

Appendix A – Requirements of European Directive 2001/42/EC

The table below runs through the requirements of the Strategic Environmental Assessment Directive, as found in Annex I of the Directive, and indicates where each requirement is fulfilled within this report.

Directive Requirement	Section of This Report
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	<ul style="list-style-type: none"> • Introduction and Background <ul style="list-style-type: none"> ○ The Development Management Plan
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	<ul style="list-style-type: none"> • Summary of Scoping Report <ul style="list-style-type: none"> ○ Baseline Information • Appendix C
The environmental characteristics of areas likely to be significantly affected	<ul style="list-style-type: none"> • Summary of Scoping Report <ul style="list-style-type: none"> ○ Baseline Information • Appendix C
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	<ul style="list-style-type: none"> • Summary of Scoping Report <ul style="list-style-type: none"> ○ Baseline Information ○ Key Sustainability Issues and problems
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	<ul style="list-style-type: none"> • Summary of Scoping Report <ul style="list-style-type: none"> ○ Relevant Plans, Policies, Programmes, and Sustainability Objectives • Appendix B
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors – these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects	<ul style="list-style-type: none"> • Sustainability Appraisal Assessments • Secondary, Cumulative, and Synergistic Effects • Appendices F to N
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	<ul style="list-style-type: none"> • Sustainability Appraisal Assessments • Secondary, Cumulative, and Synergistic Effects • Appendices F to N
An outline of the reasons for selecting the alternatives dealt with, and a description of	<ul style="list-style-type: none"> • Sustainability Appraisal Methodology

<p>how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information</p>	
<p>A description of the measures envisaged concerning monitoring in accordance with Article 10</p>	<ul style="list-style-type: none"> • Monitoring
<p>A non-technical summary of the information provided under the above headings</p>	<ul style="list-style-type: none"> • Non-Technical Summary

Appendix B – Relevant Plans, Policies, Programmes, and Sustainability Objectives

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, and to making human settlements safer, healthier, and more liveable, equitable, sustainable, and productive.	By fulfilling our commitments to affordable 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 energy performance requirements in the interim.	By setting requirements for energy efficiency in new developments.
Industrial Emissions Directive (2010)	Requires industrial emissions to be reduced on an installation-by-installation basis, taking an integrated	By setting requirements for the use of low emission technology and minimum energy

	approach that covers the environmental performance of the whole plant, but allowing for flexible means to reach targets.	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 at risk from this flooding, and to take adequate measures to reduce the risk.	By examining the risks of flooding in the borough and applying the sequential test to direct development away from areas of risk.
EU Sustainable	Emphasises the ‘three pillars’ model of sustainable	By considering the principles of sustainable policy

Development Strategy (2001/2006 – review 2009)	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.	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 regional identity.	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.
Habitats Directive (1992)	Establishes a network of Special Areas of Conservation (SACs) to protect around 900 threatened species and sub-	By providing strong protection for the borough’s only SAC, the Mole Gap to Reigate Escarpment,

	species.	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.
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 forms of discrimination against them which are not permitted.	By ensuring that all policies are non-discriminatory against any of the protected characteristics.
Flood and Water	Gives local authorities responsibility for managing flood risk	By ensuring development is, where possible,

Management Act (2010)	in their area.	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 implements European standards for upper limits of particular pollutants. For local authorities, the strategy emphasises the use of Air Quality Management Areas.	By continuing to monitor levels of air pollution in the borough, encouraging sustainable transport 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/Sub-regional/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.
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.
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	By ensuring that the design of places and communities promotes wellbeing, both emotionally and physically.

	wellbeing and mental health; improving older adults' health and wellbeing; and safeguarding the population.	
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, where it is still applicable.
Local Level		
Reigate & Banstead Five	Explains the priorities for Reigate and Banstead until 2020:	By developing policies to deliver affordable and

Year Plan (2015)	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.	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.
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 Strategy (2009)	Aims to empower communities to achieve 80% emission reductions by 2050 through designating 'green action zones' 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.	By considering the most effective ways to increase the share of sustainable energy in both new and existing developments in the borough.
Reigate & Banstead Draft Conservation Area	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

Character Appraisals (Various Dates)		and conservation.
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Appendix C – 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 birth	81.2 years men, 84.4 years women (2014)	80.5 years men, 84 years women in SE England	+1.3 years men, +1 year women from 2009; +3.3 years men, +3 years women from 2004 – upward trend	Population living longer
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 households in fuel poverty	7.2% (2014)	7.3% in Surrey, 8.3% in SE England	+0.2% from 2013, +0.3% from 2012, -0.6% from 2011 – trend unclear	Relatively low level of fuel poverty
Overall IMD rank	290 (2015)	Waverley, 323 (highest ranking in Surrey), Spelthorne, 236 (lowest)	-6 places from 2010 – slight downward trend, but figures are not easily comparable	Relatively not deprived, but one of the more deprived areas in

		ranking in Surrey)		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 -Horley East 95 -Tattenhams 84 -Chipstead, Hooley and Woodmansterne 82 -Redhill East 78	-	-	Clustering of deprivation in particular wards with lower scores

	-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			
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 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 SE England)	-3.8% from 2015, -3.2% from 2014 – downward trend	Levels of recycling relatively high, although increasing slowly
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,	18.2% (2015)	19.4% in England (including Ramsar sites	-	Amount of the borough protected for

or LNR designations		and national parks)		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 D – Framework Objectives and Guiding Questions

Number	Objective	Guiding Questions – Will The Option:
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	<ul style="list-style-type: none"> • 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?
2	To facilitate the improved health and wellbeing of the whole population	<ul style="list-style-type: none"> • 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?
3	To conserve and enhance archaeological, historic, and cultural assets and their setting	<ul style="list-style-type: none"> • 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?

		<ul style="list-style-type: none"> • Promote sensitive re-use of important buildings where appropriate?
4	To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities	<ul style="list-style-type: none"> • 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)?
5	To make the best use of previously developed land and existing buildings	<ul style="list-style-type: none"> • 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?
6	To support economic growth which is inclusive, innovative, and sustainable	<ul style="list-style-type: none"> • 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?
7	To provide for employment opportunities to meet the needs of the local economy	<ul style="list-style-type: none"> • 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?
8	To reduce greenhouse gas emissions and move to a low carbon economy	<ul style="list-style-type: none"> • Reduce emissions?

		<ul style="list-style-type: none"> • Reduce the need for energy use? • Support decentralised energy generation? • Facilitate the generation/use of renewable energy?
9	To use natural resources prudently	<ul style="list-style-type: none"> • 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?
10	To adapt to the changing climate	<ul style="list-style-type: none"> • 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?
11	To reduce flood risk	<ul style="list-style-type: none"> • 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?
12	To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	<ul style="list-style-type: none"> • 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?
13	To reduce land contamination and safeguard soil	<ul style="list-style-type: none"> • Reduce the risk of land contamination and protect good quality soil?

	quality and quantity	<ul style="list-style-type: none"> • 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)?
14	To ensure air quality continues to improve and noise and light pollution are reduced	<ul style="list-style-type: none"> • 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?
15	To protect and enhance landscape character	<ul style="list-style-type: none"> • 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?
16	To conserve and enhance biodiversity	<ul style="list-style-type: none"> • 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?

Appendix E – Summary of Responses to Scoping Report Consultation

Organisation	Comment	Changes to Scoping Report
Environment Agency	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 .	This information has been added.
	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 .	Noted, but no change to the Scoping Report necessary.
	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	This site has been used as the basis for environmental statistics where relevant.
	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.	Noted, but no change to the Scoping Report necessary.
	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.	Noted, but no change to the Scoping Report necessary.

	<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>
	<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>
<p>Historic England</p>	<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:</p> <ul style="list-style-type: none"> 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>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>
Natural England	<p>The baseline data should also consider the presence of protected or priority species, including Annex I and regularly occurring migratory birds.</p>	<p>Discussion of other Natura 2000 sites and the presence of protected species within them has been added.</p>
	<p>The baseline data should take into consideration the Surrey Hills AONB and reference the most up-to-date AONB Management Plan.</p>	<p>It is unclear where this would be mentioned in the baseline, considering it is already referred to in the previous section of the report.</p>
	<p>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.</p>	<p>Information of this kind has already been included in the plan, and it is unclear what additional information this comment requests.</p>

	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)'. 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.	This change has been implemented. 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.

Surrey County Council	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.	Added to Appendix A
	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).	Added to Appendix A
	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?'	This change has been implemented.
	Para 3.50 - change the school place numbers to 1765 (reception) and 1323 (secondary).	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>	<p>After explaining the source to SCC, no further response was received. Consequently, these numbers have been retained in the updated report.</p>
	<p>PPPs could include 1857 Burial Act.</p>	<p>It was felt that researching and including legislation from over 150 years ago would not be proportionate.</p>
	<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>	<p>These figures have been updated in consultation with the conservation officer.</p>
	<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>	<p>This information has been added.</p>