent of £1,347⁶³.

3.11 In 2015-16, only 40 new affordable units were granted planning permission in the borough⁶⁴, 55 affordable units were started, and another 61 were completed⁶⁵. In the same period, private developers completed a total of 350 homes and housing associations another 70, making up 14.3% of all housebuilding in Surrey, the second largest amount after Guildford⁶⁶. In the period from 2012-2016, a total of 147 affordable units were completed in the borough⁶⁷.

3.12 Like the whole of Southeast England, however, there are serious problems with under occupation in Reigate & Banstead. In 2011, 30,842 houses were severely under occupied (that is, they had two or more bedrooms than needed for the number of occupants), and 11,684 were slightly under occupied (one more bedroom than needed). This means that 76.7% of all accommodation in the borough is under occupied – the figure for Southeast England as a whole is 74.8%. Figures for overcrowding suggest that 2,930 households are slightly overcrowded (one bedroom less than needed), and 731 severely crowded (two bedrooms or more less than needed) – this is 6.6% of the total, compared to a Southeast England number of 7.5% (see figure 6)⁶⁸.

onalandsubnationalgeographiesquarterlyrollingyearhpssadataset12/current/hpssadataset12meanpricepaidfor
nationalandsubnationalgeographies.xls

⁶²

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/housing/datasets/meanhousepricefornationalandsubnationalgeographiesnewlybuiltwellingsquarterlyrollingyearhpssadataset13/current/hpssadataset13meanpricepaidfornationalandsubnationalgeographiesnewlybuiltwellings.xls>

⁶³

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524007/160519_Publication_AllTables.xls

⁶⁴

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/594914/Local_Authority_Housing_Statistics_data_returns_2015_to_2016.xlsx

⁶⁵

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/595371/Live_Table_1011.xlsx

⁶⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/593950/LiveTable253.xlsx

⁶⁷

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/594974/Local_Authority_Housing_Statistics_data_returns_2014_to_2015.xlsx;

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/445385/Local_Authority_Housing_Statistics_dataset_2013-14_rev_Mar15.xlsx;

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/445365/laHS-data-returns-for-2012-13_Revised_for_LAHS_2013-14.xls

⁶⁸ <https://www.nomisweb.co.uk/census/2011/QS408UK/view/1946157332?cols=measures>

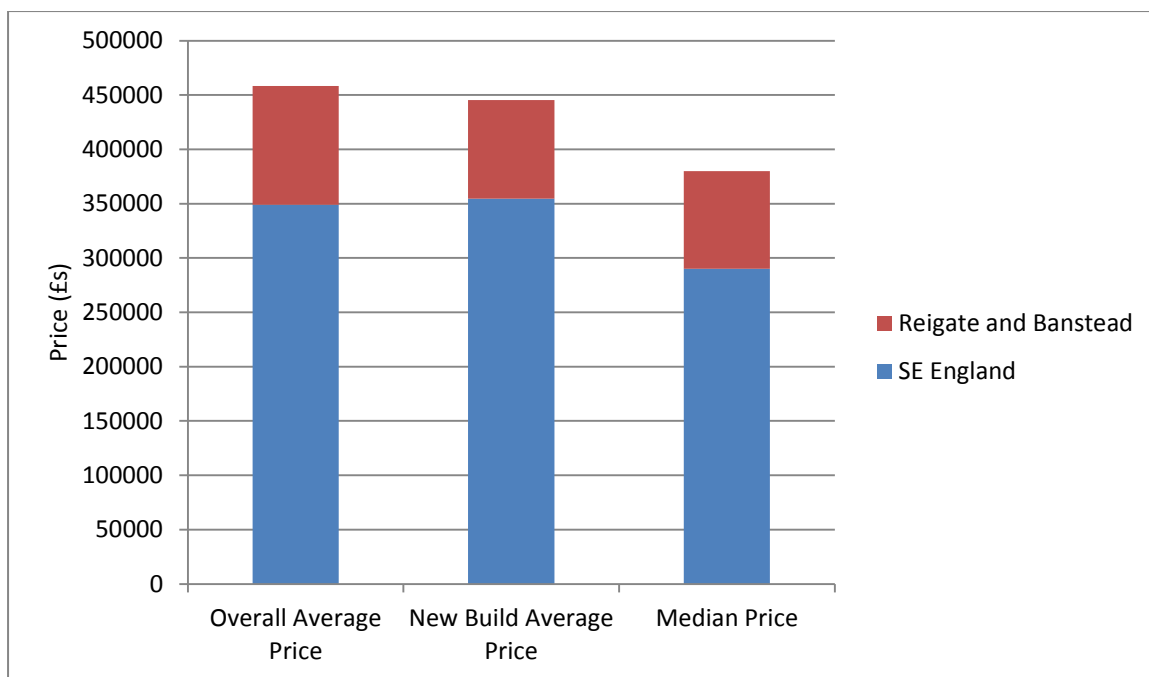


Figure 5: Comparison of house prices in Reigate & Banstead and Southeast England (ONS 2017)

3.13 In 2015, there were also 1,177 properties listed as vacant for council tax purposes, 11.5% of the total in Surrey, suggesting that 2% of the borough's dwellings are vacant⁶⁹. In addition, the Reigate & Banstead Gypsy and Traveller Accommodation Assessment 2016 notes there are 9 pitches for Gypsy/Travellers with planning permission and 14 pitches without planning permission. There are also 23 plots with planning permission for Travelling Showpeople⁷⁰.

3.14 In 2015-16, 104 people in the borough were accepted as being homeless and in need of priority assistance. This is a significant reduction from the previous year's figure of 139 people, but an increase on some other recent years, suggesting no clear trend⁷¹.

⁶⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/519505/LT_615.xls

⁷⁰ http://www.reigate-banstead.gov.uk/download/downloads/id/2732/gypsy_and_traveller_accommodation_assessment.pdf

⁷¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/577679/Table_784_201609.xls

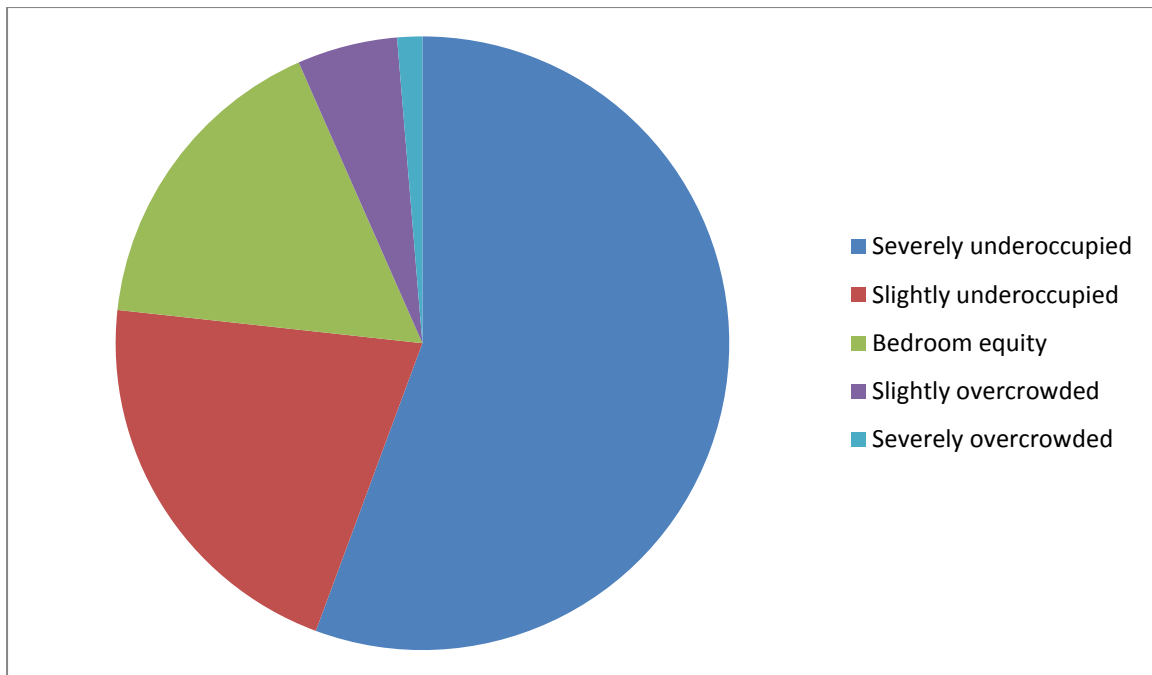


Figure 6: Crowding levels (ONS 2011)

Health and Wellbeing

3.15 In the period 2012-14, life expectancy at birth was 81.2 years for men and 84.4 years for women. This was an improvement of 1.3 years for men and 1 year for women on the 2007-09 figures, and in both cases was slightly lower than the Surrey average, but slightly higher than that for Southeast England⁷². In 2013, however, the healthy life expectancy for men was only 68.3 years, and for women 69.7 years⁷³. Unless these figures can be improved, the predicted growth in the over 70s population will mean a much greater need for healthcare services in the future.

3.16 In 2015, 15.2% of adults in the borough were smokers, up from 14.6% in 2012, but still below the average for England⁷⁴. In the period 2010-12, alcohol-related death rates were 11.76 per 100,000 for men, and 3.38 for women⁷⁵. In 2011-12 there were 2,472 alcohol-related hospital admissions, a 16.1% increase from 2009-10⁷⁶; and in 2014-15, there were 727 extended hospital stays for alcohol-related reasons, which was notably lower than the average in England as a whole⁷⁷. In 2012-14 there were 8 drug-related deaths in the

⁷²

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/birthsdeathsandmarriages/lifeexpectancies/datasets/lifeexpectancyatbirthandage65bylocalareasinenglandandwalesreferencetable1/current/correctedd201214referencetable1finalnewtcm77422242tcm77422242.xls>

⁷³

https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/adhocs/005225lifeexpectanciesandhealthexpectanciesatbirthandage65bysexforlasinengland2009to2013/healthexpectanciesla_tcm77-430384.xls

⁷⁴ [http://fingertips.phe.org.uk/profile/health-](http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132694/pat/6/par/E12000008/ati/101/are/E07000211)

[profiles/data#page/4/gid/1938132694/pat/6/par/E12000008/ati/101/are/E07000211](http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132694/pat/6/par/E12000008/ati/101/are/E07000211)

⁷⁵ <https://www.surreyi.gov.uk> – Dataset: Alcohol-specific mortality/months of life lost - trends

⁷⁶ <https://www.surreyi.gov.uk> – Dataset: Alcohol-related hospital admissions

⁷⁷ [http://fingertips.phe.org.uk/profile/health-](http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132701/pat/6/par/E12000008/ati/101/are/E07000211/iid/91414/age/1/sex/4)

[profiles/data#page/4/gid/1938132701/pat/6/par/E12000008/ati/101/are/E07000211/iid/91414/age/1/sex/4](http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132701/pat/6/par/E12000008/ati/101/are/E07000211/iid/91414/age/1/sex/4)

borough, making up 11.4% of the Surrey total⁷⁸. In terms of overall drug use, the police recorded 2.26 'drug crimes' (which is not indicative of drug use *per se*) per 1,000 people in September 2016 – although there is a downward trend on this measure since March 2014, this is the highest level in Surrey⁷⁹.

3.17 In the period 2013-15, 63.8% of adults in the borough were classified as obese or overweight, a very slight increase from the previous two-year figures⁸⁰. In 2015, the child obesity rate was 5.6% at ages 4-5, and 13.8% at ages 10-11, with three wards having more than 15% obese children at the latter age – Horley Central, Merstham, and Preston⁸¹. Related to this, the proportion of residents who walked at least once a month in 2012-13 was 90.1%, those that walked at least once a week made up 83.3%, those walking at least three times a week were 56.5%, and 44.1% of people walked five times a week or more. The proportion of residents that cycled at least once a month was, however, only 11.3%⁸². Overall, Public Health England considered 55.7% of adults in the borough to classify as physically active in 2015, compared to a southeast average of just over 60%⁸³. Perhaps related to this relative lack of physical activity, rates of death from cardiovascular, coronary or stroke-related reasons have increased. In 2014, 157 men and 178 women died from cardiovascular disease; 73 men and 53 women died from coronary problems; and 42 men and 56 women died from strokes. In particular, these figures have increased significantly from the 2012 figures for men – by 14.6%, 21.7%, and 55.5% for the three respective causes of death (see figure 7)⁸⁴.

3.18 In 2014 it was predicted that 13,932 people in the borough have a common mental disorder⁸⁵, that 36 people below the age of 65 have early-onset dementia, and that 1,928 people above the age of 65 are suffering from dementia⁸⁶. In 2014 there were no suicide deaths among those under 35 in the borough, another common indicator of mental health problems⁸⁷. However, in 2014-15, there were 304 hospital stays for self-harm, giving a higher average than in the southeast or England as a whole⁸⁸.

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<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/dataset/s/drugmisusedeathsbylocalauthority/current/localauthoritiesfinal.xls>

⁷⁹ https://www.police.uk/surrey/RBRE/performance/compare-your-area/drugs/#msg_comparison

⁸⁰ <http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132694/pat/6/par/E12000008/ati/101/are/E07000211/iid/90640/age/164/sex/4>

⁸¹ <https://www.surreyi.gov.uk> – Dataset: Obesity: Children

⁸² <https://www.surreyi.gov.uk> – Dataset: Walking and cycling

⁸³ <http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132694/pat/6/par/E12000008/ati/101/are/E07000211/iid/90275/age/164/sex/4>

84

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/healthandsocialcare/causesofdeath/adhoc/s/005268cardiovasculariseasecoronaryheartdiseaseandstrokedeadsbylocalauthoritydeathsregistered2012to2014/cvdchdandstrokedeadsbylocalauthority20122014tcm77431296.xls>

⁸⁵ <https://www.surreyi.gov.uk> – Dataset: Population aged 18 or over predicted to have a mental health problem by borough and district and clinical commissioning group

⁸⁶ <https://www.surreyi.gov.uk> – Dataset: Population aged 30 or over predicted to have dementia by borough and district and clinical commissioning group

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<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/healthandsocialcare/causesofdeath/adhoc/s/005361numberofsuicidesinpeopleagedunder35regionlocalauthority2002to2014/suicidesbypeopleagedunder3520022014.xls>

⁸⁸ <http://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132701/pat/6/par/E12000008/ati/101/are/E07000211/iid/21001/age/1/sex/4>

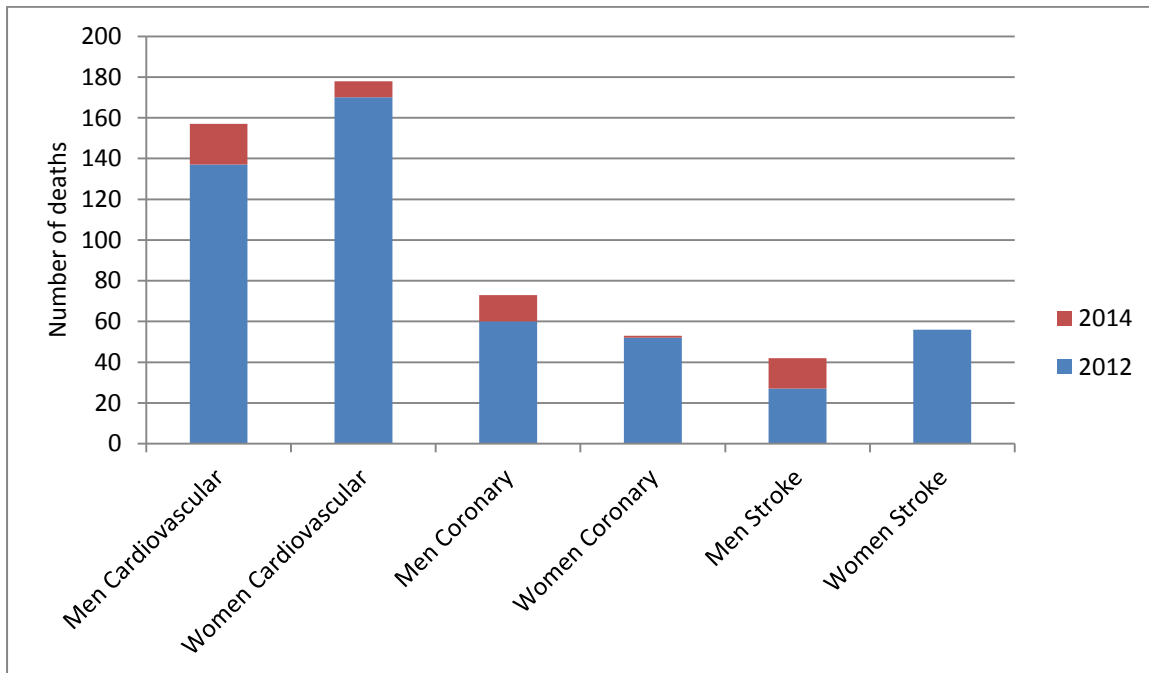


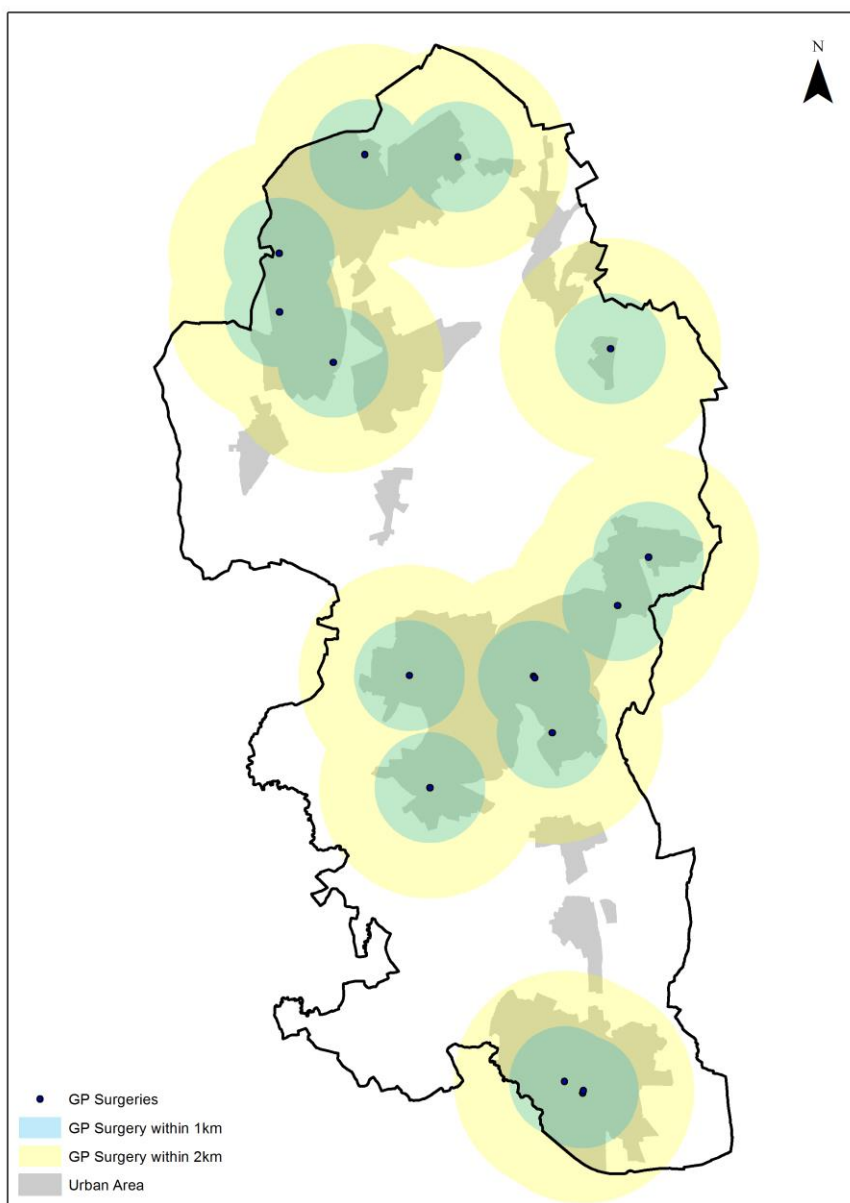
Figure 7: The rise in deaths from cardiovascular, coronary, or stroke-related causes (ONS 2014)

3.19 In the third quarter of 2016, there were 3,890 claimants of disability living allowance in the borough, which is roughly 2.5% of the population, and is slightly down in overall numbers from the same period the previous year. Of these, 18.5% were under the age of 16, and 22.1% were over 65 years old⁸⁹. In the same period, there were 190 claimants of incapacity benefit or severe disability allowance⁹⁰.

3.20 In addition to these problems, parts of the borough have issues of access to basic GP services. A number of settlements contain no GP surgeries, and parts of Chipstead, Kingswood, Lower Kingswood, Walton-on-the-Hill, South Earlswood, and Salfords are more than 2km in a straight line from the nearest surgery – and likely to be an even greater distance when using the actual street network (see figure 8).

⁸⁹ <https://www.surreyi.gov.uk> – Dataset: Disability living allowance and Personal Independence Payment by age – cases in payment (local authority data)

⁹⁰ <https://www.surreyi.gov.uk> – Dataset: Incapacity Benefit/Severe Disablement Allowance claimants



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Figure 8: Straight line distance from a GP surgery (RBBC 2016)

Transport and Accessibility

3.21 A 2016 transport assessment found that the number of peak time trips in the borough in 2014 was 190,031 in the morning (7am-10am) and 194,510 in the afternoon/evening (4pm-7pm). A baseline future scenario in which all currently approved developments and a predicted level of windfall sites were taken into account estimated that by 2031 this will increase by 4,849 trips every morning (a 2.55% increase) and 3,942 trips every evening (a 2.03% increase)⁹¹.

3.22 In 2011, 58.5% of working-age residents drove their own private vehicle to work, 15% took trains, and 9% walked. Once the residents who do not work or work from home have been accounted for, other commuting modes, including buses, cycling, and being a passenger in someone else's car made up only 10.3% of trips. However, due to the relatively

⁹¹ http://www.reigate-banstead.gov.uk/downloads/file/2629/transport_assessment

high proportion of residents commuting by train, the borough actually has a slightly lower use of cars for commuting than the rest of southeast England, although other methods of public and sustainable transport are less popular in the borough than in the wider region (see figure 9)⁹². Car and van ownership is higher in Reigate & Banstead than in Southeast England on average. Only 13.8% of households in the borough did not own a vehicle in 2011 (compared to 18.6% in Southeast England), and 44.7% of households owned two or more vehicles (compared to 39.7% in the wider region). However, the number of households without cars or vans increases to over 20% in four wards – Horley Central, Merstham, Preston, and Redhill West⁹³.

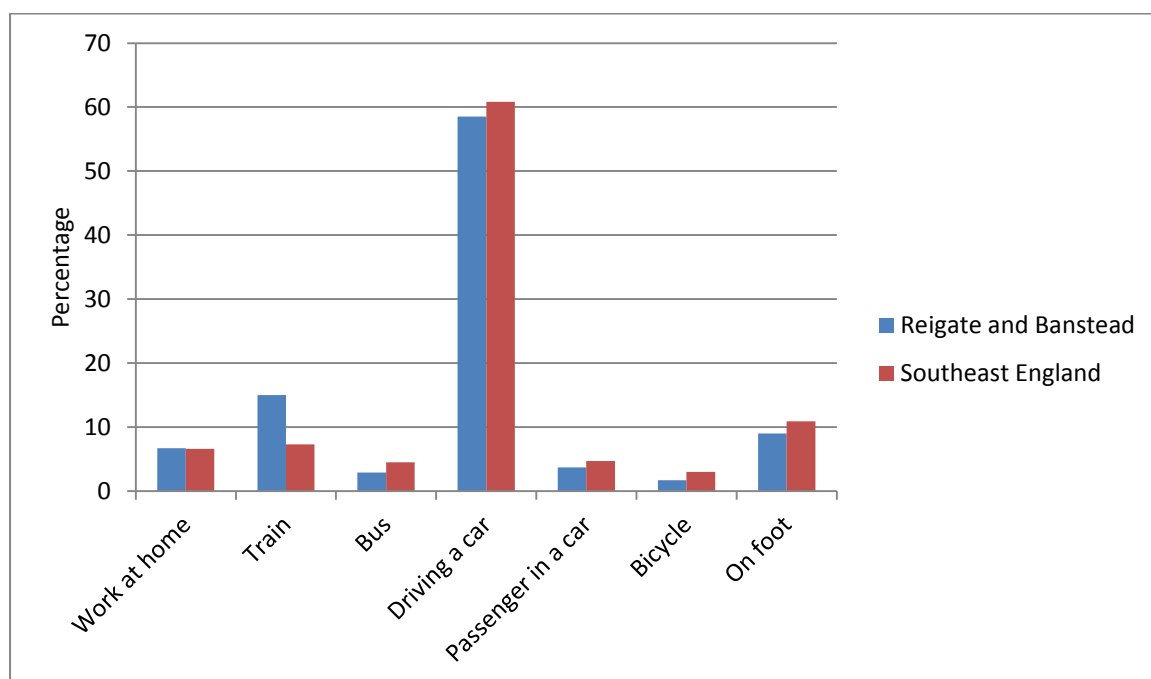


Figure 9: Transport modal usage in the borough and the region (ONS 2011)

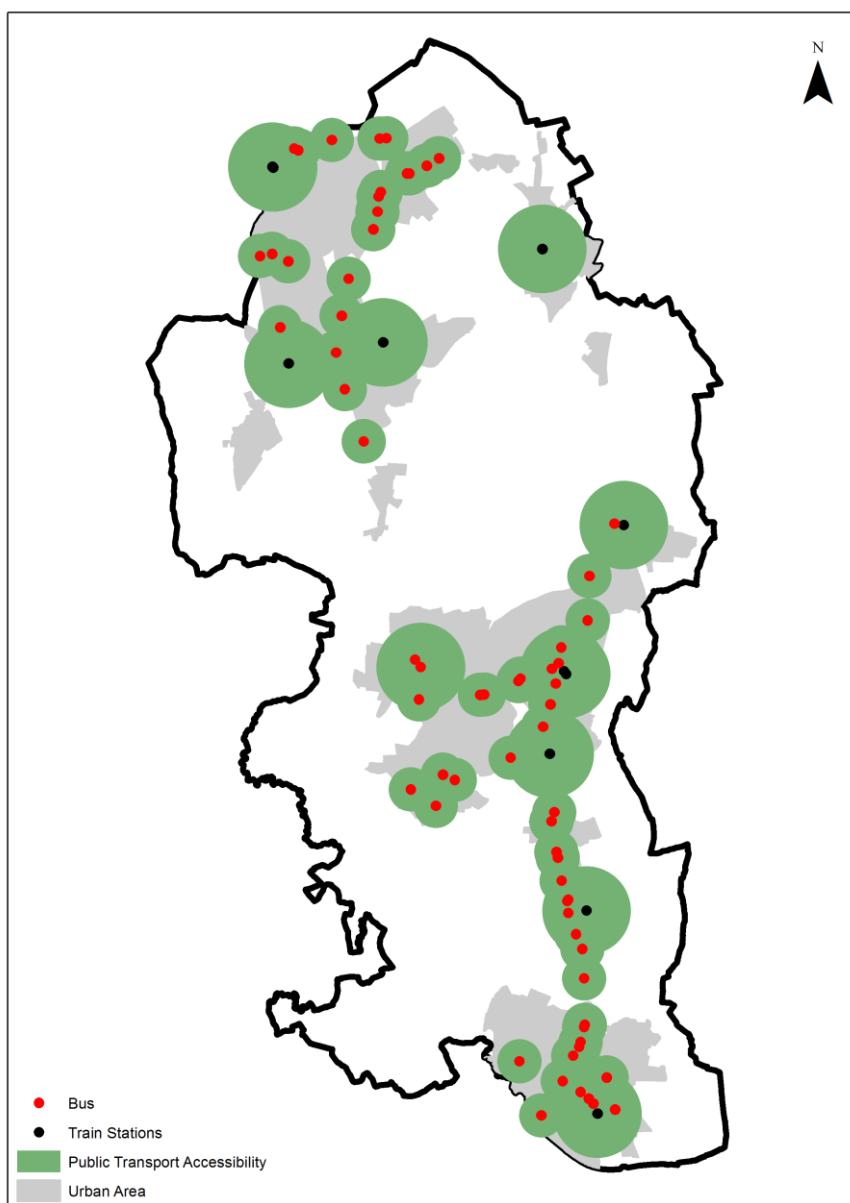
3.23 The number of road injuries in 2015 was 556, with 70 incidents of serious injury, and two deaths. The overall number of injuries is almost exactly the same as in 2010, but the number of serious injuries has gone up significantly – it was only 46 in 2010, meaning the latest figures are showing a 52% increase⁹⁴.

3.24 Large areas of the borough have low public transport accessibility, measured as being more than 400m from the nearest bus stop or 800m from the nearest train station. As figure 10 demonstrates, public transport accessibility in the borough operates primarily along a ‘spine’ of bus stops and train stations along the A23 from Merstham to Horley, with smaller routes between Redhill and Reigate and along the A217 between Banstead and Tadworth.

⁹² https://www.nomisweb.co.uk/census/2011/QS701EW/view/1946157332?rows=rural_urban&cols=cell

⁹³ <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275209&c=Reigate+and+Banstead&d=13&e=61&g=6469223&i=1001x1003x1032x1004&m=0&r=1&s=1490883996677&enc=1&dsFamilyId=2511&nsjs=true&nsck=false&nssvg=false&nswid=1920>

⁹⁴ <https://www.surreyi.gov.uk> – Dataset: Road traffic casualties



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Figure 10: Public transport accessibility (RBBC 2016)

Crime

3.25 The general crime rate in the borough as of September 2016 was 53.91 crimes per 100,000 people per year. This is slightly above the Surrey average of 50.68, and is part of an upward trend since December 2013, which was also the last time that crime levels in Reigate & Banstead were below the Surrey average. The most common crimes in the borough are 'violence and sexual offences' (with the second highest rate in Surrey behind Spelthorne), 'criminal damage and arson', and 'other theft'. Despite this, the borough has a roughly average rate for the latter two crimes – the overall average crime rate is higher than the Surrey average because of a relatively high prevalence of less common crimes like weapons possession, shoplifting, and vehicle crime⁹⁵.

⁹⁵ https://www.police.uk/surrey/RBRE/performance/compare-your-area/#force_comparison

3.26 In February 2017, there were 253 instances of antisocial behaviour, of which 112 were described as 'rowdy or inconsiderate behaviour'. This is almost half as many incidents as the June 2011 figure of 455⁹⁶.

Social Inclusiveness and Deprivation

3.27 The 2015 Index of Multiple Deprivation allows us to rank Reigate & Banstead against the rest of England and Surrey, with a rank of 1 being the most deprived. The Index consists of seven components:

- income deprivation;
- employment deprivation;
- education, skills and training deprivation;
- health deprivation;
- crime;
- barriers to housing and services (including homelessness, housing affordability, and distance to schools, post offices, GP surgeries, and grocery stores); and
- living environment deprivation (including poor quality housing, air pollution, and levels of road accidents involving pedestrians).

3.28 Overall, the borough ranks as the 290th most deprived local authority (out of 353), and the 4th (out of 11) in Surrey. However, on some issues the borough fares worse – it only ranks 177th on the crime aspect of the index, and is the 2nd most deprived area in Surrey when it comes to income and employment⁹⁷. After the 2011 Index of Multiple Deprivation was released, ONS also calculated the number of households in particular levels of deprivation – they found that in Reigate & Banstead, 53% of households were not deprived in any measure; 31% were deprived in one measure; 13% were deprived in two measures; 2.5% were deprived in three measures; and 0.25% (a total of 136 households) were deprived in four or more measures⁹⁸. The generally light colouring of figure 11 shows that most of the borough is relatively not deprived, but with pockets of deprivation in Merstham, north and central Redhill, the Woodhatch area of Reigate, and south and southwest Horley. Generally speaking, deprivation is relatively less pronounced in the part of the borough north of the M25.

3.29 The Department for Work and Pensions uses as a proxy for child poverty the rather crude measure of the number of children living in families receiving out of work benefits – in 2014, this was found to be 10.3% of children – a slight increase from the previous year's figure of 9.5%. The wards with the highest levels of child poverty under this assessment were Preston, Redhill West, and Merstham⁹⁹. The End Child Poverty campaign group found that in 2014 the number of children in poverty before housing costs were accounted for was 9.26% (very close to the DWP figures), but that once high housing costs in the borough were taken into account, the figure increased to 15.15%. The two wards with the highest levels of child poverty were Preston and Redhill West¹⁰⁰.

⁹⁶ <https://www.surreyi.gov.uk> – Dataset: Anti social behaviour by category (ward)

⁹⁷

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/464464/File_10_ID2015_Local_Authority_District_Summaries.xlsx

⁹⁸

https://www.nomisweb.co.uk/census/2011/QS119EW/view/1946157332?rows=rural_urban&cols=c_deprived

⁹⁹ <https://www.surreyi.gov.uk> – Dataset: Children in low income households

¹⁰⁰ <http://www.endchildpoverty.org.uk/poverty-in-your-area-2016/>

3.30 In 2014, the number of households defined as being in fuel poverty was 4,129, which makes up about 7.2% of the total households in the borough¹⁰¹.

3.31 In the fourth quarter of 2015, 140 households were in temporary accommodation. This is 18.6% of the total for Surrey, and is a considerable increase from the same period in 2010, when only 22 households were in temporary accommodation. This appears to be an even bigger problem when looked at from the perspective of children – with 238 children in temporary accommodation, making up 22.7% of the Surrey total¹⁰².

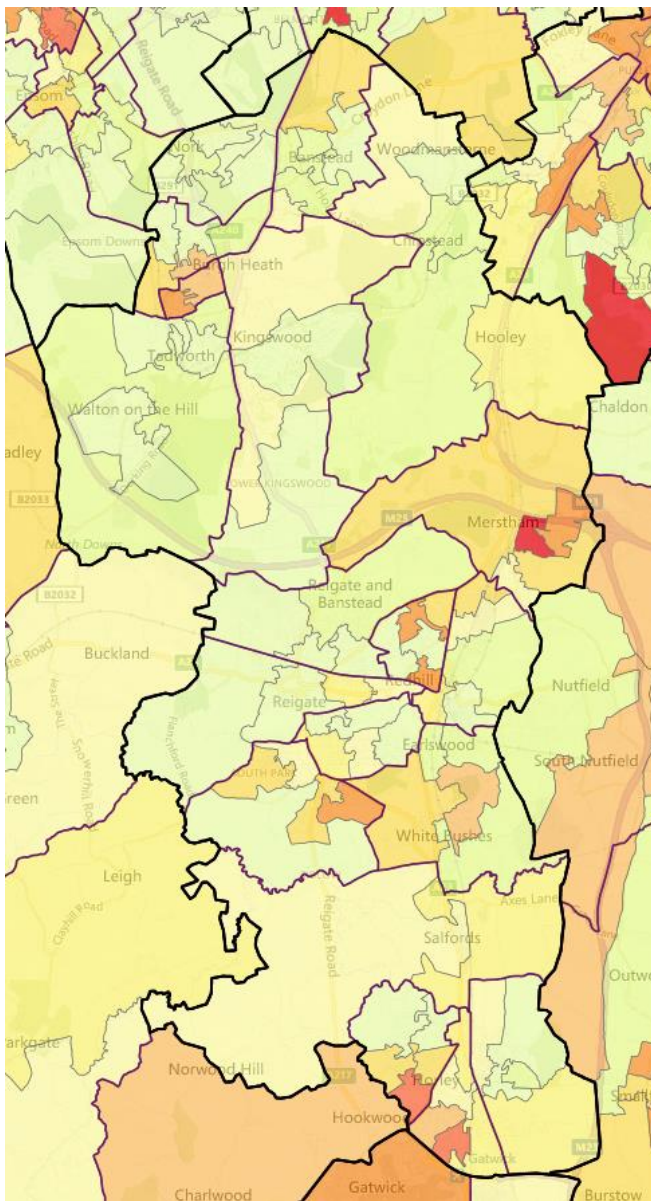


Figure 11: Map of IMD scores in the borough and directly surrounding regions (darker red areas are more deprived, lighter green areas are less deprived) (DCLG 2015)

¹⁰¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/533212/Sub-regional_fuel_poverty__2014_data.xlsx

¹⁰² http://england.shelter.org.uk/professional_resources/housing_databank/results?area_selection=43UF%2C43%2C64&data_selection=A4%2CA13&selected_min=2010&selected_max=2016

3.32 One aspect of social inclusiveness that is often overlooked is access to public open space. The borough currently contains 162 sites designated as urban open space, with the majority of people living within 300 metres of a publically-accessible open space (although these are quite variable in size and therefore in the range of activities possible). Natural England sets out 5 recommended Accessible Natural Green Space Standards, but is keen to promote the 300m standard as a priority which states that that no person should live more than 300m from their nearest area of accessible natural green space of at least 2ha in size. However, there remain a few pockets of relative deprivation in terms of open space access. Horley, Salfords, South Earlswood, Kingswood, Lower Kingswood, Walton-on-the-Hill, Tadworth, Chipstead, and Banstead all contain areas that are over 600 metres from the nearest publically accessible open space (see figure 12) – although the impact of this may be lessened by the proximity of most of these areas to areas of countryside with public access via the public rights of way network.

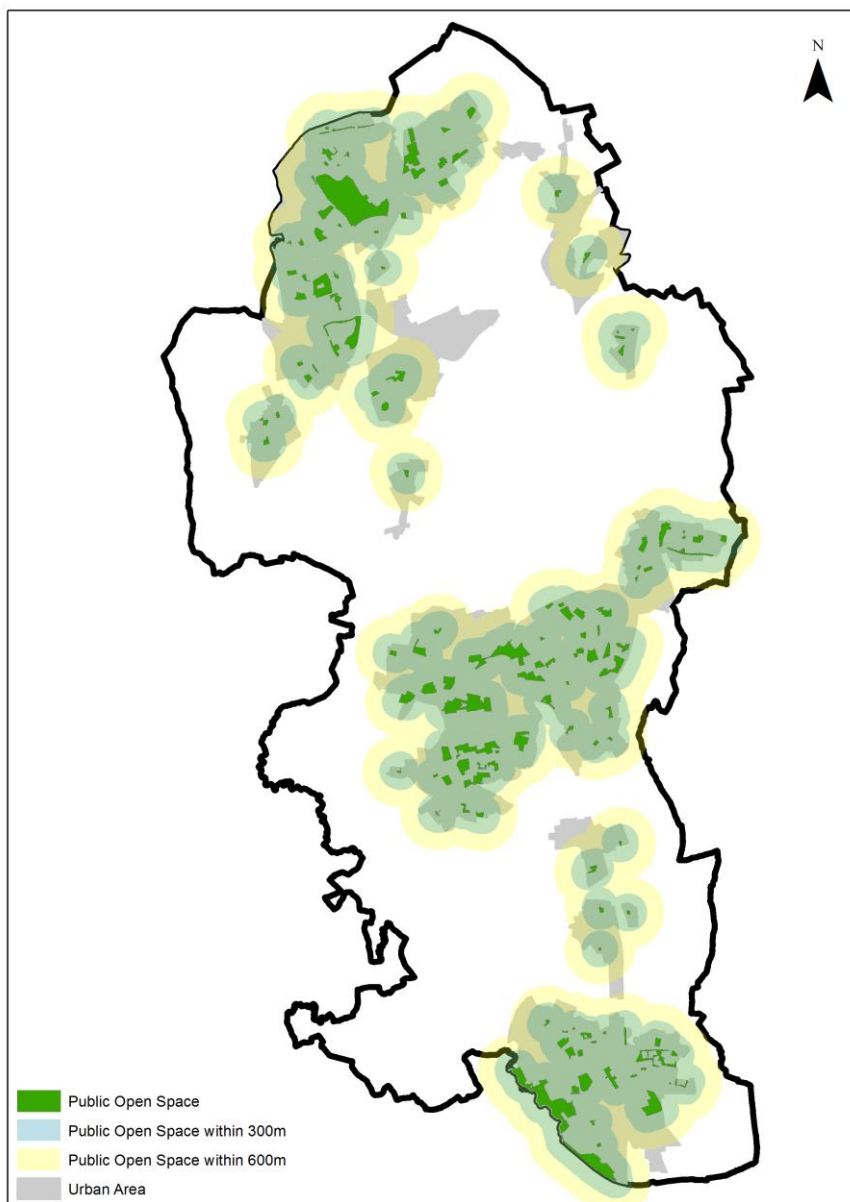


Figure 12: Straight line distance from public open space (RBBC 2016)

Cultural Heritage and Landscape

3.33 The borough contains a large amount of land designated as green belt. There are 8,890 hectares of green belt land out of a total area of 12,910 hectares – making a total proportion of 68.9% of the borough as green belt¹⁰³.

3.34 The borough contains 6 Grade I listed buildings, 21 Grade II* listed buildings, and 404 Grade II listed buildings. There are also 26 scheduled monuments, and 2 registered parks and gardens. Of all of these, Historic England considers one to be at risk – the scheduled monument Alderstead (Merstham) Fort in Reigate, because of tree growth, poor drainage, and a lack of an up-to-date management plan¹⁰⁴. In addition to these individual sites, 9 areas of the borough have been designated as Residential Areas of Special Character, and 21 as conservation areas. The borough contains 7 County Sites of Archaeological Importance and 174 Sites and Areas of High Archaeological Potential, where finds have previously been made and further archaeological deposits are therefore considered likely to exist.

3.35 In 2016, 79.2% of newly completed dwellings were on previously developed land (PDL), reflecting a Core Strategy commitment to prioritising PDL. This is much higher than in 2014, but still significantly lower than the years before 2010, when the proportion of new dwellings completed on PDL reached as high as 99.9% (in 2009). This fluctuation is due to the number of new homes being built in the large greenfield developments in the northeast and northwest of Horley¹⁰⁵.

3.36 The density and urban character varies significantly across the borough, leading to very different landscapes in different places. The highest densities can be found in Redhill West (48.64 people per hectare), Preston (47.33), and Horley Central (34.64); while the lowest densities are in Salfords and Sidlow (1.6 people per hectare, a largely industrial area), Kingswood and Burgh Heath (4.97), and Tadworth and Walton (5.07)¹⁰⁶.

3.37 A table laying out key indicators and trends for social sustainability can be found in Appendix B.

Economic Sustainability

Employment

3.38 In 2015, there were 67,000 jobs in the borough, of which 71.6% were full-time, and 28.4% part-time. The largest industries in the borough were ‘human health and social work activities’, which made up 16.4% of all jobs; ‘financial and insurance activities’, which made up 13.4% of all jobs; and ‘wholesale and retail trade’, which also made up 13.4% of all jobs. For the former two, the percentage was higher than that of the Surrey or southeast averages, but was lower than average for the latter (see figure 13)¹⁰⁷.

¹⁰³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/464783/Annex_1_-_Green_Belt_Statistics_2014-15_Tables.xlsx

¹⁰⁴ <https://historicengland.org.uk/listing/the-list/>

¹⁰⁵ http://www.reigate-banstead.gov.uk/downloads/file/2689/housing_monitor_2016

¹⁰⁶ <https://www.surreyi.gov.uk> – Dataset: Population, households and area

¹⁰⁷ <https://www.nomisweb.co.uk/reports/Imp/la/1946157332/report.aspx#tabjobs>

3.39 In the year between October 2015 and September 2016, 19.4% of working people in the borough were in professional occupations; with another 18.7% in associate professional and technical roles; and 18.2% working as managers, directors, or senior officials (see figure 14)¹⁰⁸.

3.40 In addition to these working people, 2,500 people were recorded as unemployed in September 2016, which is 3% of the working-age population – roughly the same as Surrey, but 1.2% lower than the overall Southeast figure. This is also the lowest unemployment figure since March 2008 (before the financial crisis of that year), when 2.8% were unemployed¹⁰⁹. Figures of the number of jobseeker’s allowance claimants, however, show a much lower number, with only 0.8% of the population of the borough claiming this benefit in February 2017. The highest levels of unemployment benefit claimants are in Preston, Redhill West, and Merstham wards, with the percentage of claimants dropping as low as 0.3% in Horley East¹¹⁰. The borough was recorded as having the highest number of people not in education, employment, or training (NEETs) of any Surrey borough in 2014¹¹¹.

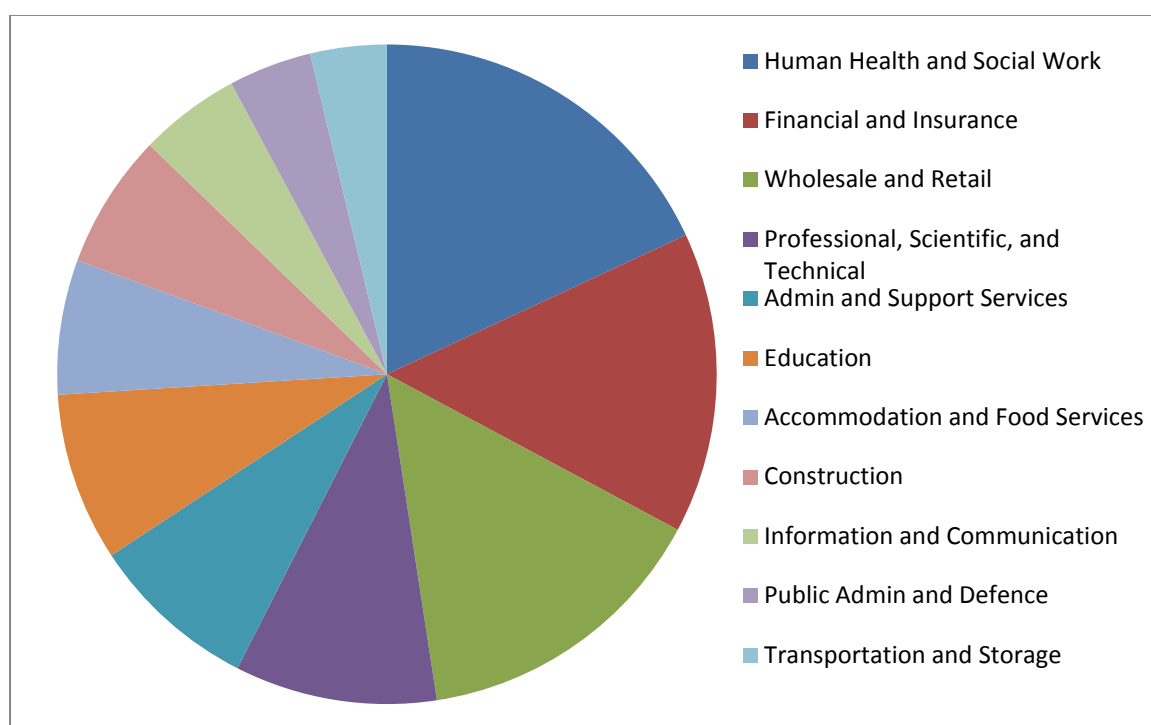


Figure 13: Employment breakdown by industry (Nomis 2015)

¹⁰⁸ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx#tabempunemp>

¹⁰⁹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx#tabempunemp>

¹¹⁰ <https://www.surreyi.gov.uk> – Dataset: Unemployment – claimant count (Ward)

¹¹¹ https://www.reigate-banstead.gov.uk/download/downloads/id/611/borough_quality_of_life_profile_2014

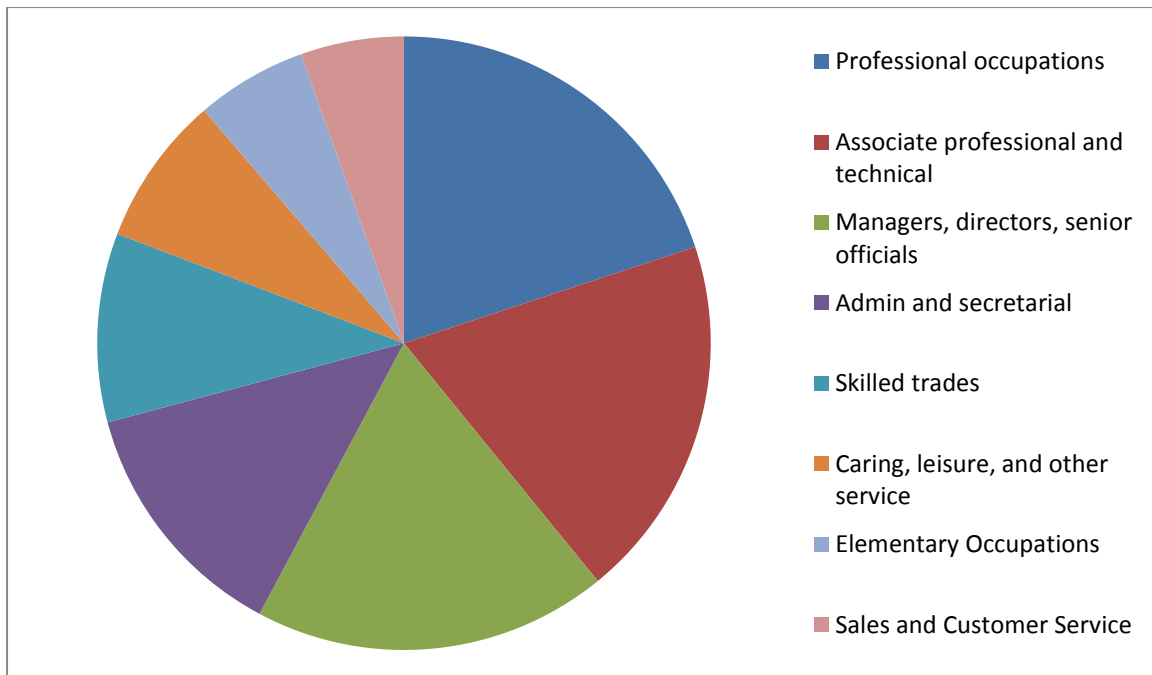


Figure 14: Breakdown of major occupations of residents (Nomis 2016)

3.41 Statistics from 2011 show that 35,736 people claimed to be resident in the borough, but normally work elsewhere, with the main destinations being London boroughs, Crawley, Mole Valley, Epsom and Ewell, and Tandridge. However, 32,536 people commuted in to Reigate & Banstead from other boroughs, with the main places of origin including Tandridge, Crawley, Mole Valley, Mid-Sussex, Horsham, Epsom and Ewell, and the southernmost London boroughs¹¹².

3.42 In 2016, the average weekly pay in the borough was £629.50, the second lowest in Surrey, but £47.50 more a week than the Southeast average. This was a 3.2% decrease from the 2010 figure, and a further examination of the figures reveals a large level of gender inequality. Men's average wage in the borough is £678 a week, while women make only £588.30 per week; moreover, while the overall average wage in the borough has dropped slightly between 2010 and 2016, men's wages have actually increased by just under 1% over the same period. The overall percentage reduction can be explained by the fact that women's wages dropped by 9.4% between 2010 and 2015 and are only now recovering¹¹³.

Business

3.43 In 2016, there were 6,855 enterprises with active locations in the borough, an increase of 22.3% on the same figure in 2010. Of these, 91.6% are considered micro-enterprises, with between 0 and 9 employees, and another 7% are classified as small enterprises, employing between 10 and 49 people¹¹⁴.

3.44 The borough currently contains 10 sites identified as 'employment areas' (see figure 15). Four of these are classed as large or very large in scale, two as medium in scale, and four as small or very small. Of these ten sites, nine contain some form of light industrial employment, five contain distribution uses, five contain office-based businesses, three

¹¹² <https://www.nomisweb.co.uk/census/2011/wu03uk/chart>

¹¹³ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx#tabearn>

¹¹⁴ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx#tabidbr>

include product development or specialist manufacturing, and one includes retail-based businesses¹¹⁵.

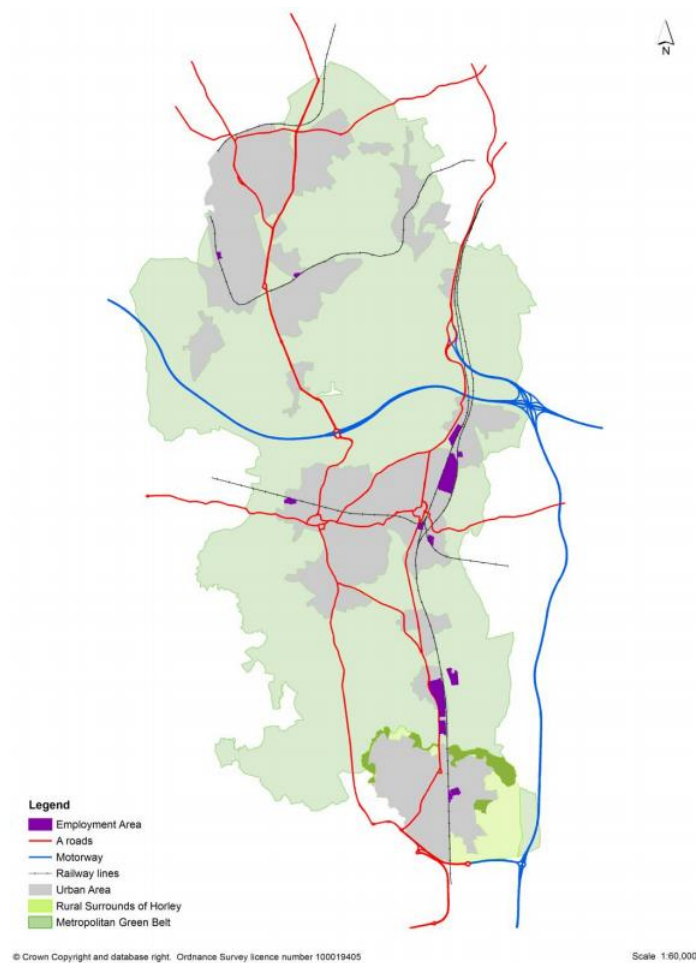


Figure 15: Employment Areas in the Borough (RBBC 2016)

3.45 In March 2016, the businesses in town centres in Reigate & Banstead borough were primarily category A1 (shops), making up 62.9% of uses. Category A2 (financial and professional services) were the next highest use, at 14.3%¹¹⁶. The same two categories were also the most prominent in local centres in 2015, though with slightly lower percentages than in town centres (see figure 17)¹¹⁷. In town centres in 2016, 41 units were vacant, a total of 7.2%. In local centres in 2015 the number was 27, which was also 7.2% of the total.

3.46 The business survival rate after five years was 44.1% for the 2009-2014 period. This was 0.3% higher than the average for southeast England, but 1.3% lower than the Surrey average over the same period, and only two other boroughs in the county had a lower survival rate¹¹⁸.

¹¹⁵ http://www.reigate-banstead.gov.uk/download/downloads/id/2613/employment_area_review.pdf

¹¹⁶ http://www.reigate-banstead.gov.uk/downloads/file/2424/town_centre_monitor_march_2016

¹¹⁷ http://www.reigate-banstead.gov.uk/downloads/file/3185/local_centre_monitor_2016

¹¹⁸ RBBC internal statistics

3.47 Although figures are only available from 2008, at that time 29.3% of businesses in the borough were considered to be knowledge-based – the highest figure in Surrey was 35.9% in Elmbridge¹¹⁹.

Town & Local Centres

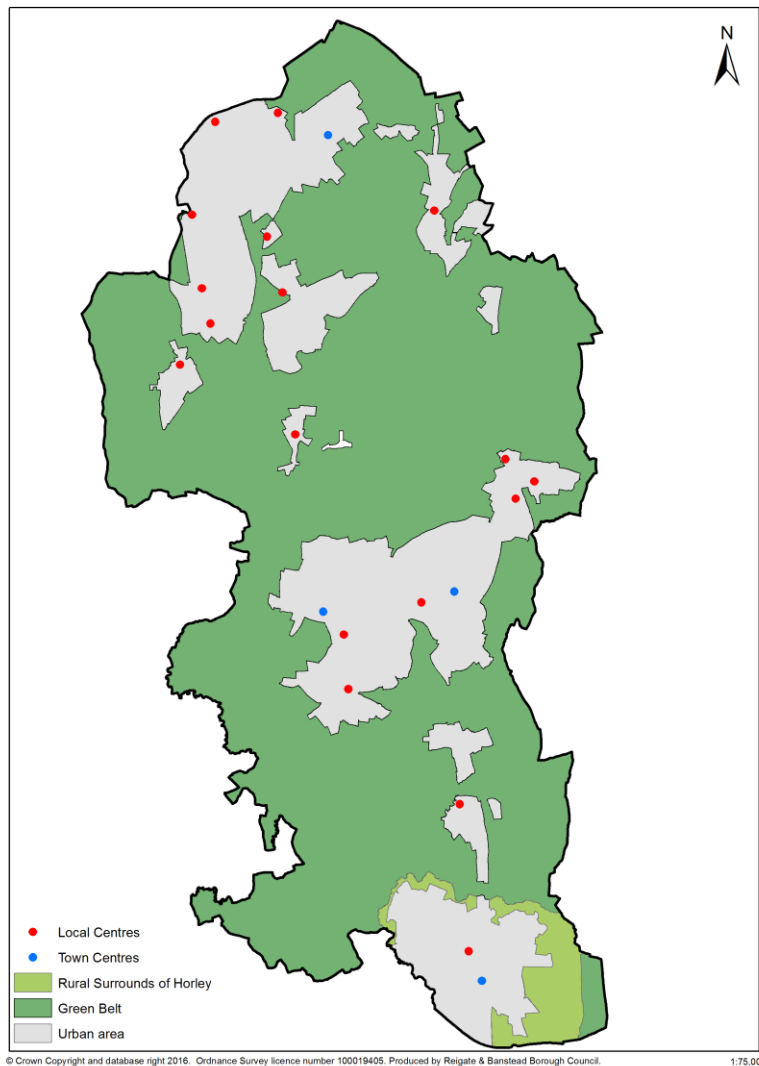


Figure 16: The location of town and local centres within the borough (RBBC 2016)

¹¹⁹ <https://www.surreyi.gov.uk> – Dataset: Knowledge-based businesses

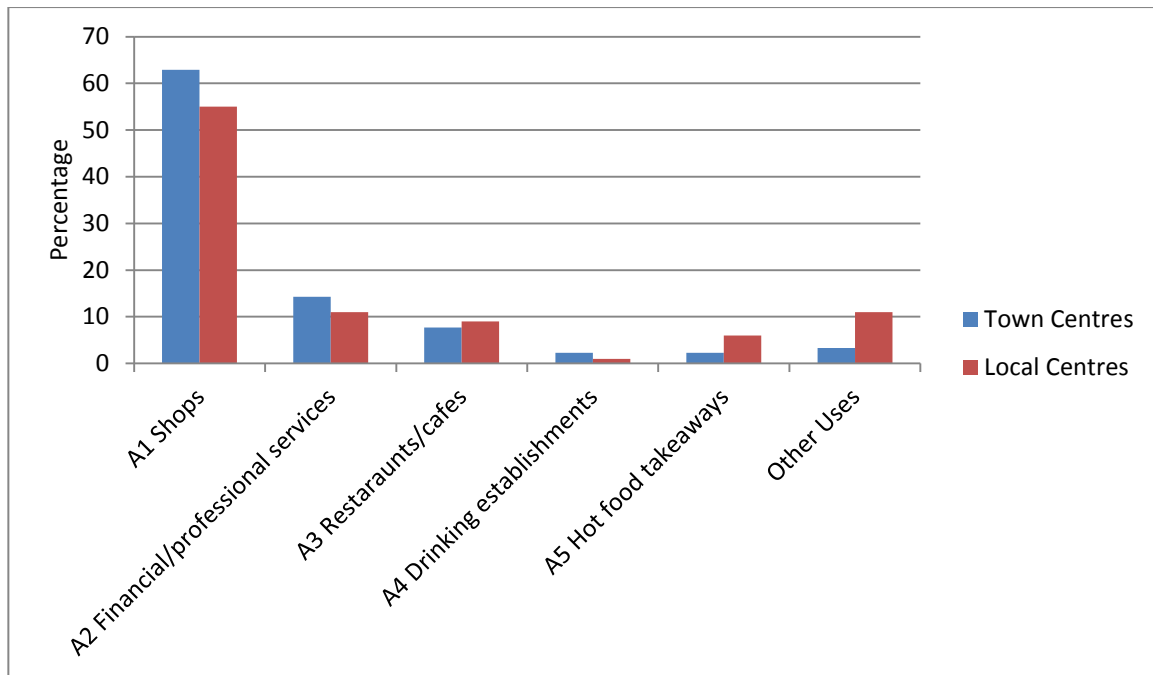


Figure 17: Use categories in town and local centres (RBBC 2015/16)

Education

3.48 The borough’s educational outcomes are better than the wider Southeast region at all recorded levels. In 2016, 90% of the population had achieved NVQ1 level or above (equivalent to 4 GCSEs at grade D-G); 77.7% had achieved NVQ2 level (4 GCSEs at grade A-C, the only measure on which the borough fell below the Surrey average); 68% had achieved NVQ3 level (2 A Levels); and 49.7% had achieved NVQ4 level or above (at least a Certificate of Higher Education)¹²⁰.

3.49 However, certain parts of the borough have shown significant problems with educational achievement. Merstham, Preston, South Park and Woodhatch, and Chipstead, Hooley and Woodmansterne wards all saw between 1-2% of GCSE students achieve no passing grades in 2011¹²¹. Preston, Merstham, Woodhatch, and West Horley also see the highest proportion of young people that do not enter into higher education – up to 87%, compared with less than 10% of young people in some northern areas of the borough¹²².

3.50 In the 2016-17 academic year, there were 1,765 places available in state primary schools at reception level, meeting a demand for 1,747 places, and with 171 places also available in private primary schools. For secondary schools, there are 1,323 places available in the academic year 2016-17, meeting a demand of 1,265 places (and with another 265 places available in private secondary schools)¹²³.

3.51 A table laying out key indicators and trends for economic sustainability can be found in Appendix B.

¹²⁰ <https://www.nomisweb.co.uk/reports/lmp/la/1946157332/report.aspx#tabquals>

¹²¹ <https://www.surreyi.gov.uk> – Dataset: GCSE and equivalent results: 3-year average 2009-11 (Wards)

¹²² https://www.reigate-banstead.gov.uk/download/downloads/id/611/borough_quality_of_life_profile_2014

¹²³ http://www.reigate-banstead.gov.uk/downloads/file/2627/infrastructure_needs_evidence_education

Environmental Sustainability

Energy Use and Emissions

3.52 In 2015, domestic electricity consumption in the borough was at an average of 4,472 kWh per consumer, 14.8% more than the national average. The overall figure has reduced from 4,711 kWh in 2010, but at the time this was 13.5% more than the national average, suggesting that electricity use is being reduced in the borough at a slower rate than nationwide¹²⁴. Gas usage shows a different pattern – residents of the borough consume an average of 16,519 kWh, 25.1% more than the national average. Again, this is an overall reduction from 18,260 kWh in 2010, but at the time the borough was only 20.4% ahead of the national average (see figure 18)¹²⁵.

3.53 However, despite this high energy usage, CO2 emission figures are declining. Total emissions in the borough reduced from 994,000 tonnes of CO2 equivalent in 2010 to 832,000 tonnes in 2014, while per capita emissions similarly reduced from 7.3 tonnes to 5.8 tonnes in the same time period, a 20.5% reduction. This compares favourably to the per capita averages for both Surrey, at 6 tonnes per capita in 2014, and the UK as a whole, at 6.3 tonnes per capita in 2014¹²⁶.

3.54 Of these emissions, 355,000 tonnes of CO2 equivalent came from the transport sector, making up 42.7% of all emissions, and representing only a 2.5% reduction from 2010; 272,500 tonnes came from domestic uses (32.8% of the total, and a 21.2% reduction from 2010); and 203,400 tonnes came from industrial uses (24.5% of the total, and a 28% reduction from 2010) (see figure 19)¹²⁷.

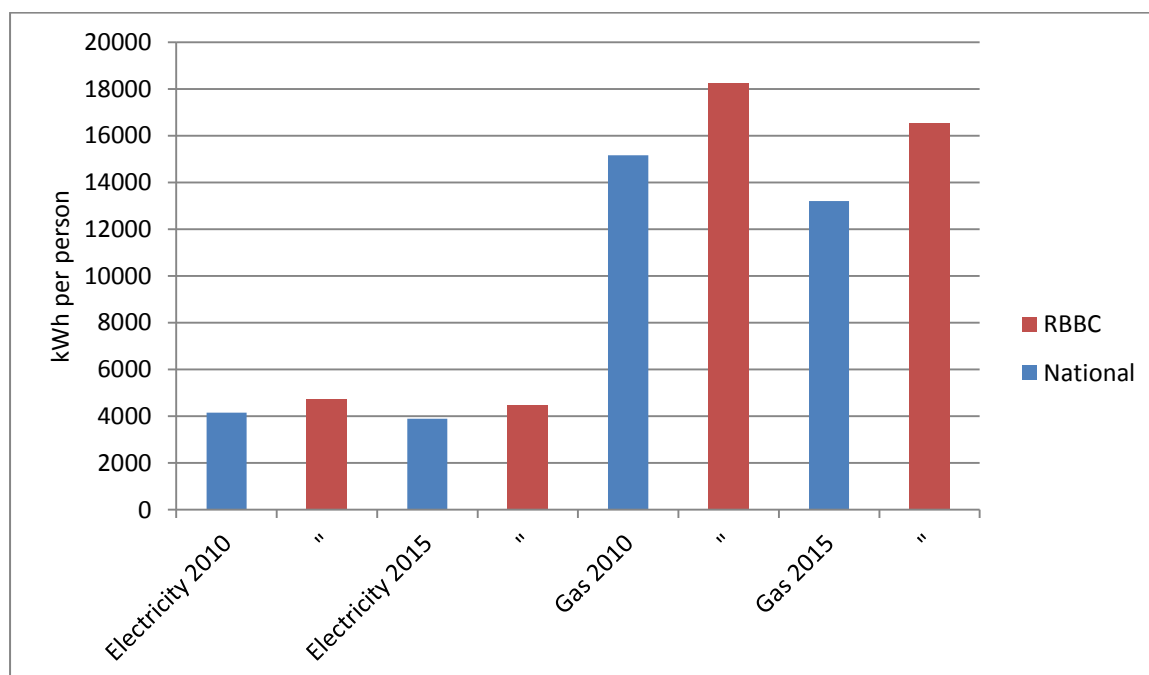


Figure 18: Domestic electricity and gas usage in kWh per person (DECC 2015)

¹²⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/585672/Sub-national_electricity_consumption_statistics_2005-2015.xlsx

¹²⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/585719/Sub-national_gas_consumption_statistics_2005-2015.xlsx

¹²⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/532949/2005-2014_UK_local_authority_and_regional_CO2_emissions_data_tables.xlsx

¹²⁷ Ibid.

3.55 In terms of renewable energy production, solar photovoltaic installations are the borough's main resource, with 1,371 installations in the borough at the end of 2015, a 44.5% increase on the previous year. In addition, the borough contains two landfill gas energy production facilities. However, in terms of overall generation, the landfill sites provided 37,312 MWh of energy in 2015, while the solar installations reached only 3,178 MWh – an average of 2.3 MWh per installation¹²⁸.

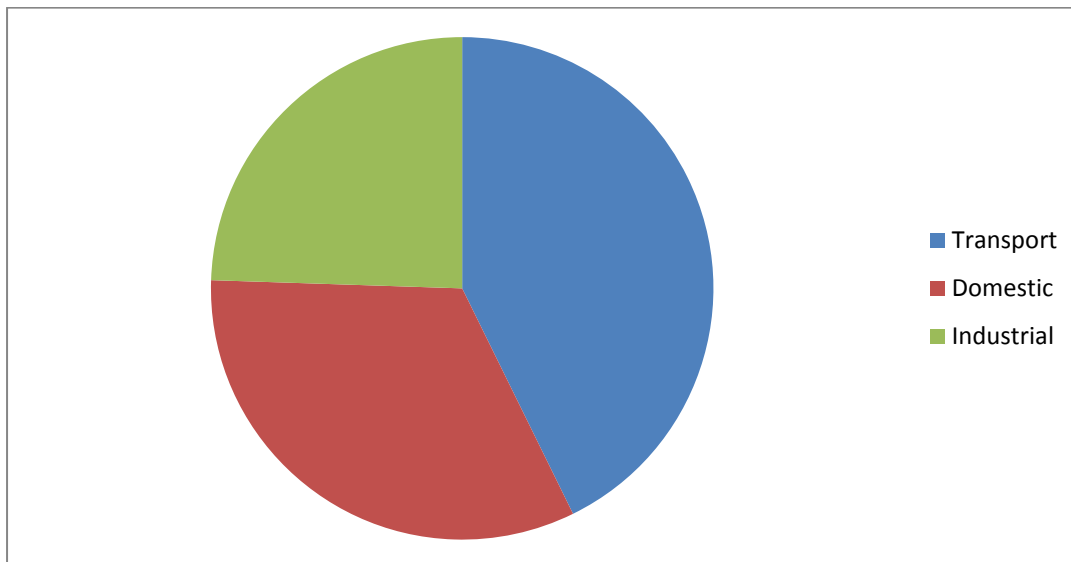


Figure 19: Emissions by sector (ONS 2014)

3.56 Heat mapping allows us to identify those areas of the borough that use the most energy for heat. Mapping shows particularly high areas of heat use are located at large individual installations such as HMP High Down just outside of Banstead, and East Surrey Hospital at Earlswood; in all town and local centres, particularly Reigate, Redhill, and Horley; and at many isolated rural properties, many of which appear to be farms. Interestingly, the string of industrial locations in Salfords, while using more heat than the surrounding area, do not reach the same levels of heat use as the major streets in town centres (see figures 20 and 21).

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/569007/Renewable_electricity_by_local_authority__2014-2015_.xlsx

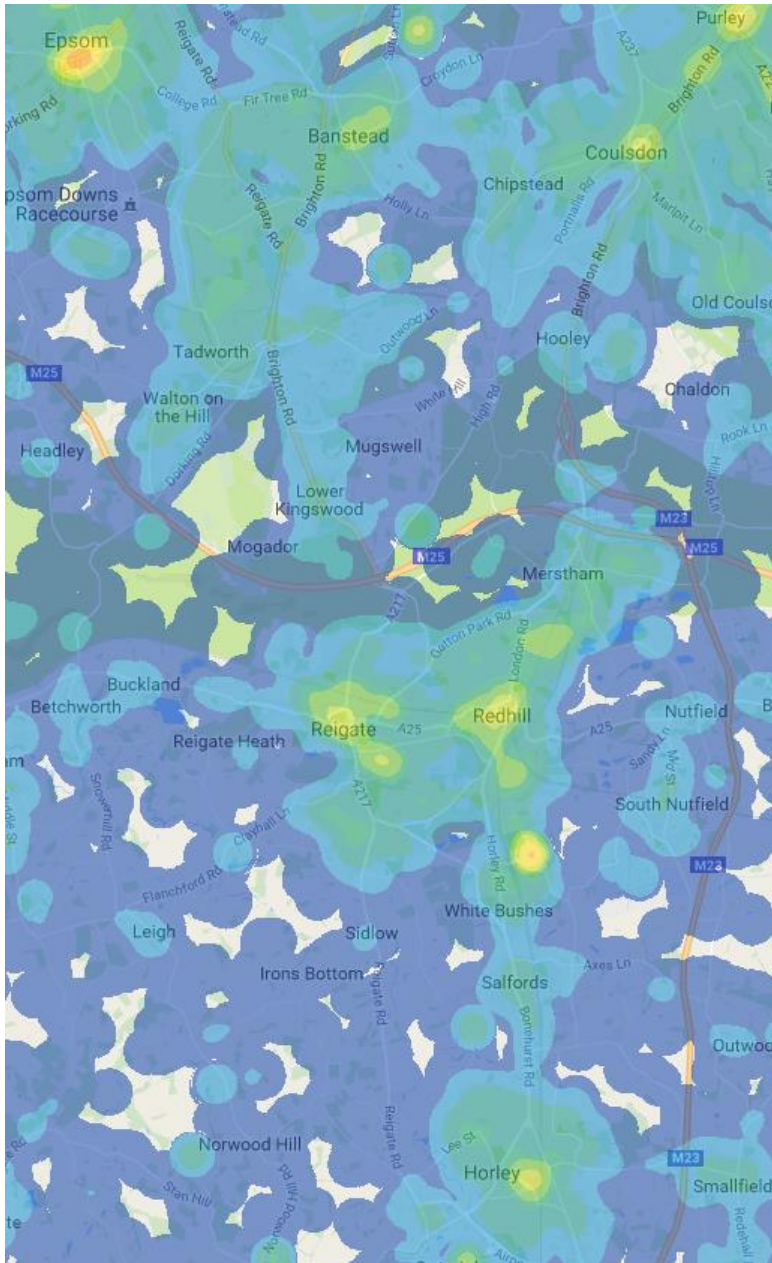


Figure 20: Heat map of the borough (Centre for Sustainable Energy 2016)

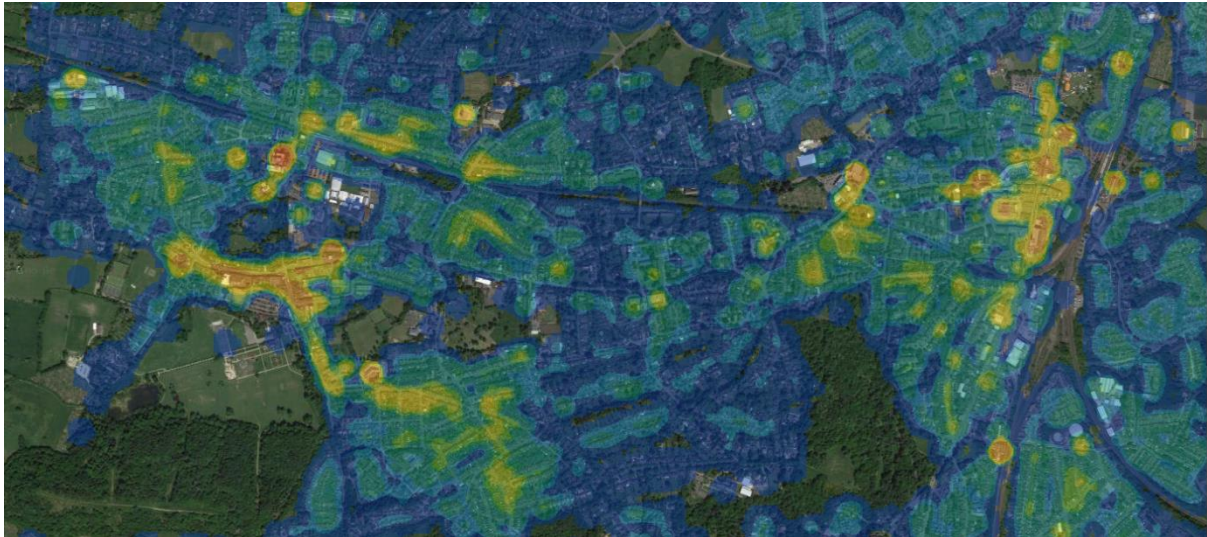


Figure 21: Detailed heat map of Reigate (left) and Redhill (right) centres (Centre for Sustainable Energy 2016)

Biodiversity and Nature Conservation

3.57 The borough contains part of one Special Area of Conservation as protected by the EU Habitats Directive – the Mole Gap to Reigate Escarpment SAC. This is primarily protected because it contains the only stable area of box scrub in the UK, as well as important areas of yew trees and “orchid rich sites”. Although not selected as a SAC for these reasons, it also contains examples of beech forests and dry heaths, and is a habitat for the great crested newt and Bechstein’s bat. The SAC is 892.3 hectares in size. In 2015, when the Natura 2000 form for the site was last updated, there was no management plan in place for the SAC, and it faced pressures from ‘modification of cultivation practices’, pollution to groundwater, ‘biocenotic evolution, succession’, and ‘interspecific floral relations’¹²⁹.

3.58 In addition to the SAC (which is comprised of a number of Site of Special Scientific Interest (SSSIs)), the borough also contains two local nature reserves at Earlswood Common and Reigate Heath, and four other SSSIs (see figure 22). The conditions of these sites are¹³⁰:

- Banstead Downs, 126 ha – 35% favourable, 26% recovering, 39% declining
- Chipstead Downs, 158 ha – 57% favourable, 43% recovering
- Mole Gap to Reigate Escarpment SSSI area, 1,016 ha – 53% favourable, 47% recovering
- Reigate Heath, 62 ha – 74% favourable, 5% unfavourable but stable, 21% declining

¹²⁹ <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012804>

¹³⁰ <https://designatedsites.naturalengland.org.uk/>

Local Nature Reserves, Special Area of Conservation & Sites of Special Scientific Interest

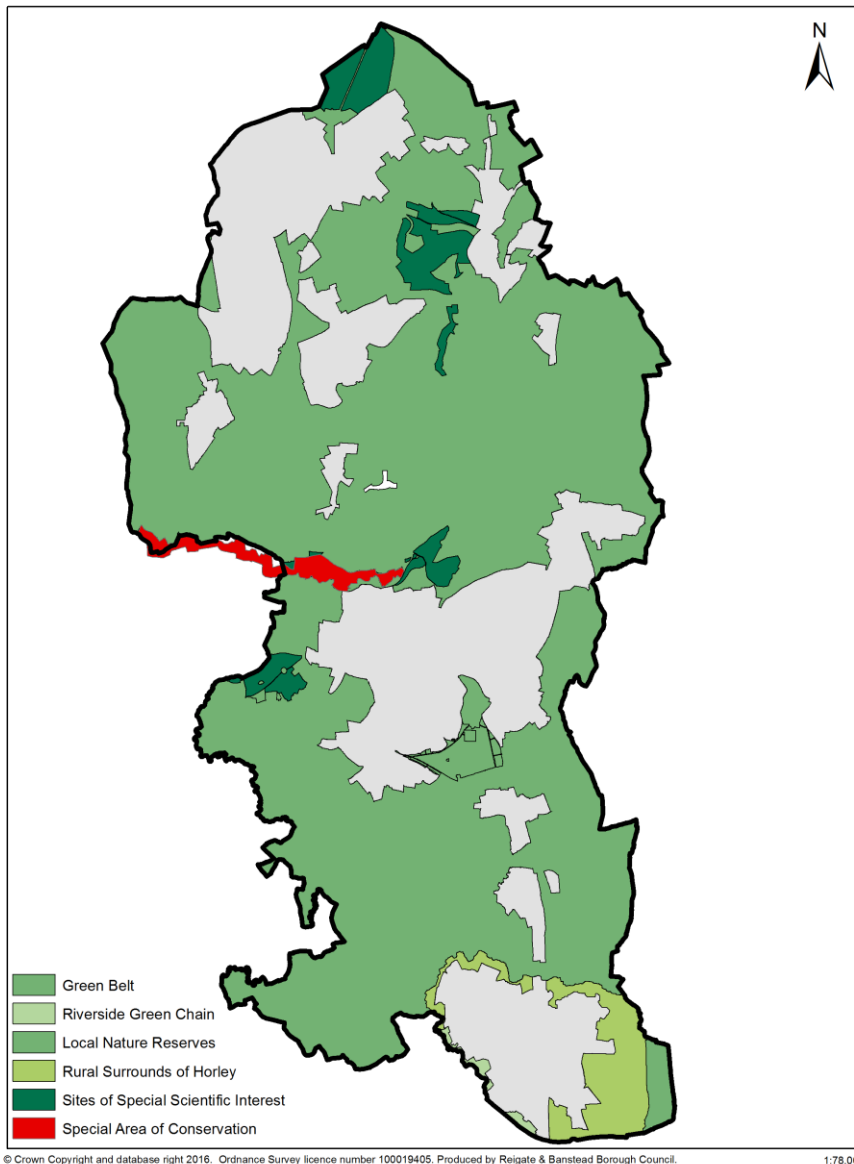


Figure 22: SSSIs, SACs, and local nature reserves in the borough (RBBC 2016)

3.59 There are also five SACs and Special Protection Areas (SPAs, protected by the EU Birds Directive) within 15km of the boundary of the borough, and the potential impact of development in the borough on these sites will need to be taken into account. The sites are:

- Richmond Park SAC, for stag beetles.
- Wimbledon Common SAC, for northern Atlantic wet heaths, European dry heaths, and stag beetles.
- Ashdown Forest SAC, for northern Atlantic wet heaths, European dry heaths, and great crested newts.
- Thames Basin Heaths SPA (part), for bird species Dartford Warbler *Sylvia undata*, Nightjar *Caprimulgus europaeus*, Woodlark *Lullula arborea*.
- South West London Waterbodies SPA (part), for bird species Gadwall *Anas strepera* and Shoveler *Anas clypeata*.

Ancient Woodlands

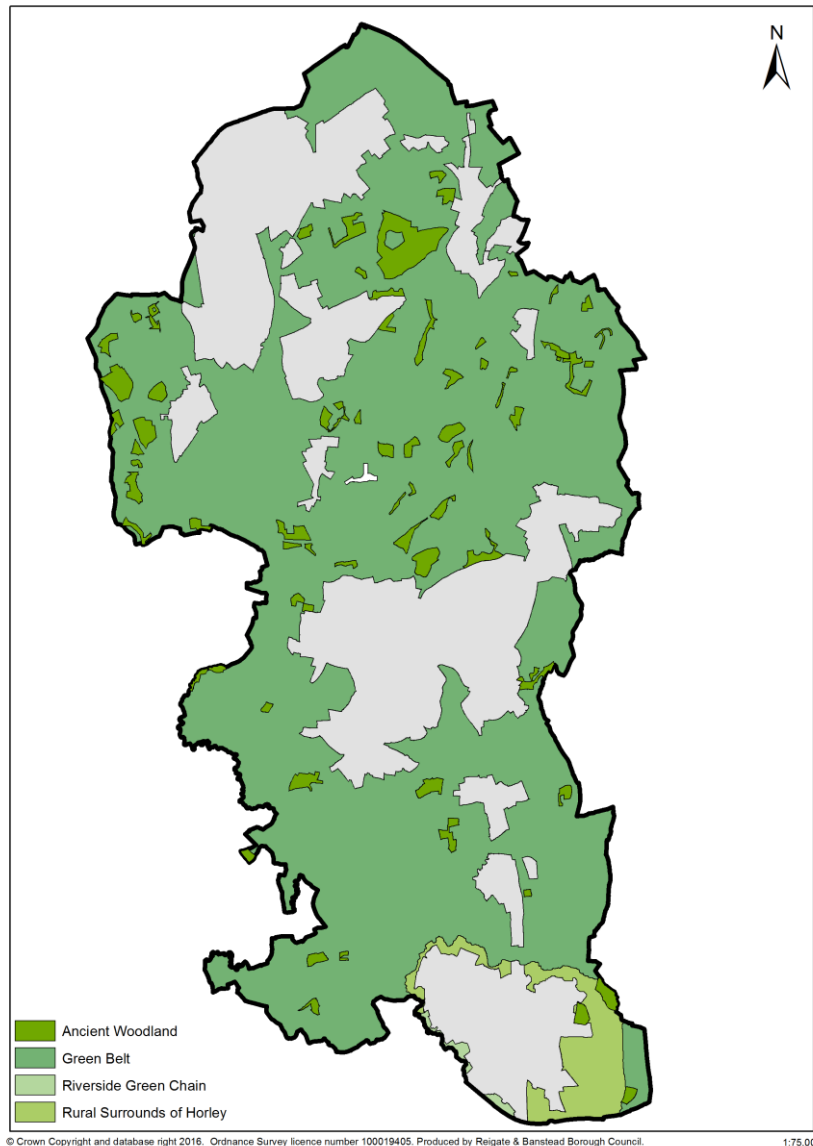


Figure 23: Sites of ancient woodland in the borough (RBBC 2016)

3.60 The borough contains 1,313 trees that are protected by Tree Preservation Orders and 247 designated areas of ancient woodland, of which 19 are replanted. However, these areas of ancient woodland are almost all small and disconnected, as shown on the map in figure 23.

3.61 The borough contains no grade 1 agricultural land ('excellent quality'), and only a very small amount of grade 2 ('very good quality') agricultural land near Banstead. Grade 3 agricultural land ('good to moderate quality') is predominantly found in the north of the borough, above Reigate and Redhill, while the area between these towns and Horley is primarily grade 4 ('poor quality').

Agricultural Land Quality

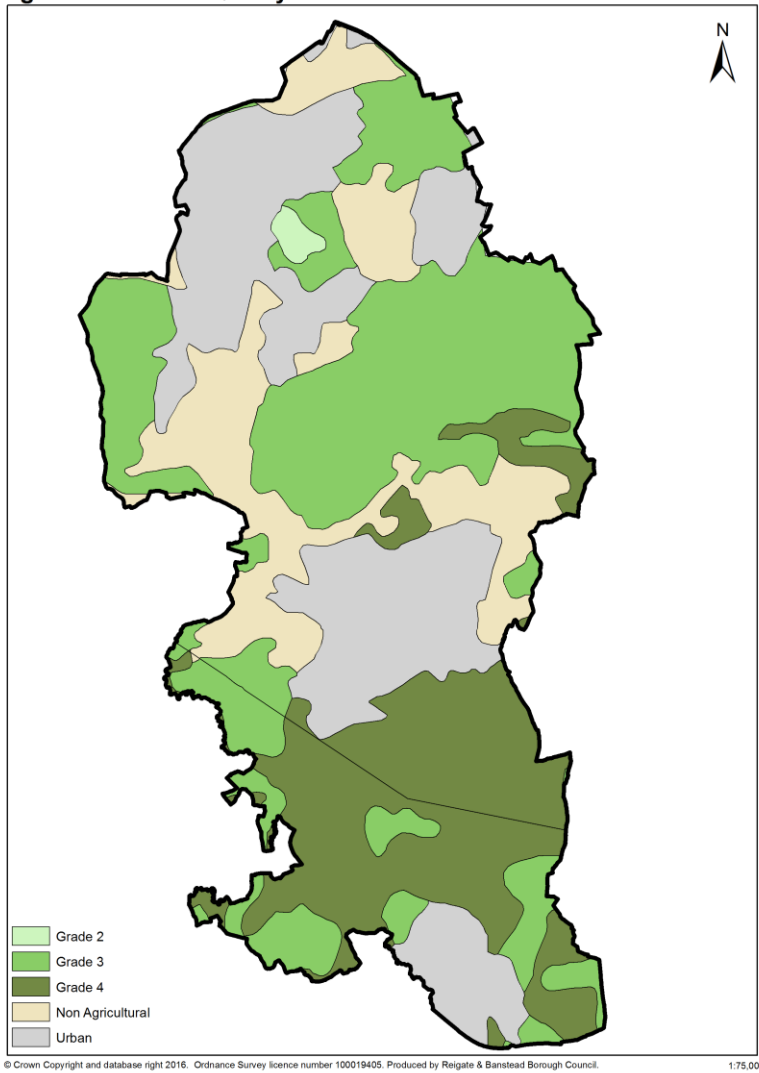


Figure 24: Agricultural land quality (RBBC 2016)

Pollution and Waste

3.62 In 2015-16, 48.8% of household waste in the borough was being re-used, recycled, or composted, which was the 85th best rate among all local authorities, and a notable drop from the 2014-15 period, when 52.6% was being diverted away from landfill in these ways¹³¹.

3.63 The borough contains 13 Air Quality Management Areas (AQMAs), all of which have problems with the levels of nitrogen dioxide, and the most recent of which was declared in 2013 (see figure 25). However, unlike in London, where entire boroughs are covered by AQMAs, the majority of AQMAs in Reigate & Banstead cover very small and specific areas of particularly busy roads. The exceptions are a small area of central Redhill near the railway station, and the southwest corner of Horley, closest to Gatwick Airport. Despite the presence of these AQMAs, the overall concentration of nitrogen dioxide appears to have declined

¹³¹ <http://www.sita.co.uk/waste-as-a-resource/recycling-in-the-uk>

across the borough between 2006 and 2015. Measurements taken at ten monitoring stations show an average 22.9% reduction over that time period. Levels of particulate matter and benzene were within the limits of air quality objectives for the three years leading up to 2011, but levels of ozone occasionally exceeded the limits¹³².

AQMAs

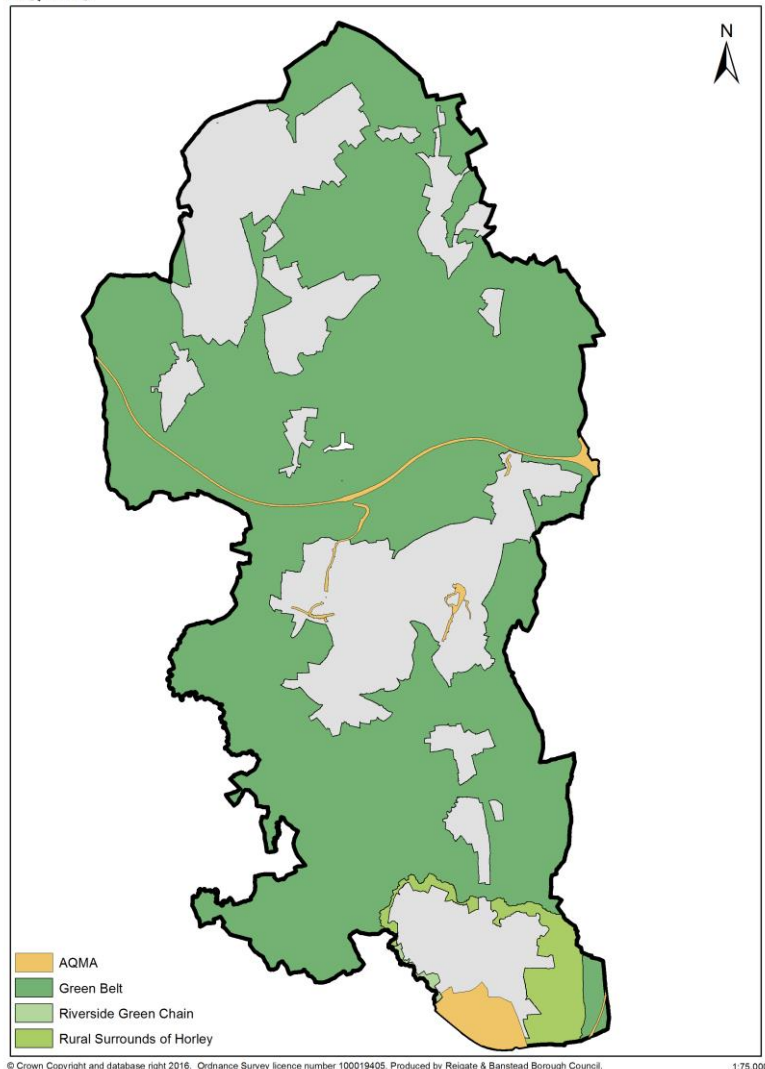


Figure 25: AQMAs in the borough (RBBC 2016)

3.64 With the M23 and M25 motorways passing through the borough, noise annoyance is a potential concern for residents. Noise mapping data undertaken for Defra in 2012 (figure 26) makes clear that the impact of road traffic noise is most pronounced in Merstham, and parts of Redhill and Horley¹³³. Gatwick Airport, just outside the boundaries of the borough to the south, is another major source of potential noise annoyance for residents in and around Horley, although only the very southernmost parts of the town fall within the 57-60 dB noise contour according to Civil Aviation Authority mapping from 2015¹³⁴. However, despite this, Gatwick's own Noiselab database shows that a total of 3,639 noise complaints were made in

¹³² http://www.reigate-banstead.gov.uk/downloads/file/1612/progress_report_2011

¹³³ <http://extrium.co.uk/noiseviewer.html>

¹³⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/582633/gatwickairport-noise-2015.pdf

the first four months of 2017 from areas covering Horley, Redhill, and Reigate (although the boundaries used for collecting this data include parts of other boroughs)¹³⁵. This is likely to be a result of flight departure routes that cross the borough.

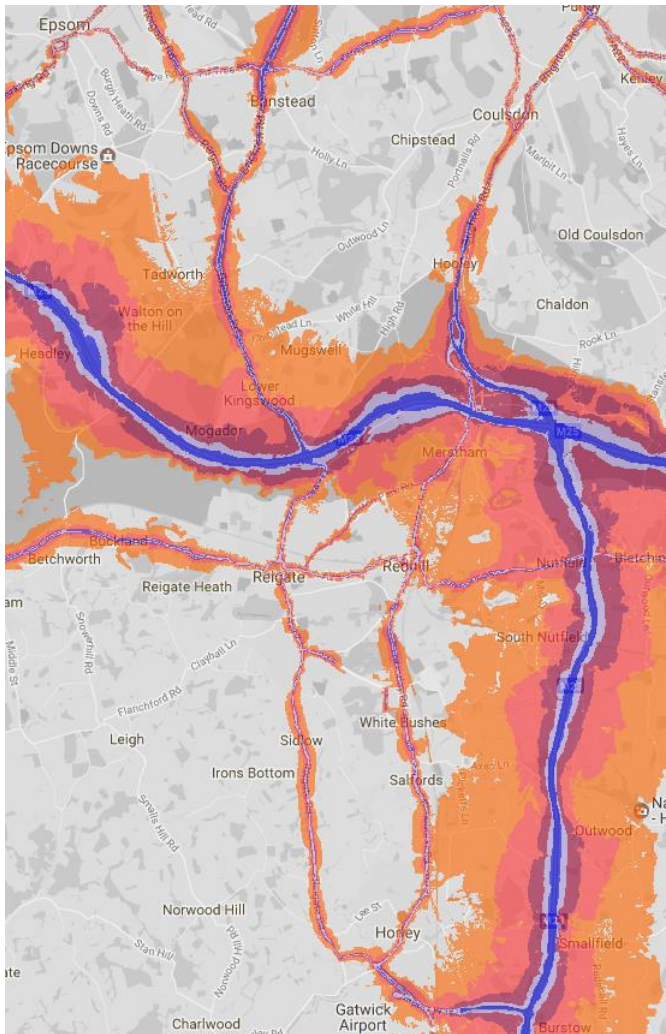


Figure 26: Road noise mapping in the borough – the lightest orange colour represents 55 dB (Extrium/Defra 2012)

3.65 Night time light pollution affects all the built-up areas of the borough, particularly in the centre of Redhill and the southwestern area of Horley closest to the airport. However, a comparison of the 2014 and 2016 light pollution maps shows that there has been a marginal reduction in light pollution across the borough over the past two years (see figure 27)¹³⁶.

3.66 There are currently no sites in the borough that are designated as contaminated land, but 1,166 sites have been identified as potentially contaminated and in need of assessment¹³⁷.

¹³⁵ <http://noiselab.casper.aero/lgw/#page=complaints>

¹³⁶ <https://www.lightpollutionmap.info/#zoom=10&lat=6663137&lon=-22808&layers=B0TFFFFF>

¹³⁷ http://www.reigate-banstead.gov.uk/download/downloads/id/1187/contaminated_land_inspection_strategy

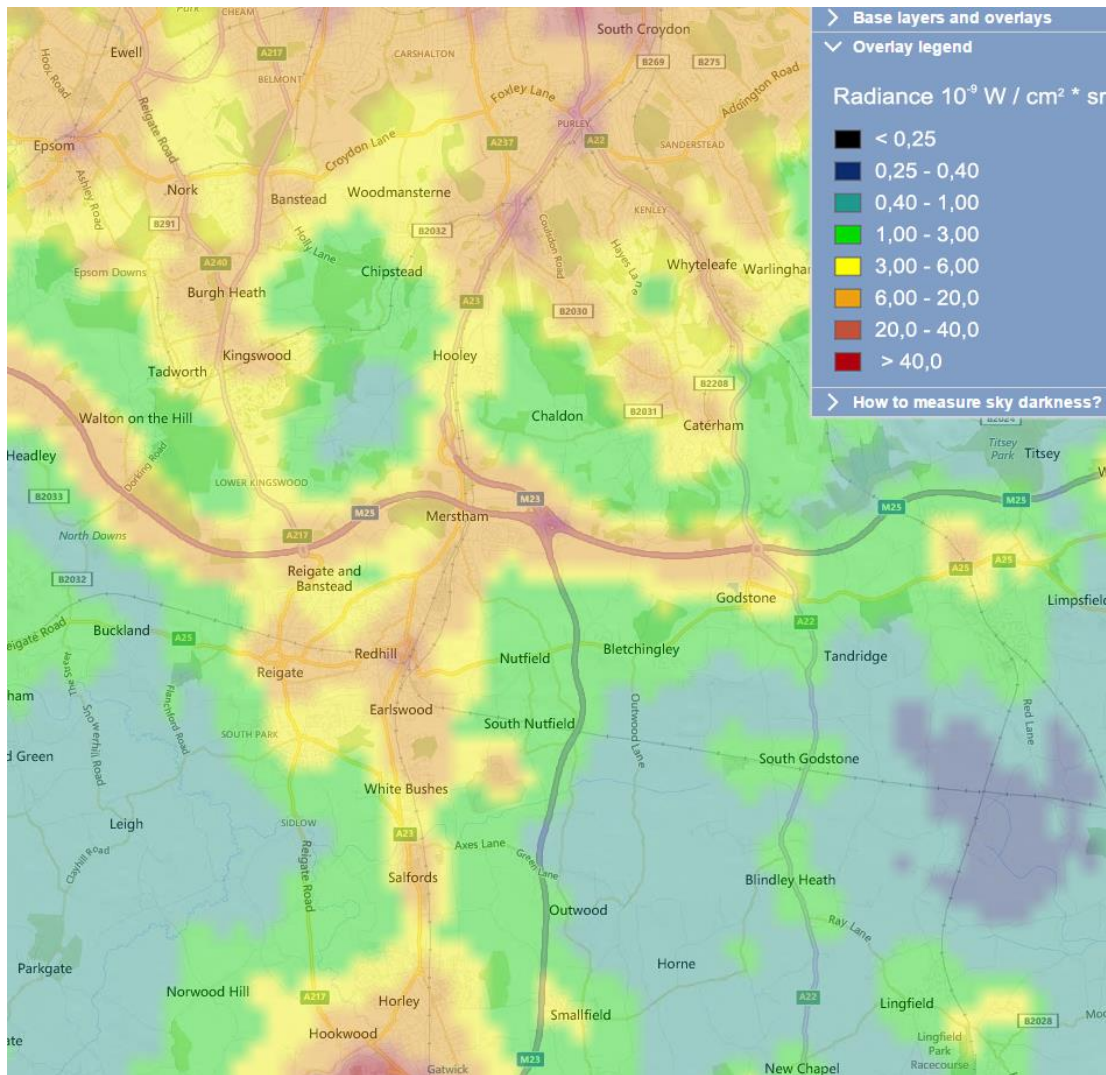


Figure 27: Map of night light levels in the borough (Earth Observation Group and www.lightpollutionmap.info 2016)

Flooding and Water

3.67 The Environment Agency lists the borough as containing five river basin catchment areas. The north of the borough is part of the Epsom and Dorking Chalk groundwater catchment, which is considered to be chemically good but quantitatively poor due to heavy use by industry, agriculture, and as drinking water¹³⁸. The centre of the borough contains the Reigate Lower Greensand groundwater catchment, which receives the same assessment, with the poor quantity of water being primarily due to agricultural use in this area¹³⁹.

3.68 The north of the borough is also part of the Wandle river catchment¹⁴⁰. This is considered to be chemically good, but with poor ecological status or potential, with the majority of the damage to this river coming from urban and transport impacts, and the water industry. The west of the borough is part of the Lower Mole and Rythe river catchment, which is again considered chemically good but with poor to moderate ecological status or potential¹⁴¹. The major impacts here are from agriculture, urban and transport impacts, and

¹³⁸ <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/1081>

¹³⁹ <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/1158>

¹⁴⁰ <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3514>

¹⁴¹ <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3277>

the water industry. Finally, the south and east of the borough are part of the Upper Mole Tributaries river catchment¹⁴². This is also considered chemically good, but ecologically ranges from bad to poor to moderate in various areas. Again, the problems are primarily caused by agriculture, urban and transport impacts, and the water industry.

3.69 These catchment areas, along with other surface water bodies, leave parts of the borough at risk of flooding. The north of the borough is free of flood risk zones but does contain some areas at risk of surface water flooding during heavy rainfall events; the lower-lying areas in the centre and south of the borough are more at risk, as shown in figure 28.

3.70 A number of plans and projects are in place to improve water quality and protect against flooding. In the Mole Valley catchment area there are five measures in place to prevent risk (based around working with local planning authorities to influence spatial planning and supporting them in making updates to Strategic Flood Risk Assessments and local development plans); four measures to prepare for flood risk (based around emergency planning, community flood plans, and refining flood warning services); and nine measures to protect from flood risk (based around managing and maintaining flood defence schemes). The Upper Mole Flood Alleviation Scheme is an ongoing project in the Crawley area to provide flood storage areas to protect local communities. The Redhill Flood Alleviation Scheme will formalise storage already provided by wetlands through working with landowners, and will reduce the risk of flooding to communities in Redhill and Earlswood along the Redhill Brook. And the River Mole partnership has identified the following priority issues: man-made modifications to the river; pollution from waste water; and diffuse pollution from farmland. In response to this, it aims to remove barriers that are impeding fish passage and thus contribute to the recovery of populations of brown trout, Atlantic salmon, and European eel; install fish bypasses on the five weirs of the Lower Mole Flood Alleviation Scheme; and restore natural morphology to man-modified parts of the river through channel habitat creation, gravel reintroduction, tree works, and back waters¹⁴³. The Environment Agency has also bid for Community Infrastructure Levy funding from the borough to undertake a Burstow Stream Flood Alleviation Scheme to potentially be undertaken between 2018-2020.

3.71 The borough lies within the Thames River Basin District, and the Environment Agency's climate change allowances assume a peak river flow allowance increase of 10-25% by 2039, 15-35% by 2069, and 25-70% by 2115 (from a baseline of 1961-1990 flow)¹⁴⁴.

3.72 The borough also lies within an area defined by the Environment Agency as suffering from serious water stress¹⁴⁵.

3.73 A table laying out key indicators and trends for environmental sustainability can be found in Appendix B.

¹⁴² <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3495>

¹⁴³ Information from Environment Agency consultation response

¹⁴⁴ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

¹⁴⁵ http://www.reigate-banstead.gov.uk/download/downloads/id/2646/housing_standards_justification.pdf

Flood Risk

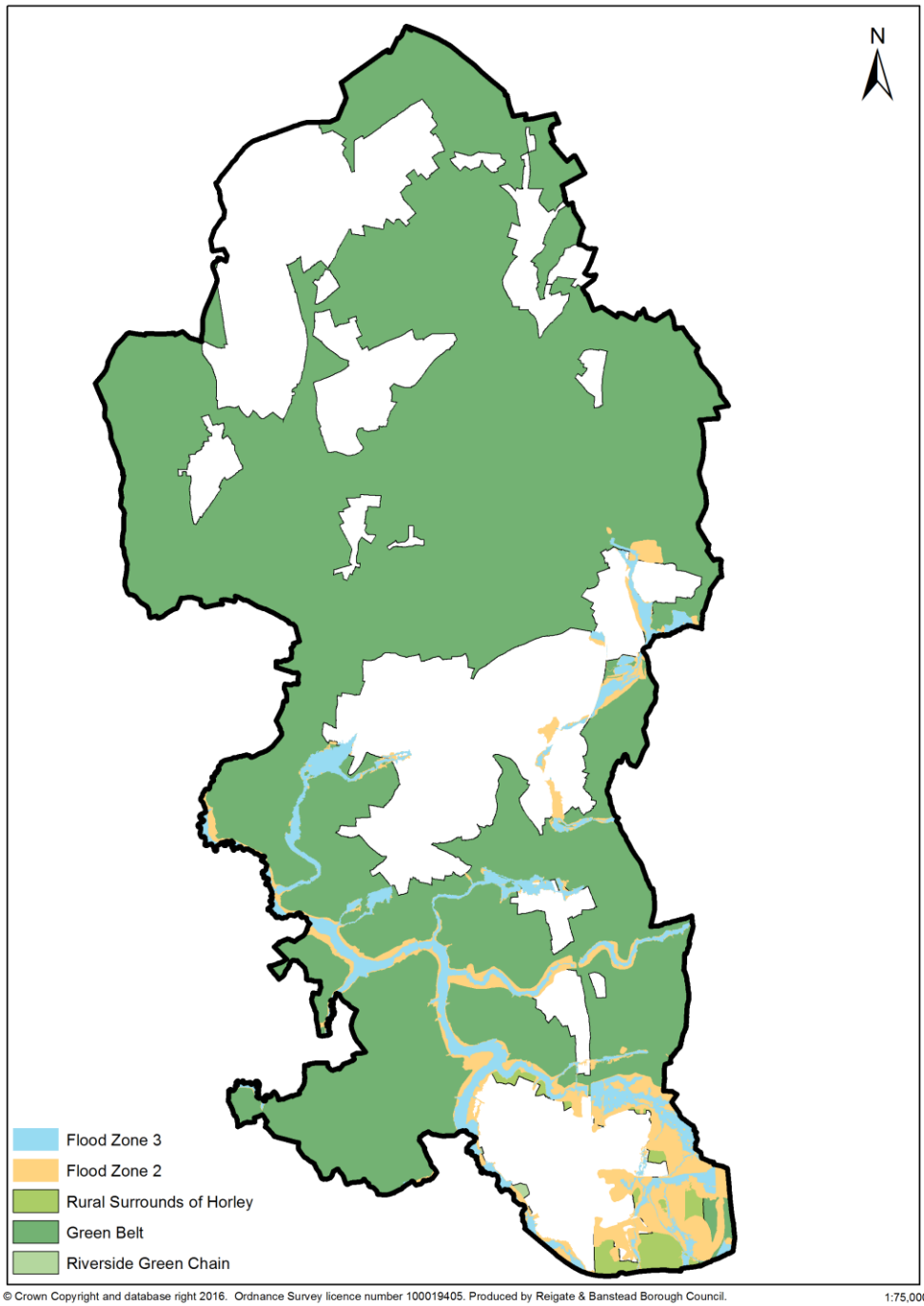


Figure 28: Flood risk in the borough (Flood Zone 2 is susceptibility to a 1 in 1,000 years flooding event; Flood Zone 3 is susceptibility to a 1 in 100 years flooding event (RBBC 2016))

4. Identifying Key Sustainability Issues and Problems (Stage A3)

4.1 Government guidance on SEA describes the third stage of the scoping report as the place for identifying environmental problems. This chapter will therefore summarise the key issues faced by Reigate & Banstead Borough Council based on the exploration of relevant plans, policies, and programmes (Stage A1); and the most important issues and negative trends identified in the baseline information (Stage A2). The guidance specifies a need to focus on environmental problems, so these will make up the bulk of the discussion but this step will also summarise the main issues and problems related to social and economic sustainability. Some preliminary possibilities for prevention and reduction of these problems will also be suggested, in line with Annex I(g) of the EU SEA Directive.

Social Issues and Problems

4.2 The related plans, policies, and programmes at European, national, and regional levels oblige Reigate & Banstead to make the health and wellbeing of residents a priority and to provide healthy, safe, and inclusive communities with public spaces, active street frontages, and a mixture of uses. They also oblige the borough to provide an effective, reliable, safe, and sustainable transport system, with a focus on pedestrians and cyclists.

4.3 The baseline information shows a number of social problems and future challenges in the borough. Housing is one of the biggest problems, with current house prices at a very high level that makes them unaffordable to many people living or working in the borough. The average house price in the borough is currently 14 times the average annual wage in the borough. This may place additional pressure on road congestion and public transport infrastructure by forcing people to commute into the borough to work, or may have an economic impact by making it more difficult for local businesses to recruit workers. At the same time, there is a high level of underoccupation of houses, with over 70% of all households having at least one spare bedroom – this suggests that the distribution of housing space is not as efficient as it could be.

4.4 Health is another key problem, and is likely to become more severe in the coming years as the age profile of the borough becomes older. Currently, the healthy life expectancy of residents ends at around 70 years, but the number of over-70s is expected to increase sharply over the next two decades. This puts forward the possibility of an increasing need for health care for the elderly. In addition, there are relatively low levels of physical activity among both adults and children, and high numbers of overweight and obese people (although in line with the regional average). This may be contributing to the rising figures for coronary, cardiovascular, and stroke-related deaths among men. The borough also contains 4,000 people registered as physically disabled and 2,000 people suffering from dementia.

4.5 These health problems may partially be connected to the transport profile of the borough. Although a significant number of residents commute by train, the use of private cars is by far the most common way of getting around; the modal share of cycling is very low, possibly because of an unwelcoming street environment or topography; and only around half of residents walk three times a week or more.

4.6 Despite the general affluence of the borough, there are issues related to deprivation and poverty. The Index of Multiple Deprivation and other figures show more deprived parts of the borough clustering around Redhill, Merstham, Central Horley, and Preston, with East

Redhill being the most deprived ward in the borough. These areas display high levels of child poverty and childhood obesity, a relative lack of access to cars or vans making mobility more difficult in a borough that is dominated by private transport, and low levels of home ownership. At the same time, these areas have some of the densest populations in the borough, and breaking this link between density and deprivation will need to be a key aspect in the future sustainable development of the borough. The last few years has also seen a very large increase in the number of households placed into temporary accommodation while on the housing list.

4.7 The lack of museum or archaeological archiving resources in the borough is less than ideal when it comes to maintaining and promoting access to the borough's historic and cultural assets, as archaeological finds must currently be preserved in facilities in other boroughs.

4.8 The primary social sustainability problems that need to be addressed in the borough appear to be those related to inequality and health. While many residents of the borough are affluent enough to afford high house prices and spare rooms, pockets of deprivation continue to exist in less fortunate parts of the borough. The borough also needs to encourage healthier ways of living and travelling that can counter obesity and related diseases, as well as planning the built environment to take into account the disabled, those with dementia and related mental disorders, and the increasing population of older adults with health issues.

4.9 The DMP can address some of these issues by identifying the amount of housing needed in the borough and the ideal locations for such housing, as well as taking into account the need for further employment options and affordable housing in deprived areas – however, wider structural forces are likely to keep the price of housing high for the foreseeable future. To address health issues, the DMP can plan for safe and attractive open spaces throughout the borough, to encourage physical activity; as well as for an increase in the use of active transport modes through encouraging pedestrian- and cycle-friendly infrastructure in new developments. Policy on disability-friendly design, including designing for mental health issues like dementia as well as physical disabilities, could also be included. Health and education services in the borough are at or near capacity, and the needs of current and future residents of the borough in these respects could be considered through longer term development planning.

Economic Issues and Problems

4.10 The related plans, policies, and programmes commit the borough to pursuing sustainable economic growth, and to encouraging a knowledge-based economy to flower in the region. Investment in transport and digital infrastructure is expected to take place, along with the provision of suitable houses and programmes for providing local residents with the skills necessary to take part in the local and regional economy.

4.11 Generally speaking, the economy of the borough is in robust shape, although many residents make their livings by commuting to surrounding boroughs. However, there is a problem around falling wages, and more particularly a large gender inequality in wages. Men's average wages have risen slightly over the past few years, while women's have fallen dramatically – to the extent that they cancel out the rise in men's wages and create an overall average decrease in pay in the borough. The income equality can also be represented geographically, with the socially deprived areas of Merstham, Preston, and

Redhill West again showing significantly lower average incomes than areas like Reigate Hill and Tadworth and Walton.

4.12 The social inequality highlighted above is also demonstrated in the economy of the borough as well, with higher levels of unemployment in Merstham, Preston, Redhill West, and South Park and Woodhatch than in other areas. This inequality also manifests itself in disparities of educational achievement, and in the high number of NEETs in the more economically deprived areas of the borough. This suggests that the economic prosperity of the borough is not extending to all wards, and access to education, skills, and training will need to be a priority to help reduce levels of unemployment in the most deprived areas. Knowledge-based businesses make up 29.3% of all enterprises in the borough, and the encouragement of this type of business is part of the Gatwick Diamond and Coast 2 Capital strategic plans, so ensuring residents have the skills and ability to participate in the knowledge economy will be vital.

4.13 Business survival rates are above the national and regional average, but relatively low in relation to the rest of Surrey for long-term survival. This suggests that progress is being made on nurturing an entrepreneurial business culture in the borough, but that continued support will be needed to ensure new businesses are resilient.

4.14 The DMP could address some of these issues through site allocations that emphasise the need for employment, educational, and social facilities in deprived areas as well as housing; and potentially through policies that call on developers to employ local apprentices in the construction process to provide skills to communities. The encouragement of a mix of uses (other than residential) in Sustainable Urban Extensions is also important to ensure that businesses have the opportunity to thrive and encourage creativity within the borough, rather than creating dormitory communities.

Environmental Issues and Problems

4.15 The related plans, policies, and programmes provide Reigate & Banstead with a large range of issues to consider. Environmental awareness is supposed to be suffused through all policies, not just those concerned directly with topics thought of as 'environmental'. There is a national requirement to improve energy efficiency by 20%; to provide 15% of all energy through renewables; to use renewable biofuels for 10% of all transport fuel; and to make all new buildings nearly zero carbon; all by the year 2020. On biodiversity and habitats, green and blue infrastructure networks are being increasingly encouraged as a new way to deal with the problem of biodiversity loss, while also allowing for greater valuation of the environment and the ecosystem services it provides. The borough will also be required to continue to protect the Mole Gap to Reigate Escarpment SAC, the SSSIs in the borough, local nature reserves and areas of ancient woodland; and should aim to protect, enhance, and increase the coverage of forested and woodland areas. The Surrey Hills AONB and AGLV will also need to be protected when considering planning and development; and impacts on rural and green belt land, particularly "the best and most versatile agricultural land" (as the NPPF paragraph 112 describes it), will also have to be taken into account.

4.16 A waste framework that priorities reduction, then re-use, and then recycling should be implemented, as well as attempts to reduce the proportion of waste sent to landfill. There is a national obligation to drastically reduce the emission of carbon dioxide and other greenhouse gases, with an aim to reduce emissions by 80% on 1990 levels by 2050. The borough must also try to increase sustainable transport by encouraging greater levels of walking and cycling for shorter journeys of five miles or less. Finally, there is a requirement

in the plans, policies, and programmes to manage the impacts of environmental noise and air pollution through mapping and management plans.

4.17 The baseline information identifies that Reigate & Banstead is doing well at reducing greenhouse gas emissions, but continues to face a number of more worrying trends. Levels of overall energy use are reducing, but at a slower rate than the national average, raising the possibility of the borough being left behind and possibly losing its position as one of the lower per capita emitters of greenhouse gases in Surrey. A key area for action here is transport emissions, which make up the largest proportion of current emissions. The borough also does not produce a significant amount of its own renewable energy – while this is not a huge problem, as energy consumed in the borough does not need to be produced here as well, focusing on ways to make the most of sustainable energy resources within existing constraints could be an important area to develop.

4.18 In addition to these wider issues, a number of particular sites face specific environmental pressures of various kinds. The Mole Gap to Reigate Escarpment SAC faces pressures from cultivation and groundwater pollution and recreation, while of the four SSSIs in the borough, only Reigate Heath can be said to be in a good condition, with three-quarters of its land considered 'favourable'. In addition to this, none of the major bodies of groundwater or surface water in the borough are in excellent condition – with the groundwater suffering from quantity issues, and the surface water showing poor ecological quality. These water bodies also pose a flooding risk to large parts of the south of the borough, and some areas in the centre.

4.19 Beyond these designated areas, the wider network of green infrastructure and landscape in the borough will need to be addressed. Biodiversity requires networks of connected natural spaces in order to flourish, and with increasing pressure to use land for housing, it will be important to ensure that such a network continues to exist – a green infrastructure approach may also make it possible to examine ways in which to increase biodiversity within the urban area. The growth of housing also poses potential problems to the landscape character of the borough. Careful design and location of housing will be required to avoid suburban sprawl beyond the boundaries of the existing urban areas; and to existing uses of rural land, such as food production and other agricultural and forestry uses. These competing demands will need to be carefully balanced, without falling too heavily in favour of turning land over to housing developments, whilst also recognising that local housing needs must be met.

4.20 The town centres, particularly in the south and centre of the borough, also suffer from light pollution at night and environmental noise impacts from Gatwick Airport and the motorways, and are also shown by heat mapping to require large amounts of energy. The heat mapping also shows that rural properties and large individual developments like hospitals are using significant amounts of energy. Although air pollution throughout the borough is waning, there remain a number of AQMAs that will need to be addressed to provide cleaner, healthier air for residents – however, in many cases, the source of the problem is background traffic from areas outside the borough, making this difficult for the council to control. In terms of waste, the borough is one of the better performers among local authorities, but could still do better, with almost 50% of waste still going to landfill.

4.21 Flood risk is also a concern in the borough, with much of the land south of the M25 susceptible to flooding. This problem is likely to increase in severity in the coming years as the effects of climate change are felt more greatly. As development will need to be steered away from areas of greatest flood risk to protect people and property, this will place additional pressures on the remaining developable land in the borough.

4.22 Policies in the DMP can help to address these issues by focusing on the need for new developments to contribute to green infrastructure, sustainable transport modes, and renewable energy production where possible. Following national policy, the DMP can also encourage development away from areas of potential flood risk, and call for mitigation measures for development in areas of potential health risk such as those with high levels of noise or air pollution. Site allocations in the DMP can help to protect important landscapes in the borough and prevent sprawl through careful site selection. A Habitats Regulations Assessment accompanying the Sustainability Appraisal of the DMP will also ensure that proposed developments will not have adverse impacts on protected sites.

5. The Sustainability Appraisal Framework: the set of sustainability objectives against which the local plan will be tested (Stage A4)

5.1 Government guidance makes clear that providing sustainability objectives based on the relevant plans, programmes, and policies and the baseline information is not a requirement of the EU Directive on SEA. However, they emphasise that they provide a useful way of framing an approach to sustainability that can be used in the sustainability appraisal to compare different options. Consequently, a framework of objectives for the sustainability appraisal is usually included in scoping reports, and will be included here.

5.2 The objectives used have not been developed specifically for this report; they are based on a pre-existing set of sustainability objectives called the East Surrey Local Authority Sustainability Objectives. These objectives have been developed over a number of years (based on previously collated baseline information) and have been consulted on widely and amended in response to those consultations. We believe that they provide a robust framework for a sustainability appraisal, and allow for continuity and better cross-boundary alignment of SAs across the region, and that there is therefore no need to ‘reinvent the wheel’ by developing a new framework from scratch.

5.3 This section will discuss each objective in more detail, looking specifically at how it relates to conditions in Reigate & Banstead, and providing a set of guiding questions that could be considered when comparing options in the sustainability appraisal. There will then be an examination of whether any of the objectives could be seen as conflicting with one another.

The Sustainability Appraisal Framework Objectives

Objective 1: To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford

5.4 Social sustainability requires people who live in the community or who wish to move to the community to be able to access homes that are affordable on a range of incomes, and which are suitable to a range of needs without being overcrowded or badly maintained. Reigate & Banstead currently has problems relating to the affordability of housing, with average house prices extremely high even by the standards of the region. The increase in the number of households placed on temporary waiting lists for accommodation further highlights the problems of finding suitable, affordable housing.

5.5 Guiding questions for the DMP – will the option:

- Boost the supply of housing?
- Promote improvements in the availability and quality of the housing stock?
- Help provide a supply of affordable homes to meet identified needs?
- Help to reduce the number of homeless people in the borough?
- Increase the amount of extra-care or enhanced sheltered accommodation?
- Provide for the needs of gypsies, travellers, and travelling showpeople?
- Provide options for self-build provision in the borough?
- Have a significant detrimental effect on the financial viability of delivering future housing?

Objective 2: To facilitate the improved health and wellbeing of the whole population

5.6 Reigate & Banstead contains a large percentage of adults who are overweight or obese, and who do not take part in enough physical activity to maintain an adequate level of health. Death rates for coronary, cardiovascular, and stroke-related deaths are also rising significantly among men in the borough. In addition to this, the demographics of our ageing population will also require greater access to healthcare facilities, as well as strategies for maintaining population health to a later age than currently.

5.7 Guiding questions for the DMP – will the option:

- Help to improve the health of the community?
- Improve access to health provision?
- Encourage healthy lifestyles?
- Enhance access to greenspace?
- Help people to remain independent and provide assistance to single parents, the elderly, those with ill health or disability?
- Reduce crime and fear of crime?
- Help overcome social exclusion?
- Help address the issues of deprivation and poverty?

Objective 3: To conserve and enhance archaeological, historic, and cultural assets and their settings

5.8 The borough contains a wide range of historical sites, including listed buildings, conservation areas, archaeological sites, and the general townscape of places like Reigate. These resources will be likely to come under pressure in the coming years due to the need for development in the borough, housing development in particular. The DMP must be prepared to handle this pressure.

5.9 Guiding questions for the DMP – will the option:

- Protect and/or enhance the historic and cultural assets of the borough?
- Protect registered parks and gardens?
- Preserve or enhance the character or appearance of conservation areas and their settings?
- Improve access to the authority's cultural assets?
- Promote sensitive re-use of important buildings where appropriate?

Objective 4: To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities

5.10 Travel is a defining part of Reigate & Banstead, with thousands of people commuting both out of and into the borough every day to work. Private car use is the main method of travel, and levels of cycling and walking are very low. The spatial layout of the borough contributes to this, with large areas of green belt between relatively small urban areas making sustainable travel more difficult. However, the DMP will need to address this urgently if the borough is to become more sustainable, as transport emissions are currently the main contributor to our carbon footprint.

5.11 Guiding questions for the DMP – will the option:

- Reduce the need to travel, especially by private motorised vehicles?
- Provide charging infrastructure for electric vehicles?

- Reduce congestion or minimise unavoidable increases in congestion?
- Reduce the need for car ownership?
- Help provide safe walking/cycling/public transport infrastructure, including choice and interchange?
- Be accommodated within the existing public transport constraints?
- Reduce the need for road freight?
- Improve access to the countryside, natural urban greenspace, and historic environments?
- Improve access to key services (education, employment, recreation, health, community services, and cultural assets)?

Objective 5: To make the best use of previously developed land and existing buildings

5.12 With much of the borough made up of green belt land, Reigate & Banstead must make the most of previously-used land when it becomes available. Doing so also helps to meet sustainability goals by preserving existing open and green spaces and ensuring the level of density in urban areas remains roughly constant.

5.13 Guiding questions for the DMP – will the option:

- Encourage reusing previously developed land provided it is not of high environmental value?
- Encourage the re-use of existing buildings?
- Ensure that development is making the best use of land?

Objective 6: To support economic growth which is inclusive, innovative, and sustainable

5.14 Supporting economic growth is one of the key requirements of government planning policy, but it is easy for economic growth to become unbalanced and unfair if it is left unchecked. Growth in the borough needs to be inclusive, to allow residents of more deprived wards to share in the benefits; innovative, to pursue competitive advantages that might be possible to achieve in Reigate & Banstead; and sustainable, to ensure it is balanced against the need to conserve natural resources and ecosystem services.

5.15 Guiding questions for the DMP – will the option:

- Support sustainable growth and encourage the provision of a range of jobs that are accessible to residents?
- Provide for, and support, the needs of businesses, including new or emerging sectors?
- Facilitate flexible working practices?
- Promote the viability, vitality, and competitiveness of town centres and encourage their commercial renewal?
- Facilitate and encourage the building of a skilled local workforce?
- Encourage mixed-use development?

Objective 7: To provide for employment opportunities to meet the needs of the local economy

5.16 While many of the borough's residents currently commute to other parts of the southeast for work, this is not an option for all, nor is it necessarily desirable to continue this trend from a sustainability perspective. Providing more employment opportunities within the borough will help to boost economic growth, reduce the need to use private vehicles, provide

opportunities for those with mobility difficulties, and ensure that town and local centres in the borough remain viable and attractive.

5.17 Guiding questions for the DMP – will the option:

- Provide for the needs of the economy, especially local businesses in both urban and rural areas?
- Encourage diversity and quality of employment options?
- Encourage rural diversification?
- Have a significant detrimental effect on the financial viability of delivery of future employment development?

Objective 8: To reduce greenhouse gas emissions and move to a low carbon economy

5.18 Reducing greenhouse gas emissions is the most important element of mitigating against the worst effects of climate change. The borough's carbon emissions have been reducing in recent years, but there is much work to be done if Reigate & Banstead wishes to take a leading role in tackling climate change, and to contribute towards the government's national target of an 80% reduction on 1990 level emissions by 2050. Reducing greenhouse gas emissions will also have the side effect of improving air quality, as some greenhouse gases are also pollutants hazardous to human health.

5.19 Guiding questions for the DMP – will the option:

- Reduce emissions?
- Reduce the need for energy use?
- Support decentralised energy generation?
- Facilitate the generation/use of renewable energy?

Objective 9: To use natural resources prudently

5.20 More tangible natural resources, such as minerals and fuel, are not particularly abundant in Reigate & Banstead, although some do exist. However, by taking a more holistic approach to the concept, the borough is rich in resources that need to be used carefully – air; green spaces; biodiverse sites such as ancient woodlands; underground and surface water sources; and the many ecosystem services that such elements, working together, provide to the health and wellbeing of our residents. Some of these resources are under threat from pollution, development, or neglect and the DMP will need to ensure that all are taken into account, and that the services they provide are valued. The DMP must also take a wider view and ensure that non-renewable resources extracted from outside the borough are used just as carefully as those from within.

5.21 Guiding questions for the DMP – will the option:

- Encourage the use and supply of sustainable local products or services?
- Help reduce the environmental impact of products and services?
- Reduce the use of primary resources, or create markets for recycled materials?
- Encourage the efficient use of mineral resources?
- Positively impact on residents' lifestyle choices to encourage their prudent use of natural resources?
- Promote re-use and recycling of materials?
- Promote the efficient storage and collection of waste, and allow for waste to be managed close to where it arises?
- Minimise the production of waste?

Objective 10: To adapt to the changing climate

5.22 Reducing greenhouse gas emissions will go some way to mitigating the worst effects of climate change, but due to past behaviour some change is now inevitable. In coming years, the borough will likely suffer from stronger and more regular flooding and a greater number of heatwaves. Consequently, new developments will have to be located and designed in ways that take the predicted impacts of climate change into account.

5.23 Guiding questions for the DMP – will the option:

- Help in protecting the community from the increased extremes of weather which are predicted to occur more often with climate change (heatwaves, drought, and flooding)?
- Reduce the opportunities to adapt in the future?

Objective 11: To reduce flood risk

5.24 The Council will need to ensure that new developments are located away from areas of highest flood risk; but will also need to consider how best to protect people, property, and infrastructure in situations where flood risk has gradually increased due to climate change.

5.25 Guiding questions for the DMP – will the option:

- Reduce the risk of fluvial, surface water, groundwater, and sewer flooding to existing and future development?
- Steer development away from areas at risk of flooding?
- Help to reduce the rate of run-off and encourage sustainable urban drainage systems?
- Ensure that increased flooding extremes are understood and reduced as far as possible?

Objective 12: To improve the water quality of rivers and groundwater, and maintain an adequate supply of water

5.26 The borough faces some problems with the quantity of groundwater and the ecological quality of river water due to pollution, and the entire southeast of England is considered an area of water stress. The DMP will need to consider how to address these issues and enhance our water resources.

5.27 Guiding questions for the DMP – will the option:

- Improve quality and maintain an adequate supply of water?
- Reduce pollution of groundwater, watercourses, and rivers from run-off/point-sources?
- Reduce the amount of nitrates/phosphates entering the water environment?
- Reduce the demand for water?
- Encourage water to be stored for re-use?

Objective 13: To reduce land contamination and safeguard soil quality and quantity

5.28 If brownfield and other previously-used land are to be made use of in the DMP to protect green belt land, then it is necessary to ensure that contamination of the land is prevented as far as possible, and that it is cleaned up promptly if it takes place. Redevelopment may provide the opportunity to remediate contaminated sites.

5.29 Guiding questions for the DMP – will the option:

- Reduce the risk of land contamination and protect good quality soil?
- Reduce the risk of creating further contamination?
- Help to remediate contaminated sites and where possible carry this out on-site?
- Prevent soil erosion?
- Minimise the loss of best and most versatile agricultural land (grades 1-3a)?

Objective 14: To ensure air quality continues to improve and noise and light pollution are reduced

5.30 Air quality in the borough as a whole is improving, with levels of nitrous dioxide lowering over the past few years. However, there remain a number of AQMAs where air quality is a significant problem, and ways to address this will need to be found. Noise pollution caused by Gatwick Airport can be troublesome to some residents, and the DMP should consider ways to potentially mitigate this, or ensure that it is not exacerbated. Light pollution in the borough is not too bad compared with nearby areas of London, but light mapping shows that urban areas still contain significant amounts of illumination at night which may be affecting the health and wellbeing of some residents.

5.31 Guiding questions for the DMP – will the option:

- Help improve air quality?
- Support specific actions in designated AQMAs?
- Reduce pollution from traffic?
- Encourage the creation of tranquil areas?
- Ensure that people are not exposed to greater levels of noise?
- Help reduce light pollution?

Objective 15: To protect and enhance landscape character

5.32 The borough contains distinct landscapes; numerous parks, open spaces, and woodland areas; part of the Surrey Hill AONB; historical townscapes framed by the hills; and also contains some landscapes and townscapes that would perhaps be considered less aesthetically appealing. Planning policy in the DMP can consider ways to protect and enhance important landscape character, while enhancing those areas considered less attractive through careful design and control of development.

5.33 Guiding questions for the DMP – will the option:

- Protect and enhance the landscape character areas within the borough, including the AONB and AGLV?
- Protect and enhance the borough's natural urban greenspace?
- Protect significant views?
- Protect the urban fringe?
- Protect the open countryside?

Objective 16: To conserve and enhance biodiversity

5.34 Reigate & Banstead is located between London and one of the busiest airports in the Country, with a major motorway running across it, and is one of the more densely populated areas of Surrey. Despite this, around 70% of the borough is designated as Green Belt and the borough contains four SSSIs, a SAC protected under the EU Habitats Directive, and locally designated SNCl. These sites, along with the biodiversity to be found in numerous parks, open spaces, and woodland areas, provide a valuable resource for education, ecosystem services, and the health and wellbeing of residents, and it is important that the DMP takes into consideration how to conserve and enhance existing biodiversity and improve it particularly in areas where it is lacking or endangered.

5.35 Guiding questions for the DMP – will the option:

- Prevent fragmentation, increase connectivity and create more habitats?
- Secure enhancement in biodiversity in all new development?
- Continue to protect formally designated areas of nature conservation, including the SAC?
- Take account of the effects of climate change on biodiversity and increase ecosystem resilience where possible?
- Adequately defend and enhance protected species?
- Protect SSSIs?

Conflicts between the Objectives

5.36 The table below lays out potential areas of conflict between the objectives. This suggests areas where the interaction between two objectives will need to be examined more closely. However, with careful planning, all of the objectives should be reconcilable with one another, and being aware of the most problematic areas is the first stage of that planning.

5.37 In the table, a '+' sign represents a situation where two objectives would generally be considered either complementary, or to have little interaction between one another. A '-' sign represents a situation where there is a higher likelihood of conflict between achieving two objectives, and these are discussed in more detail beneath the table.

5.38 *Housing:* As discussed below in the relevant paragraphs, the need for additional housing in the borough conflicts with many other objectives. It can cause conflict with the protection of heritage assets, and with the need to encourage a reduction in car use. The need for housing land could conflict with the need for employment land to provide jobs. Building more houses also impacts on greenhouse gas emissions and climate change adaptation, the use of natural resources, and air, noise, and light pollution. It can have effects on the landscape of the borough and on protecting biodiversity resources. And the additional waste water created by houses can impact on water quality and quantity, with the hard surfaces reducing drainage cover and possibly exacerbating flooding events.

5.39 *Heritage:* The attempt to conserve archaeological, historic, and cultural assets as well as their settings may in some cases conflict with the need for additional housing.

5.40 *Previously Developed Land:* Encouraging the re-use of previously developed land and buildings, especially for housing purposes, may conflict with the need to sometimes preserve such land and the buildings on it for heritage reasons. Previous uses may have introduced contaminants which could conflict with the requirement for features such as soakaways and in some instances use of PDL would conflict with flooding constraints. These can be avoided through location and design decisions.

5.41 *Economic Growth*: Although the requirement is for ‘sustainable’ economic growth, the requirement to continually enlarge the economy may conflict with the need to protect heritage, landscape, and biodiversity features; and increased economic activity may in many cases increase the need to travel rather than reduce it, putting pressure on the transport network.

5.42 *Employment*: Providing additional employment opportunities will likely require the use of land for employment purposes, and this may conflict with the potential use of land for housing; and increased employment activity is likely to increase the need for travel.

| | Housing | Health/Wellbeing | Heritage | Travel | PDL | Econ. Growth | Employment | Greenhouse Gases | Natural Resources | Climate Adaptation | Flooding | Water Quality | Contamination/Soil | Air/Noise/Light | Landscape | Biodiversity |
|---------------------------|---------|------------------|----------|--------|-----|--------------|------------|------------------|-------------------|--------------------|----------|---------------|--------------------|-----------------|-----------|--------------|
| Housing | | | | | | | | | | | | | | | | |
| Health/Wellbeing | + | | | | | | | | | | | | | | | |
| Heritage | - | + | | | | | | | | | | | | | | |
| Travel | - | + | + | | | | | | | | | | | | | |
| PDL | + | + | - | + | | | | | | | | | | | | |
| Econ. Growth | + | + | - | - | + | | | | | | | | | | | |
| Employment | - | + | - | - | + | + | | | | | | | | | | |
| Greenhouse Gases | - | + | - | + | + | - | + | | | | | | | | | |
| Natural Resources | - | + | + | + | + | - | + | + | | | | | | | | |
| Climate Adaptation | - | + | + | + | + | + | + | + | + | | | | | | | |
| Flooding | - | + | + | + | - | - | + | + | + | + | | | | | | |
| Water Quality | - | + | + | + | + | - | - | + | + | + | + | | | | | |
| Contamination/Soil | + | + | + | + | + | + | + | + | + | + | + | + | | | | |
| Air/Noise/Light Pollution | - | + | + | + | + | - | - | + | + | + | + | + | + | | | |
| Landscape | - | + | + | + | + | - | - | + | + | + | + | + | + | + | | |
| Biodiversity | - | + | + | + | + | - | - | + | + | + | + | + | + | + | + | |

Table 2: Possible conflicts between sustainability objectives

5.43 *Greenhouse Gases*: Building more homes will conflict with the aim of reducing greenhouse gases, which is confounded by uncertainty over requirements for zero carbon housing; heritage buildings, due to their age and the building techniques available at their time of construction, are likely to be higher emitters than newer buildings, and will be harder to retrofit while maintaining their heritage value; and economic growth is in many cases incompatible with an overall reduction in greenhouse gas emissions.

5.44 *Natural Resources*: Economic growth and new housing developments are likely to increase the demand for natural resources, which may be incompatible with the attempt to use them prudently to protect the environment and preserve natural resources for the use of future generations.

5.45 *Climate Adaptation:* Development can lead to climate change effects and make it more difficult to adapt to climate change through e.g. increased hardstanding or reduced shading, impact on biodiversity directly in the Borough or in nearby internationally-designated sites through increased visitors. In many cases, these tensions can be satisfactorily managed, but it requires careful consideration of the policy approach, through the sustainability appraisal process.

5.46 *Flooding:* Identifying areas of flood risk where development would be unsuitable may conflict with achieving housing targets and increasing economic growth.

5.47 *Water Quality:* New development is likely to put additional pressure on groundwater resources, and must be managed appropriately to remove potential for pollution that may damage surface water resources.

5.48 *Air/Noise/Light Pollution:* New development is likely to generate greater levels of air, noise, and night-time light pollution that will need to be managed carefully.

5.49 *Landscape:* All new development can affect landscape character, and non-designated landscapes are likely to be more susceptible to loss or damage of features. This can be managed through design and location requirements to ensure landscapes and character is not degraded but instead enhanced and improved.

5.50 *Biodiversity:* Increased housing development, employment land, and economic growth have the potential to conflict with the biodiversity objective.

6. Consult the consultation bodies on the scope of the sustainability appraisal report (Stage A5)

6.1 After the first draft of this report was completed, it was sent for a five week consultation period to statutory consultees, all local authorities that border Reigate & Banstead, all local authorities that contributed to the East Surrey Sustainability Appraisal Framework, and Surrey County Council. The consultation period began on 2 December 2016 and ended on 6 January 2017.

6.2 Consultees were asked the following questions about the report, and encouraged to add comments about any other aspect of the report not included in this list:

- Have the relevant policies, plans, programmes or sustainability objectives been correctly identified?
- Are there any other policies, plans, programmes or sustainability objectives relevant to Reigate & Banstead which should be included?
- Do you agree the baseline information collected is relevant, accurate and in sufficient detail to support the Plan?
- Are there any other relevant pieces of baseline information for Reigate & Banstead that the Scoping Report has not identified?
- Do you agree that all sustainability issues facing the district have been identified?
- Are there any other pressing sustainability issues or opportunities that the Local Plan could help address?
- The East Surrey sustainability objectives have already been subject to consultation with the statutory consultees; however, please let us know if you have any comments on them.
- Are the sustainability issues adequately reflected in the SA objectives?

6.3 The full list of consultees included:

- Historic England
- Natural England
- Environment Agency
- Surrey County Council
- West Sussex County Council
- Elmbridge Borough Council
- Tandridge District Council
- Mole Valley District Council
- Epsom and Ewell Borough Council
- London Borough of Croydon
- London Borough of Sutton
- Crawley Borough Council
- Horsham District Council
- Mid Sussex District Council

6.4 Substantive responses were received from the Environment Agency, Historic England, Natural England, and Surrey County Council. These responses, and the impact they have had on the final report, are summarised in the table below. Responses with no comments to make were received from Elmbridge Borough Council, Tandridge District Council, and Mole Valley District Council. No response was received from any of the other consultees.

| Organisation | Comment | Changes to Scoping Report |
|---------------------------|--|--|
| Environment Agency | <p>There have been recent updates to climate change allowances, which may affect flood risk calculations. This guidance shows anticipated changes in peak river flow, peak rainfall intensity, sea level rise, and offshore wind speed and extreme wave height, and can be found at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.</p> | <p>This information has been added.</p> |
| | <p>Guidance has been published setting out when Natural England and the Environment Agency need to be consulted. There is advice for local planning authorities at https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice; for developers at https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals; and for neighbourhood planning groups at https://www.gov.uk/guidance/consulting-on-neighbourhood-plans-and-development-orders.</p> | <p>Noted, but no change to the Scoping Report necessary.</p> |
| | <p>Important to be sure you are using the latest Environment Agency data as part of the evidence base: http://environment.data.gov.uk/ds/partners/index.jsp#/partners/login</p> | <p>This site has been used as the basis for environmental statistics where relevant.</p> |
| | <p>A new Flood Risk Assessment template is available at https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section. Please help communicate this to your team, customers, and developers, and add a link to it on your planning website.</p> | <p>Noted, but no change to the Scoping Report necessary.</p> |
| | <p>Please continue to encourage developers to apply to the Environment Agency for early pre-application advice. We recommend adding a link to https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2822b.pdf to your website.</p> | <p>Noted, but no change to the Scoping Report necessary.</p> |
| | <p>In the Mole Valley catchment there are five measures to prevent risk (based around working with local planning authorities to influence spatial planning and supporting them in making updates to Strategic Flood Risk Assessments and local development plans); four measures to prepare for flood risk (based around emergency planning, community flood plans, and refining flood warning services); and nine measures to protect from flood risk (based around managing and maintaining flood defence schemes).</p> | <p>This information has been added.</p> |
| | <p>The Upper Mole Flood Alleviation Scheme is an ongoing project in the Crawley area to provide flood storage areas to protect local communities.</p> | <p>This information has been added.</p> |

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| | <p>The Redhill Flood Alleviation Scheme will formalise storage already provided by wetlands through working with landowners, and will reduce the risk of flooding to communities in Redhill and Earlswood along the Redhill Brook.</p> | <p>This information has been added.</p> |
| | <p>The River Mole partnership has identified the following priority issues: man-made modifications to the river; pollution from waste water; and diffuse pollution from farmland. In response to this, it aims to remove barriers that are impeding fish passage and thus contribute to the recovery of populations of brown trout, Atlantic salmon, and European eel; install fish bypasses on the five weirs of the Lower Mole Flood Alleviation Scheme; and restore natural morphology to man-modified parts of the river through channel habitat creation, gravel reintroduction, tree works, and back waters.</p> | <p>This information has been added.</p> |
| Historic England | <p>Provided a generic guidance document, and said that they have no specific suggestions for the policies, plans, and programmes or baseline data sections, but that we should consult the generic guidance. They have no further comments on the sustainability issues section; they support the use of the East Surrey Sustainability Objectives; and they agree that the appropriate issues are reflected in the scoping report.</p> | <p>Noted, but no change to the Scoping Report necessary.</p> |
| | <p>Potential Plans, Policies, and Programmes to include: UNESCO World Heritage Convention European Landscape Convention Convention for the Protection of the Architectural Heritage of Europe European Convention on the Protection of Archaeological Heritage Planning (Listed Buildings and Conservation Areas) Act 1990 Ancient Monuments and Archaeological Areas Act 1979 Marine and Coastal Access Act 2009 National Planning Policy Framework National Policy Statements Local Plans Marine Plans National Park/AONB Management Plans Heritage/Conservation Strategies Other Strategies (i.e. Cultural or Tourism) Conservation Character Appraisals and Management Plans World Heritage Site Management Plans</p> | <p>Most of these were already included, and others were considered not relevant enough for inclusion. However, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 have been added to Appendix A, as have the various Conservation Area Character Appraisals developed by the planning team.</p> |
| | <p>Baseline Data: Good Practice Advice Note 1 (https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/) contains advice on relevant sources of evidence.</p> | <p>Sourcing improved in the updated Scoping Report</p> |

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| Natural England | The baseline data should also consider the presence of protected or priority species, including Annex I and regularly occurring migratory birds. | Discussion of other Natura 2000 sites and the presence of protected species within them has been added. |
| | The baseline data should take into consideration the Surrey Hills AONB and reference the most up-to-date AONB Management Plan. | It is unclear where this would be mentioned in the baseline, considering it is already referred to in the previous section of the report. |
| | An evidence base of maps, inventories and government policies would be useful in assessing the potential impact of the plan on UK Biodiversity Action Plan priority habitats and local sites. | Information of this kind has already been included in the plan, and it is unclear what additional information this comment requests. |
| | A measure of biodiversity net gain or loss should be included - the Defra biodiversity offsetting metric or the environment bank biodiversity impact calculator could help. | Assuming this refers to calculating biodiversity net loss or gain over the past year (or a longer period), it is considered that the amount of work that would be needed to determine this would not be proportionate to the requirements of a Sustainability Appraisal Scoping Report. |
| | Natural England would like to highlight that green space, wild green space, and green infrastructure can all be used to create connected green space suitable for species adaptation to climate change. | Noted, and a forthcoming Green Infrastructure Strategy aims to address this topic in more detail. |
| | Protected and priority species, and priority habitats and local sites, could be addressed in the issues section. | A paragraph about pressures on local sites, including the SAC and SSSIs is already included. |
| | Objective 13: 'good quality soil' should be changed to 'best and most versatile (BMV) agricultural land (grades 1-3a)'. | This change has been implemented. |
| | The plan should not only take account of the effect of climate change on biodiversity, but should also try to increase the resilience of these ecosystems. | A reference to ecosystem resilience has been added to the relevant guiding question under objective 16. |
| | Objective 16: the SAC should be mentioned in the guiding questions here, not under objective 15. | This change has been implemented. |

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| Surrey County Council | <p>PPPs should include Surrey Local Flood Risk Management Strategy (https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/surrey-local-flood-risk-management-strategy), although a new one is due in 2017.</p> | Added to Appendix A |
| | <p>PPPs should include Reigate and Banstead Strategic Flood Risk Assessment 2012 (http://www.reigate-banstead.gov.uk/downloads/file/200/reigate_and_banstead_strategic_flood_risk_assessment_2012).</p> | Added to Appendix A |
| | <p>Objective 11 - there is a cost implication of protecting against identified flood risk. Can the fourth guiding question be reworded to: 'Ensure that increased flooding extreme risks are understood and to reduce where possible?'</p> | This change has been implemented. |
| | <p>Para 3.50 - change the school place numbers to 1765 (reception) and 1323 (secondary).</p> | This change has been implemented. |
| | <p>School place demand figures do not tally with SCC's - they are in the same ball park, however, and there are different ways to interpret demand so they are not necessarily wrong - however, they would like to understand where we got them from.</p> | After explaining the source to SCC, no further response was received. Consequently, these numbers have been retained in the updated report. |
| | <p>PPPs could include 1857 Burial Act.</p> | It was felt that researching and including legislation from over 150 years ago would not be proportionate. |
| | <p>Heritage assets discussion is based on the 1993 SPD which is now very out of date - should use the County Historic Environment Record as a source instead.</p> | These figures have been updated in consultation with the conservation officer. |
| | <p>Objective 3 - there is a problem with the lack of museum and archaeological archive facilities for the area, which makes it difficult to fulfil the objective of 'improving access to the authority's cultural assets' unless a suitable public repository for planning-generated archaeological material is identified.</p> | This information has been added. |

Appendix A – Table of Other Relevant Policies, Plans, Programmes, and Sustainability Objectives

This appendix provides a detailed list of the policies, plans, and programmes considered in this scoping report. These are presented in a hierarchy of scale, from the most international to the most local, but within each level of scale the policies, plans, and programmes are presented in date order to avoid suggesting a hierarchy of importance among them.

| Plan, policy, or programme | Summary of objectives or requirements | How to account for these objectives/requirements |
|---|---|--|
| International Level | | |
| Johannesburg Declaration on Sustainable Development (2002) | Affirms a worldwide commitment to sustainable development; to a “humane, equitable, and caring global society”; and to the ‘three pillars’ model of sustainable development. | By promoting social, economic, and environmental sustainability. |
| UNECE Convention on Access to Information, Public Participation in Decision Making, and Access to Justice in Environmental Matters (Aarhus Convention) (1998) | The public has the right to easy access to environmental information; the public must be informed about projects that may have an environmental impact, and should be encouraged to participate in decision-making over such at an early stage; and the public has a right to judicial recourse in the case of violation of these principles or other environmental laws. | By disseminating information widely and following proper consultation procedures throughout the preparation of the local plan. |
| UN Framework Convention on Climate Change (1992), and its Kyoto Protocol (1997) | The UNFCCC aims to stabilise greenhouse gases at a level that would prevent dangerous levels of climate change; the Kyoto Protocol sets specific targets for countries to achieve this. Despite considerable controversy over whether the Protocol is currently active, the EU has committed to a 20% reduction in emissions by 2020, based on 1990 levels. These are translated into national targets for each member state, based on their own circumstances, and the UK’s target is a 16% reduction. | Through policies that encourage or require a reduction in energy use in high-consumption areas such as transport, industry, and housing. |
| The Habitat Agenda (1996) | A global commitment to ensuring adequate shelter for all, | By fulfilling our commitments to affordable |

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| | and to making human settlements safer, healthier, and more liveable, equitable, sustainable, and productive. | housing, open spaces, sustainable use of energy and other natural resources, good air quality and the reduction of all forms of pollution, and safe streets for all users. |
| Convention on Biological Diversity (1992) | Recognises the importance of biodiversity and the need to use biological resources sustainably and share their benefits equitably. Encourages the application of the precautionary principle to preserve biodiversity. | By protecting and preserving the most biodiverse spaces in the borough, and encouraging a network of spaces that can sustain biodiversity throughout the borough. |
| Washington Charter on the Conservation of Historic Towns and Urban Areas (1987) | The conservation of historic urban areas should be an integral part of regional planning, and the participation of residents in the conservation process should be encouraged. | By identifying areas of historic character and working with local residents to protect and preserve their character. |
| European Level | | |
| European Commission 7th Environmental Action Plan (2013) | Identifies priority objectives for the EU: <ul style="list-style-type: none"> • Protect, conserve, and enhance natural capital • Become a resource efficient, low carbon economy • Safeguard citizens from environmental pressures and risks to health and wellbeing • Improve implementation of environmental laws • Widen the evidence base for environmental policy • Integrate environmental concerns into wider policy • Make cities more sustainable | By ensuring the DMP takes a sustainable, low-carbon approach in all areas, and considers the ways in which the natural and built environment affects people's health and wellbeing. Additionally, by basing this approach on a wide and robust range of evidence. |
| Energy Efficiency Directive (2012) | Establishes binding measures to reach a 20% energy efficiency improvement in all areas of the energy chain by 2020. These include a 1.5% efficiency improvement per year, and 3% of all government owned buildings being renovated each year. | By setting requirements for energy efficiency in new developments, and requiring the use of energy efficient technology as part of planning applications. |
| Biodiversity Strategy to 2020 (2011) | Provides targets to halt and reverse biodiversity loss: <ul style="list-style-type: none"> • Full implementation of EU nature legislation • Greater use of green infrastructure • Ensuring sustainable use of fisheries • Tighter control of invasive species | By setting out policies for a green infrastructure network. |
| Energy Performance of Buildings Directive (2010) | Requires all new buildings to be nearly zero energy by the end of 2020, and for new buildings and renovations to meet | By setting requirements for energy efficiency in new developments. |

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| | energy performance requirements in the interim. | |
| Industrial Emissions Directive (2010) | Requires industrial emissions to be reduced on an installation-by-installation basis, taking an integrated approach that covers the environmental performance of the whole plant, but allowing for flexible means to reach targets. | By setting requirements for the use of low emission technology and minimum energy efficiency requirements in new industrial and employment locations. |
| Environmental Impact Assessment Directive (1985/2009) | Requires “plans, programmes, and projects likely to have significant effects on the environment” to be subject to an environmental assessment before approval. | By defining which types of projects will likely require an EIA. |
| Birds Directive (2009) | Establishes a network of Special Protection Areas (SPAs) to protect 194 threatened species and sub-species. | There are no SPAs in the borough, but the needs of birds can be considered when thinking about blue and green infrastructure networks. |
| Renewable Energy Directive (2009) | Requires 20% of all EU energy, and 10% of transport fuel, to come from renewable sources by 2020. The UK’s energy target is 15%. Provides criteria for the production of sustainable biofuels. | By exploring the possibility of siting renewable energy installations in the borough, or using land for sustainable biofuel growth. |
| Air Quality Directive (2008) | Provides upper limits for a very wide range of airborne pollutants, including: <ul style="list-style-type: none"> • PM10 – 50ug/m3 daily average not to be exceeded more than 35 times a year, and an annual average upper limit of 40ug/m3 • PM2.5 – annual average upper limit of 25ug/m3 • NO2 – 200ug/m3 hourly average not to be exceeded more than 18 times a year, and an annual average upper limit of 40ug/m3 • Ozone – 120ug/m3 eight-hour average not to be exceeded more than 25 times a year, averaged over three years • SO2 – 125ug/m3 daily average not to be exceeded more than 3 times a year | By examining the level of air pollution throughout the borough, establishing action plans to clean up areas with high concentrations of pollutants, and requiring developments in such areas to not contribute to further pollution. |
| Waste Framework Directive (2008) | Sets out a waste hierarchy with prevention of waste at the top, followed by re-use, recycling, recovery, and then disposal. Also introduces the ‘polluter pays’ principle. | By examining ways to reduce waste and increase re-use and recycling in the borough. Additionally, by requiring developments that create more waste to pay for mitigation and clean-up. |
| Floods Directive (2007) | Requires states to assess all water courses and coast lines for risk of flooding, to map the extent of humans and assets | By examining the risks of flooding in the borough and applying the sequential test to direct |

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| | at risk from this flooding, and to take adequate measures to reduce the risk. | development away from areas of risk. |
| EU Sustainable Development Strategy (2001/2006 – review 2009) | Emphasises the ‘three pillars’ model of sustainable development consisting of environmental, social, and economic aspects, and sets out a series of principles to guide sustainable policy making, including: solidarity between and within generations; involvement of citizens, businesses, and social partners; an open and democratic society; policy coherence across a range of topics and scales; the precautionary principle; and the ‘polluter pays’ principle. | By considering the principles of sustainable policy making throughout, thoroughly examining the coherence of policy choices, and following robust consultation procedures to ensure all stakeholders are included. |
| Freedom of Access to Information Directive (2003) | Implements the requirements of the Aarhus Convention (see ‘International Level’ above). | By consulting the public on the development of the DMP and making relevant evidence available to the public. |
| Environmental Noise Directive (2002) | Aims to reduce exposure to environmental noise, and requires noise maps and noise management action plans for towns with more than 100,000 inhabitants and areas around major roads, railways, and airports. | By maintaining access to relevant noise maps, establishing action plans for areas with high noise pollution, and requiring developments in such areas to not contribute to further noise. |
| Strategic Environmental Assessment Directive (2001) | Requires public plans and programmes to be subject to an environmental assessment before approval. | By submitting the DMP to a sustainability appraisal process. |
| Water Framework Directive (2000) | Sets out criteria for assessing water quality based on biological quality, hydromorphological quality (the structure of the river banks or bed), physical-chemical quality (temperature, oxygen, nutrients, etc.), and levels of pollutants. | By assessing the quality of water in the borough, establishing action plans for water bodies of poor quality, and requiring developments in such areas to not contribute to further degradation of water quality. |
| European Landscape Convention (2000) | Calls for a flexible approach to protecting, managing, and planning landscapes at all levels and of all kinds – from areas of recognised beauty to degraded landscapes. | By considering the impact of development on landscapes of all kinds, and thinking about how to minimise landscape impacts and maximise landscape benefits. |
| European Spatial Development Perspective (1999) | Calls for spatial development to be integrated and strategic, for the creation of polycentric urban areas that are partnered with their rural hinterlands, for improvements to transport and communications infrastructure, and for good management of natural and cultural heritage to conserve | By promoting the vitality of town and local centres to create a polycentric borough that is not overly dependent on individual streets or developments; and by creating a sustainable transport network that links the borough together effectively. |

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| | regional identity. | |
| Habitats Directive (1992) | Establishes a network of Special Areas of Conservation (SACs) to protect around 900 threatened species and sub-species. | By providing strong protection for the borough's only SAC, the Mole Gap to Reigate Escarpment, and considered habitats when thinking about blue and green infrastructure networks. |
| European Convention on the Protection of the Archaeological Heritage (1992) | Calls for the integration of conservation practices into urban and regional planning, and for closer collaboration between archaeologists and developers to ensure the protection of heritage assets during development processes. | By providing strong protection to areas of archaeological importance and including conservation issues in the planning process. |
| European Convention on the Protection of Architectural Heritage (1985) | Establishes the approach to conservation that must be taken throughout Europe to preserve areas of architectural importance. | By providing strong protection to areas and individual buildings of architectural importance. |
| National Level | | |
| Planning Policy for Traveller's Sites (2015) | Sets out the basic requirements of policy regarding traveller's sites, requiring local authorities to identify a five year supply of sites to meet their needs. | By ensuring the requirements are met in the DMP. |
| Improving Air Quality in the UK (2015) | Creates a policy of Targeted Clean Air Zones where older, more polluting vehicles will not be allowed to enter, and calls for stronger emissions standards on new vehicles. | The provisions of this programme do not directly apply to the borough, but the spirit can be followed by identifying areas of poor quality and identifying ways to improve them. |
| Heritage 2020: Strategic Priorities for England's Historic Environment (2015) | Sets the priorities for heritage management until 2020, including identification and understanding, sustainable management, and public engagement. | By continuing to respect the historic environment of the borough in planning policies. |
| National Planning Policy for Waste (2014) | Establishes an approach to sustainable waste management which takes into account other spatial planning issues, and encourages communities and businesses to take responsibility for their waste. | By following the idea of a waste hierarchy privileging reduction, re-use, and recycling, and encouraging new developments to minimise waste. |
| UK National Energy Efficiency Action Plan (2014) | Implements the requirements of the EU Energy Efficiency Directive by encouraging businesses and the public sector to increase energy efficiency in buildings, and sets a UK target of 18% final energy consumption reduction by 2020. | By encouraging new developments to minimise energy use. |
| Government Forestry and Woodlands Policy Statement (2013) | Creates a hierarchy for the strategic management of forestry resources – protecting, improving, and expanding them, in that order. | By developing policies to protect woodlands in the borough and incorporating them into a network of green infrastructure. |

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| National Planning Policy Framework (2012) and Planning Practice Guidance | Covering a huge range of topics, this document consolidates existing planning policy and guidance into a single document. | By ensuring that the DMP adheres to all relevant policies in the Framework. |
| Biodiversity 2020 (2011) | Sets out the priorities of biodiversity policy to 2020, including an integrated approach to conservation; putting people at the heart of biodiversity policy; reducing environmental pressures; and improving knowledge of related issues, with the ultimate aim of halting biodiversity loss. | By creating an accessible network of green infrastructure that reaches into urban areas, collecting more data on biodiversity issues in the borough, and working with surrounding boroughs on these issues. |
| UK Renewable Energy Roadmap (2011) | Sets a target of 15% of the UK's energy coming from renewable sources by 2020, with particular focus on onshore and offshore wind, marine energy, biomass electricity and heat, ground and air source heat pumps, and 'renewable transport'. | By identifying if opportunities exist to increase the amount of renewable energy infrastructure in the borough. |
| Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen (2011) | Places the majority of the focus for sustainable transport solutions on local areas, arguing that it is shorter trips within local areas that have the most potential to be achieved through walking and cycling. | By examining opportunities to create better pedestrian and cycling environments and to encourage public transport use for shorter journeys within the borough. |
| Laying the Foundations: A Housing Strategy for England (2011) | Lays out a strategy of providing financial support to housing and infrastructure building, encouraging the growth of the private rented sector to provide more choice to tenants, and providing funding to reduce concentrations of empty homes. | By following government housing targets within the DMP, and examining ways to increase the size of the private rented sector. |
| The Natural Choice: Securing the Value of Nature (2011) | Aims to 'mainstream' the value of nature by facilitating local action to prevent nature, creating a green economy, and strengthening connections between people and nature. | By creating a network of green infrastructure, protecting green spaces and woodlands, and encouraging the creation of additional such spaces alongside new developments. |
| Energy Act (2011) | Sets out a range of measures designed to increase energy efficiency, energy security, and investment in low carbon energy supplies. | By encouraging new developments to minimise energy use. |
| National Policy Statements for Energy Infrastructure (2011) | Determines what projects will be considered to be nationally significant infrastructure projects, and the principles by which various energy projects will be assessed for permission. | By following the principles contained in these policy statements for any large energy generating developments. |
| Equality Act (2010) | Combines previous equality legislation into a single act, which sets out the protected characteristics and the different | By ensuring that all policies are non-discriminatory against any of the protected characteristics. |

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| | forms of discrimination against them which are not permitted. | |
| Flood and Water Management Act (2010) | Gives local authorities responsibility for managing flood risk in their area. | By ensuring development is, where possible, directed away from areas of flood risk. |
| Air Quality Standards Regulations (2010) | Determines how air quality should be monitored, what air quality plans should contain, and sets the maximum acceptable limits for a range of airborne pollutants. These are in line with the European air quality targets discussed above. | By continuing to measure air quality levels in the borough and creating air quality management plans where limits have been surpassed. |
| Conservation of Habitats and Species Regulations (2010) | Consolidates previous legislation on the protection of habitats and endangered species, and requires planning authorities to review planning permissions that would impact conservation sites designated at the European level. | By ensuring that European level conservation sites are protected by planning decisions. |
| Defra's Climate Change Plan (2010) | Describes a range of strategies for adapting to climate change, including managing flood risk, making the most of ecosystems services, increasing green infrastructure, and encouraging all government departments to adapt for climate change. | By embedding climate change awareness into all policies, directing development away from areas of flood risk, and creating a network of green infrastructure. |
| The Marmot Review: Fair Society, Healthy Lives (2010) | Aims to combat health inequality through six key policy objectives: giving every child the best start in life; enabling all people to have control over their lives and maximise their capabilities; creating fair employment and good work for all; ensuring a healthy standard of living for all; creating healthy and sustainable communities and places; and strengthening the impact of ill-health prevention. | By considering the best way to design healthy and sustainable places, encouraging greater levels of physical activity for transport and recreation, and ensuring that policies take into account the need for high quality education and health infrastructure. |
| Climate Change Act (2008) | Sets a target of an 80% reduction in greenhouse gases by 2050, based on 1990 levels. | By examining opportunities to increase sustainable transport use, and by setting energy efficiency requirements for new developments. |
| Future Water: The Government's Water Strategy for England (2008) | Offers a vision of what the water sector should look like in 2030: includes clean and improved water bodies, excellent drinking water quality, managed flood risk, lower greenhouse gas emissions, and "fair, affordable and cost-reflective charges". | By evaluating the current quality of water in the borough and identifying areas that require improvement. |
| The Air Quality Strategy (2007) | Sets out a vision for further reducing air pollution, particularly from transportation and industrial sources; and | By continuing to monitor levels of air pollution in the borough, encouraging sustainable transport |

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| | implements European standards for upper limits of particular pollutants. For local authorities, the strategy emphasises the use of Air Quality Management Areas. | modes as much as possible, and considering ways to reduce pollution from industrial and other sources. |
| Natural Environment and Rural Communities Act (2006) | As well as establishing a number of organisations with duties related to the environment, this act made various provisions related to the protection of birds, use of pesticides, protection of rights of way, and the duty to conserve biodiversity. | By ensuring the DMP does not contradict any of the provisions made within this act. |
| Securing the Future: Delivering UK Sustainable Development Strategy (2005) | Sustainable development priorities are defined as sustainable consumption and production, climate change, natural resource protection, and sustainable communities. Five principles of sustainable development are also set out: environmental limits, a strong, healthy and just society, sustainable economy, good governance, and sound science. | By incorporating an understanding of environmental limits and the need for sustainability into all policies. |
| Countryside and Rights of Way Act (2000) | Places a duty on local authorities to protect and enhance Sites of Special Scientific Interest, requires the production of management plans for Areas of Outstanding Natural Beauty, and encourages the creation of new public rights of way. | By considering the protection and management of SSSIs and the AONB in all policies, and encouraging new developments to provide public rights of way. |
| Planning (Listed Buildings and Conservation Areas) Act (1990) | Provides the framework for the system of listed buildings and their treatment in the planning system, and for the designation of conservation areas. | By ensuring the DMP does not contradict any of the provisions made within this act. |
| Ancient Monuments and Archaeological Areas Act (1979) | Defines the concepts of ancient monuments and archaeological areas, and provides for their protection. | By ensuring the DMP does not contradict any of the provisions made within this act. |
| Regional/Subregional/County Level | | |
| Surrey Local Flood Risk Management Strategy (2017) | Aims to mitigate the risks of flooding in Surrey through partnership working and increasing community resilience. Objective 6 relates to planning, and states that SCC will focus on their role as a statutory consultee on surface water drainage, advise local planning authorities on flood risk, utilise existing and new development to minimise flood risk, and educate planning officers and others on flood risk and drainage. | By ensuring that DMP policies on flooding are compatible with the strategy. |

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| Surrey Transport Plan (2016) | The four objectives of the plan are to create effective, reliable, safe, and sustainable transport in Surrey. | By examining opportunities to increase cycling, walking, and public transport use in the borough while maintaining high standards for rail use. |
| Surrey's Local Resilience Forum Strategic Climate Change Guidance (2016) | Provides some advice on the risks of climate change in Surrey, and the mitigating actions that can be taken. | By considering climate change when developing all policies, and particularly by taking flood risk into account around new developments. |
| A Rural Statement for Surrey (2016) | Provides short visions for a number of key themes related to rural issues, with the overall aim of 'rural proofing' policy to ensure it takes rural needs into account. | By considering the needs of rural areas and the development they require, particularly when thinking about green belt policies and urban extensions; and by considering ways of strengthening the links between rural and urban areas of the borough. |
| Surrey Landscape Character Assessment: Reigate and Banstead (2015) | Describes the important characteristics of the landscape in the borough. | Through consideration of how development will impact the existing landscape characteristics. |
| Biodiversity and Planning in Surrey (2014) | Outlines biodiversity features that should be protected and identifies their distribution within Surrey; also describes existing opportunities to deliver biodiversity enhancements. | By identifying biodiversity hotspots and deserts, and creating a network of green infrastructure and protecting existing green spaces and woodlands. |
| Rights of Way Improvement Plan for Surrey (2014) | Identifies five main objectives for improving rights of way: improving access to services, facilities, and the wider countryside using rights of way; improving connectivity; improving quality; increasing recreational enjoyment; securing coordinated implementation. | By protecting existing rights of way, ensuring new ones are created with new developments, and exploring the possibilities for combining rights of way and green infrastructure. |
| Surrey Hills AONB Management Plan 2014-2019 (2014) | Sets out how the AONB will be protected and managed while being used for farming, woodland, biodiversity, heritage, and recreation. Local authorities have a statutory duty to consider this plan for developments that will affect the AONB. New developments will need to avoid adverse impact on the character of the AONB. | By ensuring the DMP takes into account the special requirements of the AONB. |
| Coast 2 Capital LEP Strategic Economic Plan (2014) | Aims to invest significant public and private sector funding to increase jobs in the region through investment in transport and job locations, increasing skills, providing digital infrastructure, and providing a suitable number of houses. | By ensuring the DMP provides suitable locations for jobs and housing. |

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| Surrey's Joint Health and Wellbeing Strategy (2013) | Sets out five broad priorities for health and wellbeing in the county: improving children's health and wellbeing; developing a preventative approach; promoting emotional wellbeing and mental health; improving older adults' health and wellbeing; and safeguarding the population. | By ensuring that the design of places and communities promotes wellbeing, both emotionally and physically. |
| Surrey Aggregates Recycling Joint Development Plan Document (2013) | Safeguards particular areas of land for use in aggregates recycling or for related infrastructure. | |
| Gatwick Diamond Local Strategic Statement (2012) | Provides a joint strategic direction and a framework for cooperation among the authorities in the Gatwick Diamond. Calls for a knowledge-based economy, towns with individual character, regeneration of areas that need it, sustainable transport systems, superfast broadband, an attractive rural environment, and overall sustainable development. | By consulting with surrounding boroughs on the proposals in the DMP, to ensure that they meet the overall strategic needs of the Gatwick Diamond area. |
| Surrey Minerals Plan Core Strategy Development Plan Document (2011) | Safeguards particular areas of land for use in minerals extraction or for related infrastructure. Accompanied by Minerals Site Restoration SPD (2011), which sets out priority areas for restoration and guidelines for how to restore areas affected by mineral extraction. | By ensuring designations of land in the DMP do not conflict with the needs of this plan. |
| Surrey Climate Change Strategy (2009) | Aims to reduce emissions by improving energy efficiency and minimising transport emissions, to adapt the built environment to the effects of climate change, and to raise awareness of climate change issues. | By ensuring new developments minimise energy usage, and exploring ways to increase cycling, walking, and public transport usage. |
| Surrey Woodland Study (2008) | Aims to increase the use of and access to woodlands, protect ancient and heritage woodlands, increase biodiversity through wildlife management, encourage tourism, and develop appropriate planning policies to achieve these goals. | By ensuring that woodlands in the borough are adequately protected in planning policies. |
| Surrey Waste Plan (2008) | Safeguards particular areas of land for use as waste facilities or related infrastructure, sets out a general policy of waste reduction, and describes how the green belt interacts with the need for waste facilities. | By ensuring designations of land in the DMP do not conflict with the needs of this plan. |
| Surrey Design (2002) | Promotes high quality design on new developments in Surrey. | By ensuring design policies for new developments are consistent with the guidance in Surrey Design, |

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| | | where it is still applicable. |
| Local Level | | |
| Reigate & Banstead Five Year Plan (2015) | Explains the priorities for Reigate and Banstead until 2020: supporting residents into employment; providing services to allow older people to remain independent; encouraging healthy lifestyles; improving safety through working with the police; encouraging existing businesses and attracting new ones; ensuring public spaces are clean and attractive; delivering housing, employment space, and infrastructure while protecting the existing environment; being financially self-sufficient; communicating and engaging with residents and businesses; increasing the value of the council's property and assets; and maximising the value of the council's staff. | By developing policies to deliver affordable and other types of housing, employment spaces, and the necessary infrastructure, while maintaining green and open spaces and the historic character of towns and villages within the borough. |
| Reigate & Banstead Economic Development Framework Report (2015) | Sets out an action plan for economic development in the borough, with priorities including: supporting Gatwick airport; developing existing employment areas; promoting new strategic employment areas; supporting both businesses and those looking for work; maintaining the distinctive character of the borough's towns; and providing business-critical infrastructure. | By ensuring the DMP supports the economic priorities of the borough while considering and protecting the social and environmental aspects of sustainability as well. |
| Reigate & Banstead Core Strategy (2014) | Lays out the overall spatial vision for the borough, along with a number of objectives and policies to achieve this vision. Covers a very wide range of areas, and is the broad vision document that the Development Management Plan aims to flesh out. | By ensuring the DMP is consistent with the principles of the Core Strategy. |
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| Reigate & Banstead Strategic Flood Risk Assessment (2012) | Identifies areas of flood risk in the borough, describes the policy approach taken towards them, and provides advice for developers. | By noting the locations of flood risk and using this information to inform site allocations in the DMP. |
| Reigate & Banstead Sustainable Energy | Aims to empower communities to achieve 80% emission reductions by 2050 through designating 'green action zones' | By considering the most effective ways to increase the share of sustainable energy in both |

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| Strategy (2009) | and encouraging action across five themes: community leadership; improved energy efficiency in the council buildings, fleets, and services; sustainable energy in homes, business and the social sector; sustainable energy in new developments; and a fund for local energy projects. | new and existing developments in the borough. |
| Reigate & Banstead Draft Conservation Area Character Appraisals (Various Dates) | Provide details of the important characteristics of various conservation areas around the borough. | By taking into account these characteristics when allocating sites, and in policies relating to heritage and conservation. |

Appendix B – Table of Key Baseline Statistics

| Social Sustainability | | | | |
|---------------------------------------|------------------|--------------------------------------|--|---|
| Indicator | Statistic | Comparators | Trend | Issues |
| Population | 144,100 (2015) | - | +2.1% from 2013, +4.1% from 2011, +6.8% from 2009 – upward trend | Growing population |
| Proportion of over 60s | 22.6% (2011) | 23.3% in SE England | +1.7% from 2001 – suggestion of upward trend | Ageing population, albeit younger than the SE England average |
| Number of dwellings | 58,830 (2015) | - | +1.5% from 2013, +2.9% from 2011, +4.4% from 2009 – upward trend | Increase in dwellings slower than population increase |
| Proportion of homeowners | 73.1% (2011) | 67.6% in SE England | -5.7% from 2001 – downward trend | Lower than average proportion of renters |
| Average house price | £458,259 (2016) | £348,999 in SE England | +10.6% from 2015, +15.4% from 2014, +25.5% from 2013 – strong upward trend | High house prices, rapidly increasing |
| Average monthly rent | £1,137 (2015-16) | £1,347 in Surrey; £959 in SE England | +12.2% from 2013, +23.6% from 2011 – fast upward trend | High rents, rapidly increasing |
| Proportion of underoccupied houses | 76.7% (2011) | 74.8% in SE England | -3% from 2001 – downward trend | High proportion of underused rooms |
| Proportion of overcrowded houses | 6.6% (2011) | 7.5% in SE England | +1.1% from 2001 – upward trend | Low amount of overcrowding |
| Number of people accepted as homeless | 104 (2016) | - | -25% from 2015, +0% from 2014, +52.9% from 2013 – fluctuating trend | Reasonably high levels of homelessness |
| Life expectancy at | 81.2 years men, | 80.5 years men, 84 years | +1.3 years men, +1 year women from | Population living longer |

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| birth | 84.4 years women (2014) | women in SE England | 2009; +3.3 years men, +3 years women from 2004 – upward trend | |
| Healthy life expectancy | 68.3 years men, 69.7 years women (2013) | 64.2 years men, 66.1 years women in UK (2011) | - | Large gap between life expectancy and healthy life; but population have longer healthy lives than the country as a whole |
| Adults with excess weight | 63.8% (2015) | 63.3% in SE England | +0.5% from 2014 – slight upward trend | Well over half of adult population is overweight |
| Proportion of physically active adults | 55.7% (2015) | 60.2% in SE England | -7.6% from 2014, -10.2% from 2013, -2.2% from 2012 – no clear trend | Low proportion of active adults, with a sharp reduction in previous two years |
| Obese children at age 11 | 13.8% (2015) | 16.4% in SE England | -0.7% from 2013, -1.7% from 2011, -1.5% from 2009 – general downward trend | Low level of obese children, with gradual reduction |
| Disability Living Allowance claimants | 3,890 (2016) | - | -8.4% from 2015, -10.4% from 2014 – downward trend | Around 2.5% of the population is affected by disability |
| Proportion of people commuting via car | 62.2% (2011) | 65.5% in SE England | -2.1% from 2001 – downward trend | Slightly lower than average car use |
| Households with no vehicle | 13.8% (2011) | 18.6% in SE England | -1.1% from 2001 – suggestion of slow downward trend | Higher than average car ownership suggests high level of car dependency |
| Crime rate | 13.98 per 1,000 people per quarter (2016) | 12.94 per 1,000 people per quarter in Surrey | +0.77 from 2015, +3.06 from 2014, +2.27 from 2013 – general upward trend | High levels of crime for the region, and rising |
| Proportion of children living in poverty | 9.26% (15.15% adjusted for housing costs) (2016) | 10% after housing costs in Wokingham (lowest); 49% after housing costs in Tower Hamlets (highest) | -0.28% unadjusted, -0.26% adjusted from 2014 – suggestion of slight downward trend | Relatively low levels of child poverty |
| Proportion of | 7.2% (2014) | 7.3% in Surrey, 8.3% in | +0.2% from 2013, +0.3% from 2012, - | Relatively low level of |

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| households in fuel poverty | | SE England | 0.6% from 2011 – trend unclear | fuel poverty |
| Overall IMD rank | 290 (2015) | Waverley, 323 (highest ranking in Surrey), Spelthorne, 236 (lowest ranking in Surrey) | -6 places from 2010 – slight downward trend, but figures are not easily comparable | Relatively not deprived, but one of the more deprived areas in Surrey |
| Ranking for individual IMD indicators | -Income: 282 -Employment: 288 -Education: 269 -Health: 290 -Crime: 177 -Barriers to Housing and Services: 145 -Living Environment: 274 -Income, children: 262 -Income, older people: 301 (2015) | - Income : Mole Valley, 321; Spelthorne, 239 - Employment : Elmbridge, 320; Spelthorne, 261 - Education : Elmbridge, 314; Spelthorne, 142 - Health : Elmbridge, 317; Spelthorne, 246 - Crime : Waverley, 301; Tandridge, 114 - Barriers to Housing and Services : Elmbridge, 280; Runnymede, 66 - Living Environment : Surrey Heath, 319; Spelthorne, 164 - Income, children : Waverley, 321; Spelthorne, 189 - Income, older people : Surrey Heath, 322; Runnymede, 266 | Income +52 from 2010; Employment +61 from 2010 – suggests upward trend, but figures are not easily comparable | Problems with deprivation in domains of crime and barriers to housing and services; relatively deprived compared to some areas of Surrey |
| IMD ranks in Surrey by ward | -Nork 178 -Tadworth and Walton 173 -Reigate Hill 154 -Meadvale and St Johns 129 -Kingswood with Burgh Heath 126 -Reigate Central 111 -Banstead Village 101 | - | - | Clustering of deprivation in particular wards with lower scores |

| | -Horley East 95 -Tattenhams 84 -Chipstead, Hooley and Woodmansterne 82 -Redhill East 78 -Salfords and Sidlow 67 -Earlswood and Whitebushes 59 -Horley West 37 -Redhill West 36 -South Park and Woodhatch 33 -Horley Central 19 -Merstham 10 -Preston 6 | | | |
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| Economic Sustainability | | | | |
| Indicator | Statistic | Comparator | Trend | Issues |
| Proportion of unemployed people | 3% (2016) | 3% in Surrey, 4.2% in SE England | -1% from 2014, -1.7% from 2012, -2.6% from 2010 – downward trend | Low levels of unemployment, and decreasing |
| Average weekly wage | £629.50 (2016) | £653.90 in Surrey (2015), £582 in SE England | -5.9% from 2014, -8.8% from 2012, -3.2% from 2010 – general downward trend | Relatively high wages, but decreasing |
| Average weekly wage by gender | £678 men, £588.30 women | £634 men, £512.30 women in SE England | Men: -8% from 2014, -5.6% from 2012, +1% from 2010 Women: +15.4% from 2014, +8.3% from 2012, -0.3% from 2010 – no clear trends | Large gender gap in wages, similar to 2010 figures despite quite large fluctuations |
| Number of enterprises | 6,855 (2016) | - | +12.6% from 2014, +17.1% from 2012, +22.3% from 2010 – strong upward trend | Growing economy |
| Business survival rate after 5 years | 44.1% (2014) | 45.4% in Surrey, 43.8% in SE England | +1.1% from 2013, -6.9% from 2012 – no clear trend | Business survival is around average, but could be improved |

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| | | | | relative to the rest of Surrey |
| Proportion of knowledge-based businesses | 29.3% (2008) | 35.9% in Elmbridge (highest in Surrey), 24.9% in Spelthorne (lowest in Surrey) | No previous data available | Support required for knowledge economy to expand |
| Proportion of residents with two A-levels or equivalent | 68% (2016) | 66.1% in Surrey, 60.3% in SE England | +11.5% from 2014, +11.1% from 2012, +9.9 from 2010 – strong upward trend | Relatively high levels of educational achievement, trend suggests influx of well-educated people in recent years |
| Number of NEETs | 141 (2013) | 132 in Spelthorne (next highest in Surrey), 57 in Mole Valley (lowest in Surrey) | Figures fluctuate too widely to identify trend | High number of NEETs compared to other Surrey boroughs |
| Environmental Sustainability | | | | |
| Indicator | Statistic | Comparator | Trend | Issues |
| Electricity consumption per person per year | 4,472 kWh (2015) | 3,914 kWh in the UK | -2% from 2013, -4.5% from 2011, -5% from 2009 – steady downward trend | Electricity use reducing, but still significantly higher than average |
| Gas consumption per person per year | 16,519 kWh (2015) | 13,210 kWh in the UK | -2% from 2013, -3.8% from 2011, -10.2% from 2008 – strong downward trend | Gas use reducing, but still significantly higher than average |
| CO2 emissions per person per year | 5.8 tonnes (2014) | 6 tonnes in Surrey, 6.3 tonnes in the UK | -13% from 2012, -20.5% from 2010, -25% from 2008 – strong downward trend | CO2 emissions low and decreasing at a faster rate than energy use |
| Domestic solar installations | 1,371 (2015) | - | +44.5% from 2014 – suggests strong upward trend | Domestic solar becoming more accepted as an energy source |
| Waste recycled, re-used, or composted | 48.8% (2016) | 65.2% in Rochford (best local authority in SE England), 24.6% in Lewes (worst local authority in | -3.8% from 2015, -3.2% from 2014 – downward trend | Levels of recycling relatively high, although increasing slowly |

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| | | SE England) | | |
| Proportion of SSSI land rated 'favourable' | 52.8% (2015) | 37.5% in England | - | SSSIs in the borough are in relatively good condition |
| Proportion of land covered by SAC, SSSI, or LNR designations | 18.2% (2015) | 19.4% in England (including Ramsar sites and national parks) | - | Amount of the borough protected for biodiversity is about average |
| Proportion of land covered by ancient woodland | 3.9% (2016) | 2.3% in UK | - | Higher than average amount of ancient woodland |
| Number of flood warnings issues by the Environment Agency | 24 (2016) | - | +19 from 2015, -4 from 2014, +4 from 2013 – no clear trend | Potentially high risk of flooding in parts of the borough |
| Number of monitoring stations exceeding EU limits for average NO2 emissions | 2 of 8 (2015) | - | -4 from 2006 (6 of 8 exceeded limit) – downward trend | Nitrogen dioxide levels improving |
| Average NO2 levels across all 8 monitoring stations | 35.5 micrograms per m3 (2015) | 40 micrograms per m3 is EU limit | -10.38 micrograms from 2006 – downward trend | Nitrogen dioxide levels improving, and achieving targets |
| Number of days where average ozone levels exceed 100 micrograms per m3 | 13 (2015) | 10 days is the UK standard | +3 from 2014, -17 from 2013, -8 from 2012 – suggests general downward trend | Number of high ozone days improving, but still exceeding targets |
| Average PM10 concentrations (Volatile Correction Methodology) | 19.2 micrograms per m3 (2015) | WHO guideline is 20 micrograms per m3 | +0.5 from 2014, -0.9 from 2013, -0.2 from 2012 – levels remaining generally steady | PM10 levels are steady, and around the WHO guideline limit |

Appendix C – The 2015 Review of the East Surrey Sustainability Appraisal Objectives

In 2015, the existing 19 East Surrey Sustainability Appraisal objectives were reviewed and reduced to ensure that the core principles of the NPPF were suitably incorporated. Sustainability Appraisal is an iterative process, and the revision of the existing objectives can be considered a part of this process.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, of which there are three dimensions: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

In seeking to review objectives the top tips from the Planning Advisory Service for developing SA objectives are:

- Have a manageable number (12–20 maximum) of objectives.
- Develop criteria or questions for each objective as prompts for those undertaking the appraisal in order to 'tease out' impacts, in turn relating these to effects which can be monitored.
- Draw on existing sets of objectives (for example, from the sustainable community strategy), but make sure they reflect the key issues for the area.
- Write the objectives using plain English and keep them strategic – that is, concentrate on the ends rather than the means (for example, where an authority knows that air pollution from traffic is an issue, the strategic objective would be to promote cleaner air as opposed to promoting public transport, walking and cycling – the latter is more likely to be a plan objective).
- Balance economic, social and environmental issues across the objectives; bear in mind that many objectives are crosscutting (for example, increasing employment is an economic and social issue).
- Ensure that you understand the implications of each objective – for example, 'minimise' can have very different connotations to 'reduce'.
- Provide a brief commentary on each objective for the benefit of stakeholders, explaining the terms used and what the objective is looking to promote.
- Remember that the SEA consultation bodies may want to see discrete objectives devoted to their areas of interest.
- Think about how the objectives can be adapted to assess site allocations (e.g. by mapping them against site assessment criteria linked to GIS).
- Consider, against each objective, defining levels of significance.

Sustainability appraisal can get bogged down with trying to come up with a final “score” when testing a policy or plan issue against an SA objective and also rationalising the score and there has been criticism of appraisals on this basis. Objectors may not agree with a score (either positive or negative and whether the weighting warranted ++ or --) or didn’t understand how use was made of the decision aiding questions as some of them were apparently contradictory. This can be particularly so for the appraisal of sites in land allocations plans. To address this, the East Surrey authorities consider that SA issues should be considered in a smarter or holistic way.

For example – an objective may be to minimise the harm from flooding. However, as well as looking at this in the Local Plan context, wider impacts of flooding on a whole town centre and even further downstream outside the extent of the plan area should be considered as part of a more holistic assessment. This could be reflected in an appropriate, and perhaps overarching, decision aiding question. This approach lends itself to addressing potential “significant effects” (as per the European Directive) of impacts rather than getting bogged down with detail.

It may be that any overarching decision aiding questions would be specific to an individual Local Authority and the sustainable development issues to be addressed. Such questions will be prepared as required; however, they are not included at this time. Such questions could also be phrased to reflect what level of significant effect requiring mitigation or a “trade-off” could be potentially be a “showstopper” when considered in isolation or with regard to cumulative impacts.

This approach enables SA to be undertaken in a way which addresses the requirement to consider significant effects on the environment, economic and social factors and cumulative impacts, and addresses the requirements of the European Directive. However it needs to be understandable to the lay person and make it clear how the SA has been used to choose between alternative strategies, options, policies and sites but without becoming obsessed with detail. Both the NPPF and NPPG make it clear that assessments should be proportionate and do not need to be done in any more detail than is considered appropriate for the content and level of detail of the Plan.

The revisions to the Objectives are not fundamental. Some have been rephrased to attempt to clarify meaning or merged where previous experience shows they have similar effects and scoring (e.g. pollution impacts). Of importance are how the three themes of sustainable development have been incorporated and the decision aiding questions adjusted in order to assist the consideration significant effects / the scoring / and addressing mitigation and the consideration of “trade-offs”. It is hoped these revisions will assist the preparation of a sustainability appraisal report which can be more holistic and to make the process, and in particular the rationale for “scores” and their weighting, more transparent.

The East Surrey authorities intend to continue to undertake SA “in house” and where appropriate will continue to use their established system of peer review as part of this process. This reflects the NPPG which states SA should only focus on what is needed to assess significant effects and does not need to use more resources than is appropriate.

In developing the new set of objectives, the East Surrey authorities consulted with:

- Historic England
- Environment Agency
- Natural England
- Surrey County Council
- Mayor of London/Greater London Authority

- London Borough of Kingston
- London Borough of Sutton
- London Borough of Merton
- London Borough of Richmond
- London Borough of Croydon
- London Borough of Richmond Upon Thames