



# **Development Management Plan (Regulation 19) Green Infrastructure Strategy**

**August 2017**

## Contents

1.	Introduction.....	3
2.	What is Green Infrastructure?.....	4
3.	Green Infrastructure in Reigate & Banstead.....	8
4.	Background to the Green Infrastructure Strategy .....	13
5.	Introduction to Green Infrastructure Priorities and Action Plan.....	17
6.	Priority 1: Protecting and Enhancing the Mole Gap to Reigate Escarpment Special Area of Conservation.....	18
7.	Priority 2: Enhancing our priority biodiversity habitats and unique landscapes 25	
8.	Priority 3: Getting best value from our strategic open spaces.....	34
9.	Priority 4: Integrating green infrastructure into new developments .....	39
10.	Priority 5: Enhancing and linking communities and neighbourhoods through green infrastructure.....	43
11.	Monitoring and Review .....	50
	Annex 1: Action Plan.....	51
	Annex 2: Priority habitats and species associated with BOAs in Reigate & Banstead.....	70
	Annex 3: Landscape strategy associated with different landscape types .....	77

# 1. Introduction

- 1.1 Green infrastructure comprises a multifunctional network of green spaces, blue spaces, environmental features, and the links between them. A healthy green infrastructure network delivers many positive benefits for nature and for local communities. It can provide a habitat for important species, contribute to the character of our towns and villages, and provide a means of managing flood risk. It can provide a resource for local people, for example by providing routes for walking and cycling, formal or informal recreation spaces, and food growing opportunities. It is therefore vital that the benefits of green infrastructure are maximised. Investment in existing and new green networks also has an important role to play in delivering high quality new development – the homes, offices, and other facilities that are needed to meet the needs of local people now and into the future.
- 1.2 This Green Infrastructure Strategy and Action Plan explains how the Council will use its own resources, and work closely with partners, to make the most of the green infrastructure network that runs through the borough and beyond. It will inform the Council's plan-making work, its determination of planning applications, and the activities of its Greenspaces Team.
- 1.3 At a time when resources are tightly stretched, it is critical that the borough's green spaces provide multiple functions and benefits, and meet the needs of a range of different users. We hope that the Green Infrastructure Strategy sets us on the path to achieving that goal.

## 2. What is Green Infrastructure?

- 2.1 Green infrastructure is defined in the government's [National Planning Policy Framework](#) (NPPF) as “a network of multi-functional greenspace, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities” (Annex 2: Glossary).
- 2.2 Natural England's [Green Infrastructure Guidance](#) goes further, describing green infrastructure as “a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the community it serves and needed to underpin sustainability” (p.7).
- 2.3 The Royal Town Planning Institute (RTPI), in its briefing on [Green Infrastructure in the UK](#), also notes that the term encompasses “all green and blue spaces in and around our towns and cities. The term allows us to refer to –and consider the collective value of – all of these spaces at once” (p.1). This draws attention to the importance of water elements in the green infrastructure network.
- 2.4 Using these definitions, it is clear that high-quality green infrastructure:
- Should be varied – made up of elements of different types and sizes, and including both green and blue features.
  - Should be multifunctional – including elements that can be used for a range of different activities or habitats.
  - Should deliver ecosystem services and quality of life benefits – fulfilling both environmental and social aspects of sustainability.
  - Should form a coherent network which maximises the benefits provided by each individual element of green infrastructure.
  - In addition, green infrastructure can provide economic benefits in a number of areas.

## Varied Characteristics

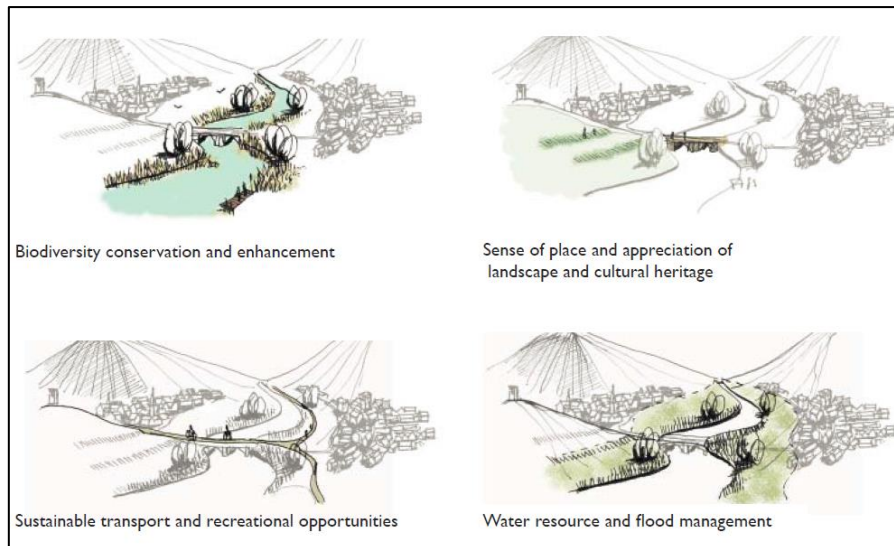
2.5 Examples of green infrastructure include parks; commons; natural and semi-natural green spaces such as nature reserves, country parks, and conservation areas; farmland; areas used for recreation, sport and play; churchyards; allotments and private gardens; green roofs and walls; green corridors (such as road verges, railway embankments, river banks and public rights of way); and blue infrastructure (rivers, streams, ponds, lakes, and other water features, and the floodplains associated with them). A green infrastructure strategy should aim to incorporate as many of these elements as is possible and appropriate.

## Multiple functions

2.6 Central to the concept of green infrastructure is the concept of multifunctionality. Green infrastructure can have a wide range of functions, including:

- Conserving and enhancing biodiversity through the provision and creation of habitats
- Safeguarding valuable landscapes and increasing sense of place
- Promoting the appreciation of cultural heritage
- Increasing recreational opportunities and supporting healthy living
- Improving water resource and flood management
- Mitigating and adapting to climate change
- Promoting sustainable transport options and improving connectivity and links between communities and greenspaces
- Producing food, fibre and fuel
- Creating high quality environments that are attractive to residents and businesses

High quality green infrastructure will incorporate more than one of these functions, and preferably several of them. The figure below demonstrates how a single piece of green infrastructure can perform multiple functions.



Source: South East Green Infrastructure Framework (2009)

## Ecosystem services and Quality of Life

2.7 The term 'ecosystem services' is often associated with the promotion of green infrastructure. The [Millennium Ecosystem Assessment](#) defined four key ecosystem services:

- Supporting (nutrient cycling, soil formation, basic ecological processes that support all life)
- Provisioning (food, fresh water, fuel, fibre, etc.)
- Regulating (climate regulation, water purification, flood regulation, etc.)
- Cultural (aesthetic, spiritual, educational, recreational, etc.)

2.8 Ecosystem services are naturally associated in many people's minds with environmental concerns, but these four services also encourage human wellbeing and quality of life. Ecosystem services contribute towards safety from natural disasters, access to clean air and water, recreational and exercise opportunities, psychological wellbeing, adequate and nutritious food supplies, and access to public spaces that encourage social cohesion and mutual respect.

## Network

2.9 Green infrastructure can be planned and provided for at very different spatial scales, from the neighbourhood level up to the landscape scale. For green infrastructure, it

is not only clearly identifiable open spaces that are important: the links between these open spaces, which allow for the movement of species, water and people, are equally important.

## Economic Benefits

2.10 The economic impact of green infrastructure can be difficult to quantify, but can include job creation, raised land and property values, new inward investment, reuse of land, improved risk management and reduction, and reductions in cost to the public and private sectors. A [Natural Economy Northwest report](#) on the economic benefits of green infrastructure sets out eleven areas where it can make a difference: climate change adaptation and mitigation; flood alleviation and water management; quality of place; health and wellbeing; land and property values; economic growth and investment; labour productivity; tourism; recreation and leisure; land and biodiversity; and products from the land.

### 3. Green Infrastructure in Reigate & Banstead

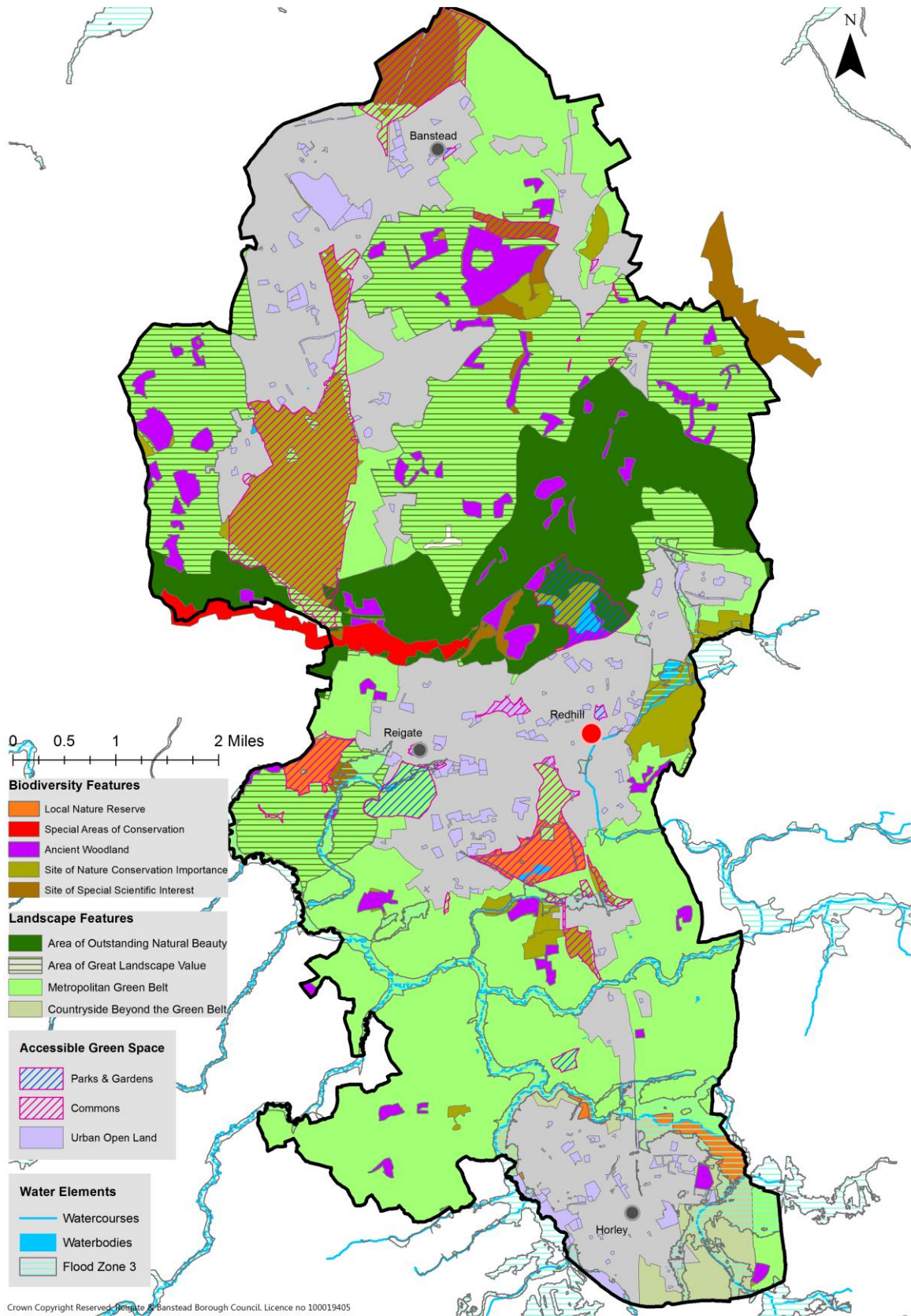
3.1 The majority of Reigate & Banstead borough comprises countryside. This countryside is diverse, from the North Downs on the edge of outer London, to the Low Weald in the south, bordering West Sussex. Even the 30% of the borough classified as ‘urban’ includes a network of smaller green spaces and links. The extent of some of the key designations is shown in the table and map below.

**Figure 1: The extent of policy and environmental designations in Reigate & Banstead**

Designation	Type of designation	Area (ha)	% of borough
Green Belt	National, Policy	8,888ha	69%
Surrey Hills Area of Outstanding Natural Beauty	National, Landscape	1,549	12%
Area of Great Landscape Value	Local, Landscape	4,740	37%
Mole Gap to Reigate Escarpment Special Area of Conservation	International, Biodiversity	450	3%
Sites of Special Scientific Interest	National, Biodiversity	796	6%
Sites of Nature Conservation Importance	Local, Biodiversity	1,172	9.1%
Ancient Woodland	National, Biodiversity	597	4.6%



**Figure 2: The green fabric of Reigate & Banstead**



- 3.2 The Green Belt is by far the largest designation in the borough, covering over two-thirds of the land area. The Green Belt consists of a wide range of landscapes performing a variety of functions, from rural farmland, to land adjacent to industrial sites. The Area of Outstanding Natural Beauty and Area of Great Landscape Value are both located entirely within the Green Belt. Many parts of these designations will be valuable from a green infrastructure perspective because they provide the functions and benefits described in section 2, while others will perhaps provide fewer benefits or only a single function.
- 3.3 The Special Area of Conservation, Sites of Special Scientific Interest, Sites of Nature Conservation Importance, and ancient woodlands cover a much smaller percentage of the borough, but are key green infrastructure resources. They have been designated specifically because they fulfil particular functions, most notably in terms of encouraging biodiversity and habitat protection; but they also provide other benefits such as recreation, aesthetic value, and climate change mitigation.
- 3.4 As well as these designated areas, there are also a range of other areas in the borough that can be classified as green infrastructure resources. These include:
- The river network including river/stream channels, but also areas of floodplain, which can fulfil multiple purposes, for example the creation of wetland habitats, but also wider economic benefits associated with reduction in flood risk to businesses and properties.
  - Biodiversity opportunity areas, where specific opportunities to enhance priority biodiversity have been identified
  - Urban open land, which includes spaces such as school playing fields, allotments and more informal open spaces in the urban area
  - Common land
  - Grey infrastructure corridors, for example verges alongside motorways and rail lines – due to their relatively untouched nature, these can often provide a greater than expected level of biodiversity.
- 3.5 Despite the considerable green infrastructure resources in Reigate & Banstead, there are also threats to the green infrastructure network and deficiencies in its

provision across the borough. In particular, the need to provide housing and employment land (stemming from national policy and local need) places under pressure both green and brownfield land that may currently perform green infrastructure functions. The continuing growth in car traffic can pose a difficulty in safely and attractively linking green infrastructure elements together into a network. In addition, there is a lack of publicly accessible green space in the south of the borough – limiting opportunities for the cultural functions of green infrastructure to be accessed by residents.



## 4. Background to the Green Infrastructure Strategy

- 4.1 The Council's [Local Plan: Core Strategy](#) (2014) recognises the importance of green infrastructure, and notes that development within Reigate & Banstead provides positive opportunities to deliver enhancements to the borough's green spaces.
- 4.2 It commits the Council to producing a Green Infrastructure Strategy, that will:
- Define the strategic direction for developing and managing a multifunctional network of green spaces across the borough
  - Set priorities for addressing deficiencies in green infrastructure
  - Outline how the council will work with partners to plan, protect, promote, enhance and extend the green infrastructure network
- 4.3 In particular it recognises how green infrastructure planning can provide an important contribution to avoiding the effects of development on the internationally designated Mole Gap to Reigate Escarpment Special Area of Conservation.
- 4.4 The Core Strategy identifies that the Green Infrastructure Strategy will be accompanied by an Action Plan, which identifies key projects, timeframes and partners to deliver green infrastructure within the borough.
- 4.5 This strategy is not a formal part of the council's Local Plan, but is one of the mechanisms by which it will be delivered.

### Cross-Boundary Green Infrastructure

- 4.6 Green infrastructure does not stop at the borough boundary. Cross-boundary green infrastructure resources include the Surrey Hills Area of Outstanding Natural Beauty, the Area of Great Landscape Value, the Mole Gap to Reigate Escarpment SAC, the River Mole and Burstow Stream river corridors, and rail corridors, as well as the public rights of way network.

- 4.7 Surrey County Council owns and manages land within the borough, as do other external bodies, such as the National Trust and Surrey Wildlife Trust. Surrey County Council also has responsibility for maintaining public rights of way, which are a central asset within the green infrastructure network. Agencies such as Natural England and the Environment Agency have responsibilities in relation to green infrastructure assets in the borough. And adjoining local authorities are also preparing their own green infrastructure strategies.
- 4.8 For this reason, the Council has engaged with adjoining local authorities, the County Council, and a range of other external partners, in preparing this Green Infrastructure Strategy.
- 4.9 Account has also been taken of relevant studies that exist for adjoining local authorities and at a more strategic level, including:
- The [Surrey Infrastructure Study](#), prepared by AECOM for Surrey local authorities, which includes a section on green infrastructure
  - The Surrey Nature Partnership's [Natural Capital Investment Strategy for Surrey](#), which has been developed to maximise and optimise investment in Surrey's natural infrastructure
- 4.10 In addition, there are a number of existing mechanisms where cross boundary working takes place in relation to issues relevant to this strategy. These include:
- The [Surrey Hills AONB Board](#), and associated groups
  - The River Mole Catchment Partnership
  - The duty to cooperate, an important part of the local plan making process

## National policy support

- 4.11 The [National Planning Policy Framework](#) requires that local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (paragraph 114).
- 4.12 The government's [Planning Practice Guidance](#) suggests authorities may wish to prepare a green infrastructure strategy to assist in planning positively for green

infrastructure. This could include an assessment of current green infrastructure provision in the borough, identification of gaps in the network, and opportunities for improvement (paragraph 29 of Natural Environment section).

## What is already being done?

- 4.13 Reigate & Banstead Borough Council owns and manages approximately 1,250 hectares of countryside, including Reigate Heath, Banstead Woods and Chipstead Downs, Redhill and Earlswood Commons, and Riverside Garden Park in Horley. The Council also has responsibility for maintaining parks across the borough, including Memorial Park in Redhill, Lady Neville Park in Banstead, and Priory Park in Reigate.
- 4.14 Detail about the activities of the Council's Greenspaces Team on council-owned sites will be set out in its forthcoming Countryside Strategy.
- 4.15 The Council also works closely with a range of partners, through different groups and forums to manage, maintain and enhance green infrastructure assets across the borough. It:
- Is a member of the [Surrey Hills Area of Outstanding Natural Beauty Board](#), which leads on the preparation, monitoring and review of the [AONB Management Plan](#), helping to ensure that the special qualities of the AONB are protected
  - Provides funding and support to Surrey Countryside Partnerships (specifically the [Downlands Partnership](#), which works in the north of the borough and across adjoining authorities, with public and private landowners and local communities, to manage and improve the downland landscape)
  - Provides funding and support to the [Gatwick Greenspace Partnership](#), which operates in the south of the borough, and in adjoining West Sussex, providing advice, education and conservation services
  - Works with voluntary and community groups to implement local conservation projects
  - Has worked with the [Surrey Wildlife Trust](#) to carry out a review of locally designated Sites of Nature Conservation Importance across the borough,

and to renovate Furzefield Wood and Merstham Bund for wildlife and recreational purposes.

- Incorporates green infrastructure objectives into its own regeneration activities across the borough
- Works in close partnership with the Banstead Commons Conservators





## 5. Introduction to Green Infrastructure Priorities and Action Plan

5.1 The following sections in this document outline the Council's identified green infrastructure priorities. These priorities have been developed taking into account local characteristics, development pressures, existing gaps in green infrastructure provision, and opportunities for improved provision. As part of this process, informal consultation has been undertaken with a range of external partners, including land managers and government agencies.

5.2 The five priorities are:

- Protecting and enhancing the Mole Gap to Reigate Escarpment Special Area of Conservation
- Enhancing our priority biodiversity habitats and unique landscapes
- Getting best value from our strategic open spaces
- Integrating green infrastructure into new developments
- Enhancing and linking communities and neighbourhoods through green infrastructure

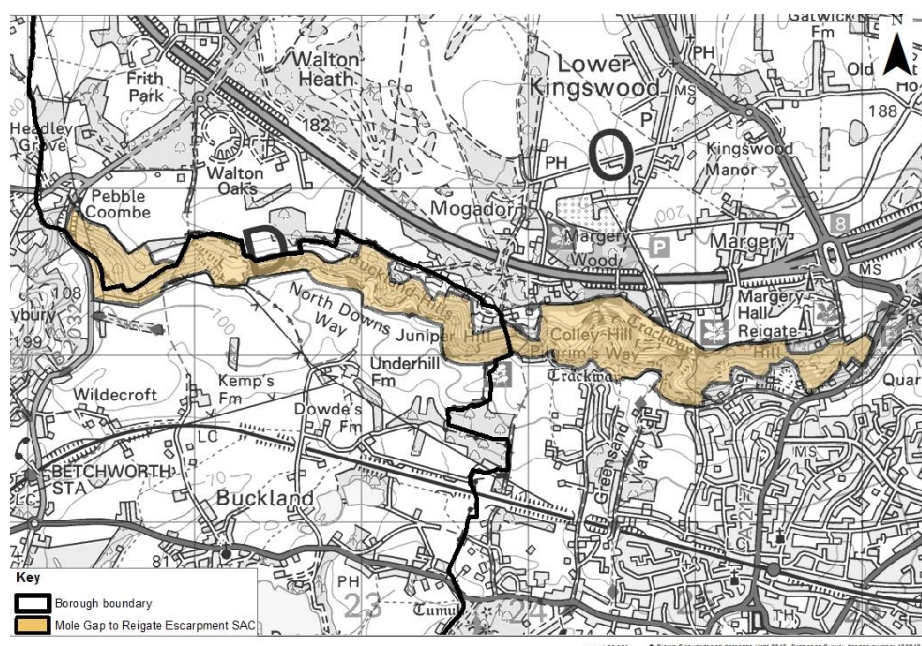
5.3 Between them, these priorities focus on maintaining and improving the most significant elements of the existing green infrastructure network in the borough; and explore ways to increase the size and connectivity of the network through new development and regeneration projects.

5.4 The Strategy is accompanied by an Action Plan, which provides more detail about the actions that will be undertaken in relation to each green infrastructure priority. The Action Plan will be reviewed on a regular basis to ensure that it reflects the progress that is made in relation to actions and (where appropriate) defines new or revised actions to deliver the identified priorities.

## 6. Priority 1: Protecting and Enhancing the Mole Gap to Reigate Escarpment Special Area of Conservation

- 6.1 The Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is a protected European site, designated<sup>1</sup> because of the presence of rare box scrub as well as chalk grassland and yew woodland<sup>2</sup>.
- 6.2 The SAC is 8 miles long, stretching between Leatherhead in the west and Reigate in the east. As a European site, it is afforded the highest level of protection.

**Figure 3: The Mole Gap to Reigate Escarpment SAC**



## Legislation, Policy Context, and Evidence

### National legislation and policy

- 6.3 The European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna (the '[Habitats Directive](#)') sets out the means to protect habitats and species of

<sup>1</sup> under the European Directive on the Conservation of Natural Habitats of Wild Fauna and Flora

<sup>2</sup> See <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0012804> for primary reasons for selection

European importance ('Natura 2000 sites'). The Habitats Directive has been transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (The '[Habitats Regulations](#)'). This requires that conservation measures are in place on Natura 2000 sites to appropriately manage them, and introduces strict protection for the species of international importance that they contain.

6.4 The need to provide the highest level of protection to Natura 2000 sites is also included within the National Planning Policy Framework. Consequently, protecting and enhancing the SAC is a key priority for green infrastructure in the borough.

### Core Strategy

6.5 A [Habitats Regulations Assessment \(HRA\) undertaken to inform the Council's Core Strategy](#) identified the potential impacts on the SAC of development pressures arising from the Core Strategy and other plans; and identified some potential mitigation measures to avoid these impacts.

**Figure 4: Potential impacts of Core Strategy development levels on the Mole Gap to Reigate Escarpment SAC**

Potential impacts on SAC	Avoidance measures
Impacts on habitat due to increased recreational usage	<ul style="list-style-type: none"> <li>• Positive visitor management and access management</li> <li>• Site management around honeypot sites</li> <li>• Encouraging visitors to alternative sites in the vicinity of the SAC</li> <li>• Provision of new open space as part of new developments and/or enhancement of existing alternative recreation sites, including via a new Green Infrastructure Strategy</li> <li>• HRA assessments of projects and developer contributions as appropriate</li> </ul>
Impact on habitat due to maintenance (and risk of cessation) of grazing	<ul style="list-style-type: none"> <li>• Improved interpretation and continued joint working in relation to visitor management methods</li> </ul>

	<ul style="list-style-type: none"> <li>• Improved visitor facilities in conjunction with grazing infrastructure</li> <li>• Provision of new local open space as part of new developments and/or enhancement of existing alternative recreation sites</li> </ul>
Impact on habitat due to increased air pollution (a region-wide issue)	<ul style="list-style-type: none"> <li>• Assessment of significant localised effects at a more local level, for example in relation to site allocations (an aspect of the DMP)</li> </ul>
Disturbance to roosting populations of Bechstein's bats	<ul style="list-style-type: none"> <li>• Maintain mature trees, woodlands and hedgerows through policies on biodiversity, design and landscaping</li> </ul>

### Surrey Hills Area of Outstanding Natural Beauty Management Plan

6.6 The [AONB Management Plan \(2014\)](#) includes biodiversity management policies that seek to ensure that “existing designated sites (SACs) will be conserved, enhanced and managed by Natural England and partners, and where possible improved in line with government targets”, and that “important habitats such as chalk grassland and heathland will be managed and used in ways that conserve and enhance their nature conservation value”.

6.7 It also includes policies that seek to promote recreation and tourism, but subject to respecting the landscape character and biodiversity of the area, and the need to foster a greater understanding of the AONB and its considerate use.



## Types of intervention and activity

- 6.8 Figure 5 summarises the types of interventions and activities that the Council will use to deliver this priority.
- 6.9 Due to the cross boundary nature of the SAC, the Council will also have to coordinate with Mole Valley District Council to ensure the integrity of the site is protected as a whole.

**Figure 5: Priority 1 (Mole Gap to Reigate Escarpment SAC) – Summary of types of activity**

Type of Activity	On or off site?	Description	Examples
Visitor education and access management, particularly around honeypot sites	On site	On-site measures such as visitor education and access management can help minimise the damage caused by the recreational activity that does occur on the SAC.	Educating visitors about the sensitivities of the site/habitat, and the behaviours that are appropriate to minimise their impact.
			Providing clear paths and way-marking to minimise trampling and habitat destruction.
Land management	On site	Careful management of the SAC can help improve its condition and resilience to recreational pressures.	Positive measures to restore habitat in highly degraded locations.
			Controlled grazing to maintain habitat.
Survey and monitoring	On site	Regular monitoring allows for the state of the habitat to be well understood and the impact of measures to be assessed.	Monitoring of habitat quality and species distribution.
Promotion and enhancement of alternative recreation	Off site	By encouraging visitors to use alternative open spaces (or routes), that offer a similar type of visitor	Signposting/advertising at honeypot sites within the SAC of alternative recreation spaces.
			Improved management of

spaces		experience, recreational pressure on the SAC can be minimised.	alternative open space to increase their attractiveness to visitors.
Provision of open space as part of new developments	Off site	The provision of more local scale open spaces as part of new developments can provide a local resource that people can use for day to day recreational activities (for example dog walking).	Inclusion of appropriate policies within the Council's Local Plan.
			Section 106 agreements.
Determining the location of new development	Off site	The consideration of the SAC when determining the location of new development is important to ensure that impacts are avoided.	Through the identification of sites in the Development Management Plan.
			Through the consideration and determination of planning applications.

## Spatial priorities

6.10 Figure 6 shows the location of the SAC, and strategic initiative opportunities that are included within the Action Plan.

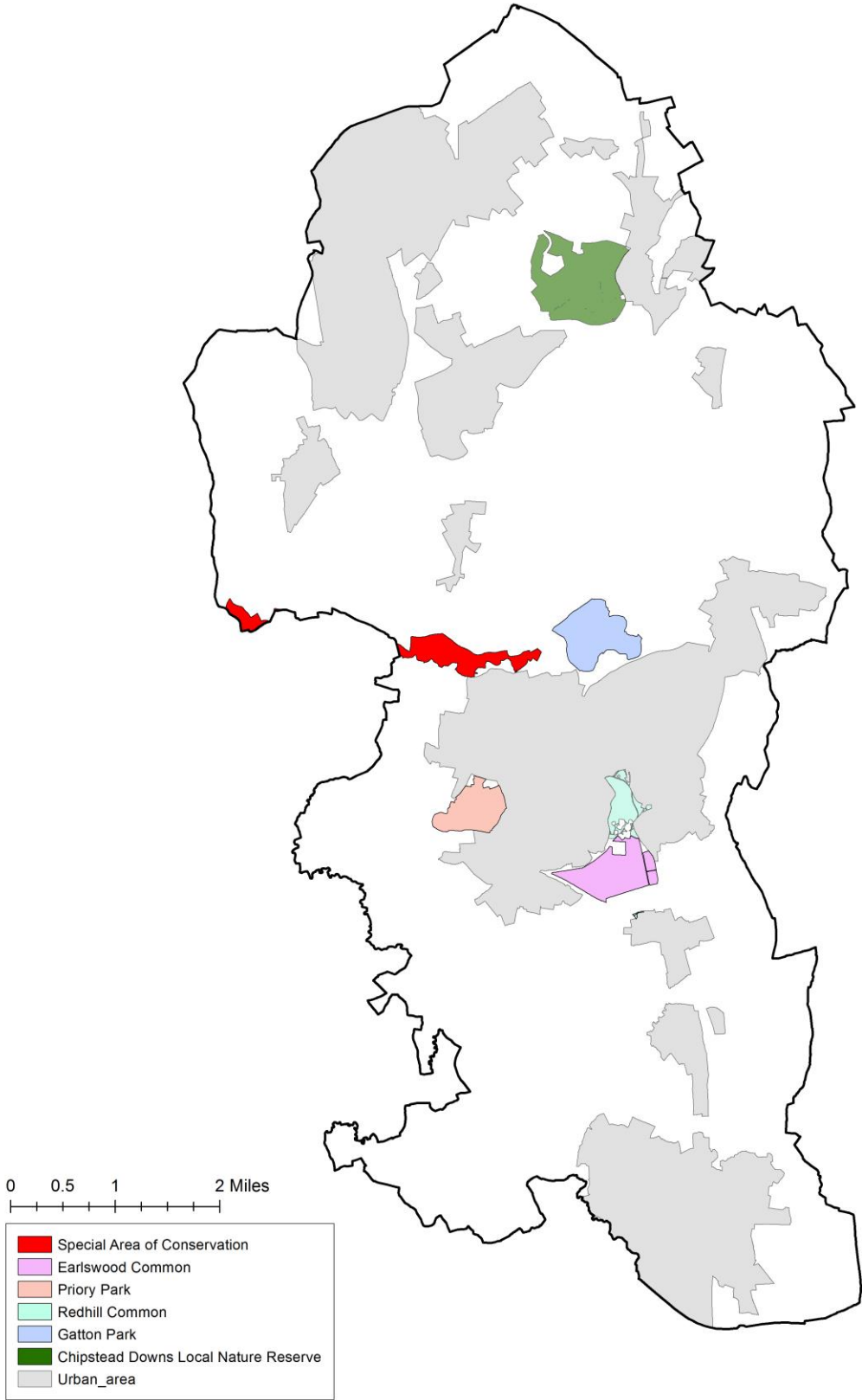
## Delivery

6.11 Most land within the SAC is owned by the National Trust, Surrey County Council (managed by the Surrey Wildlife Trust), or Reigate & Banstead Borough Council (managed by the National Trust). The Council will therefore work in partnership with both Trusts, and other partners (including the AONB Board, Surrey Countryside Partnerships and Downlands Partnership) to deliver the types of activity identified in the Action Plan.

6.12 Offsite actions, such as the provision and promotion of alternative open spaces and recreation areas, will partly be taken forward as part of the plan-making process. In addition, the Council will promote its own sites, and work with the National Trust, Natural England, and SCC to bring forward and promote other sites in the borough.

6.13 Funding opportunities include existing countryside and land management budgets. As delivering on this priority is important to avoid impacts arising from new development, Community Infrastructure Levy receipts may also be available.

**Figure 6: SAC and Strategic Parks**



Crown Copyright Reserved 2017. Reigate & Banstead Borough Council. Licence no 100019405



## 7. Priority 2: Enhancing our priority biodiversity habitats and unique landscapes

7.1 The borough has a range of sites with national (statutory) protection for biodiversity and landscape character, and with local (non-statutory) protection. These are summarised below.

**Figure 7: National and local biodiversity and landscape designations in Reigate & Banstead**

Designation	Type	Presence in borough
Site of Special Scientific Interest (SSSI)	National, Biodiversity	Banstead Downs Park Downs Chipstead Downs Mole Gap to Reigate Escarpment Reigate Heath
Ancient Woodland	National, Biodiversity	Various, across the borough, including: Banstead Wood Felland Copse Furzefield Wood Pit Wood Langshott Wood
Sites of Nature Conservation Importance (SNCI)	Local, Biodiversity	Various, including: Banstead and Walton Heath Burgh Heath Earlswood Common Gatton Park Holmethorpe Sandpits Complex Nork Park Newpond Farm
Biodiversity Opportunity Area (BOA)	Local, Biodiversity	North Downs BOA Wealden Greensand BOA Low Weald BOA

		Rivers BOA
Area of Outstanding Natural Beauty (AONB)	National, Landscape	Surrey Hills
Area of Great Landscape Value (AGLV)	Local, Landscape	Large tract of the North Downs area of the borough.

7.2 Across the borough, there are also many undesignated areas that nonetheless are considered ‘priority habitats’, contain features of biodiversity interest, or make a positive contribution to local landscape character. Such areas include mixed deciduous woodland, lowland meadows, rivers, ponds and hedgerows.

## Legislation, Policy Context, and Evidence

### National legislation and policy

7.3 All public authorities, including local authorities, have a duty under the [Natural Environment and Rural Communities Act 2006](#) to conserve biodiversity. The legal framework for Areas of Outstanding Natural Beauty is provided by the [Countryside and Rights of Way Act 2000](#).

7.4 The National Planning Policy Framework requires that the planning system should protect and enhance valued landscapes, and seek to minimise impacts on biodiversity, promoting net gains in biodiversity where possible

### Core Strategy

7.5 The Core Strategy includes a dedicated policy on Valued Landscapes and the Natural Environment (Policy CS2). This requires that:

- The AONB is given the highest level of protection
- The AGLV will be afforded the same level of protection as the AONB until such time as there has been a review of the AONB boundary
- Where appropriate, new local landscape designations may be identified
- The landscape character of other parts of the borough will be protected and enhanced

- Common land will be maintained and enhanced for the benefits of farming, public access, recreation, and biodiversity
- SSSIs, SNCIs, Local Nature Reserves (LNRs) and ancient woodlands will be protected for their biodiversity value and, where appropriate, enhanced

7.6 The policy recognises that the Green Infrastructure Strategy will play a role in achieving these things.



### **Naturally Richer: A Natural Capital Investment Strategy for Surrey**

7.7 [This publication by the Surrey Nature Partnership](#) promotes a ‘natural capital’ approach to decision making and investment within Surrey, and seeks to raise awareness of the wider value of investing in nature, including in relation to jobs and prosperity, and health and wellbeing.

### **Biodiversity Opportunity Areas**

- 7.8 Biodiversity Opportunity Areas (BOAs) are areas which have been identified as having a particular potential for improved habitat management to deliver improvements to the quality and extent of priority habitats, and therefore a coherent and resilient ecological network.
- 7.9 The Surrey Nature Partnership has built upon existing BOA mapping to prepare statements for each BOA setting out their characteristics, as well as objectives and targets. Annex 2 discusses the extent of BOAs across Reigate & Banstead.

### Surrey Hills AONB Management Plan

- 7.10 The purpose of an AONB Management Plan is to highlight the special qualities and the enduring significance of the AONB and the importance of its landscape, wildlife and cultural heritage, to identify those features that are vulnerable to change, and to present an integrated vision for the future of the AONB as a whole.
- 7.11 The 2014 Surrey Hills Management Plan includes policies that seek to ensure that:
- Important components of the landscape – such as farmland, woodland and cultural heritage – are protected and enhanced
  - The enhancement of the biodiversity of important habitats will be maximised through the targeting of advice and grants, and through negotiation on planning agreements where appropriate
  - New development enhances local character and the environmental quality of its nationally important setting

### Surrey-wide Landscape Character Assessment

- 7.12 The [Surrey Landscape Character Assessment](#) provides a comprehensive assessment of the landscape character of the borough. It identifies the following landscape character areas in Reigate & Banstead:

**Figure 8: Landscape Character Areas in Reigate & Banstead**

Landscape Type	Character Area	Ref
----------------	----------------	-----

Chalk Down with Woodland	Tyrrell's Wood to Walton Oaks	CD2
	Courtlands to Margery	CD3
Open Chalk Farmland	Leatherhead to Epsom Downs	CF3
	Hooley to Chaldon	CF5
Chalk Ridge	Box Hill to Tatsfield	CR3
Wooded North Down	Banstead Heath	CW6
	Chussex Plain	CS7
Greensand Valley	Pixham to Reigate	GV2
	Gatton	GV3
	Merstham to Clacket Lane	GV4
Wooded Greensand Hills	Skimmington	GW11
	Earlswood to Oxted	GW12
River Floodplain	Upper Mole	RF11
Low Weald Farmland	Dorking to Hookwood	WF1
	Flanchford to Horley	WF2
	Horley to Swaynesland	WF3
Distinct Areas on the Edge of Urban Areas	Burgh Heath	UE4
	Banstead Downs	UE5
	Redhill Common	UE6
	Earlswood Common	UE7
	Petridgewood Common and Woodland	UE8
	Holmethorpe Pits and Mercer's Park	UE9

7.13 Annex 3 provides more information about the recommended landscape strategy for each landscape type and a map of the landscape character areas.

## Types of intervention and activity

7.14 The table below summarises the types of interventions and activities that the Council will use to deliver this priority.

7.15 A number of the biodiversity habitats and valued landscapes, including the AONB and many of the BOAs in the borough, extend into neighbouring local authorities. Due to the cross boundary nature of these resources, the Council will also have to

coordinate with Mole Valley District Council, Tandridge District Council, and Crawley Borough Council to ensure the integrity of the sites are protected as a whole.

**Figure 9: Priority 2 – Summary of actions and initiatives**

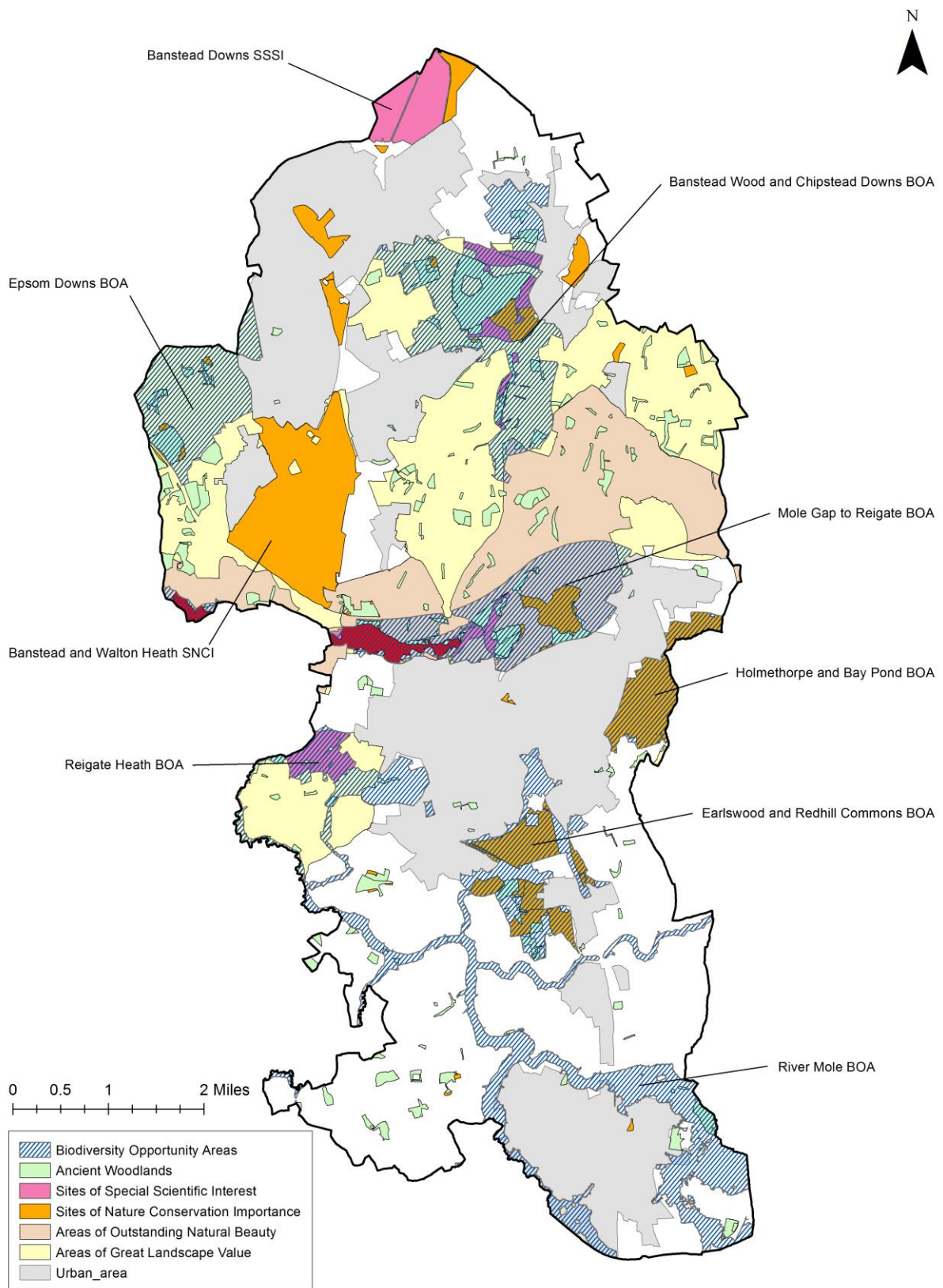
Type of Activity	Description	Examples
Review of biodiversity resources	A good understanding of the biodiversity interest features, sensitivities and opportunities is important in helping to target future activities.	Primary data collection.
		Secondary research.
Conservation and enhancement of the natural beauty of the AONB	The Council has a statutory duty to conserve and enhance the natural beauty of the AONB.	Engage in the work of the AONB Board.
		Ensure that the Council's own assets within the AONB are sensitively managed, in line with the AONB Management Plan.
Develop an understanding of the borough's landscape character	Beyond the AONB, the landscape still makes a vital contribution to the character of the borough, the setting of the borough's towns and villages and the quality of life of residents. A good understanding of the characteristics and sensitivities of these landscapes is therefore vital.	Maintain an up to date Landscape Character Assessment.
Land management	Sensitive and proactive land management can help retain and increase the extent of priority habitats and species and ensure that the wider landscape contribution of individual sites is maximised. This may also include the management of watercourses and floodplains.	Removal of invasive species and reintroduction of native species.
		Use of management practices appropriate to the habitat in question.
Manage the impact of new development on	New development, unless carefully managed, has the potential to negatively impact biodiversity and	Inclusion of appropriate policies within the Council's Local Plan.

biodiversity and landscape	the wider landscape. Conversely, sensitively designed new development can contribute to biodiversity assets in the borough and complement the existing landscape character.	Section 106 agreements.
		Prepare planning guidance to support policies as appropriate.
Community engagement and education	Nature is often a shared concern of local communities, and engaging with nature has been proved to have wider health and wellbeing benefits. Local communities therefore provide a valuable resource which can help contribute to the protection of priority habitats and species.	Maintain relationships with existing community and voluntary groups.
		Explore options to increase the opportunities available for local people to engage with nature, for example through the creation of new local nature reserves.

## Spatial priorities

7.16 Figure 10 shows the location of national biodiversity and landscape designations and the strategic initiative opportunities that are included within the Action Plan.

**Figure 10: Priority Habitats and Landscapes**



Crown Copyright Reserved 2017. Reigate & Banstead Borough Council. Licence no 100019405



## Delivery

- 7.17 Resources for developing an understanding of priority biodiversity habitats and landscapes exist within the Council's Planning Policy and Greenspaces Teams, the County Council's Environment Team and across other partners such as the AONB Board, Natural England, the Surrey Nature Partnership and the Surrey Wildlife Trust. Other opportunities include working through the River Mole Catchment Partnership, and with private landowners and local conservation groups. The Council's Planning Policy Team is responsible for the preparation of the Local Plan.
- 7.18 Resources for land management exist within the Council and Surrey County Council. Biodiversity and landscape considerations are already central to the activities of teams within these organisations – this will need to continue to ensure that maximum benefits are secured from the limited resources that exist.
- 7.19 Other funding opportunities may exist for activities in relation to this priority, for example the Environment Stewardship scheme and/or the Landfill Communities Fund or through the Community Infrastructure Levy. Opportunities to secure funding from these will be explored on an action-by-action basis.

## 8. Priority 3: Getting best value from our strategic open spaces

- 8.1 The borough has a number of large, highly valued and well-used strategic open spaces, both within the urban area and in the countryside that surrounds our towns and villages. These spaces are generally protected from development through designation, for example as urban open land or common land. These spaces provide a wide range of functions, and are regularly used by a range of visitor groups (whose interests are sometimes in competition with each other).
- 8.2 Increased pressure from population growth, competing social and economic demands and other development pressures means that protecting and maintaining these spaces is a continuing challenge.
- 8.3 To ensure their continued value and use, these spaces may require a range of interventions, for example in relation to nature conservation or enhanced recreation facilities.

### Legislation, Policy Context and Evidence

#### National legislation and policy

- 8.4 The National Planning Policy Framework recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. It requires that local authorities undertake assessments of the need for open space, sports and recreation facilities and identify the need for new provision.

#### Natural England Accessible Natural Greenspace Standards

- 8.5 Natural England's [Accessible Natural Greenspace Standards](#) (ANGSt) set out the recommended maximum distances that people should have to travel to access natural greenspace.

## Figure 11: Natural England Accessible Natural Greenspace Standards

Everyone, wherever they live, should have:

- at least one accessible 2 hectare site no more than 300 metres (a 5 minute walk) from home;
- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

### Core Strategy

8.6 The Core Strategy identifies that the Council will, among other things, encourage the improvement of existing open space for recreation.

8.7 Policy CS12 commits the Council to securing green infrastructure in line with the Green Infrastructure Strategy, recognising that this could include improvements to existing open spaces.

### PPG17 Open Space, Sport and Recreation Assessment

8.8 The Council's [Open Space, Sport and Recreation Assessment](#) ('PPG17 Study') assesses the qualitative and quantitative needs for open space provision in the borough. Figure 12 summarises the findings in relation to the enhancement of existing assets.

### Figure 12: PPG17 study findings – enhancement of existing assets

Area	Focus or Priority
North of the borough	Improve quality, access and value of existing parks (including Lady Neville Recreation Ground and Nork Park).
Central part of the borough	Improve quality and value of Memorial Park Maintain quality and accessibility of Priory Park Improve access to the countryside
South of the	There is a need for another park in the south of the borough

borough	
---------	--

8.9 The assessment was last undertaken in 2011, and progress has been made in several respects (for example, work on Memorial Park has now taken place). An updated Open Space, Sport, and Recreation Assessment is being prepared at the time of writing, and is due to be published in Autumn 2017. The updated findings of this assessment will be available through the Council's [planning policy webpage](#).

## Types of intervention or activity

8.10 Figure 13 summarises the types of interventions and activities that the Council will use to deliver this priority.

**Figure 13: Priority 3 – Strategic Open Spaces**

Type of Activity	Description	Examples
Management of strategic countryside assets	Good management and promotion of strategic countryside assets in the borough will maximise the benefit that these spaces provide to local residents, and provide increased resilience in the context of a growing population.	Promote and improve accessibility of strategic countryside sites such as Earlswood Common and Redhill Common.
Increase the number of Local Nature Reserves in the borough	Local Nature Reserves provide a great opportunity for local residents to access and learn about nature.	Explore opportunities for new Local Nature Reserve provision in the borough.
Promote and invest in the borough's flagship parks	The council's flagship parks, located in the most populated parts of the borough, provide an important local resource that contribute to residents' quality of life, health and wellbeing, and provide increased resilience in the	<p>Promote and enhance the borough's existing flagship parks (Memorial Park, Priory Park, Nork Park, Lady Neville Recreation Ground, and Merstham Recreation Ground).</p> <p>Identify and progress opportunity for</p>

	context of a growing population.	flagship park provision in Horley.
Identify areas of poor provision and enhance access to open space	The Council's PPG17 study allows for the identification of parts of the borough with poor open space provision, which can be prioritised for future investment.	Map distance from public open space against the ANGSt standards.

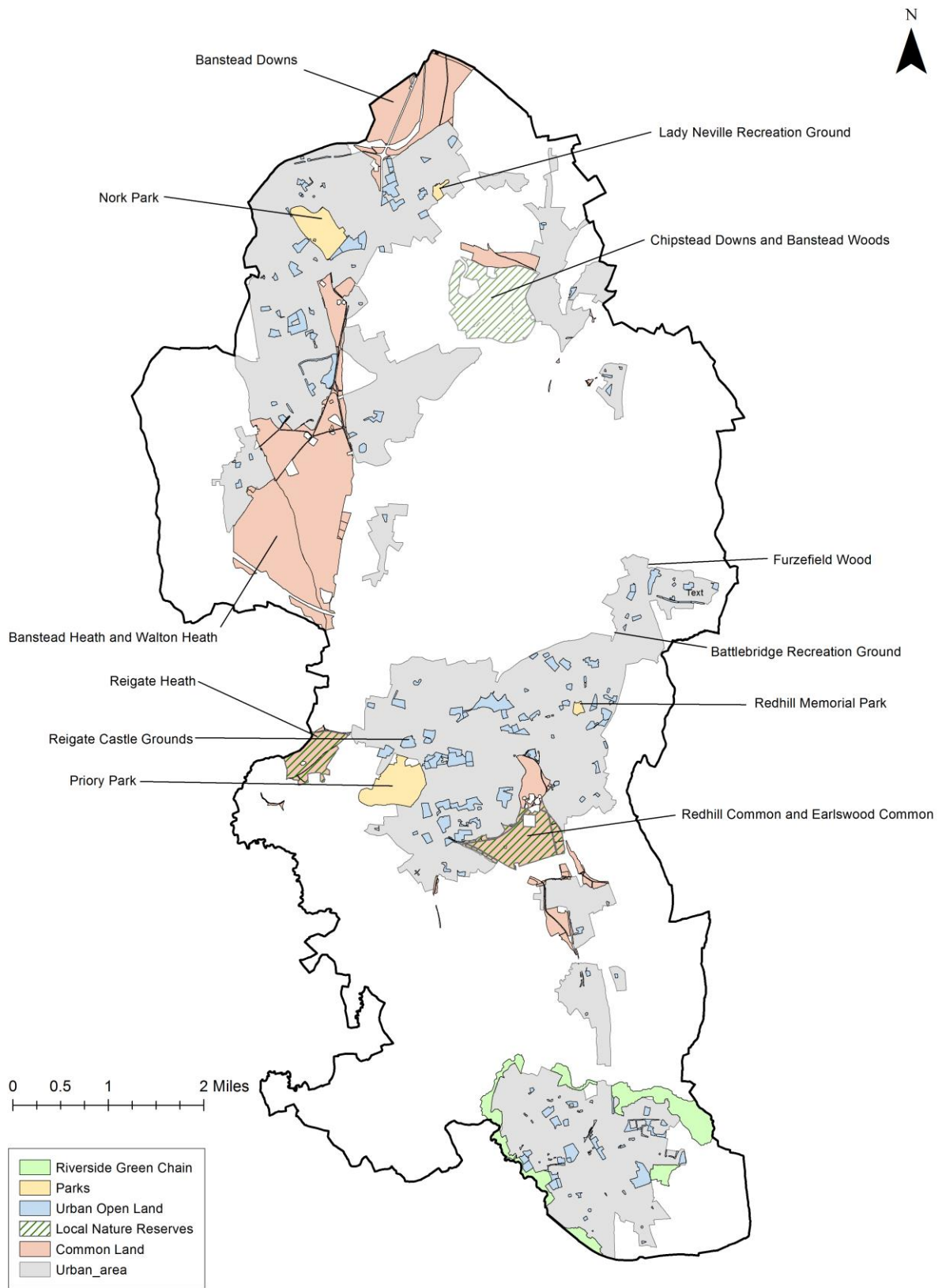
### **Spatial priorities**

8.11 Figure 14 shows the location of the strategic open spaces that are the focus of the Action Plan in relation to this priority.

### **Delivery**

8.12 Resources for the actions identified in relation to this priority will largely come from existing budgets. Additional funding may be available from schemes such as Environmental Stewardship, the Landfill Communities Fund or Heritage Lottery Funding.

**Figure 14: Strategic Open Spaces**



Crown Copyright Reserved 2017. Reigate & Banstead Borough Council. Licence no 100019405

## 9. Priority 4: Integrating green infrastructure into new developments

- 9.1 Access to green space is an important consideration in planning new developments. As well as providing recreational opportunities for new residents, it can have wider benefits, for example in helping to mitigate flood risk, providing cooling and shade, preventing the severance of wildlife corridors and providing local food growing opportunities. It has been suggested that simply being able to see trees and green spaces has a beneficial effect on people's mental health.
- 9.2 It is therefore important that the new developments that are delivered in the borough make a positive contribution to the existing green infrastructure network. There is an opportunity, through the plan-making process, to ensure that green infrastructure is 'designed in' and integral to new development



### Legislation, policy context and evidence

#### National legislation and policy

- 9.3 The National Planning Policy Framework identifies the important contribution that high quality open spaces and sport and recreation opportunities can make to the

health and wellbeing of communities, and that local information should be used to determine what provision is required.

### Fields in Trust standards

- 9.4 [Fields in Trust](#) (FiT) have published benchmark standards for the provision of open space, sport and recreation provision. These include both quantity and accessibility standards.

### Core Strategy

- 9.5 Core Strategy policy CS2 requires that, in considering the allocation of land and/or proposals for significant development, the Council and developers will be required to protect and enhance the borough’s green fabric.
- 9.6 Policy CS12 identifies that the Council will secure the provision of new open space or improvements to existing open spaces, and will seek provision and maintenance of open spaces in new developments.

## Types of intervention or activity

- 9.7 Figure 5 summarises the types of interventions and activities that the Council will use to deliver this priority.

**Figure 15: Priority 4 – Integrating green infrastructure into new developments**

Type of Activity	Description	Examples
Secure new open space provision (or contributions) as part of new development	New development creates additional needs for public open space.	Inclusion of appropriate standards within the Council’s Local Plan.
	Local plan policies can be used to set standards for open space provision as part of new development, which can then be secured through Section 106 agreements, or (for small scale developments) through CIL.	Consider opportunities to create or enhance open space provision using the Community Infrastructure Levy.



<p>Secure the inclusion of design features that enhance green infrastructure as part of new development</p>	<p>Green infrastructure is not only about the provision of open space. Other design measures play an important role in ensuring that new developments make an appropriate contribution to the overall green infrastructure network.</p>	<p>Inclusion of appropriate policies within the Council's Local Plan, in relation to:</p> <ul style="list-style-type: none"> <li>• Tree planting (native species)</li> <li>• Retention of existing trees and vegetation</li> <li>• Sustainable urban drainage and increased permeability</li> <li>• Green roofs and green walls</li> <li>• Green routes for walking and cycling</li> <li>• Blue corridors and flood storage opportunities</li> <li>• A requirement for net biodiversity gain on new developments.</li> </ul>
<p>Focus particularly on the provision of green infrastructure as part of strategic (large scale) developments</p>	<p>Large scale new development not only creates additional needs for public open space, but the opportunity to deliver a wider range of types of provision. On greenfield sites, strategic development will result in an overall loss in the quantity of open space, whether public or not, so high quality green infrastructure provision is particularly important. Maintaining and enhancing green and blue corridors as part of the GI network in new developments is critical to successful implementation of those networks.</p>	<p>Inclusion of appropriate policies and site specific requirements within the Council's Local Plan, including where appropriate the need for master planning.</p>

### Spatial priorities

9.8 The spatial priorities in relation to this priority will depend on the future location of growth, which will be set out in detail in the Council's Development Management

Plan. A Regulation 18 consultation on this document [took place in Autumn 2016](#), and at the time of writing the plan is being prepared for Regulation 19 consultation at the beginning of 2018. Consideration should be given to including site specific information in future iterations of the Action Plan.

## Delivery

- 9.9 On larger developments, green infrastructure will generally be delivered and paid for by the developer, and will be secured through the use of planning conditions or Section 106 agreements. Appropriate maintenance arrangements are important, to ensure that green infrastructure assets are maintained to a high quality throughout the life of the development.
- 9.10 In delivering new green infrastructure, careful attention must be paid to the linkages between green spaces. As discussed earlier in this strategy, a connected network of green infrastructure is an important element in encouraging human and wildlife movement. The requirement for green infrastructure on new developments provides an opportunity to connect these spaces up with existing ones nearby.
- 9.11 The Community Infrastructure Levy provides an opportunity to address the cumulative requirements for new or upgraded open space that multiple smaller developments generate. The neighbourhood element of CIL may be particularly useful in this regard.

## **10. Priority 5: Enhancing and linking communities and neighbourhoods through green infrastructure**

- 10.1 Green infrastructure is vitally important at the local scale and brings benefits to local communities and residents. It can also bring economic benefits through improving the attractiveness and resilience of locations. High quality, accessible local greenspaces, and the links between them can bring benefits such as reducing the need to travel, encouraging informal play and recreation, encouraging walking and cycling, as an educational resource, local food growing, and mental health benefits.
  
- 10.2 The Council has a number of identified regeneration areas, where it is focusing activities to benefit local communities and improve the attractiveness of the areas. Interventions include new development and investment in infrastructure, but an important part of regeneration schemes is also ensuring that the areas in question are 'healthy'. This can be achieved through the incorporation of high quality landscaping, resilient design, and the sensitive design of open space and routes to encourage use by local residents.



## Legislation, policy context and evidence

### National legislation and policy

- 10.3 The National Planning Policy Framework identifies the important contribution that high quality open spaces and sport/recreation opportunities can make to the health and wellbeing of communities, and states that local information should be used to determine what provision is required

### Core Strategy

- 10.4 The Core Strategy includes policies to protect and enhance the borough's green spaces (as summarised in earlier chapters). It identifies the following priority locations for growth and regeneration:
- Redhill town centre
  - Horley town centre
  - Horley North East and North West Sectors

- Preston
- Merstham

### **Preston Planning Framework**

- 10.5 Agreed in 2012, the [Preston Planning Framework](#) was prepared to guide the regeneration of the Preston area, including the provision of new housing and a new leisure centre. It also acknowledged that existing open spaces were generally of poor quality, and included a number of priorities relating to improved green infrastructure, including garden and amenity space provision, enhancements to existing open spaces, and improving linkages and accessibility.

### **Merstham Estate Local Centre Planning Framework**

- 10.6 The [Merstham Planning Framework](#) (2011) introduced proposals for the physical regeneration of the Merstham Estate, including creation of a community hub, new housing, and improved shopping opportunities. These should be accompanied by improvements to the character and quality of open spaces and the creation of a better and safer pedestrian environment.
- 10.7 The Planning Framework recognised that the estate has an open character, and a number of large open spaces, but also noted the potential benefits to the local community of improving these spaces and the links between them.

### **Redhill Town Centre Area Action Plan**

- 10.8 In 2012, the Council prepared a draft [Redhill Town Centre Area Action Plan](#) (AAP) to guide regeneration activities in the town centre. The draft AAP included policies in relation to green infrastructure provision, in particular the role it could play in enhancing the public realm and public perception of the town centre, and linking the town centre to surrounding areas.

### **Horley Masterplan**

10.9 The [Horley Masterplan](#) forms part of the adopted Borough Local Plan 2005. It identified ambitious development plans for the town of Horley, but also recognised that these new developments need to be supported by investment in infrastructure, including green infrastructure. As such, it includes policies specifically relating to the provision of public open space, both informal and formal, including the creation of a new Riverside Green Chain, running around the north of the town, which would fulfil multiple functions, including flood storage, recreation and biodiversity enhancements.

## Types of intervention or activity

10.10 In regeneration areas, the types of green infrastructure interventions and activities that can be undertaken are wide ranging and varied. There is a particular focus on improving existing green infrastructure assets, incorporating new assets as part of development proposals, and maximising the opportunities for community access and engagement to green infrastructure. Examples of these activities are shown in figure 16.

**Figure 16: Priority 5 – Enhancing and linking communities and neighbourhoods through green infrastructure**

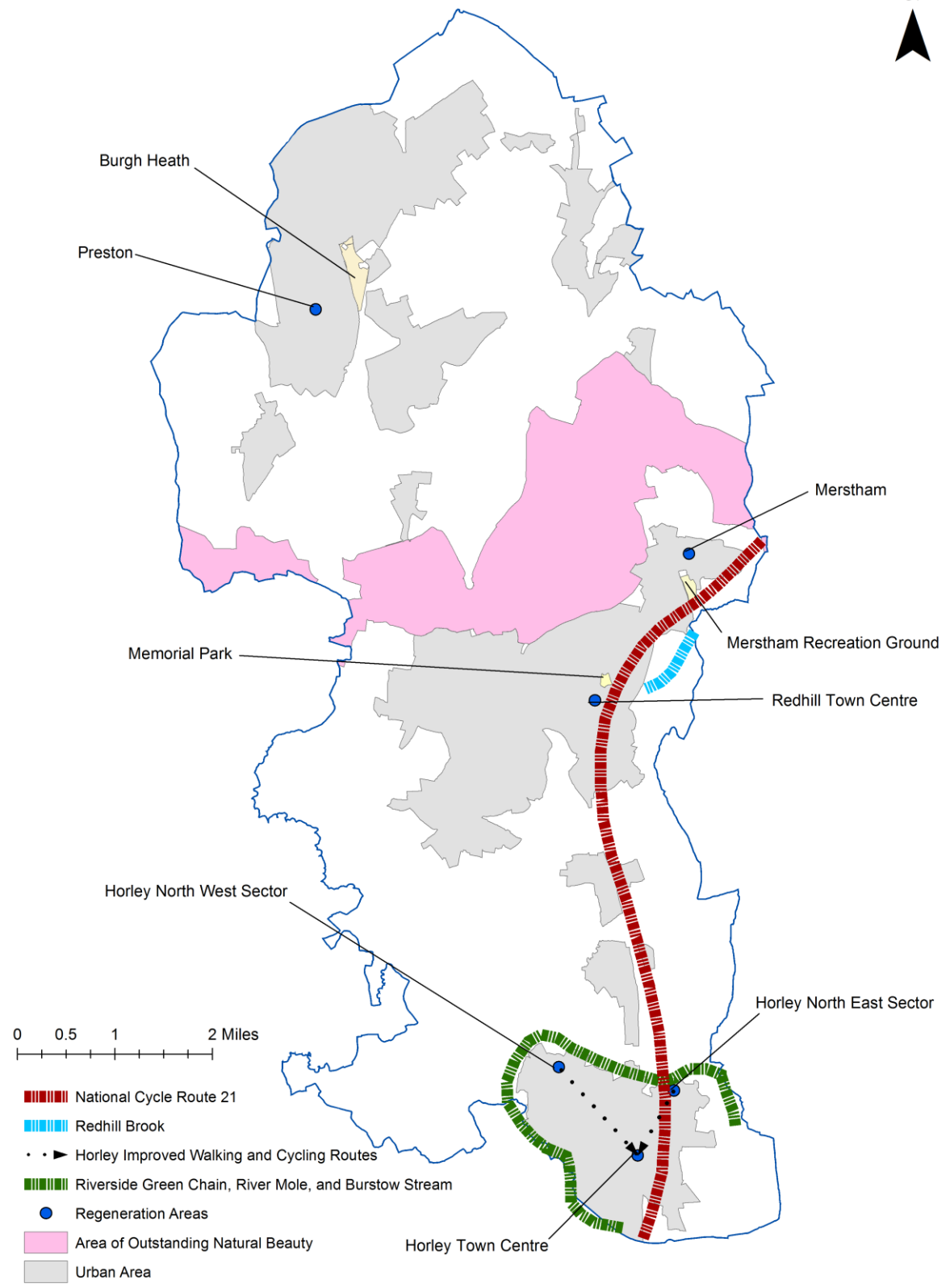
Regeneration Area	Example Activities
Preston	Enhancements to recreation provision, including the provision of new pathways.
	Incorporation of green infrastructure within new housing developments.
	Raising awareness of existing biodiversity resources.
Merstham	Improving the quality and accessibility of open spaces.
	Enhancing the public realm.
	Improving community access to nature.
Redhill	Investigation of upstream flood storage options for Redhill Brook.

	Improving connectivity and walking and cycling routes.
Horley	Integrating green infrastructure into the North East and North West Sector developments.
	Upgrading facilities at Horley Recreation Ground.
	Improving cycling and pedestrian routes within and beyond the town.
	Implementation of Burstow Catchment Flood Risk Management Plan
	Provision of new town park facilities.

## Spatial priorities

10.11 The location of the key regeneration areas in the borough, as well as strategic green and blue corridors and public rights of way providing linkages across the borough are illustrated in figure 17.

**Figure 17: Regeneration Areas and Green Infrastructure Linkages**



Crown Copyright Reserved 2017. Reigate & Banstead Borough Council. Licence no 100019405



## Delivery

- 10.12 Through its regeneration initiatives, the Council has developed strong working relationships with a range of partners, including the County Council, Raven Housing Trust and Horley Town Council.
- 10.13 Green infrastructure initiatives in regeneration areas can be funded from a variety of sources, including direct investment by public bodies, and developer contributions secured through planning applications. There may also be external funding opportunities (such as through the Local Enterprise Partnership, Natural England, etc.).
- 10.14 Delivering new green infrastructure in regeneration areas provides the opportunity to create linkages between green spaces. As discussed earlier in this strategy, a connected network of green infrastructure is an important element in encouraging human and wildlife movement, and opportunities to connect green spaces to infrastructure and other green spaces should be carefully explored.
- 10.15 Engagement opportunities with other service providers may also be appropriate, including Health & Wellbeing Boards and Clinical Commissioning Groups. There is also an important role for community and voluntary groups in regeneration areas (supported by the Council and other partners) to develop and maintain community appreciation of green infrastructure resources and to foster a sense of local ownership and responsibility.

# 11. Monitoring and Review

- 11.1 The Action Plan at the end of this document identifies a number of specific activities that will be undertaken for each priority, along with timescales, potential funding options, and partners that the Council will work with to deliver these activities. The Action Plan is up to date as of the time of publication.
- 11.2 A number of outcomes are already kept track of by the Council's regular monitoring processes. An annual [Environment and Sustainability Monitor](#) publishes information about planning issues related to designated sites (including SNCIs, SSSIs, the AONB and AGLV, the green belt, and urban open land); and provides statistics on air quality and carbon emissions among other things. Tracking these statistics can provide a good indicator of whether green infrastructure is having a positive impact as intended. The Council's [Annual Monitoring Report](#) also examines a number of indicators related to environmental performance and infrastructure and regeneration priorities.
- 11.3 It is intended that the Action Plan will be regularly reviewed and updated, allowing for a thorough review of how well the activities set out in the Plan have been implemented, whether activities have been completed and should be removed, and whether new activities should be added in order to achieve the five priorities.

# Annex 1: Action Plan

## Priority 1: Protecting and Enhancing the Mole Gap to Reigate Escarpment Special Area of Conservation

Ref	Activity	Action	Partners	Timescales	Funding
1.1	Visitor education and access management, particularly around honeypot sites	Continued educational walks and talks, provision of updated interpretation boards and review of visitor pressure within sensitive areas. Ecological expertise and the support of partners will be crucial in achieving this.	Natural England National Trust Local Community Groups Surrey Wildlife Trust Surrey Hills AONB	Ongoing	Environmental Stewardship Natural England National Trust RBBC Greenspaces Team staff time
1.2.1	Land management	Active management of chalk grasslands, including potential extension of conservation grazing.	National Trust Natural England Surrey Hills AONB Surrey Wildlife Trust Surrey CC	Ongoing	Landfill Communities Fund Environmental Stewardship/New Environmental Land Management Scheme Natural England
1.2.2		Scrub clearance.			Reliant on continued volunteer efforts (National Trust)
1.3.1	Survey and monitoring	Assessment of recreational impact on habitats, including grasslands and great crested newt breeding ponds.	National Trust Natural England Surrey Hills AONB Surrey Wildlife Trust Surrey CC	Ongoing	Natural England Conservation Enhancement Scheme

1.3.2		Investigate risk from atmospheric nitrogen deposition.	Natural England Other partners TBC	TBC	TBC
1.4.1	Promotion and enhancement of alternative recreation spaces	Explore potential for improved signage of and access to Gatton Park.	Reigate & Banstead BC National Trust Surrey CC	2017-18	National Trust
1.4.2		Continue to promote council owned/managed sites as recreation locations (e.g. Priory Park, Redhill Common, Earlswood Common).	Reigate & Banstead BC Banstead Commons Conservators	Ongoing	RBBC Greenspaces (existing budget) (see also Priority 3)
1.4.3		Designation and promotion of a new Local Nature Reserve at Chipstead Downs/Banstead Woods.	Reigate & Banstead BC Surrey CC Downlands Partnership Natural England	2017	RBBC/SCC/Natural England staff time
1.5.1	Provision of open space as part of new developments	Incorporate general policy within Development Management Plan (DMP).	Reigate & Banstead BC	2017-19	RBBC Planning Policy Team staff time
1.5.2		Identify specific open space requirements for larger development sites (such as urban extensions) through DMP.	Reigate & Banstead BC	2017-19	RBBC Corporate Plan Delivery Fund; Planning Policy Team staff time
1.6.1	Determining the location of new development	DMP: consideration of SAC sensitivities to inform site allocations, including	Reigate & Banstead BC Natural England	2017-19	RBBC Planning Policy Team staff time

		undertaking Habitats Regulations Assessment.			
1.6.2		Determination of planning applications: require Habitats Regulations Assessment for development proposals that are likely to have a significant effect on the SAC alone or in combination, and, as appropriate, require mitigation measures.	Reigate & Banstead BC Natural England Developers	Ongoing	RBBC Development Management Team staff time Developer funding

## Priority 2: Enhancing our priority biodiversity habitats and unique landscapes

Ref	Activity	Action	Partners	Timescales	Funding
2.1.1	Review of biodiversity resources	Maintain an up to date interactive map of biodiversity designations/opportunity areas.	Reigate & Banstead BC Surrey Biodiversity Information Centre Surrey CC Natural England Surrey Wildlife Trust	2017	Existing resources/staff time
2.1.2		Continue to review existing or proposed Sites of Nature Conservation importance on a case by case basis.	Reigate & Banstead BC Surrey Wildlife Trust Surrey CC	Ongoing, as required	Existing resources/staff time
2.1.3		Consider opportunities for implementation of a biodiversity offsetting scheme.	Reigate & Banstead BC Adjoining local authorities Surrey CC Surrey Nature Partnership	Ongoing	Existing resources/staff time
2.2.1	Conservation and enhancement of the natural beauty of the AONB	Continue to engage in the work of the AONB Board at member and officer level.	Reigate & Banstead BC Other AONB local authorities The AONB Board AONB landowners Natural England	Ongoing	Existing resources/member and staff time
2.2.2		Contribute to the implementation, and input into future revisions, of the AONB Management Plan.	Reigate & Banstead BC Other AONB local authorities The AONB Board AONB landowners Natural England	2017 onwards	Existing resources/staff time

2.2.3		Contribute, as appropriate, to the Natural England Review of the Surrey Hills AONB.	Natural England Surrey CC Surrey Hills AONB Reigate & Banstead BC	2017 onwards	Existing resources/staff time
2.2.4		Review management of Council's own assets within the AONB to ascertain that management is in line with the AONB Management Plan.	Reigate & Banstead BC The AONB Board National Trust	2018	RBBC Greenspaces Team Staff Time National Trust
2.3.1	Develop an understanding of the	Maintain an up to date interactive map of landscape designations/character areas.	Reigate & Banstead BC Surrey CC Natural England	2017	Existing resources/staff time
2.3.2	borough's landscape character	Consider potential for new local landscape designations in Reigate & Banstead, through the DMP or subsequent local plan documents (depending on AONB review process).	Reigate & Banstead BC Surrey CC Natural England Surrey Wildlife Trust	Ongoing	Existing resources/staff time
2.4.1	Management of priority habitats	Update and review management of the Borough's Priority Habitats - Lowland heathland, Acid Grassland, Calcareous Grassland, Ancient Woodland and Wetland in line with Biodiversity 2020 recommendations and those highlighted in The State of Surrey's Nature report (Broad Habitats).	Reigate & Banstead BC Surrey CC Natural England Surrey Nature Partnership Surrey Wildlife Trust	2017 onwards	Existing resources/staff time
2.4.2		Habitat restoration and invasive species control.	Reigate & Banstead BC Surrey CC Surrey Wildlife Trust National Trust Other Landowners Community and voluntary groups	Ongoing	Environmental Stewardship Natural England RBBC Greenspaces Team staff time RBBC Greenspaces

					(existing budget) Community and voluntary groups
2.4.3		Explore opportunities to develop conservation groups within biodiversity opportunity areas.	Reigate & Banstead BC Surrey CC Surrey Wildlife Trust Community and voluntary groups	Ongoing	Existing resources/staff time
2.4.4		Explore options of creating wildlife verges as an alternative to grass mowing.	Surrey Highways Agency RBBC Greenspaces Grounds maintenance Service RBBC Greenspaces Countryside Officer RBBC Greenspaces Manager	Ongoing	Existing resources/staff time
2.5.1	Manage the impact on new development on biodiversity and landscape	Incorporate landscape and biodiversity policies within Development Management Plan (DMP).	Reigate & Banstead BC	2017-19	Existing resources/staff time
2.5.2		Explore need for supplementary planning guidance in relation to landscape character.	Reigate & Banstead BC Surrey CC	2018 onwards	Existing resources/staff time
2.6.1	Community engagement and education	Continue to provide support to and work closely with community and volunteering groups in relation to site management.	Reigate & Banstead BC Surrey CC Surrey Countryside Partnerships Downlands Partnership Gatwick Greenspace Partnership Surrey Wildlife Trust Community and voluntary groups	Ongoing	Existing resources/staff time Natural England Landfill Communities Fund



2.6.2		Provision of information boards and guided walks at Earlswood Common.	RBBC Greenspaces Team	2017-19	
2.6.3		Provision of better defined network of trails and footpaths, and way marking at Redhill Common.	RBBC Greenspaces Team	2017-19	
2.6.4		Signs and information boards at public access points to SWT nature reserve and SSCI.	Reigate & Banstead BC Surrey County Council Surrey Wildlife Trust	2017-20	TravelSMART- RBBC (match funding) Heritage Lottery Raven Housing Trust

## Priority 3: Getting best value from our strategic open spaces

Ref	Activity	Action	Partners	Timescales	Funding
3.1.1	Management of strategic countryside assets	Maintain up to date Management Plans for the following Council-owned strategic countryside assets: <ul style="list-style-type: none"> <li>• Reigate Heath</li> <li>• Earlswood and Redhill Commons</li> <li>• Nork Park</li> <li>• Banstead Woods and Chipstead Downs</li> </ul>	Reigate & Banstead BC Community / Voluntary Groups Surrey CC	Ongoing	Existing resources/staff time
3.1.2		Maintain programme of events and educational activities across the following Council-owned strategic countryside assets: <ul style="list-style-type: none"> <li>• Reigate Heath</li> <li>• Earlswood and Redhill Commons</li> <li>• Nork Park</li> </ul>	Reigate & Banstead BC Community / Voluntary Groups Surrey CC Clinical Commissioning Groups Local schools	Ongoing	Existing resources/staff time
3.1.3		Earlswood Common - improve facilities and access: <ul style="list-style-type: none"> <li>• Provision of new pavilion and toilets</li> <li>• Increase parking facilities</li> </ul>	Reigate & Banstead BC Environment Agency Surrey County Council	2017	Existing resources/staff time Café providers
3.1.4		Earlswood Common - site management including: <ul style="list-style-type: none"> <li>• Habitat restoration and invasive species management/control</li> <li>• Pond restoration and ditch clearance</li> <li>• Tree management and maintenance</li> <li>• Wildflower management</li> <li>• Pathway management and maintenance</li> </ul>	Community and voluntary groups, including: Earlswood Common Steering Group Reigate Area Conservation Volunteers Surrey Choices	Ongoing	Greater Redhill Sustainable Transport Package (LEP)

		<ul style="list-style-type: none"> <li>• Maintaining site furniture and litter picking</li> </ul>			
3.1.5		<p>Reigate Heath - site management including:</p> <ul style="list-style-type: none"> <li>• Habitat restoration and invasive species management/control</li> <li>• Pathway management and maintenance</li> <li>• Tree management and maintenance</li> <li>• Scrub management</li> <li>• Wildflower management</li> <li>• Maintaining site furniture and litter picking</li> </ul>	<p>Reigate &amp; Banstead BC Natural England Reigate Golf Club Community and voluntary groups, including: Reigate Area Conservation Volunteers Reigate Heath Horse Riders Association Surrey Choices</p>		
3.1.6		<p>Redhill Common:</p> <ul style="list-style-type: none"> <li>• Research future funding opportunities</li> <li>• Habitat restoration and invasive species control</li> <li>• Woodland/tree management, planting and maintenance and Survey</li> <li>• Pond restoration</li> <li>• Interpretation, pathway management and maintenance</li> <li>• Scrub management</li> </ul>	<p>Reigate &amp; Banstead BC Community and voluntary groups, including: RACV Surrey Youth Support Surrey Choices Corporate Groups (wherever available)</p>	Ongoing	Existing resources/RBBC Greenspaces staff time
3.1.7		<p>Nork Park:</p> <ul style="list-style-type: none"> <li>• Habitat restoration and invasive species control</li> <li>• Woodland/tree management, planting and maintenance</li> </ul>	<p>Reigate &amp; Banstead BC Community and voluntary groups, including: Nork Park Conservation Volunteers Surrey Choices</p>	Ongoing	Environmental Stewardship Natural England English Heritage Existing

		<ul style="list-style-type: none"> <li>• Pond restoration</li> <li>• Pathway management and maintenance</li> <li>• Scrub management</li> <li>• Wildflower management</li> <li>• Maintaining site furniture and litter picking</li> <li>• Cut and collect and conservation grazing</li> </ul>			resources/RBBC Greenspaces staff time
3.1.8		<p>Management of the North Downs Ridge to meet conservation objectives and the needs of range of visitors/users, including:</p> <ul style="list-style-type: none"> <li>• Opportunities to better manage car parking provision</li> <li>• Education and interpretation initiatives</li> </ul> <p>(see also Priority 1)</p>	National Trust Reigate & Banstead BC Surrey Wildlife Trust Natural England	Ongoing	Existing resources/staff time National Trust Natural England
3.1.9		Enhancement works at Furzefield Woods including footpath clearing and creation of informal children's recreational space.	Reigate & Banstead BC Surrey CC Raven Housing Trust Merstham Community Facility Trust	2017-20	TravelSMART- RBBC (match funding) Heritage Lottery Raven Housing Trust
3.2.1	Increase the number of Local Nature Reserves in the borough	Designation of a new Local Nature Reserve at Banstead Woods and Chipstead Downs, including Management Plan and management arrangements.	Reigate & Banstead BC Surrey CC Surrey Countryside Partnerships Downlands Partnership Natural England	2017	Existing resources/staff time
3.2.2		Designation of Horley Riverside Green Chain as a new Local Nature Reserve, including Management Plan and management arrangements.	Reigate & Banstead BC Surrey CC Gatwick Greenspace Partnership Horley Town Council	TBC	Existing resources/staff time

			Natural England		
3.3.1	Promote and invest in the borough's flagship parks	Introduce new activity programmes in Memorial Park, Priory Park, Lady Neville Park, Battlebridge Recreation Ground, Merstham Recreation Ground, Banstead Wood, Nork Park, Earlswood Common and Horley Green Chain to increase the range of recreational and health/wellbeing activities.	RBBC Greenspaces Team Surrey CC Gatwick Greenspace Partnership Surrey Wildlife Trust Horley Town Council Natural England	Ongoing	Existing resources/staff time Other funding opportunities include: Landfill Communities Fund Heritage Lottery Fund Lawn Tennis Association
3.3.2		Explore opportunities to increase usage of Castle Grounds Reigate, subject to historic nature of site.	Reigate & Banstead BC Historic England	2017-18	Heritage Lottery Fund
3.3.3		Progress opportunities to provide additional park facilities in Horley.	Reigate & Banstead BC Surrey CC Horley TC	Ongoing	Section 106

## Priority 4: Integrating Green Infrastructure into new development

Ref	Activity	Action	Partners	Timescales	Funding
4.1	General	Include green infrastructure policy within the DMP.	Reigate & Banstead BC	2017-19	Existing resources/staff time
4.2.1	Secure new open space	Incorporate open space standards within the DMP.	Reigate & Banstead BC	2017-19	Existing resources/staff time
4.2.2	provision (or contributions)	Secure delivery of new open space as part of new development in line with adopted policies.	Reigate & Banstead BC Developers	Ongoing	Section 106
4.2.3	as part of new development	Encourage the consideration of open space schemes by local communities when identifying CIL spending priorities.	Reigate & Banstead BC Local community groups	Ongoing	CIL
4.3.1	Secure the inclusion of	Incorporate design criteria to secure wider green infrastructure assets within the DMP.	Reigate & Banstead BC	2017-19	Existing resources/staff time
4.3.2	design features that enhance green	Secure delivery of green infrastructure design measures as part of new development in line with adopted policies.	Reigate & Banstead BC Developers	Ongoing	Section 106
4.3.3	infrastructure as part of new development	Prepare Sustainable Urban Drainage Systems (SUDS) Supplementary Planning Document.	Reigate & Banstead BC Environment Agency Surrey CC	2017-19	Existing resources/staff time
4.4.1	Focus particularly on the provision of green	Include site specific green infrastructure requirements for strategic sites within the DMP.	Reigate & Banstead BC Natural England Surrey Wildlife Trust Surrey County Council	2017-19	Existing resources/staff time
4.4.2	infrastructure as part of	Where appropriate, prepare masterplans to guide the design of green infrastructure in strategic	Reigate & Banstead BC Surrey CC	Ongoing	Existing resources/staff time

	strategic (large scale) developments	developments, including, for example, in relation to water management, biodiversity enhancement priorities.	Surrey Wildlife Trust/Surrey Nature Partnership Environment Agency Natural England		
4.4.3		Secure the delivery of new open space and green infrastructure on strategic sites in line with adopted policies and masterplans.	Reigate & Banstead BC Developers Surrey Wildlife Trust/Surrey Nature Partnership	Ongoing	Section 106 CIL

## Priority 5: Enhancing and linking communities and neighbourhoods through Green Infrastructure

### (a) Preston

Ref	Activity	Action	Partners	Timescales	Funding
5.1	Enhancing existing biodiversity and recreation areas	Burgh Heath: Delivery of Burgh Heath Management Plan objectives, including: <ul style="list-style-type: none"> <li>• Removal of invasive species</li> <li>• Provision of interpretation boards</li> </ul>	Reigate & Banstead BC Downlands Partnership Surrey CC Banstead Commons Conservators	By end of 2018	Section 106 Existing capital funds (SCC) New Growth Points Existing resources/staff time
5.2	Integrating GI into new development	De Burgh: <ul style="list-style-type: none"> <li>• Incorporate SUDS (attenuation ponds) into design of new development</li> <li>• Provision of local playspace as part of new development</li> </ul>	London Square Surrey CC Reigate & Banstead BC	By 2022	Section 106

### (b) Merstham

Ref	Activity	Action	Partners	Timescales	Funding
5.3	Enhancing existing biodiversity and recreation areas	Explore opportunities for improvements to Merstham Recreation Ground, including play and sports provision.	Reigate & Banstead BC Raven Housing Trust Merstham Community Facility Trust	By 2020	Funding opportunities include: S106 CIL People's Health



					Trust
5.4	Integrating GI into new development	Triangle site: New soft landscaping and creation of public green space.	Reigate & Banstead BC MCFT Surrey County Council	By end of 2017	People's Health Trust
5.5	Creating GI linkages	Public realm improvements/planting along Portland Drive.	Reigate & Banstead BC Raven Housing Trust Developers	By end of 2020	Section 106
5.6	Community initiatives	Provide community allotment(s).	Friends of Merstham Greenspace Project Merstham Community Facility Trust Reigate & Banstead BC	2017	People's Health Trust

### (c) Redhill

Ref	Activity	Action	Partners	Timescales	Funding
5.7	Integrating GI into new development	Marketfield Way: <ul style="list-style-type: none"> <li>Provision of roof garden</li> </ul>	Reigate & Banstead BC Coplan	By 2020	Reigate and Banstead BC
5.8	Creating GI linkages	Upgrading of A23 off-road cycle path and off road cycle route along Woodhatch Road.	Reigate & Banstead BC Surrey CC	By 2018	Greater Redhill Sustainable Transport Package
5.9	Flood mitigation	Explore and as appropriate implement opportunities for upstream flood storage for the Redhill Brook.	Reigate & Banstead BC Surrey CC Environment Agency Surrey Wildlife Trust	Ongoing	Environment Agency
5.10	Community	Establishment of 'Friends' group for Memorial Park.	Reigate & Banstead BC	2017	Existing

	initiatives		Community and Voluntary Groups		resource/staff time
--	-------------	--	--------------------------------	--	---------------------

**(d) Horley**

Ref	Activity	Action	Partners	Timescales	Funding
5.11	GI as part of the North East Sector development	<b>Riverside Green Chain</b> <ul style="list-style-type: none"> <li>Lay out circa 25 ha of open space in accordance with the principles set out in the Tanyard Meadows</li> <li>Development Framework and the Horley Master Plan: <ul style="list-style-type: none"> <li>Transfer the ownership of the land to the Borough Council to take on long term maintenance</li> <li>Maximise opportunities for local volunteers to get involved in caring for the open space</li> <li>Establish a Local Nature Reserve</li> </ul> </li> </ul>	Barratts and Bovis  Barratts and Bovis  Horley Conservation Group Gatwick Greenspace Natural England Gatwick Greenspace	2017-2018  2017-2018  2018 onwards 2021	S106  S106 / RBBC  RBBC RBBC
		<b>Play Areas</b> <ul style="list-style-type: none"> <li>Complete the layout of four LAPs, two LEAPS and two MUGAs</li> <li>Transfer the ownership of the play areas to the Borough Council to take on long term maintenance</li> </ul>	Barratts and Bovis  Barratts and Bovis Reigate & Banstead BC	By 2017  By 2017	S106  S106 RBBC
5.12	GI as part of the North	<b>Riverside Green Chain (RGC)</b> <ul style="list-style-type: none"> <li>Lay out circa 30ha of open space as RGC, in</li> </ul>	Crest Nicholson	2018	S106

West Sector development	<p>accordance with the principles of the Horley Master Plan and based on S106 triggers</p> <ul style="list-style-type: none"> <li>Transfer the ownership of the land to the Borough Council who will take on long term maintenance</li> <li>Maximise opportunities for local volunteers to help maintain the open space</li> </ul>	<p>Charles Church A2 Dominion Taylor Wimpey Crest Nicholson Charles Church A2 Dominion Taylor Wimpey Natural England Gatwick Greenspace Reigate &amp; Banstead BC</p>	<p>onwards  2018 onwards  2019 onwards</p>	<p>S106 / RBBC  RBBC</p>
	<p>Play Areas</p> <ul style="list-style-type: none"> <li>Lay out twelve LAPs and five LEAPS in line with S106 triggers</li> <li>Transfer the ownership of the play areas to the Borough Council to take on long term maintenance</li> </ul>	<p>Crest Nicholson Charles Church A2 Dominion Taylor Wimpey Crest Nicholson Charles Church A2 Dominion Taylor Wimpey Reigate &amp; Banstead BC</p>	<p>2017 onwards  2018 onwards</p>	<p>S106  S106 / RBBC</p>
	<p>Allotments</p> <ul style="list-style-type: none"> <li>Lay out two new allotment sites in line with S106 triggers</li> <li>Transfer the ownership of the allotments to</li> </ul>	<p>Crest Nicholson Charles Church A2 Dominion Taylor Wimpey Crest Nicholson</p>	<p>2020 onwards  2020</p>	<p>S106  S106 / Horley Town</p>

		Horley Town Council to take on long term maintenance	Charles Church A2 Dominion Taylor Wimpey Reigate & Banstead BC	onwards	Council
5.13	Enhancing existing biodiversity and recreation areas	Riverside Green Chain (RGC)			
		<ul style="list-style-type: none"> <li>Examine options to assemble an orbital open space around the town and/or obtain permissive access</li> <li>Implement improvements to Riverside Green Chain</li> </ul>	Reigate & Banstead BC	2018	S106
			Horley Town Council	2019 onwards	S106
5.14	Provision of new public greenspace	Outdoor sports provision			
		<ul style="list-style-type: none"> <li>Undertake feasibility and agree way forward to deliver outdoor sports provision to meet need generated from new development</li> <li>Secure site and lay out outdoor play provision</li> </ul>	Reigate & Banstead BC	2018	S106
				2020 onwards	S106 / Borough Council
5.15	Creating GI linkages	Wider Redhill cycle and pedestrian links			
		<ul style="list-style-type: none"> <li>Delivery of cycle and pedestrian improvements including works to National Cycle Network 21</li> </ul>	SCC	2017-2018	LEP
		Horley Master plan cycle and pedestrian links			
		<ul style="list-style-type: none"> <li>Develop proposals for improvements, primarily between the new neighbourhoods and the town centre, incorporating links to open space where possible</li> </ul>	SCC	2018	S106

		<ul style="list-style-type: none"> <li>• Delivery of cycle and pedestrian improvements</li> </ul>	SCC	2019 onwards	S106
		Development and implementation of Burstow Catchment Flood Risk Management Plan	Reigate & Banstead BC Tandridge DC Surrey CC Environment Agency South East Rivers Trust Surrey Wildlife Trust	2017-2020	CIL Environment Agency/DEFRA

## Annex 2: Priority habitats and species associated with BOAs in Reigate & Banstead

(\* = probably extinct in BOA)

BOA		Priority habitats	Priority species
<b>North Downs: Banstead Wood and Downs and Chipstead Downs (ND05)</b>	This Biodiversity Opportunity Area consists of an open downland landscape on the North Downs dip slope between Banstead and Coulsdon, from Shabden Park in the south to Banstead Downs on the county boundary in the north. The BOA is contiguous with similarly-identified opportunity land in Greater London.	Calcareous grassland, Mixed deciduous woodland, Beech & Yew woodland, Arable field margins	<p><b>Plants:</b> Basil thyme, Broad-leaved cudweed, Chalk eyebright, Early gentian, Fine-leaved sandwort*, Fly orchid, Glandular eyebright*, Ground-pine, Juniper, Man orchid, Red hemp-nettle*, White helleborine, Yellow bird's-nest</p> <p><b>Fungi/Lichens:</b> Sweet greyling*</p> <p><b>Invertebrates:</b> Brown hairstreak, Dingy skipper, Grizzled skipper, Small blue, Small heath, White-letter hairstreak, White admiral, Mellet's downy-back (a beetle), Shining pot-beetle, Stag beetle, Red-shanked carder bee, Phantom hoverfly, Surrey midget (a micro-moth)</p> <p><b>Vertebrates:</b> Bullfinch, Cuckoo, Dunnock, Lesser spotted woodpecker, Linnet, Skylark, Song thrush, Spotted flycatcher, Wood warbler*, Yellowhammer; Common lizard, Slow-worm; Brown long-eared bat, Common dormouse, Hedgehog, Noctule bat, Soprano pipistrelle</p>
<b>North</b>	This Biodiversity	Heathland,	<b>Plants:</b> Chamomile*, Glandular

<p><b>Downs: Banstead and Walton Heaths (ND08)</b></p>	<p>Opportunity Area is centred on Banstead and Walton Heath, south of Tadworth and Kingswood, and is contained largely within a triangle formed by the M25 motorway and the A217 and B2032 roads.</p>	<p>Acid grassland, Mixed deciduous woodland</p>	<p>eyebright* <b>Invertebrates:</b> Small heath, Stag beetle <b>Vertebrates:</b> Bullfinch, Dunnock, Cuckoo, Lesser redpoll, Linnet, Skylark, Song thrush, Woodlark, Yellowhammer; Adder, Common lizard, Slow-worm; Brown long-eared bat, Common dormouse, Hedgehog, Noctule bat, Soprano pipistrelle</p>
<p><b>North Downs: Epsom Downs to Nonsuch Park (ND04)</b></p>	<p>This Biodiversity Opportunity Area comprises an open downland landscape of farmland, horse pastures and gallops from the M25 at Headley Park in the south, through Epsom and Walton Downs (including the racecourse), to Priest Hill and Nonsuch Park on the County boundary in Cheam. It is contiguous with similarly-identified opportunity land in Greater London.</p>	<p>Calcareous grassland, Mixed deciduous woodland, Beech &amp; Yew woodland, Arable field margins, Hedgerows</p>	<p><b>Plants:</b> Basil thyme*, Broad-leaved cudweed*, Chalk eyebright, Glandular eyebright*, Ground-pine*, Juniper, Man orchid, Red hemp-nettle, White helleborine <b>Invertebrates:</b> Brown hairstreak, Grizzled skipper, Small blue, Small heath, White-letter hairstreak, Stag beetle, Red-shanked carder bee <b>Vertebrates:</b> Bullfinch, Dunnock, Lapwing, Linnet, Marsh tit, Skylark, Song thrush, Spotted flycatcher, Tree sparrow*, Yellowhammer; Adder, Common lizard, Slow-worm, Common toad, Great crested newt; Brown long-eared bat, Common dormouse, Harvest mouse, Hedgehog, Soprano pipistrelle</p>
<p><b>North Downs Scarp and Dip: Mole Gap to Reigate</b></p>	<p>This Biodiversity Opportunity Area includes a large section of the North Downs between the</p>	<p>Calcareous grassland, Beech &amp; Yew woodland, Mixed</p>	<p><b>Plants:</b> Basil thyme, Burnt orchid*, Chalk eyebright, Deptford pink*, Early gentian*, Fine-leaved sandwort*, Fly orchid, Frog orchid*, Glandular</p>

<p><b>(ND03)</b></p>	<p>River Mole at Dorking and Gatton Park at Redhill. It includes both scarp and extended dip slopes in the west (around Mickleham and Headley) but narrows to just the scarp before meeting Reigate and Redhill in the east. The BOA includes a rich and complex mosaic of open grassland and heath, scrub and mixed native woodland, mostly designated internationally as the Mole Gap-Reigate Escarpment SAC. It is contiguous with R05 (River Mole &amp; tributaries) at Box Hill</p>	<p>deciduous woodland, Heathland, Acid grassland, Arable field margins, Hedgerows, Ponds, Traditional orchards, Inland rock outcrop &amp; scree habitats</p>	<p>eyebright, Green hound's-tongue, Ground-pine, Juniper, Man orchid, Musk orchid, Narrow-leaved helleborine*, Starfruit*, Slender bedstraw, White helleborine, Wild candytuft, Yellow bird's-nest; Chalk threadwort (a liverwort), Curly beardless-moss, Sterile beardless-moss</p> <p><b>Fungi/Lichens:</b> Catapyrenium michelii, Toninia sedifolia (both lichens), Black tooth, Carrotty false-truffle, Flea's ear, Sandy stiltball, Violet crowncup (all fungi)</p> <p><b>Invertebrates:</b> Brown hairstreak, Dingy skipper, Grizzled skipper, Duke of Burgundy*, Small blue, Small heath, White admiral, White-letter hairstreak, Chalk carpet, Heart moth, Sloe carpet, Straw belle, Liquorice-piercer, Surrey midget (both micro-moths), Hazel pot-beetle, Mellet's downy-back (a beetle), Shining pot-beetle, Stag beetle, Ophonus puncticollis* (a beetle), Black-headed mason wasp, Hornet robberfly, Phantom hoverfly, Thin weblet, Southern crablet (both spiders)</p> <p><b>Vertebrates:</b> Bullfinch, Cuckoo, Dunnock, Hawfinch, Lesser redpoll, Lesser spotted woodpecker,</p>
----------------------	--	--	--



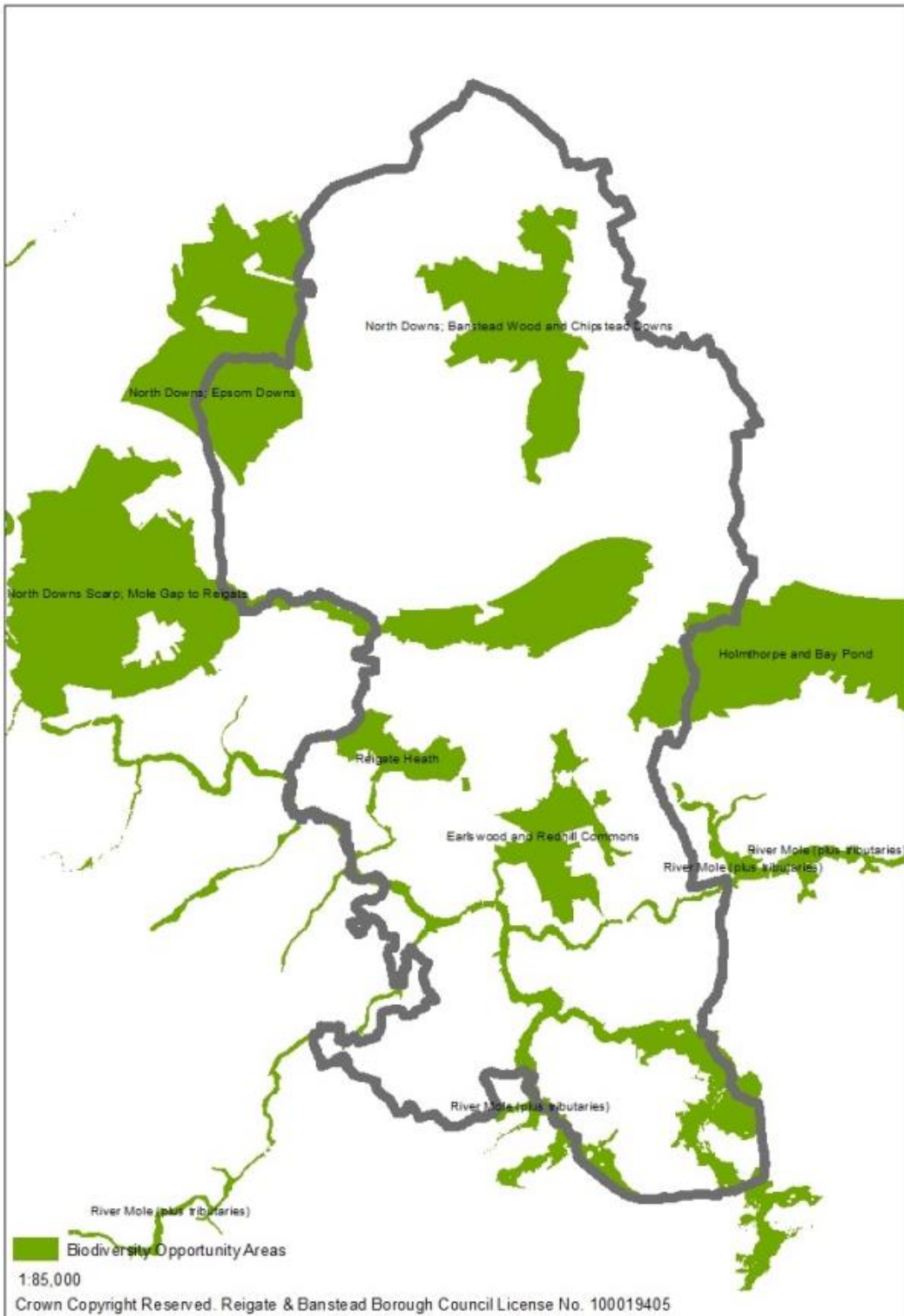
			<p>Linnet, Marsh tit, Nightjar, Skylark, Song thrush, Spotted flycatcher, Tree pipit, Turtle dove, Woodlark, Yellowhammer; Adder, Common lizard, Slow-worm, Common toad, Great crested newt; Bechstein's bat, Brown long-eared bat, Common dormouse, Harvest mouse, Hedgehog, Noctule bat, Soprano pipistrelle bat</p>
<p><b>Reigate Heaths (WG010)</b></p>	<p>This Biodiversity Opportunity Area includes an area of open and wooded commons to the west of Reigate town. It extends from Reigate Heath in the west to Priory Park, Reigate in the east. The BOA is contiguous with LW07 along much of its southern boundary</p>	<p>Heathland, Acid grassland, Mixed deciduous woodland, Wet woodland</p>	<p><b>Plants:</b> Annual knawel, Chamomile, Glandular eyebright*, Large-celled flapwort (a liverwort)  <b>Invertebrates:</b> Brown hairstreak, Small heath, Sloe carpet, Oak mining bee, Five-banded tailed digger wasp  <b>Vertebrates:</b> Bullfinch, Cuckoo, Dunnock, Lesser spotted woodpecker, Linnet, Reed bunting, Marsh tit, Skylark, Song thrush, Spotted flycatcher, Willow tit*, Yellowhammer; Adder, Common lizard, Grass snake, Slow-worm, Common toad; Brown long-eared bat; Common dormouse, Hedgehog, Noctule bat, Soprano pipistrelle bat</p>
<p><b>Holmethorpe and Bay Pond (WG011)</b></p>	<p>This Biodiversity Opportunity Area includes an extensive and largely open agricultural landscape between</p>	<p>Standing open water, Floodplain grazing marsh, Reedbed, Acid</p>	<p><b>Plants:</b> Annual knawel, Chamomile; Large-celled flapwort (a liverwort)  <b>Invertebrates:</b> Brown hairstreak, Small heath, Clay fan-foot, Heart moth, Sloe carpet, Necklace</p>

	<p>Redhill and Godstone. It is bounded by the M25 to the north and the Nutfield Ridge in the south. At the western end is a near-continuous chain of restored sandpits, overshadowed by the operational Patteson Court landfill site. East of this is the M23 corridor, several farm estates with numerous small woodlands and large ponds, and finally the important complex of wetland habitats at Godstone and the wooded Tilburstow Hill east of Bletchingley. The BOA is contiguous with LW07 east of Redhill.</p>	<p>grassland, Mixed deciduous woodland, Wet woodland, Hedgerows</p>	<p>ground-beetle, Stag beetle, Southern yellow splinter (a crane-fly), Broad groove-head spider, Mud snail*</p> <p><b>Vertebrates:</b> Bittern (winter), Bullfinch, Cuckoo, Dunnock, Grasshopper warbler*, Grey partridge, Lapwing, Lesser spotted woodpecker, Linnet, Marsh tit, Reed bunting, Skylark, Song thrush, Spotted flycatcher, Yellow wagtail*, Yellowhammer; Common lizard, Grass snake, Slow-worm, Common toad, Great crested newt; Brown hare*, Brown long-eared bat, Common dormouse, Harvest mouse, Hedgehog, Noctule bat, Soprano pipistrelle bat, Water vole*</p>
<p><b>Earlswood and Redhill Commons to the River Mole (LW07)</b></p>	<p>This Biodiversity Opportunity Area includes a largely open landscape of fields and parklands, old commons and woodlands in a wide arc south of Reigate-</p>	<p>Mixed deciduous woodland, Wet woodland, Wood pasture &amp; parkland, Meadows,</p>	<p><b>Plants:</b> Chamomile</p> <p><b>Invertebrates:</b> Brown hairstreak, Grizzled skipper, Small heath, White admiral, White-letter hairstreak, Sloe carpet (moth)</p> <p><b>Vertebrates:</b> Bullfinch, Cuckoo, Dunnock, Lapwing, Linnet, Skylark, Song thrush, Yellowhammer;</p>

	Redhill, up to the River Mole and Salfords Stream. It is contiguous with WG10 in the west, WG11 in the east, and R05 along the entire southern Boundary	Hedgerows, Ponds	Common lizard, Grass snake, Slow-worm, Common toad, Great crested newt; Brown long-eared bat, Hedgehog, Noctule bat, Soprano pipistrelle bat
<b>River Mole (plus tributaries) (R05)</b>	This Biodiversity Opportunity Area includes the River Mole, its major tributaries and associated Flood Zone 3 from the county boundary at Crawley to its confluence with the River Thames. It shares adjacency with several other BOAs.	Rivers, Floodplain grazing marsh, Meadows, Wet woodland, Reedbeds, Ponds, Hedgerows	<b>Plants:</b> Cut-grass*, Marsh stitchwort, Tubular water-dropwort* <b>Invertebrates:</b> White-letter hairstreak, Heart moth, Sloe carpet, White-spotted pinion, Currant shoot-borer (a micro-moth), Oxbow diving beetle, Southern yellow splinter (a cranefly), Southern crablet (a spider), Gentle groove-head spider* <b>Vertebrates:</b> Cuckoo, Dunnock, Grasshopper warbler*, Lesser spotted woodpecker, Marsh tit, Reed bunting, Skylark, Yellow wagtail*; Grass snake, Common toad, Great crested newt; Harvest mouse, Otter, Soprano pipistrelle bat, Water vole*; Brown trout, European eel

Source: Surrey Nature Partnership

## Extent of Biodiversity Opportunity Areas across Reigate & Banstead



Source: RBBC/SBIC

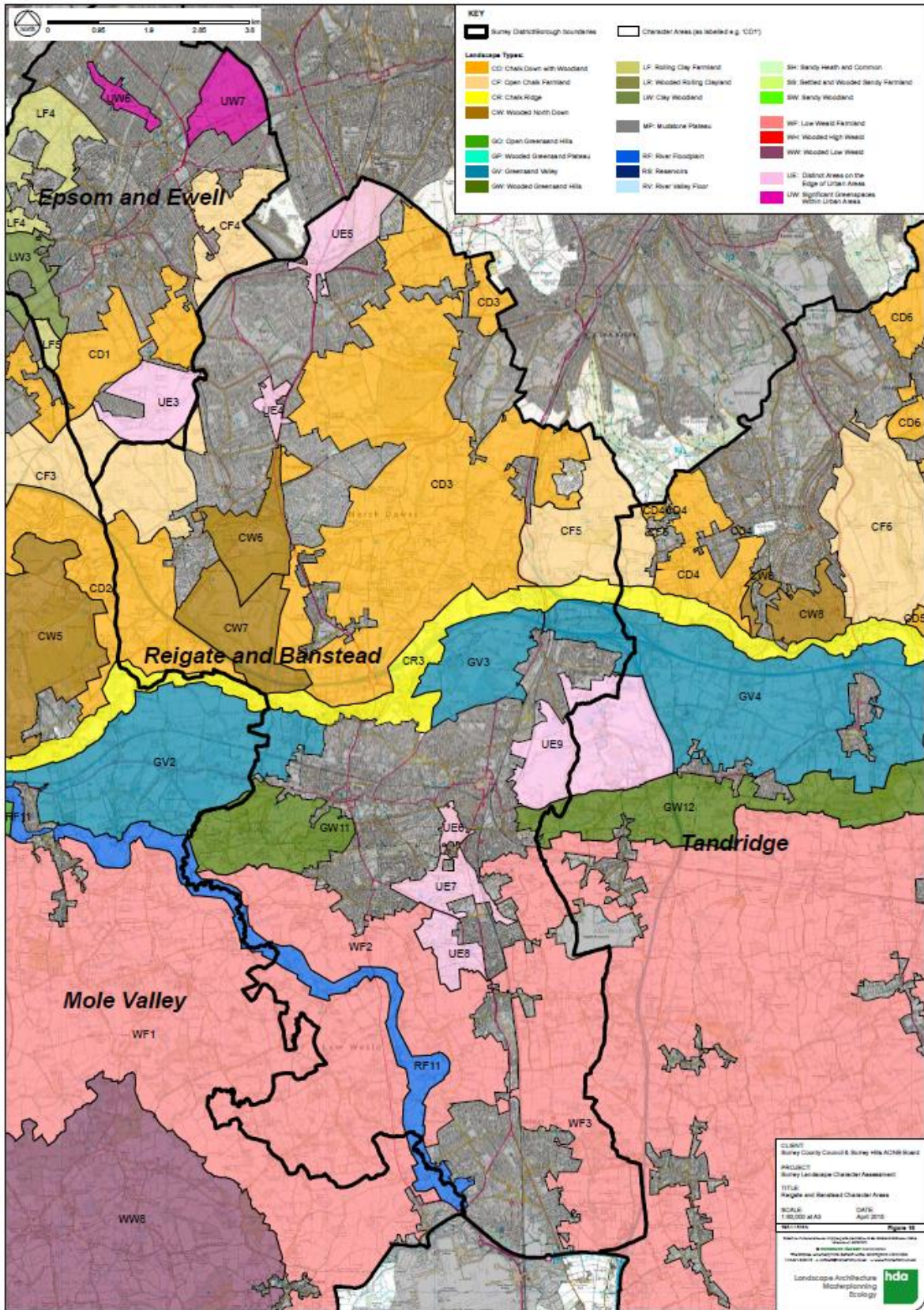
## Annex 3: Landscape strategy associated with different landscape types

Landscape Type	Landscape Strategy
<b>Chalk Down with Woodland</b>	The landscape strategy for the Chalk Down with Woodland Type is to conserve the rural mosaic of fields and woodland whilst resisting increase in urbanisation through further ribbon development and horse paddocks. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland.
<b>Open Chalk Farmland</b>	The landscape strategy for the Open Chalk Farmland is to conserve the open character of the area, retaining the sparsely settled ambiance, rural sunken lanes and remaining hedgerow boundaries, woodland plantations, shaws and remnant chalk grassland. Elements requiring enhancement are the hedgerows and hedgerow trees while any increase in horse paddocks and further settlement needs to be carefully managed to retain the area's distinctive rural character.
<b>Chalk Ridge</b>	Maintain the wide and far ranging views from the many viewpoints along the ridge line and the sparse settlement. The field pattern and hedgerow boundaries and hedgerow trees should be conserved while there is potential to enhance and reinforce some of the hedgerows. The remnant areas of chalk grassland should be conserved and opportunities taken to extend and link these isolated areas. Conserve the open nature of the landscape which forms a backdrop to the surrounding rural areas, and towns and villages that run parallel with the chalk ridge such as Guildford, Dorking, Redhill and Reigate, Godstone and Oxted.
<b>Wooded North Down</b>	The strategy for Wooded North Down landscape is to conserve the peaceful, rural landscape with large tracts of ancient woodland. Opportunities for enhancement are restocking hedgerows and ensuring management of varied woodlands to conserve their ecological and

	historic interest.
<b>Greensand Valley</b>	The landscape strategy for the Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. Elements in need of enhancement include the hedgerows and management of the woodlands.
<b>Wooded Greensand Hills</b>	The landscape strategy for the Wooded Greensand Hills is to conserve the remote and relatively unsettled, rural landscape with its varied woodland, areas of open heathland, rural lanes, and views over wider landscape to the south. Elements to be enhanced and conserved are field boundaries, woodland and heathland, and the sunken rural lanes.
<b>River Floodplain</b>	The strategy for River Floodplain is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors.
<b>Low Weald Farmland</b>	The landscape strategy for the low weald farmland is to conserve its peaceful, unsettled character, whilst promoting traditional management of woodlands and hedgerows including restoration of hedgerow trees.
<b>Distinct Areas on the Edge of Urban Areas</b>	N/A; varies

Source: Surrey Landscape Character Assessment (2015)

## **Distribution of Landscape Character areas in Reigate & Banstead**



Source: Surrey Landscape Character Assessment (2015)