

| BAS A | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Housing affordability is a major issue in the borough – census data shows household sizes are remaining large indicating a strong family market. There are homelessness issues. There is a shortfall of Gypsy, Travellers and Travelling Showmen pitches/plots in the borough. | 0 | No area-specific issues | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The borough is in relatively good health, although the age profile shows an ageing population. Life expectancy is 7.4 years lower in the most deprived areas than in the least deprived areas. There is a shortage of school places. | + | The area is located on and within accessible countryside of medium amenity value, particularly the southern part. The area contains two small recreation areas. GP services are within walking distance. The majority of the area is within walking distance of a primary school with secondary school access a short bus ride away. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. |
| 3. To reduce poverty, crime and social exclusion | Although the borough is relatively affluent, there are pockets of deprivation. It is in these areas that school results are lower than the borough average. The rate of violent crime in the borough is higher than average. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | There are areas identified through the SFRA where flooding is an issue. | ++ | No flood areas. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | This is a particular issue for the elderly population, and for areas identified as relatively deprived; people who cannot travel far. | + | Although there is no local train station, there are regular bus services in the north area and out to Epsom, Sutton and Croydon. The majority of the search area is within walking distance | Core Strategy policies seeks to improve accessibility to services and facilities. |

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| | | | of Banstead Village town centre and its facilities and services or a short bus journey. GP access is available from across the site. The majority of the search area is within walking distance of a primary school with secondary school access a short bus ride away. It has good access to the A217. | |
| 6. To make the best use of previously developed land and existing buildings | There are regeneration areas identified in the CS and corporate plan. | - | Sporadic development, mostly residential. | Large-scale development may not be possible. Consider infill development, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land contamination information shows a number of contaminated sites across the borough. Development can be used to rectify contaminated land issues. | ++ | No issues. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 8. To ensure air quality continues to improve | There are a number of AQMAs designated across the borough. | + | Potential localised issue from the A2022 but no impact on the AQMA. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | Noise issues are concentrated near the major roads and under the Noise Preferential Route (concerning aircraft noise from Gatwick) | + | Potential localised issue from the A2022 | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues in the borough. | + | No issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of "serious" water stress ¹ . In addition, the Environment Agency's assessment ² of | 0 | Accounting for water stress issues in Preston. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development |

¹ Environment Agency (2007) Areas of water stress: final classification

² As shown in the Catchment Abstraction Management Strategy's (2006)

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| | water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | There are several designated areas of biodiversity interest and conservation within the borough. | 0 | There is higher sensitivity in the north area of the site with a potential SNCI and areas of AW. It also provides wildlife connectivity between settlements. A small area of the south-east falls within the North Downs BOA. | To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | There are a number of landscape designations and historic and cultural assets in the borough. | - | The north of the site is assessed by the LTCA as having medium sensitivity to change and the south area high sensitivity. The South has medium heritage sensitivity with a conservation area and HPG. | May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | There are a number of areas in the borough where highway congestion is a real issue. Peak hour traffic flow has been cited as impacting on residents’ quality of life. | + | Although there is no local train station, there are regular bus services in the north area and out to Epsom, Sutton and Croydon. The majority of the site is within walking distance of Banstead Village town centre and its facilities and services or a short bus journey. It has good access to the A217. | Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | There are issues around urban heat island effect in urban areas and increased storm occurrence across the borough (flooding covered in objective 4). | + | No flood zone and significant amount of green space around site. | None required. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |

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| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the borough; however there are higher levels of unemployment in certain areas. | 0 | No area-specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. Redhill in particular is underperforming as a key commercial destination. | 0 | Close to Banstead town centre which offers a mixture of employment opportunities. It is likely that many residents would commute out of borough to the larger towns of Epsom, Sutton and Croydon. | The Council is preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

This search area is fairly accessible, with positive scoring for reducing the need to travel and travel options. Land contamination, noise, light, air quality, climate change and flooding all score positively. There are negative impacts concerning landscape and heritage although these have not been scored as significant. On balance this broad area of search should be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS B | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Borough wide issue | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. There is an area of formal recreation space in the north of the area of search as well as a golf course to in the southern reaches. | + | Although GP services are a bus or car journey away, primary schools, local centre and station are within walking distance. The western side has good access to the countryside and the north has recreation space with a golf course to the south. The majority of the site falls within walking distance of a secondary school outside of the borough. Leisure facilities in Croydon are accessible from the area. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12 th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The north of the borough is not at risk from fluvial flooding, but may be at risk from surface water or sewer flooding. | + | No flood zones. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| ¹ IMD 2010 | | | | |

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| 5. To improve accessibility to all services and facilities | Main services and facilities in Banstead. See accessibility maps for distances. | ++ | Most of the area has access to a rail station. There is a frequent bus service to Croydon, Banstead and Epsom. There is good accessibility to a local centre and other services and facilities found in Banstead and the surrounding area. | Seek to maintain the accessibility and public transport service levels. |
| 6. To make the best use of previously developed land and existing buildings | Limited amounts of PDL in the search area. | - | Sporadic residential development. | Large-scale development may not be possible. Consider infill development, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land contamination information shows no areas of contamination within the BAS. Soil quality – some grade 3. | ++ | No issues. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. | + | Very minor concern that a small area close to the rail line may have issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – may be localised adjacent to train line. | + | Very minor concern that a small area close to the rail line may have issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No issues. | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress ² . In addition, the Environment Agency’s assessment ³ of water availability and the impacts of | 0 | Accounting for water stress issues in Preston. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The large How Hills SNCI covers the southern part of the search area, corresponding with the golf course. Two potential SNCIs overlap with the areas of AW in the eastern part of the search area. The west of the search area falls within the North Downs (ND05) BOA. | - | The south and west have higher sensitivity due to How Hills SNCI, Banstead Woods SSSI, the North Downs BOA and AW. The north and eastern areas of the site remain free from designations. | To be addressed at the design stage if the area/site is allocated for development. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | Southernmost parts of the broad area cover and adjoin the Area of Great Landscape Value deemed to have identical characteristics to the AONB. The eastern part of the search area falls within the recommended evaluation area for the AONB review. Several large areas of high archaeological potential in the north of the search area. Soloms Court HPG lies on the south-west edge of the search area – setting may be a consideration. | -- | The majority of the site is designated medium landscape value by the LTCA. The southern part of the site is deemed to have high sensitivity due to the views. This site also serves as a strategic settlement separator from Coudsdon. | Maintain for landscape value and strategic settlement separator. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | Overall, the search area has reasonable accessibility to some of the key services, either walking or potentially by public transport. Limited accessibility to a rail station in the northern part of the search area and secondary school provision is a concern. Whilst bus services are limited in number, the route does provide regular access to | + | Most of the area has access to a rail station. There is a frequent bus service to Croydon, Banstead and Epsom. There is good accessibility to a local centre and other services and facilities found in Banstead and the surrounding area. | Maintain existing levels of accessibility and public transport service levels. Core Strategy policies seeks to improve accessibility to services and facilities. |

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| | Banstead TC and Croydon. | | | |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood zones and significant amounts of green space. | None required. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No area specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | 0 | Close to Banstead town centre which offers a mixture of employment opportunities. It is likely that many residents would commute out of borough to the larger towns of Epsom, Sutton and Croydon. | The Council is preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No area specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| Conclusions | | | | |
| The scoring for this area of search is mainly neutral and positive, with a significant positive for flooding by virtue of the lack of flood risk. There is significant negative scoring for landscape because of the views associated with the area. This negative scoring removes this area as a possibility as an urban extension due to the scale of development | | | | |

and it's potential impacts, however certain areas may be suitable for small scale development. The appraisal recommends that this broad area of search should **not** be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS C | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Borough wide issue | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. There is a golf course in the northern part of the search area | -- | Limited access to the countryside of which the western side has a medium degree of amenity value. A golf course provides recreation space to a limited population. The southern part of the site has a 20 minute access to a GP, but the remainder relies on car access due to limited bus services. All school access is outside of walking distance. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12 th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The north of the borough is not at risk from fluvial flooding, but may be at risk from surface water or sewer flooding. | ++ | No flood zones with an area to the west at risk of surface water flooding because it is located in a valley. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to services and facilities | Main services and facilities in Banstead. See accessibility maps for distances. | -- | The existing bus service is poor and would need improvement. Transport | Seek to improve on levels of accessibility and public transport |

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| | | | corridors are out of easy reach. | service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Limited amounts of PDL in the search area. | - | Sporadic PDL. | Comprehensive large-scale development may not be possible. Consider infill development, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land contamination information shows no areas of contamination within the BAS. Soil quality – some grade 3. | ++ | No issues. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. | + | No issues except for the possibility of problems from rail line. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – may be localised adjacent to train line. | + | No issues except for the possibility of problems from rail line. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No issues. | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough experiences water shortages in times of drought. Reigate & Banstead falls in an area of “serious” water stress ² . In addition, the Environment Agency’s assessment ³ of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This | 0 | Accounting for water stress issues in Preston. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | means there's limited environmental capacity to support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The western part of the search area is covered by SNCI designation. There are isolated areas of Ancient Woodland in the eastern and southern reaches of the search area and the site adjoins the AW at Banstead Woods. The west of the search area falls within the North Downs (ND05) BOA. | - | The east and west has areas of AW, the western part is covered by an SNCI and west of the search area falls within the North Downs BOA. Overall the site has high sensitivity in terms of biodiversity and nature conservation. | May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | The search area is in an Area of Great Landscape Value deemed to have identical characteristics to the AONB. The southernmost parts of the search area are close to the boundary of the AONB. The search area falls within the recommended evaluation area for the AONB review. The area is likely to have a higher degree of sensitivity in heritage terms with the setting of a large conservation area (and adjoining conservation area) and numerous listed buildings a major consideration. The remainder of the search area is less sensitive with the exception of isolated listed buildings. Sensitivity is likely to be lower on the fringes of the search area. | -- | The LTCA concludes this site has high to medium sensitivity due to the AGLV and is close to an AONB. It acts as a settlement separator and the Chipstead Valley area is important in maintaining long range views. It also has a high degree of sensitivity in terms of heritage; character; and setting of two conservation areas and numerous listed buildings. | Maintain for landscape value and strategic settlement separator. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has poor accessibility, falling outside of walking catchments to the vast majority of the services and facilities set out above. Whilst the search area does fall within a driving distance to a few of the services, it is not well served | -- | The existing bus service is poor and would need improvement. Transport corridors are out of easy reach. | Seek to improve the existing levels of accessibility and public transport service levels. Core Strategy policies seeks to improve accessibility to services and facilities. |

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| | by public transport and thus reliance on private car transport is likely to be high. The search area is also not well located in relation to a major transport corridor. Given these internal accessibility issues, development in this search area may look towards adjoining districts in the east for access to services. | | | |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood zones and ample green space. | None required. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No area-specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | 0 | It is likely that many residents would commute out of borough to Croydon. | The Council is preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

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| renewable sources and decentralised generation systems | the UK. | | | |
| <p style="text-align: center;">Conclusions</p> <p>There are a number of significantly negative scores for this option; these are for health and well being, accessibility, landscape, heritage, the need to travel and travel options. There are positive scores, the most significant being for land contamination and flooding; however the quantity of significant negatives for this area of search by far outweighs the positives. The appraisal recommends that this broad area of search should <u>not</u> be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS D | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. There is a golf course in the northern part of the search area. | -- | Accessibility to countryside is adequate. There are two golf courses offering access to a limited proportion of the population. Access to the local leisure centre is poor relying in cars. Access to GP surgery is poor relying on access to a car. Poor access to primary and secondary schools with reliance car journeys. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12 th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The north of the borough is not at risk from fluvial flooding, but may be at risk from surface water or sewer flooding. | ++ | No flood zones. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| ¹ IMD 2010 | | | | |

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| 5. To improve accessibility to all services and facilities | Main services and facilities in Banstead. See accessibility maps for distances. | -- | Access to the local leisure centre is poor relying in cars. Access to GP surgery is poor relying on access to a car. Poor access to primary and secondary schools with reliance car journeys. Train station is too far, relies on the car. Local centre is beyond walking distance. | Seek to improve on levels of accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | NA | - | Has little PDL. | Comprehensive large-scale development will not be possible. Consider infill development, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land contamination information shows 1 or 2 minor chalk pits, the rest of the area is clear. Soil quality – some grade 3. | + | No significant issues. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues. | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of | 0 | Accounting for water stress issues in Preston. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on |

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| | <p>“serious” water stress². In addition, the Environment Agency’s assessment³ of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development.</p> | | | such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | <p>The north-east parts of the search area are close to the Banstead Woods SSSI as well as the Chipstead Downs SSSI. There are numerous areas of Ancient Woodland scattered throughout the search area and adjoining it. The search area adjoins the Walton Heath SNCI in the west and the Chiphouse Wood SNCI in the north. A small part in the north east of the search area falls within the North Downs (ND05) BOA.</p> | 0 | <p>Close to two SSSIs in the north east parts and is adjacent to a Surrey BOA on the north east side. Is close to a SNCI in the north part of the area.</p> | <p>May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage.</p> |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | <p>The majority of the search area is within an Area of Great Landscape Value deemed to have identical characteristics to the AONB. However, there are limited areas in the south of the search area which are not covered by this designation. The search area is relatively close to the boundary of the AONB. The search area falls within the recommended evaluation area for the</p> | -- | <p>The LTCA notes the whole area has a landscape with high sensitivity to change. Most of the area is located in the AGLV.</p> | <p>Maintain for landscape value and strategic settlement separator.</p> |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | AONB review. Generally, the search area has more limited sensitivity with regards to heritage. There are few features of heritage importance within the search area; however, the setting of some nearby features may bring about some more localised sensitivity. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has poor accessibility, falling outside of walking catchments to the vast majority of the services and facilities set out above. Whilst the search area does fall within a driving distance to a few of the services, it is not well served by public transport and thus reliance on private car transport is likely to be high. The search area is also not well located in relation to a major transport corridor. Given these internal accessibility issues, development in this search area may look towards adjoining districts in the east for access to services. | -- | Access to the local leisure centre is poor relying in cars. Access to GP surgery is poor relying on access to a car. Poor access to primary and secondary schools with reliance car journeys. Train station is too far, relies on the car. Local centre is beyond walking distance. The topography of the landscape does not lend itself to cycling and also means access to the south of the borough is v. limited by bike. | Seek to improve the existing levels of accessibility and public transport service levels. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood zones. | None required. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No area-specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, | There are a lower number of entrepreneurs in the borough that the | -- | There are no employment areas within walking distance or easily accessible | The Council is preparing an economic strategy that will provide guidance to |

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| innovative and sustainable | rest of Surrey. Economic downturn. | | with public transport. | support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities or barriers. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>This BAS has scored negatively with regards to landscape, accessibility, health and wellbeing, travel options and economic growth. To a lesser extent, but still a negative scoring, are impacts on previously developed land. Positive scoring for this search area has come from the lack of flood risk in the area. Overall the significant impacts that have led to the negative scoring for this search area by far outweigh the positive impacts (there are other alternative areas also free from flood risk). This broad area of search should <u>not</u> be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS E | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Borough wide issue | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. Kingswood recreation ground is within the search area. | - | GP surgery is a long way requiring a car, very limited bus service in terms of frequency and destination, no rail links, primary school close but has capacity issues, secondary school a bus ride away. Local centre cannot support an increased population without improvement. There is a recreation space & access to countryside but access to a leisure centre is a car journey away. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12 th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The north of the borough is not at risk from fluvial flooding, but may be at risk from surface water or sewer flooding. | ++ | No risk of flooding. | None required. However, Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| ¹ IMD 2010 | | | | |

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| 5. To improve accessibility to all services and facilities | Main services and facilities in Banstead. See accessibility maps for distances. | - | Very limited bus service in terms of frequency and destination, no rail links, primary school close but has capacity issues, secondary school a bus ride away. Local centre cannot support an increased population without improvement. There is a recreation space & access to countryside but access to a leisure centre is a car journey away. | Seek to improve on levels of accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Generally sporadic PDL | 0 | Has sporadic development to the north and along the A217. | Comprehensive large-scale development may not be possible toward the north. Consider infill development toward the north, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Western side of the area is former household waste landfill (development would require gas protection measures and possible issues with settlement as material biodegrades), the rest of the area is clear. Soil quality – some grade 3. | - | Western side has an old landfill site requiring protection / remediation measures. | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues. | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate | 0 | Accounting for water stress issues in Preston. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning |

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| an adequate supply of water | and Banstead falls within an area of “serious” water stress ² . In addition, the Environment Agency’s assessment ³ of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | The southernmost part of the search area begins to encroach upon the 800m SAC buffer zone – recreation pressure is possible. There are several isolated areas of Ancient Woodland in the east/north of the search area. The search area abuts the Walton Heath SNCI. | + | Limited impact on local biodiversity. Subject to protection or re-provision of recreation ground and limiting impact on adjacent SNCI. | Seek to protect or reprovide recreation ground and limit the impact on the SNCI. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | The eastern side of the search area is within an Area of Great Landscape value judged to have identical characteristics to the AONB. There is an area of land in the west of the search area which is not subject to this designation. The search area adjoins the AONB to the south. The search area falls within the recommended evaluation area for the AONB review. Generally, the search area has limited sensitivity with regards to heritage. There are few features of heritage importance within or adjoining | 0/- | The eastern side is sensitive to change having been given a local AGLV designation and has the potential to impact on the setting of the adjacent AONB; however the west is less sensitive to change. | Maintain eastern side for landscape value. May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | the search area. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has poor accessibility, falling outside of walking catchments to the vast majority of the services and facilities set out above. Whilst the search area does fall within a driving distance to a few of the services, it is not well served by public transport and thus reliance on private car transport is likely to be high. The search area is also not well located in relation to a major transport corridor. Given these internal accessibility issues, development in this search area may look towards adjoining districts in the east for access to services. | -- | Very limited bus service in terms of frequency and destination, no rail links, primary school close but has capacity issues, secondary school a bus ride away. Local centre cannot support an increased population without improvement. A new population would rely on private car use. | Seek to improve the existing levels of accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flooding issues and lots of green space. | None required. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No significant issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | Poor transport links make it more difficult for the local population to access the Borough's employment areas or even localised businesses located in the Green Belt in this area (Pfizer, Legal & General, and Toyota). | Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities. The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging |

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| | | | | Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No significant issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>There are negative scores for a number of sustainability objectives such as health and wellbeing, accessibility, land contamination, and economic growth. Landscape character scored a partly negative score as the area is split into distinct character types with the east being more sensitive to change. The search area scores a significant negative score for reducing the need to travel and travel options. The area scored positively against a number of environmental issues such as noise, light, air quality, climate change and biodiversity. The area scores significantly positive in terms of flood risk. In conclusion, parts of the search area may lend themselves to small scale development, but the inaccessibility and lack of transport options in this search area make this location unsustainable for designating as an urban extension. The appraisal recommends that this broad area of search should <u>not</u> be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS F | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | This is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The search area has some amenity value as accessible countryside and the southern part has a high degree of value as formal sport and recreation space. | - | Accessibility could be improved. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | No significant issues in this area. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area, particularly the southern section, is of high sensitivity with regards to flood risk. | - | Much, but not all, of the search area is at risk from flooding and should be avoided for development. | Avoid areas at risk of flooding and/or investigate necessary mitigation measures that would be necessary to facilitate development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable – however, the eastern part of search area is generally of lower accessibility. Access to school provision is lower. See accessibility maps for distances. | + | There is reasonable accessibility from the majority of the search area. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |

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| 6. To make the best use of previously developed land and existing buildings | Ribbon of residential PDL along the A25 and Flanchford Rd in the north of the search area. No instances of PDL in the south – predominantly open fields | + | Although there is a reasonable cluster of PDL, the majority of the search area is undeveloped. | Large portion of site is undeveloped and will; therefore require careful consideration of landscape and biodiversity. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Unlicensed landfill | 0 | The majority of the search area is unaffected by contaminated land. | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | There are no significant air quality issues. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | There are no significant noise issues. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | 0 | There is no greater an issue for this area than for others. Consultation with water companies at the outset will enable provision of sewerage infrastructure to serve new development. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | The southern part of the search area generally has a high degree of biodiversity sensitivity, particularly owing to proximity | -- | The search area is sensitive in terms of biodiversity, some parts of the area less than others, but overall there are | Seek to protect biodiversity. May require the need for further impact studies to inform development |

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| | to Reigate Heath SSSI and Priory Park. Given the proximity to SAC buffer zone, the northern part of the search area has a degree of sensitivity but less so than the southern part. | | a number of concerns across the search area. | potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area falls partly within the AGLV. Given the topographical prominence of parts of the search area, long range landscape views are possible into and from the search area. The LTCA identifies the search area as having a mature and integrated landscape which has a high sensitivity to change and there is no evidence to deviate from this conclusion. Given the significant number of heritage assets within and adjoining, the majority of the search area has a high degree of heritage sensitivity, particularly in relation to the setting of Reigate. The northern part of the search area in particular being covered by the Colley Lane CA is unlikely to be suitable for large scale development/change. | -- | The search area is highly sensitive to change both in terms of landscape character and heritage. | Maintain landscape character and heritage value. May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has a high degree of accessibility, particularly benefitting from proximity to services and facilities in and around Reigate TC. However, access to secondary school provision is a slight concern. The search area is not well served by bus routes, only falling within the catchment of an hourly east-west bus service from Redhill to Guildford. This has some implications for overall accessibility. | + | The area is reasonably accessible in comparison with other areas of search. School places are an issue and are being addressed through work carried out by SCC. This will need to be monitored should development be directed here. | Seek to improve the existing levels of accessibility and public transport service levels. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the | The search area has a degree of sensitivity with regards to flood risk. | - | Areas at risk of flooding may be worsened through the impacts of | To be addressed at the design stage if the area/site is allocated for |

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| changing climate | | | climate change. | development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | No area-specific issues | 0 | Borough wide issue – the impact on this objective would be the same regardless of which search area is selected. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | + | This location is good for access to Reigate Town Centre and employment destinations beyond. | Maintain good access and linkages to employment opportunities. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities. The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No significant issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

This broad area of search has been scored negatively over several SA objectives. Landscape and heritage are significant concerns picked up through the SA, in addition to some concerns regarding biodiversity and flooding. The area has good amenity and recreation value and would impact negatively on the health and well being of the population should this be lost. In comparison to other search areas accessibility is good, although there are areas where accessibility is better (proximity to train station, better bus services). Due to the high level of negative scoring, the SA/SEA is recommending that this broad area of search is **not** short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS G | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | Borough wide issue. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The search area has broadly limited amenity value both in respect of formal recreation space and accessible countryside. | 0 | The countryside is not accessible; playing fields are not accessible to public. The area is not close to leisure centre. GP is close. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | No significant issues associated with search area. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is generally of low sensitivity with regards to flood risk with some areas of localised higher sensitivity which should be avoided. | + | The majority is zone 1, an area in the south is zone 2/3 | Avoid areas at risk of flooding and/or investigate necessary mitigation measures that would be necessary to facilitate development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | The search area has a reasonable degree of accessibility to a number of the local services; however, walkability to a town centre and rail station is low. | + | Reasonable access – walking distance to local centre, schools etc but town centre and train station is further away. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |

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| 6. To make the best use of previously developed land and existing buildings | Localised parcels of PDL in various community uses including a school, community centre and also a garden centre. There is sporadic agricultural development in the north of search area. In the south of the area there is a semi-derelict former nursery. | 0 | Some PDL to the east, nothing significant | Consider potential development toward the east on PDL land. May take the form of small scale development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | The northern part of the search area is likely to be Grade 3 whilst the southern half is likely to be Grade 4. There is no contaminated land. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | Search area largely unaffected by air pollution concerns. Possible localised issue where the search area adjoins the A217 to the east. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | Search area largely unaffected by noise pollution concerns. Possible localised issue where the search area adjoins the A217 to the east. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | No area-specific issues. | + | No significant issues | None required. However, consider further and/or seek to address at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability and the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new | + | The area is not in a main watercourse so impacts should be minimal | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |

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| | development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation designations and has broadly low sensitivity in this regard. However, there is considered to be a greater degree of sensitivity in the north of the search area around the BOA which covers Reigate Priory Park and localised sensitivity around features such as AW/SNCI. | + | There are some areas e.g. close to Priory Park, but mostly not significant. | To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | A limited part of the north of the search area falls within the AGLV and is of generally more varied and interesting landscape character. For this reason, the northern part of the search area is likely to be of higher landscape sensitivity, consistent with the LTCA conclusions. The southern part of the search area is free from designations and the landscape is generally flat and non-prominent, although giving rise to long range views. The southern part of the search area has a degree of landscape sensitivity and there is no evidence to deviate from the LTCA conclusions. Given the limited features and assets in and around the search area, heritage sensitivity is broadly limited. However, due to proximity and setting of Reigate Priory Park HPG, there is a higher degree of sensitivity in the northernmost parts of the search area. | 0 | Landscape is medium to high sensitivity, some areas are low. Area surrounding park is sensitive, but this is minority. | Maintain landscape character and heritage value. May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport | The search area does benefit from being in good proximity to bus routes providing frequent access to Reigate and Redhill TCs; which does improve overall accessibility. | 0 | Bus service is slow, the area is on A217 corridor, but is not close to train station. The Angel junction would require remediation to make the junction work with increased traffic | Seek to improve the existing levels of accessibility and public transport service levels. Core Strategy policies seeks to improve accessibility to services and facilities. |

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| infrastructure | | | flow. | |
| 15. To ensure that the District adapts to the impacts of the changing climate | Mostly free of flood risk, adequate green space. | 0 | No significant issues | To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | No area-specific issues | 0 | Borough wide issue | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | There are no employment opportunities close by and accessibility is limited. The northern part is close to Reigate. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No significant issues. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant issues. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

There are few significant negative issues associated with this area of search. One negative point is the accessibility to places of employment – this is slightly less of concern for the northern part of the search area. Positives for this area are for environmental concerns such as land contamination, air quality, light and noise. Positive scoring is also given for accessibility to services and facilities. Recommendations coming from the SA are in relation to travel and health and wellbeing. The accessibility into the countryside is currently poor, and there are limited areas for sport in the area, development could be used to bring positive impacts to the area in this regard. The appraisal recommends that this broad area of search be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS H | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | Borough-wide issue. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The search area has limited amenity value as accessible countryside and only localised value as formal recreation space. | 0 | There is recreation space and accessible countryside within the search area. Good proximity to GP. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | No significant issues in this area. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is of reasonably high sensitivity to flood risk, particularly the eastern parts. The west of the search area is of lower flood risk sensitivity. | - | Zone 2 and 3 runs through centre of area | Avoid areas at risk of flooding and/or investigate necessary mitigation measures that would be necessary to facilitate development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | The search area has a good degree of accessibility to local services, in particular school provision - but, 'walkability' to some of the other services is quite low. | + | Reasonable access – walking distance to local centre, schools etc but town centre and train station is further away. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | There is a cluster of PDL in the west of the search area around Dovers Farm, including a former nursing home and row of terraced houses. | 0 | A cluster of PDL to the west of the search area. | Consider potential development toward the west on PDL land. May take the form of small-scale development. |

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| | There is no PDL in the remainder of the search area. | | | |
| 7. To reduce land contamination and safeguard soil quality and quantity. | The search area is likely to be Grade 4 agricultural land. Brickworks – not necessarily contaminated but will need assessment. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air pollution. Possible localised issue where the search area adjoins the A217 to the west/A23 to the east but not prohibitive. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise pollution. Possible localised issue where the search area adjoins the A217 to the west/A23 to the east but not prohibitive. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | No area-specific issues. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability and the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | - | Water quality will be impacted as stream runs through search area into Earlswood lakes. | To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | Due to the SNCI covering a large portion of the area along with further adjoining SNCIs, the eastern part of the search area in particular has a higher degree of biodiversity sensitivity. The majority of | - | Eastern area is very sensitive to development with many areas of biodiversity area. Some areas are ok. | Avoid development in the east. Protect SNCI. To be addressed at the design stage if the area/site is allocated for development. |

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| | the search area in the east is also covered by the Redhill/Earlswood Common BOA and is of sensitive in terms of biodiversity connectivity. The western parts of the search area are subject to less biodiversity constraints and are of lower sensitivity in this regard. | | | |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any specific landscape designations. There is no evidence to indicate a deviation from the conclusions (medium to high) of the LTCA with regards to landscape sensitivity. Given the limited features and assets in and around the search area, heritage sensitivity is broadly low; however, there is a slightly higher degree of sensitivity in the western part around the cluster of listed buildings. | 0 | Landscape is medium to high sensitivity, some areas are low. | Maintain landscape character and heritage value. May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area lies on a bus corridor which provides quite frequent access to the town centres of Reigate and Redhill, thus enhancing accessibility. | 0 | Bus service is slow, the area is on A217 corridor, but is not close to train station. The Angel junction would require remediation to make the junction work with increased traffic flow. | Seek to improve the existing levels of accessibility and public transport service levels. Review the capacity of Angel Junction in light of potential development in the vicinity. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flood risk. | - | The flood zone would increase impact due to climate change. Close to sewage works. | To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | No area-specific issues | 0 | Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities |

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| | | | | and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | There are no employment opportunities close by and accessibility is limited. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No significant issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>This BAS scored negatively for some SA objectives concerning certain parts of the search area – these scores are in relation to flooding, water quality and quantity, biodiversity, climate change and access to employment opportunities. The appraisal highlights that general accessibility (schools, local centre) is good, although the train station and town centre are some distance. The appraisal recommends that development is avoided in the eastern area to avoid impacts on biodiversity, and that all areas of flood risk are avoided. There are no landscape designations within the search area, however the LTCA highlighted some of the area as medium to high sensitivity, and these areas should be avoided. The appraisal acknowledges that there will be small parts of the search area that are not impacted by any of the aforementioned issues, and these areas may be suitable for limited small scale development, however the areas at risk from impacts from flooding and on biodiversity mean that this search area is unsuitable for an urban extension. The appraisal recommends that this broad area of search should not be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS I | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | Borough wide issue. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The area currently has limited amenity value as either accessible countryside or formal recreation space. There are few schools immediately to the east of Redhill, despite this being the location for significant population growth. A new 2 FE school is required in Redhill in addition to expansion of existing schools. All three practices have a greater number of people registered with diabetes mellitus and mental ill-health. 2 out of the 3 practices have a greater number of people registered with asthma, obesity and smoking compared to the ESyDoc CCG. | - | There is good access to healthcare and sports facilities, however Redhill is in deficit with respect to green space – development would reduce the amount of green space available and impact negatively on amenity in the area. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Redhill faces a number of social challenges, including pockets of quite severe deprivation and disadvantage; and Child poverty in parts of the town centre in Redhill West ward ranks amongst the highest levels in Surrey and is high by national standards. With regard to the crime domain Redhill East Ward 011D is the most deprived in the borough and the fourth most deprived in the whole of Surrey. | 0 | No area-specific issues – Borough wide issue. | To be addressed at the design stage if the area/site is allocated for development. Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is broadly of low sensitivity to flood risk with isolated areas | - | Zone 2 and 3 through the central part of the search area. | Avoid areas at risk of flooding and/or investigate necessary mitigation |

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| | of higher risk which should be avoided. | | | measures that would be necessary to facilitate development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable – however, the eastern part of search area is generally of lower accessibility. Access to school provision is lower. See accessibility maps for distances. | ++ | Well located in terms of access to countryside, sports facilities and access to healthcare, shops etc. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | N/A | - | No PDL | Consider the impact on environmental designations if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Non agricultural land. Cemetery to the south, active landfill outside northern edge of search area (household and industrial) | 0 | Old gasworks which requires remediating (small part of area) | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 to the west | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise/air pollution. Possible localised issue around the A25 as well as in the north due to proximity to the railway line. The active landfill may create noise issues. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No sig issue | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of | - | Through flooding and watercourse within search area | May require additional studies to be undertaken to preserve the groundwater water quality. To be |

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| an adequate supply of water | 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | Proximity to the Holmethorpe Sandpits Complex SNCI and the BOA introduces a degree of biodiversity sensitivity, particularly in the north of the search area. There is also localised sensitivity in and around the areas of Ancient Woodland in the search area. Southerly parts of the search area are less sensitive in respect of biodiversity designation. | - | There are a number of nature conservation areas with a degree of sensitivity around the Redhill Brook area. | Protect SNCI, BOA and AW. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any designations and has a largely disrupted landscape. The LTCA assessed the area as having generally low landscape sensitivity and there is no evidence to deviate from this conclusion. Given the limited heritage assets and features in and adjoining the search area, there is broadly limited sensitivity in this regard save for some localised consideration of the setting of listed buildings. | - | High sensitive as landscape character and green vista. No heritage sensitivity. | Maintain landscape character and heritage value. May require the need for further impact studies to inform development potential. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport | The search area has a high degree of accessibility to all of the local services, benefitting in particular from its proximity to Redhill TC and local employment areas. The search area is also well served by bus | ++ | Good all round accessibility by a variety of transport modes. | Seek to maintain and improve the existing levels of accessibility and public transport service levels. Review the capacity of Angel Junction in light of potential development in |

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| infrastructure | routes, both local and further afield, which enhances accessibility. Access to the strategic road network (A25) is also good. The search area lies around the A25 corridor which leads into Redhill. The impact of any development in this area on congestion, the road network and planned improvements in Redhill Town Centre will need to be carefully considered. | | | the vicinity. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role in flood attenuation. | - | Flood issues | Will require detailed flood risk assessment. To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Redhill East Ward has a low percentage of the working population with no qualifications and over 1/3 of the adult population has higher-level qualifications | 0 | Borough wide | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | ++ | Close to Redhill, ES hospital, good links to other employment centres. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |

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| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | + | Proximity to Patterson Court (Landfill) for CHP | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>This BAS has scored negatively in relation to landscape character, flooding, biodiversity, water quality and quantity, climate change, PDL and health and well being. However, there are some significant positive scores for this search area in relation to accessibility, travel and economic growth. In some ways this location is a sustainable one; however the green space and biodiversity deficit in Redhill are locally significant issues which, in combination with the high sensitivity of the landscape in this area, give more weight to the potential loss of this green space. On balance and compared with the alternative options this broad area of search should <u>not</u> be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS J | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | Borough wide | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The area currently has limited amenity value as either accessible countryside or formal recreation space. There are few schools immediately to the east of Redhill, despite this being the location for significant population growth. A new 2 FE school is required in Redhill in addition to expansion of existing schools. All three practices have a greater number of people registered with diabetes mellitus and mental ill-health. 2 out of the 3 practices have a greater number of people registered with asthma, obesity and smoking compared to the ESyDoc CCG. | + | This area is not useful as recreation or amenity so currently does not positively contribute toward health. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Redhill faces a number of social challenges, including pockets of quite severe deprivation and disadvantage; and Child poverty in parts of the town centre in Redhill West ward ranks amongst the highest levels in Surrey and is high by national standards. With regard to the crime domain Redhill East Ward 011D is the most deprived in the borough and the fourth most deprived in the whole of Surrey. | 0 | No area-specific issues – Borough wide issue. | To be addressed at the design stage if the area/site is allocated for development. Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is broadly of low sensitivity to flood risk with isolated areas | + | Free of flood issues in majority of area, some isolated incidences in the north | Core Strategy policy will require further consideration of such issues if |

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| | of higher risk, which should be avoided. | | of the area. | area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable – however, the eastern part of search area is generally of lower accessibility. Access to school provision is lower. See accessibility maps for distances. | ++ | There is a need for a new primary school but this is being planned for. Accessibility is good to most services and facilities. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | N/A | ++ | Large amount of PDL across area. | Consider the impact on environmental designations, if any, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Non agricultural land. Cemetery to the south, active landfill outside northern edge of search area (household and industrial) | - | There are a number of land contamination issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 to the west | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise/air pollution. Possible localised issue around the A25 as well as in the north due to proximity to the railway line. The active landfill may create noise issues. | + | Although there are no issues for most of the area, there could potentially be noise from the active landfill. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issue. | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic | + | Minor flooding, no significant issue. | May require additional studies to be undertaken to preserve the groundwater water quality. To be addressed at the design stage if the area/site is allocated for development. |

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| | Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | Proximity to the Holmethorpe Sandpits Complex SNCI and the BOA introduces a degree of biodiversity sensitivity, particularly in the north of the search area. There is also localised sensitivity around the areas of Ancient Woodland within the search area. The southerly parts of the search area are less sensitive in respect of biodiversity designation. | + | Degree of sensitivity around SNCI and AW, the southern is less sensitive. There is a deficit in Redhill so any loss should be mitigated, for example improving biodiversity habitats and linkages within development. The loss of an important biodiversity corridor (north-south) should be avoided. | Protect the SNCI, BOA and AW. Potential for the Green infrastructure Strategy to improve on the network of green space. Focus development toward the less sensitive southerly part of the site. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any designations and has a largely disrupted landscape. The LTCA assessed the area as having generally low landscape sensitivity and there is no evidence to deviate from this conclusion. Given the limited heritage assets and features in and adjoining the search area, there is broadly limited sensitivity in this regard save for some localised consideration of the setting of listed buildings. | ++ | The area is not sensitive in terms of landscape or historic assets. | Maintain landscape character and heritage value. To be addressed at the design stage if the area/site is allocated for development. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has a high degree of accessibility to all of the local services, benefitting in particular from its proximity to Redhill TC and local employment areas. The search area is also well served by bus routes, both local and further afield, which enhances accessibility. Access to the strategic road network (A25) is also good. The search area lies around the | ++ | | Seek to improve on the existing levels of accessibility and public transport service levels. Review the capacity of Angel Junction in light of potential development in the vicinity. Core Strategy policies seeks to improve accessibility to services and facilities. Sustainable means of transport are proposed through the Local |

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| | A25 corridor, which leads into Redhill. The impact of any development in this area on congestion, the road network and planned improvements in Redhill Town Centre will need to be carefully considered. | | | Sustainable Transport Fund (LSTF) project. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role to play in flood attenuation. | + | No significant issues. | Will require detailed flood risk assessment. To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Redhill East Ward has a low percentage of the working population with no qualifications and over 1/3 of the adult population has higher-level qualifications | 0 | Borough wide | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | ++ | Proximity to Redhill town centre, industrial estates, good links to further employment areas. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to | + | Proximity to Patterson Court (Landfill) - CHP | Core Strategy policies require the consideration of sustainable construction and development. |

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| low carbon technologies, renewable sources and decentralised generation systems | become one of the lowest carbon areas in the UK. | | | Consider further at the design stage. Explore options for a district heat network linked to Patterson Court. |
| <p style="text-align: center;">Conclusions</p> <p>This BAS only scores negatively for one SA objective – contaminated land. Part of the search area is an active landfill site, which would need to be avoided. There may also be mitigation measures or remediation required in proximity to this site. The area scores positively in terms of accessibility, transport choices and economic growth. The area also scores positively for landscape and historic character, meaning that in comparison to the other search areas this one will have little impact on this as a sustainability objective. There is also a large amount of PDL in the search area. In light of the limited negative impacts, and numerous positive impacts the appraisal recommends that this broad area of search should be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS K | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | There is a high demand for housing across the borough, and affordability continues to be an issue. | 0 | This is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | Merstham ward is within the highest 5% of wards in Surrey for premature deaths. 17.8 % of people in Merstham ward having a limiting long term illness, Merstham is above the Borough (14.2%) and South East figures (15.5%). Recreation ground and school playing fields within the search area. The part of the search area between the Merstham urban area and the M25 has high amenity value as accessible countryside and recreation space. | ?+ | The scoring for this objective would be dependent on the safeguarding of the south bund that is currently well used by the local community for informal recreation. Access to the countryside could potentially be improved through development in the central part of the search area, as currently there is a lack of connectivity between the south bund and the southern part of the search area (which as a biodiversity opportunity area would have health and wellbeing benefits should better access be given to the local community) | Safeguard the south bund of the M25 for amenity use, incorporate access routes (footpaths/trails) through central area as part of development brief to enable access to nature area in south of search area. |
| 3. To reduce poverty, crime and social exclusion | A proportion of residents of the Merstham estate are socially excluded as a result of having complex support needs and / or living in poverty. However, there is a substantial proportion of Merstham estate residents who are not socially excluded (many of whom are owner occupiers in full time employment) but nonetheless live in a lower quality physical environment than residents who live in more affluent parts of the borough. | ++ | Of all the alternative options this search area has the best possibility of reaping benefits to the physical environment of one of the council's regeneration areas. A development in this area could potentially provide a more mixed community. | To be addressed at the design stage if the area/site is allocated for development. Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area has a degree of sensitivity with regards to flood risk, particularly in | ?- | This could potentially be a negative score, however, there is a significant | Avoid development in southern or northern ends of the search area. |

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| | the very northern and southern parts. The remainder is largely of low sensitivity. | | proportion of the search area where flood risk is low, and therefore it is recommended that any development be directed to this area, avoiding areas of flood risk. | |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is ok, but the eastern search area is generally less accessible. Access to school provision is lower. See accessibility maps for distances. | + | There is reasonable accessibility from the majority of the search area. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | There is a cluster of PDL in the mid/east-section of the search area which consists of farm buildings and offices and school premises. In the northern part of the search area there is a fairly consistent line of residential properties along Rockshaw Road | 0 | Although there is a reasonable cluster of PDL, the majority of the search area is undeveloped. | Consider the impact on environmental designations, if any, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Sewage works in the southern part of the search area which may give rise to amenity issues. | 0 | The majority of the search area is unaffected by contaminated land. | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | Significant air pollution concerns in the northern part of the search area associated with proximity to M25/M23. Likely to be prohibitive to development in this part of the search area. | -? | This scores negatively due to the proximity of the motorway; however other parts of the search area further away will not be impacted. Environmental health recommends that development should not be within 50m of the edge of a motorway due to air quality issues. | Development should not be directed to within 50m of the motorway network. |
| 9. To reduce noise pollution | Significant noise pollution concerns in the northern part of the search area associated with proximity to M25/M23. Likely to be prohibitive to development in this part of the search area. Possible rail related noise in the west of the search area. | -? | This objective scores the same as no.8, and similarly can be addressed by avoiding development in the northern section of the search area. | Development should not be directed close to the motorway. |

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| 10. To reduce light pollution | There are no significant light issues. | 0 | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | + | There is no greater an issue for this area than for others. | To be addressed at the design stage if the area/site is allocated for development. Consultation with water companies at the outset will enable provision of sewerage infrastructure to serve new development. |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation/biodiversity designations and has limited sensitivity in this regard. The southern parts of the search area fall within the BOA and there is also localised sensitivity in this area due to proximity to the SNCI. The southern part of the search area has more limited amenity value. | -? | Development in this area has the potential to score negatively due to the BOA and SWT nature reserve to the south of the search area. Negative scoring can be avoided by directing development away from the south of the search area which is sensitive in respect to biodiversity. | Avoid development in the southern part of the search area. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The northern part of the search area falls within the AGLV, albeit recognised as sharing limited characteristics with the AONB. However, the northern parts of the search area are close to the AONB and may have some sensitivity with regards to its setting. The southern parts of the search area are not designated. The LTCA generally concludes the area to have low landscape sensitivity due to its interrupted landscape; however, there | + | Generally the search area is not sensitive with regards to landscape and heritage. There are localised areas that should be avoided, and design consideration taken on board in relation to the Conservation Area. | Northern area avoided due to landscape considerations. Design issues should be considered in relation to the CA. |

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| | are areas of sensitivity around the nature reserve. Generally, landscape sensitivity is low across the search area. Given the proximity to the Merstham Village and Rockshaw Rd CAs, the northern part of the search area (north of the M25) is more sensitive in respect of heritage considerations. The southern part of the search area is of low sensitivity with the exception of some isolated listed buildings. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area generally has a reasonable degree of accessibility to a range of local services; however, accessibility does decline slightly in more easterly parts of the search area. Secondary school accessibility is a concern; however, the search area may benefit from additional provision planned in the Redhill area. The search area is reasonably well served by bus services providing regular routes both locally to Redhill and further afield to Croydon. | + | The area is reasonably accessible in comparison with other areas of search. School places are an issue and are being addressed through work carried out by SCC. This will need to be monitored should development be directed here. | Monitor numbers of school places. Seek to improve on the existing levels of accessibility and public transport service levels. Review the capacity of Angel Junction in light of potential development in the vicinity. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | The search area has a degree of sensitivity with regards to flood risk, particularly in the very northern and southern parts. | - | Areas at risk of flooding may be worsened through the impacts of climate change. | To be addressed at the design stage if the area/site is allocated for development. This can be mitigated by avoiding flood risk areas within the search area, and incorporating flood risk measures into design. Will require detailed flood risk assessment. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Redhill East Ward has a low percentage of the working population with no qualifications and over a third of the adult population has higher-level qualifications | 0 | Borough wide issue – the impact on this objective would be the same regardless of which search area is selected. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve |

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| | | | | accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. | ++ | This location is good for access to Redhill and employment destinations beyond. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | Borough wide issue. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. Explore options for a district heat network linked to Patterson Court. |

Conclusions

It is clear from the scoring of this BAS that development in the north of the search area is not sustainable. The objectives that indicate this are health and wellbeing (amenity value of north bund), flood risk, air quality and noise pollution. The northern part of the search area is also noted as potential AONB. The southern part of the search area has issues with flooding, and with biodiversity. The recommendations from this appraisal are that the north and south of the search area are not allocated for development.

The central part of the search area has an opportunity to increase the sustainability of the existing area by the addition of better footpaths and trails, as part of a development brief, to allow connectivity from the bund area (south of M25) to the southern SWT nature reserve. This will increase the appraisal scoring in relation to health and wellbeing, which is a particular issue for this area. Development in this section would also address the regeneration priorities of the council better than alternative search areas in terms of social issues and physical environment. The appraisal recommends the mid-section of the search area be considered for limited small scale development. However the search area as a whole has limiting factors that would not be suitable for a large scale urban extension. The appraisal recommends that this broad area of search should **not** be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC

RECOMMENDATIONS FOR EACH AREA.

| BAS L | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. R&BBC has identified areas for the delivery of housing in the NE and NW sectors of Horley. There is one G&T site to the north east of this area. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | There is a recreation ground and playing field on the north-west. | - | Not close to GP or health centre, there is a cycle route through the centre, and close to RGC. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | There are no significant area specific issues for this objective. | 0 | No area-specific issues – Borough wide issue. | To be addressed at the design stage if the area/site is allocated for development. Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is generally of lower sensitivity with regards to flood risk with isolated areas of higher sensitivity which should be avoided. The search area is at low risk of surface water flooding with the exception of the area, which experiences fluvial flood risk (Very small area on northern boundary and band at southern end within Zone 3 / 2). | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |

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| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable – in particular to employment opportunities and rail services. Access to school provision is lower. See accessibility maps for distances. | 0 | Reasonable access to services by bus. No services that are within walking distance. Schools and GPs are not accessible. It does not score negatively as it is on a major transport corridor. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Some sporadic residential development but no large scale PDL. | - | No PDL | Consider the impact on environmental designations, if any, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Machine works to the north of the area (in continuing use), and pits to the south. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the railway line to the west | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the railway line to the west | + | No significant issue | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issue | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate & Banstead is in an area of 'serious' water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to | + | No significant area-specific issues | To be addressed at the design stage if the area/site is allocated for development. Consultation with water companies at the outset will enable provision of sewerage infrastructure to serve new development. |

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| | support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The northern half of the search area is subject to few nature conservation/biodiversity designations and is of low sensitivity in this regard. The southern part of the search area has a degree of sensitivity due to the two areas of AW and potential SNCI. The search area has a medium degree of amenity value as accessible countryside due to the Millennium Trail as well as formal recreation space. | + | AW and potential SNCI, but no significant sensitivities. | Protect the SNCI and AW. Potential for the Green infrastructure Strategy to improve on the network of green space. Focus development toward the less sensitive southerly part of the site. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any specific landscape designations. Due to the topography, the potential for long range views across the wider countryside in this area is quite high. Generally in the wider area, the LTCA concluded a medium to high landscape sensitivity; however, the east of Salfords particularly was seen to have a more disrupted landscape and lower sensitivity. Given this, the search area is considered to have a low to medium landscape sensitivity. Overall the search area is subject to very few heritage constraints/designations and is therefore of low sensitivity in this regard. There may be some limited localised sensitivity with regards to the setting of statutory listed buildings along the eastern extent of the search area. | ++ | Low sensitivity LCA and historic | Maintain landscape character and heritage value. To be addressed at the design stage if the area/site is allocated for development. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best | The search area has a reasonable degree of accessibility to the local services listed above – in particular employment opportunities and rail services. However, | ++ | There is a train station within the search area and a good cycle network. Provision of new school and facilities in this area would not only reduce the | Seek to improve on the existing levels of accessibility and public transport service levels. Review the capacity of Angel Junction in light of potential |

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| use of existing transport infrastructure | accessibility to school provision is lower. The search area benefits from its proximity to the A23 corridor and Fastway which provides a regular bus route into both Horley and Redhill, increasing the accessibility of this area. It may also benefit from planned infrastructure provision and improvements as part of the North East and North West Sector new neighbourhoods. | | need to travel for new development, but for existing residents who do not currently have a primary school and facilities. Only one train per hour from Salfords station. | development in the vicinity. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role in flood attenuation. | 0 | Not significant issue. | To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | There are no specific localised issues. | 0 | Borough wide issue | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. | + | Salfords industrial estate is close by. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue, | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to | 0 | No significant potential. | Core Strategy policies require the consideration of sustainable construction and development. |

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| low carbon technologies, renewable sources and decentralised generation systems | become one of the lowest carbon areas in the UK. | | | Consider further at the design stage. Explore options for a district heat network linked to Patterson Court. |
| <p style="text-align: center;">Conclusions</p> <p>This BAS scores negatively for SA objective health and well being due to the potential loss of recreation space and there being no GP or health facilities in walk-able distance. There is also no PDL in the search area. Concern was also raised about accessibility due to the distance the nearest schools and services, although this was balanced with the fact that there is a train station within the search area to give an overall neutral score for accessibility. There are positive scores for air and water quality, noise and light pollution and biodiversity. The appraisal scored this area with a significant positive score due to the low sensitivity of the landscape and historic environment. Balancing the concerns regarding accessibility to schools and other services with the low impact on the environment it is recommended that this search area lends itself to a large-scale development which would significantly alter the settlement size of Salfords. This would enable the services to come into the area, an additional primary school, and potentially an improvement in train frequency currently serving the settlement, which would all improve the sustainability of the area for existing residents. This scale of development would possibly be outside of the current plan period, and bringing it forward sooner may compromise regeneration priorities elsewhere in the borough. In order to be truly sustainable this search area would require a large scale development of around 2000 homes. The appraisal recommends that this broad area of search be short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS M | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | Housing need in the borough is high. Affordability is an issue borough wide. R&BBC has identified areas for the delivery of housing in the NE and NW sectors of Horley. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The search has limited amenity value as accessible countryside or formal recreation space. | 0 | No formal recreation space, there is no access to GPs locally. It does not score negatively because it is close to ES hospital and has a children's play area for public use. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. Investigate catchment for GP's. |
| 3. To reduce poverty, crime and social exclusion | There are no significant area specific issues for this objective. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is broadly of lower sensitivity with regards to flood risk; however, the southern part of the search area is affected by flood zones 2 and 3. Largely limited risk of surface water flooding. | + | Localised flooding at southern edge of area. | Investigate necessary mitigation measures that would be necessary to facilitate development in the southern edge of the area. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable – however, the eastern part of search area is generally of lower accessibility. Access to school provision is lower. See accessibility maps for | + | School and local shops within easy access. | Seek to maintain and further improve on accessibility and public transport service levels. Core Strategy policies seek to improve accessibility to services and facilities. |

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| | distances. | | | |
| 6. To make the best use of previously developed land and existing buildings | Sporadic agricultural buildings – no notable areas of PDL on a significant scale. | - | No significant PDL | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Brickfield – this may not be contaminated but will need further assessment. | + | There is no significant issue | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 to the west | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 to the west | + | No significant issue | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issue. | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new | + | No significant area-specific issues – there are areas that should be avoided (close to river) | To be addressed at the design stage if the area/site is allocated for development. Avoid areas in close proximity to the river. |

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| | development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation designations and has broadly limited sensitivity in this regard. There is a degree of sensitivity around the potential SNCI in the north of the search area and in the very south-west part of the search area which forms a green corridor between the settlements of South Earlswood and Salfords. | + | South of the search area would interfere with east-west connectivity | To be addressed at the design stage if the area/site is allocated for development. Maintain or investigate the possible impacts on the east-west connectivity, if development is absolutely required. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any landscape designations. The LTCA recognises that the topography in the area gives rise to long range landscape views and generally concludes the area to be of medium to high landscape sensitivity. There is no evidence to deviate from this conclusion. Given the limited features and assets in and around the search area, heritage sensitivity is broadly low. | 0 | Although the LTCA states this is medium to high it is thought that this landscape is of limited value and impact (in agreement with AGLV assessment). Historic – low sensitivity. | Maintain landscape character value. Even though it is considered of limited value and impact, further impact studies to inform development potential may still be required. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area generally has a reasonable degree of accessibility to many of the local services and facilities set out above; however the eastern part of the search area is generally of lower accessibility. Proximity to the strategic road network and bus services along this corridor enhances the accessibility of the search area. | + | The railway may block access by car and bike – although this could be mitigated. It is relatively good with bus services and on main transport corridor. | Seek to improve the existing levels of accessibility and public transport service levels in general and particularly toward the eastern part of the site. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the south of the Borough. The GI in this area has an important role in flood attenuation. | 0 | No significant issues | To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for |

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| | | | | development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | There are no specific localised issues. | 0 | Borough wide issue | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough that the rest of Surrey. Economic downturn. | + | Salfords industrial estate, Redhill and Horley close. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant potential | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

There are generally positive and neutral scores for a number of objectives. Positive scores were given for most environmental objectives such as contaminated land, air, noise and water. Also flooding and proximity to employment and schools scored positively. There are no significant negative scores that are specific to this search area. Recommendations have been put forward to avoid development in the south of the search area, as development here would break up the east-west connectivity for biodiversity. There will also need to be mitigation for any development that would increase run-off into the watercourse. The appraisal recommends that this broad area of search be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC

LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS N | | | | |
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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Housing need in the borough is high. Affordability is an issue borough wide. There is a need for G&T sites in the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The search area falls outside of a 20 minute walking catchment to the nearest GP practice. There is limited accessibility into the countryside for recreation. | - | Rights of way and links to the west are not good, Health services and leisure centre are not close. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Investigate threshold for provision of GP's. Core Strategy policies seek to improve accessibility to services and facilities. Investigate catchment for GP's. |
| 3. To reduce poverty, crime and social exclusion | There are no significant area specific issues for this objective. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | There is an area of higher flood risk in the southernmost part of the search area and the northern part of the search area. The remainder is at low risk of fluvial flooding. The search area is at low risk of surface water flooding with the exception of the area which experiences fluvial flood risk. | + | Only localised issues (minor) | Investigate mitigation measures that would be necessary to facilitate development in the southern and northern edges of the search area. Avoid these areas if further studies identify as high risk of flooding. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable. However, accessibility to | 0/- | The area is reasonably accessible by bus but not by walking. No services are | Seek to improve on accessibility, public transport service levels and |

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| | local school places is relatively low. See accessibility maps for distances. | | within walking distance. Schools and GPs are not accessible. | provision of services and facilities. The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | There is a distinct pocket of PDL fronting the A23 mainly in commercial/storage use. Otherwise, there is very little/no PDL of note in the rest of the area. | - | Little PDL | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Brickfield and former research laboratory (now demolished) adjoins the search area. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 in the east. | + | Localised along A23, no significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise/air pollution. Possible localised issue where the search area adjoins the A23 in the east. | + | No significant issues. | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability & the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows | + | No significant area-specific issues | To be addressed at the design stage if the area/site is allocated for development. |

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| | that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation/ biodiversity designations or constraints of note and overall is of lower sensitivity in this regard. | + | Limited biodiversity value | Development across the site would be appropriate given the lower biodiversity sensitivity. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any landscape designations. The LTCA concluded the area to have medium to high landscape sensitivity and there is no evidence to deviate from this conclusion. Overall the search area is subject to few heritage constraints/designations and is therefore of lower sensitivity in this regard – (a small number of locally listed and single statutory listed buildings, an area of high archaeological potential and historic park and garden). However, there may be some degree of sensitivity in and around the Historic Park and Garden. | 0 | Medium to high sensitivity across search area | Maintain landscape character value. Further impact studies to inform development potential may still be required. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has a reasonable degree of accessibility to the local services listed above; however, accessibility to local school places is relatively low. However, the search area benefits from its proximity to the A23 corridor and Fastway which provides a regular bus route into both Horley and Redhill, increasing the accessibility of this area. It may also benefit from planned | + | Salfords station is reasonably close but route to station would need to be improved (busy road, not lit, not overlooked pathways). Only one train per hour from Salfords station. Part of the search area is on a major transport route. | Seek to improve the existing levels of accessibility and public transport service levels in general and particularly toward the eastern part of the site. Core Strategy policies seeks to improve accessibility to services and facilities. |

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| | improvements as part of the North East and North West Sector new neighbourhoods. | | | |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role in flood attenuation. | 0 | No significant issues | To be addressed at the design stage if the area/site is allocated for development. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | No significant localised issues. | 0 | Boroughwide issue | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | + | Proximity to Salfords, ES Hospital and Redhill | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Boroughwide | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

There are positive scores for proximity to employment areas, and for most environmental constraints (water, noise, air quality). Accessibility and health and wellbeing score negatively in the appraisal due to the limited facilities and services within the search area. In order to create a sustainable development in this area (bearing in mind the limited services and facilities, and particularly a school) a large-scale development would be required in order to enable the provision of these factors. There are significant landscape sensitivities to consider, but the search area could potentially improve access to the train station for new and existing development, and the search area is situated on a main transport corridor which is served by the Fastway bus service. The appraisal recommends that this broad area of search be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. R&BBC has identified areas for the delivery of housing in the NE and NW sectors of Horley. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | Riverside Green Chain proposed as part of the North West Sector | 0 | Proximity to leisure centre, but potential to impact on RGC amenity. | Seek to preserve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space – Riverside Green Chain is proposed as part of development in Horley. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area experiences an intermediate/high risk of surface water flooding, largely corresponding with the areas at risk of fluvial flooding. The search area is broadly of higher sensitivity with regards to flood risk; however, there are some limited areas of lower sensitivity close to the urban area/land allocated for the North West Sector. | -- | The area is prone to a higher risk of flooding and would therefore be a significant issue as a development consideration. | Avoid areas of higher sensitivity to flooding. Investigate mitigation measures that would be necessary to facilitate development in other parts of the search area identified as lower risk. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is reasonable and will improve with further infrastructure provision as part of | + | Reasonable accessibility, school, good bus routes. There is a neighbourhood centre in NW. There is no train station | Seek to improve on accessibility, public transport service levels and provision of services and facilities. |

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| | the NW sector development. See accessibility maps for distances. | | in close proximity. Facilities such as a supermarket is close by. | The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | N/A | - | There is no PDL | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | N/A | + | No land contamination | To be addressed at the design stage if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding noise pollution. Possible localised issue where the search area adjoins the A23 to the east | + | No air quality issues. Potential localised issue which can be addressed through design. | To be addressed at the design stage if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise pollution. Possible localised issue where the search area adjoins the A23 to the east | + | No noise issues | To be addressed at the design stage if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No light issues | To be addressed at the design stage if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's 'Assessment of Water Availability and the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment' shows that the sub catchments are 'no water | -- | Proximity to river would mean greater impact of run-off | Avoid areas close to the river. To be addressed at the design stage if the area/site is allocated for development. |

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| | available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation designations and is of generally lower sensitivity in this regard. However, the River Mole (and associated BOA) runs through the search area and the majority of land within it is proposed Riverside Green Chain and these acts as a constraint to development. Ancient Woodland, Bolters Wood SNCI, River Mole BOA and large proportion of search area is in the proposed Riverside Green Chain. | - | Impact on biodiversity | Maintain the existing BOA, AW and SNCI. Consider the impact on the Riverside Green Chain. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area is not subject to any landscape designations. There are some sensitive views into the landscape surrounding Horley when approaching from the north. Overall the search area is subject to few heritage constraints/designations and is therefore of lower sensitivity in this regard (with the exception of localised sensitivity around specific interest features) | + | Low-medium LCA and low historic | Consider development on this search area as a result of low to medium LCA and low historic value. If appropriate and allocated for development, this will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area generally has a reasonable degree of accessibility to the key local services and facilities; particularly the more eastern parts closer to the A23. Further infrastructure provision and road/transport improvements planned as part of the North West Sector neighbourhood will | 0 | On periphery of town, there is a requirement to travel to town and schools. | Seek to improve the existing levels of accessibility and public transport service. Core Strategy policies seeks to improve accessibility to services and facilities. |

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| | <p>further improve accessibility of the search area.</p> <p>The search area is also reasonably well served by local bus routes and Fastway which connects regularly to further afield.</p> | | | |
| 15. To ensure that the District adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role in flood attenuation. | -- | Flooding issues | Avoid development on the southern part of the search area. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | | 0 | Borough wide | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | + | Proximity to Salfords and ES Hospital | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to | 0 | No area specific issues. | Core Strategy policies require the consideration of sustainable construction and development. |

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| low carbon technologies, renewable sources and decentralised generation systems | become one of the lowest carbon areas in the UK. | | | Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>This search area has negative scoring for biodiversity and water quality, but more significantly it scores negatively for flooding, both current flood issues, and predicted increases in flooding associated with climate change. The negative scoring indicates that this area is <u>not</u> suitable for an urban extension, however the positive scoring for accessibility indicate that it should not be ruled out for additional smaller scale development, with design taking account of flood risk.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE <u>BROAD AREAS</u> OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

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| SA objective | Summary of issues (scoping) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. R&BBC has identified areas for the delivery of housing in the NE and NW sectors of Horley. There is one G&T site to the east of this area. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | There is a proposed town park in the northern part of the search area. | 0 | No significant localised issues. | Seek to preserve and improve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space – Riverside Green Chain is proposed as part of development in Horley. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | No area-specific issues. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is generally of higher sensitivity with regards to flood risk; however, there are limited areas where sensitivity is lower. | -- | There are significant issues with flooding for the majority of the proposed area. | Avoid areas of higher sensitivity to flooding and investigate potential development on parts of lower sensitivity. Investigate mitigation measures that would be necessary to facilitate development in other parts of the search area identified as lower risk. Core Strategy policy will require further consideration of such issues if area/site is allocated for |

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| | | | | development. |
| 5. To improve accessibility to all services and facilities | Accessibility to local services and facilities is ok, but declines slightly for some of the S & E parts of the search area. See accessibility maps for distances. | ++ | Good accessibility to town centre and close to the station, fastway and Gatwick. There are a number of schools close by. | Seek to maintain accessibility, public transport service levels and provision of services and facilities. The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | | 0 | There is some PDL, but not a significant amount. | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | N/A | + | None | Development would not require remediation works on-site. |
| 8. To ensure air quality continues to improve | The southern part of the search area may be subject to noise/air pollution associated with the M23/A23. | -- | Proximity to Gatwick, M23 and within AQMA (if receptor present). This would have an impact on the existing AQMA. | Investigate how the potential increase in air quality issues can be addressed through design if the area/site is allocated for development. |
| 9. To reduce noise pollution | The southern part of the search area may be subject to noise/air pollution associated with the M23/A23. The southern part of the search area also falls within the noise contour for Gatwick airport | -- | Proximity to Gatwick, M23 | Investigate how the potential increase in noise pollution can be addressed through design if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | - | In relation to the impact of Gatwick on the development. | Investigate how the potential increase in light pollution can be addressed through design if the area/site is allocated for development. |

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| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of 'serious' water stress. In addition, the Environment Agency's assessment of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are 'no water available' or 'over licensed'. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | - | Water quality of river environment is impacted by flooding | Avoid areas close to the river. To be addressed at the design stage if the area/site is allocated for development. |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to few nature conservation designations and is of generally lower sensitivity in this regard. Parts of the search area in the east fall within the River Mole BOA. Potential SNCI on the eastern edge of the search area. | + | Not sensitive in terms of biodiversity, connectivity and open space. | Maintain the existing BOA and consider the potential impacts on the potential SNCI. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To protect and enhance the natural, archaeological, historic environments and cultural assets | The search area has a mixed landscape, which in the south is highly interrupted and in the east graduates away from the urban area. The southern part of the search area forms part of the Gatwick Open Setting and plays a part in maintaining a landscape buffer to Gatwick airport beyond. The southern part of the search area is considered to have lower landscape sensitivity than the eastern parts, which have increasingly high sensitivity further from the urban area. Overall the search area is subject to few heritage constraints/designations and is therefore of lower sensitivity in this | + | South – low sensitivity. East – medium to high. Southern part is in Gatwick open setting. Heritage – generally low sensitivity. | Consider development toward the south of this search area. If appropriate and allocated for development, sensitive areas will be addressed at the design stage. |

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| | regard. However, there is a degree of localised sensitivity in and around the SAM in the east of the search area. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | <p>Due to its proximity to the centre of Horley, the search area generally benefits from a reasonably good degree of accessibility to many of the local services and facilities listed above; however, accessibility does decline slightly for some of the more southerly and easterly parts of the search area.</p> <p>The search area is in reasonable proximity to a number of regular bus routes in and around Horley which further enhances accessibility. Similarly, access to the strategic road network A23/M23 is also good.</p> | ++ | Good transport network, fastway, rail stations, Gatwick. | Seek to maintain the existing levels of accessibility and public transport service. Core Strategy policies seeks to improve accessibility to services and facilities. |
| 15. To ensure that the borough adapts to the impacts of the changing climate | Flooding is a significant issue in the southern part of the Borough. The GI in this area has an important role in flood attenuation. | -- | Flooding is a significant issue now and will get worse over time. | Avoid development on the southern part of the search area. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | | 0 | This would be the same borough wide. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | ++ | Proximity to Gatwick Airport, Manor Royal, and Horley. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered |

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| | | | | along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | + | Waste heat from the airport. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>The appraisal scores negatively for a number of objectives including air quality, noise, light, water quality, and flooding (both current issues and predicted increases in flooding associated with climate change). The area does have excellent accessibility, travel options and potential for low carbon technologies but the flooding and environmental impacts from Gatwick Airport are crucial in balancing the sustainability of this area as a future area for development.</p> <p>The negative scoring indicates that this area is not suitable for an urban extension, however the positive scoring for accessibility indicate that it should not be ruled out for additional smaller scale development, with design taking account of flood risk, noise and air quality.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE <u>BROAD AREAS</u> OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. The search area has high amenity value and provides highly accessible countryside close to the settlement of Banstead. | 0 | Good access to the countryside that has limited amenity value. Walking access to two GP surgeries. A small part of the site is within a 10 minute walk of a local centre, but most is not. The northern and southern parts of the site are within access of primary schools. The nearest secondary school is a car/bus journey away. Banstead leisure centre is reasonably close by. | Seek to improve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | Largely limited risk of surface water flooding across the search area. Some localised channels may experience intermediate risk | ++ | No flood zones. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| ¹ IMD 2010 | | | | |

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| 5. To improve accessibility to all services and facilities | The search area has medium amenity value, particularly as accessible countryside. See accessibility maps for distances. | - | The area is poorly served by public transport with high reliance on car journeys. Narrow lanes serving the area would need significant improvement to cater for large-scale development. Most services and facilities would need to be accessed by a car. | Seek to improve accessibility, public transport service levels and provision of services and facilities. The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Minimal PDL | -- | Almost totally undeveloped land. | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Minor chalk pit in the southern part of the search area. | + | No contamination issues excepting a minor chalk pit. | To be addressed through design if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. P | + | No issues. | Investigate how the potential increase in air quality issues can be addressed through design if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise... | + | No issues. | Investigate how the potential increase in noise pollution can be addressed through design if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No issues. | Investigate how the potential increase in light pollution can be addressed through design if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and | There are groundwater issues in Preston. The borough can experience water | 0 | Accounting for water stress issues in Preston. | Avoid areas close to the river. To be addressed at the design stage if the |

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| groundwater, and maintain an adequate supply of water | shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress ² . In addition, the Environment Agency’s assessment ³ of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | | | area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | The search area is subject to a few nature conservation/biodiversity designations, although there are some interest features adjoining it. The whole of the search area falls within the North Downs BOA which introduces a medium degree of sensitivity and the northern part of the search area plays a valuable role in biodiversity connectivity with Walton Downs and Banstead Downs. The search area has relatively limited amenity value as accessible countryside. | - | The LTCA concluded the area has medium sensitivity to change, with the northern part of the site providing a valuable role in biodiversity connectivity. The site falls within the North Downs BOA. | Maintain the existing BOA and investigate the impact on biodiversity connectivity. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | The search area falls within the area of AGLV with some shared characteristics with the AONB. Proximity to Epsom Downs and its setting also gives rise to specific landscape sensitivity. The LTCA assessed the area as having high landscape sensitivity and there is no evidence to deviate from this conclusion. | -- | The site is within an AGLV having shared characteristics with AONB. It is in close proximity to Epsom Downs, which gives it high landscape sensitivity. | Maintain the landscape value and protect the AGLV. Consider the potential impact on Epsom Downs. If appropriate and allocated for development, sensitive areas will be addressed at the design stage. |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | The southern part of the search area is subject to few or no heritage constraints and has limited sensitivity in this regard. Due to the presence of the SAM in the northern part of the search area, this part experiences a higher degree of localised sensitivity. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area generally has a low degree of accessibility to many of the local services and facilities. The area is not well served by public transport routes and at any rate the vast majority of the search area falls outside of a reasonable walking catchment to these routes. Access to the strategic road network is also indirect. Given proximity to the borough boundary and existing public transport routes, it is possible that development in the search area may look outwards for services in the adjoining borough of Epsom and Ewell, particularly in Epsom TC. | -- | The area is poorly served by public transport with high reliance on car journeys. Narrow lanes serving the area would need significant improvement to cater for large scale development. | Seek to improve the existing levels of accessibility and public transport service. Core Strategy policies seeks to improve accessibility to services and facilities. Potential for the Green Infrastructure strategy to review the lanes in this area and potentially provide greater accessibility through a green space network. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less for strategic locations in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood issues and a significant area of green space will assist in managing events of flooding. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. To be addressed at the design stage if the area/site is allocated for development. Maintain level of provision of green space. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |

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| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | The local employment site Pitwood Park is accessible but offers limited employment opportunities due to its size. It is a 15 minute drive to Banstead town centre which offers a mixture of employment opportunities. But it is feasible that many residents would commute out of borough to the larger towns of Epsom, Sutton and Croydon. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Borough wide issue. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>This broad area of search scored negatively against a number of SA objectives, these are: accessibility, biodiversity and economic growth. There were also significant negative impacts identified and these are: PDL, landscape and transport options and the need to travel. There are some positive sustainability attributes for the search area, and those are around environmental concerns such as air quality, light and noise, and climate change, the area is also at very low risk from flooding. The significant negatives of travel and accessibility means that on balance the area is not suitable for an urban extension.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS R | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. The search area has high amenity value and provides highly accessible countryside close to the settlement of Banstead. | - | GP access is poor with reliance on car journeys, or possible access by bus in the southern part of the area. Access to primary school is acceptable, but access to the secondary school is poor. Access to a leisure centre is limited and largely relies on car journeys. Countryside access is good with many public rights of way. The southern part has access to a recreation ground. | Seek to improve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | | ++ | No flood zones. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to services and facilities | | - | Overall poor accessibility relying on car use because of infrequent bus | Seek to improve accessibility, public transport service levels and provision |

¹ IMD 2010

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| | | | <p>services and no local train station. The area has poor access to the strategic road network. Large scale development would need to be supported by significant improvement to the road network. GP access is poor with reliance on car journeys. Access to primary school is acceptable, but access to the secondary school is poor. Access to a leisure centre is limited and largely relies on car journeys. Although there is reasonable access to an employment area it is a small scale site with limited employment opportunities.</p> | <p>of services and facilities. The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities.</p> |
| 6. To make the best use of previously developed land and existing buildings | Sporadic PDL | - | Very little PDL. | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | No issues within search area | + | No contamination issues although area is adjacent to an old landfill site. | To be addressed through design if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. | - | Possible issue in relation to the M25, in particular the southern part of the site. | Investigate how the potential increase in air quality issues can be addressed through design if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise. | - | Possible issue in relation to the M25, in particular the southern part of the site. | Investigate how the potential increase in noise pollution can be addressed through design if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No issues. | Investigate how the potential increase |

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| | | | | in light pollution can be addressed through design if the area/site is allocated for development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate & Banstead falls within an area of “serious” water stress. In addition, the Environment Agency’s ‘Assessment of Water Availability and the Impacts of Existing Abstraction on the Aquatic Environment in the Catchment’ shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | 0 | Accounting for water stress issues in Preston. | Avoid areas close to the river. To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | | - | There are biodiversity and nature conservation features in and adjoining the site that have a higher degree of sensitivity. | Consider the impact of potential development on the neighbouring areas. Maintain the existing biodiversity and nature conservation features. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | | -- | The LTCA concludes the site has high sensitivity to change. The site falls within the AGLV and is judged to have many of the characteristics of AONB. The site also has a number of heritage assets including CA, SAM and Area of Archaeological Potential and HPG. | Maintain the landscape value and protect the AGLV. Will require further studies to inform potential development. If appropriate and allocated for development, sensitive areas will be addressed at the design stage. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best | | -- | Overall poor accessibility relying on car use because of infrequent bus services and no local train station. The area has poor access to the | Seek to improve the existing levels of accessibility and public transport service. Core Strategy policies seek to improve accessibility to services and |

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| use of existing transport infrastructure | | | strategic road network. Large scale development would need to be supported by significant improvement to the road network. | facilities. Potential for the Green Infrastructure strategy to review the lanes in this area and potentially provide greater accessibility through a green space network. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less for strategic locations in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood zones. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No area-specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | -- | Although there is reasonable access to an employment area it is a small scale site with limited employment opportunities. Overall there is poor accessibility relying on car use because of infrequent bus services and no local train station. The area has poor access to the strategic road network. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |

Conclusions

This area scores positively for lack of flood risk, however there are negative scores for a number of sustainability objectives, these are: health and wellbeing, accessibility, PDL, air quality, noise, and biodiversity. There are significant negative scorings against landscape, heritage, economic growth and the need to travel and travel options. It is for these reasons that this broad area of search should **not** be short-listed for further investigation into potential development.

THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.

| BAS S | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. The search area has high amenity value and provides highly accessible countryside close to the settlement of Banstead. | - | Good access to countryside with a high amenity value. Different parts of the site have access to different services and facilities. The nearest GPs are only accessible by car. | Seek to improve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains ¹ . It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The area is wholly within flood zone 1. There are some specific areas in the north of the search area which may experience intermediate/high risk due to their topographical characteristics. | ++ | No flood zones, although some risk of surface water flooding in the south requiring remediation due to topography. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| ¹ IMD 2010 | | | | |

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| 5. To improve accessibility to all services and facilities | Main services and facilities in Banstead. See accessibility maps for distances. | - | Access to the limited bus service is restricted to the area closest to the A217. There would be heavy reliance on the car for most services and activities. Access on and off of the A217 would need careful consideration. Access to facilities by bus is limited to proximity to the A217. Primary school access is limited to the car; the secondary school is closer to the west of the site. | Seek to improve accessibility, public transport service levels and provision of services and facilities. The Core Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Mainly sporadic single buildings (agricultural or residential); however, the school fronting the A217 in the west of the search area is a larger instance of PDL. | - | Limited PDL. | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land within the search area is likely to fall within either Grade 2 or Grade 3, with the easternmost tip non-agricultural. There is no contaminated land in the BAS. | 0 | No issues with land contamination. But this does not score positively because this is the only area of grade 2 agricultural land within the borough. | To be addressed through design if the area/site is allocated for development. Avoid development on agricultural grade 2 land and/or consider the impact on the loss of agricultural 2 land. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | Investigate how the potential increase in air quality issues can be addressed through design if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | Investigate how the potential increase in noise pollution can be addressed through design if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues. | Investigate how the potential increase in light pollution can be addressed through design if the area/site is allocated for development. |

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|--|--|----|--|--|
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress ² . In addition, the Environment Agency’s assessment ³ of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | 0 | Accounting for water stress issues in Preston. | Avoid areas close to the river. To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | The northern half of the search area is more sensitive with regards to biodiversity given the presence of numerous areas of Ancient Woodland, a designated SNCI and proximity to the Banstead Woods SSSI. The area has opportunities for further biodiversity connectivity given proximity to Banstead Downs. The majority of the north of the search area also falls within the North Downs BOA. The southern half of the search area is generally less sensitive in this regard. | -- | The site has several designations including AW, SNCI and BOA. It is close to Banstead Woods SSSI. The northern part is more sensitive to biodiversity given numerous areas of AW, an SNCI and proximity to Banstead Woods. | Preserve AW, SNCI and BOA. Avoid development in the northern part of the site. Maintain the existing biodiversity and nature conservation features. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | The search area is designated AGLV and in the area recognised as having some shared characteristics with the AONB. The search area has a relationship with Chipstead Valley and some sensitivity in | -- | The LTCA assessed the site as having high sensitivity to change. It has a local AGLV designation and has the characteristics of AONB. | Maintain the landscape value and protect the AGLV. Will require further studies to inform potential development. If appropriate and allocated for development, sensitive |

² Environment Agency (2007) Areas of water stress: final classification

³ As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | terms of maintaining views and landscape character across this wider area. The LTCA assesses the area as having high landscape sensitivity and there is no evidence to the contrary. There is a HPG in the urban area adjoining the southern part of the search area and a further HPG adjoining the north of the search area which partly extends into search area. Generally, there are few heritage constraints in or adjoining the search area. | | | areas will be addressed at the design stage. If not appropriate, avoid development in this area. |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area has relatively low accessibility to local services. However, the search area benefits from bus routes along the A217 which do improve accessibility, particularly for these western parts of the search area. | -- | Access to the limited bus service is restricted to the area closest to the A217. There would be heavy reliance on the car for most services and activities. Access on and off of the A217 would need careful consideration. | Seek to improve the existing levels of accessibility and public transport service. Core Strategy policies seeks to improve accessibility to services and facilities. Potential for the Green Infrastructure strategy to review the lanes in this area and potentially provide greater accessibility through a green space network. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood zone and has significant green space. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | Boroughwide issue | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | The local employment site Pitwood Park is accessible but offers limited employment opportunities due to its size. It is a 15 minute drive to Banstead | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with |

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| | | | town centre which offers a mixture of employment opportunities. But it is feasible that many residents would commute out of borough to the larger towns of Epsom, Sutton and Croydon. | the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of resources | The South East has a high level of resource consumption per capita. | 0 | Boroughwide issue | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>The appraisal of this option has highlighted a number of significant negative impacts from designating this search area as an urban extension; these are for biodiversity, landscape and the need to travel and travel options. There are lesser negative scorings for health and wellbeing, PDL, accessibility and economic growth. There are no major environmental concerns such as air quality, noise and light and fluvial flooding is not an issue in the search area. In conclusion, the number of significant negatives against this option requires that the area is not short-listed for further investigation into potential development.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINABLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |

| BAS T | | | | |
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| SA objective | Summary of issues affecting the north of the borough (Area 1) | Appraisal score | Appraisal comments | Mitigation / recommendations |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | Proximity to London drives demand in this area and housing need continues to be unmet. Banstead and the smaller settlements are expensive to buy/rent property and so leave a shortfall of affordable housing. There is one G&T site in the north of the borough. | 0 | Housing need is a borough wide issue that would be addressed whichever area of search was developed. | Implementation of Core Strategy policy on housing and affordable housing will provide guidance on area-specific requirements. |
| 2. To facilitate the improved health and wellbeing of the whole population | The health of the north of the borough is generally very good, but Preston ward has lower health and life expectancy than other areas. Capacity for primary education is tight, and 1FE extension to existing school may be required in mid/long term. The search area has high amenity value and provides highly accessible countryside close to the settlement of Banstead. | - | The western side of the site is located slightly closer to facilities such as a GP, and primary school. Access to a secondary school is poor with reliance on buses or the car. There is good access to the countryside on the western side and north/south rights of way. The eastern side is not in proximity to services without use of the car (except the countryside). | Seek to improve important recreational space/publicly accessible areas, enhance footpaths. Potential for the Green infrastructure Strategy to improve on the network of green space. Core Strategy policies seek to improve accessibility to services and facilities. |
| 3. To reduce poverty, crime and social exclusion | Although the north of the borough is generally very affluent, Preston ward scores in the most deprived 20% in England in 3 domains. It is in this area that school results are lower than the borough average. Crime is below the national average, but Preston is ranked 12th in Surrey for crime. | 0 | No area-specific issues – Borough wide issue. | Planned physical and social regeneration will address such issues. Core Strategy policies seek to improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 4. To minimise the harm from flooding | The search area is not sensitive in terms of Flood Risk. | ++ | No flood zones. | Development is appropriate in flood risk terms. Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 5. To improve accessibility to all services and facilities | The search area has medium amenity value, particularly as accessible countryside. See accessibility maps for | - | The site is close to a rail station and local centre. However the site falls outside the catchment of other | Seek to improve accessibility, public transport service levels and provision of services and facilities. The Core |

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| | distances. | | important services. The western side has greater access to the A217 and associated bus services. However, the frequency and destination of bus services is limited. The western side of the site are located slightly closer to facilities such as a GP, and primary school. Access to a secondary school is poor with reliance on buses or the car. The eastern side has a higher reliance on car usage. | Strategy's Infrastructure Delivery Plan will identify the need. Core Strategy policies seek to improve accessibility to services and facilities. |
| 6. To make the best use of previously developed land and existing buildings | Limited PDL within the search area. | - | Whilst there is developed land particularly two large employment sites encompassing a significant amount of green space, the majority of the site is undeveloped green space. | Comprehensive large-scale development may not be possible. Consider infill development and/or the impact on other existing uses and environmental designations, if the area/site is allocated for development. |
| 7. To reduce land contamination and safeguard soil quality and quantity. | Land within the search area is likely to fall within either Grade 2 or Grade 3, with the easternmost tip non-agricultural. There is no contaminated land in the BAS. | + | No issues. | To be addressed through design if the area/site is allocated for development. |
| 8. To ensure air quality continues to improve | No significant concerns regarding air quality. Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | Investigate how the potential increase in air quality issues can be addressed through design if the area/site is allocated for development. |
| 9. To reduce noise pollution | No significant concerns regarding noise – Possible localised issue where the search area adjoins the A217 to the west. | + | No significant issues. | Investigate how the potential increase in noise pollution can be addressed through design if the area/site is allocated for development. |
| 10. To reduce light pollution | There are no significant light issues. | + | No significant issues. | Investigate how the potential increase in light pollution can be addressed through design if the area/site is allocated for |

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| | | | | development. |
| 11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water | There are groundwater issues in Preston. The borough can experience water shortages in times of drought. Reigate and Banstead falls within an area of “serious” water stress ¹ . In addition, the Environment Agency’s assessment ² of water availability and the impacts of existing abstraction on the aquatic environment in the catchment shows that the sub catchments are “no water available” or “over licensed”. This means that there is limited environmental capacity locally to support further abstraction to meet demand from new development. | 0 | Accounting for water stress issues in Preston. | Avoid areas close to the river. To be addressed at the design stage if the area/site is allocated for development. The Preston Planning Framework provides guidance on such issues, which will be taken forward in the Development Management Policies document. |
| 12. To conserve and enhance biodiversity within the plan area | The more western parts of search area have few designated biodiversity features and are generally of lower sensitivity in this regard. The eastern half of the search area has a greater degree of sensitivity due to the BOA and proximity to the Banstead Woods SSSI. | - | The eastern part of the site has medium sensitivity due to BOA and proximity to Banstead Woods SSSI. The Western side has a few designated biodiversity features, but of lower sensitivity. | Consider the western side for potential development. Preserve the BOA and evaluate the impact on the Banstead Woods SSSI. To be addressed at the design stage if the area/site is allocated for development. |
| 13. To conserve and enhance landscape character and feature, the historic environment and cultural assets and their setting. | Given the conclusions of the LTCA and the extent of AGLV, the search area is of broadly high sensitivity with regards to landscape. However, the western part of the search area which is enclosed and not part of a wider landscape setting is of lower sensitivity. Generally, there are few heritage constraints in or adjoining the search area. With the exception of some more localised consideration of the | - | The LTCA concludes that broadly the site has high sensitivity with regard to landscape change. The western side has slightly lower sensitivity. | Focus potential development on the western side of lower sensitivity. |

¹ Environment Agency (2007) Areas of water stress: final classification

² As shown in the Catchment Abstraction Management Strategy’s (2006)

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| | Conservation Area, the search area is broadly of limited sensitivity in this respect. | | | |
| 14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure | The search area is generally of low accessibility. Whilst the search area has good access to a rail station and local shopping facilities, it generally falls outside of the catchment for many of the other important services. However, the western part of the search area closest to the A217 is considered to have a greater degree of accessibility, including being within close proximity to key bus routes along the A217. | - | The site is close to a rail station and local centre. The western side has greater access to the A217 and associated bus services. However, the frequency and destination of bus services is limited. Access to a secondary school is poor with reliance on buses or the car. The eastern side has a higher reliance on car usage. | Seek to improve the existing levels of accessibility and public transport service. Core Strategy policies seek to improve accessibility to services and facilities. Potential for the Green Infrastructure strategy to provide greater sustainable access through a green space network. |
| 15. To ensure that the District adapts to the impacts of the changing climate | Climate change issues feature less for strategic locations in the northern part of the borough as there is plenty of green space and no danger of fluvial flooding. | + | No flood issues with large areas of green space. | Core Strategy policy will require further consideration of such issues if area/site is allocated for development. |
| 16. Provide for employment opportunities to meet the needs of the local economy | Unemployment is relatively low in the north of the borough; however there are higher levels of unemployment in Preston. | 0 | No area-specific issues | Planned physical and social regeneration will address such issues. Core Strategy policies seek to create employment opportunities improve accessibility to services and facilities and encourage a diverse mix of uses and housing. |
| 17. Support economic growth which is inclusive, innovative and sustainable | There are a lower number of entrepreneurs in the borough than the rest of Surrey. Economic downturn. | - | The local employment site Pitwood Park is accessible but offers limited employment opportunities due to its size. It is a 15 min drive to Banstead town which offers a mixture of employment opportunities. But it is feasible that many residents would commute out of borough to the larger towns of Epsom, Sutton and Croydon. | The Council is also preparing an economic strategy that will provide guidance to support economic growth. This should be considered along with the Borough's emerging Core Strategy and regeneration strategy (in the process of being drafted). |
| 18. To achieve sustainable production and use of | The South East has a high level of resource consumption per capita. | 0 | No area-specific issues | Core Strategy policies require the consideration of sustainable |

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| resources | | | | construction and development. Consider further at the design stage. |
| 19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems | Carbon emissions in the South East are high. Surrey Climate Change partnership has the ambition for the county to become one of the lowest carbon areas in the UK. | 0 | No significant opportunities. | Core Strategy policies require the consideration of sustainable construction and development. Consider further at the design stage. |
| <p style="text-align: center;">Conclusions</p> <p>The appraisal of this search area is reasonably well balanced in the number of positive and negative scorings, with the negative slightly outweighing the positive. The negative impacts from an urban extension on this location area around biodiversity, landscape and poor accessibility. The appraisal scores the area as significantly positive for flood risk, although as an alternative to other search areas that also do not have flood risk; this area has far greater negative implications for general sustainability issues such as reducing the need to travel and transport options. On balance the area is <u>not</u> suitable for an urban extension.</p> <p>THIS SA/SEA IS CARRIED OUT WITH THE PURPOSE OF INFORMING POLICY MAKERS WHICH OF THE BROAD AREAS OF SEARCH ARE MOST SUSTAINBLE, AT A STRATEGIC LEVEL. WHEN PREFERRED AREAS ARE SELECTED FURTHER SA/SEA WORK WILL BE REQUIRED IN ORDER TO GIVE MORE DETAILED AND DESIGN SPECIFIC RECOMMENDATIONS FOR EACH AREA.</p> | | | | |