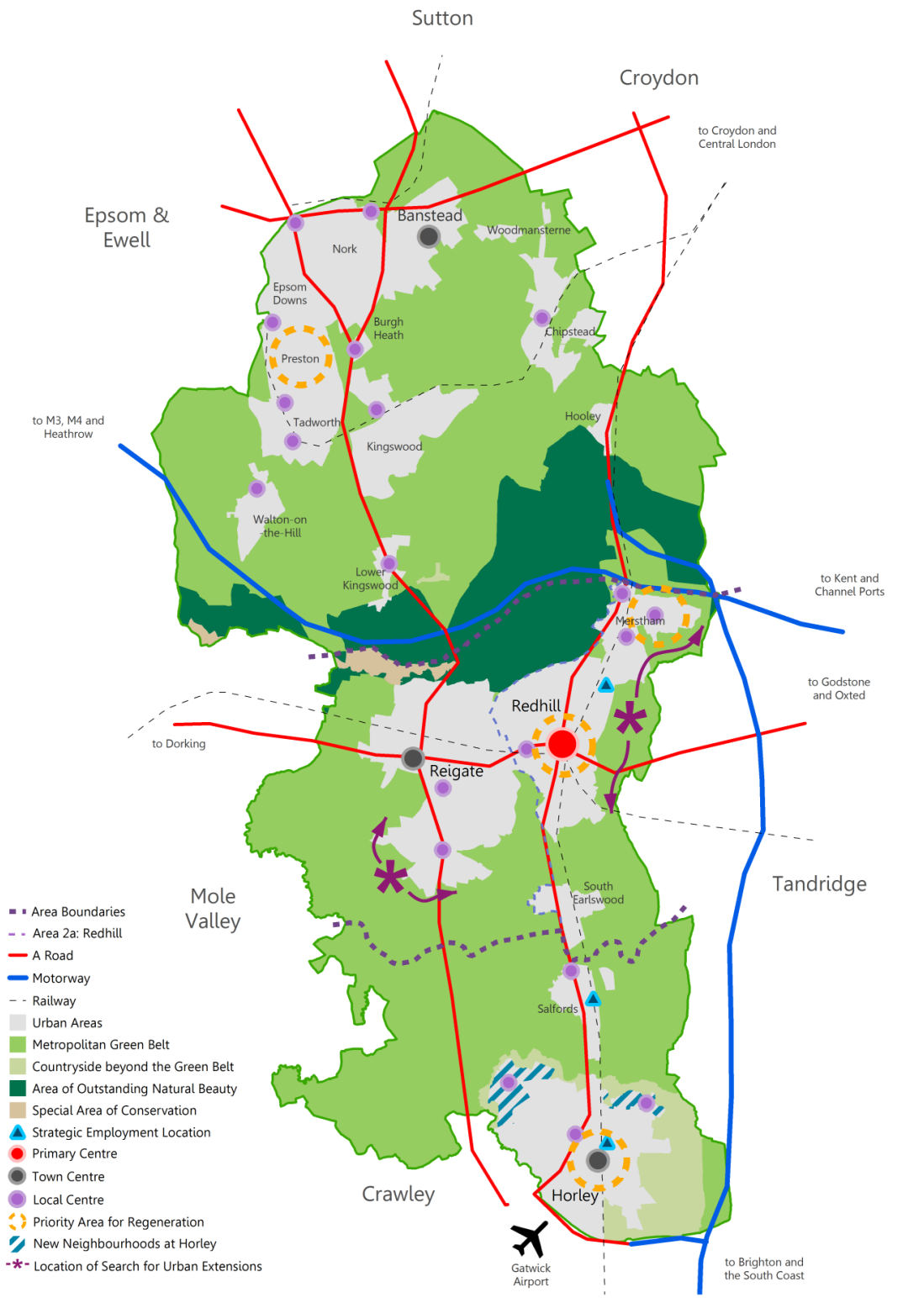




# Environment and Sustainability Monitor

Data at 31 March 2020



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Figure 1 Map of the borough

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## Environment and Sustainability Monitor

### **Please note:**

While every care has been taken to ensure that the information in this monitor is accurate, the borough council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

## 1. Introduction

The total extent of land and sea protected in the UK through national and international protected areas, and through wider landscape designations, has increased by 17.3 million hectares, from 21.3 million hectares in December 2015 to 38.6 million hectares at the end of September 2020. This 17.3 million hectares increase is almost entirely down to the designation of inshore and offshore marine sites under the European Union (EU) Habitats Directive, the designation of Marine Conservation Zones in English, Welsh, and Northern Irish waters, and designation of Nature Conservation Marine Protected Areas in Scottish waters. The extent of protected areas on land has increased by 14,462 hectares since 2015 (Joint Nature Conservation Committee). These sites have been designated as protected areas due to their natural and cultural importance. They include areas such as Areas of Outstanding Natural Beauty, Marine Conservation Zones and Sites of Special Scientific Interest and are important as they allow the conservation and protection of landscapes and wildlife, provide opportunities for people to access green spaces and provide an environment to support people's livelihoods.

The range of biodiversity and quality of these areas is affected by development. National policy requires a 'presumption in favour of sustainable development': working proactively with applicants to secure development that improves the economic, social and environmental conditions of an area. Transport policies also play an important role in facilitating sustainable development but also in contributing to wider sustainability and health objectives: the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Developments that generate significant movement should also be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

This monitor provides information on the natural environment and on transport accessibility levels in the borough for the period of 01 April 2019 - 31<sup>st</sup> March 2020. Its purpose is to:

- Provide data and analysis on key environmental aspects of planning applications received and determined by the Council
- Provide data and analysis on transport options including infrastructure, developments and commuting patterns
- Monitor and analyse the current situation of the natural environment, transport options and infrastructure in the borough against relevant policies and indicators
- Provide the base data for the evaluation of the Local Plan policies
- Set out future actions and policy area indicators which are not delivering environment and transport objectives.

## 1.1. Future Policy Developments

The Council has an up-to-date Local Plan:

The Core Strategy was formally adopted in July 2014 and was reviewed in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in July 2019. The Core Strategy details how much growth will take place across the borough between 2012 and 2027 and sets out the overarching strategic approach for delivering new development in the borough.

The Development Management Plan (DMP) was formally adopted in September 2019. It contains detailed policies relating to the management of employment and retail development and allocates sites for development across the borough. Some of the monitoring standards and requirements have changed with the DMP adoption and given it has been adopted part way through the monitoring year, some policy indicators consider both the old Borough Local Plan (2005) standards as well as the DMP.

## 1.2. Relevant Core Strategy and DMP Objectives

*Table 1 Summary of relevant Core Strategy objectives*

Core Strategy Objective	Objective
SO1	To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources.
SO2	To enable required development to be prioritised with sustainable locations within the existing build up area.
SO3	To ensure that the design and scale of new development recognises, enhances and protects the character of our town centres and other urban areas.
SO4	To ensure that new and existing communities have easy access to green space; to respect the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness.
SO5	To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation facilities which encourage walking and cycling.
SO6	To maintain and enhance the borough's valued landscapes, historic, built and natural environment.

Core Strategy Objective	Objective
SO7	To keep and enhance the identified character and separate identities of the borough's towns and other urban areas.
SO8	To safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites.
SO9	To ensure that the design of new development makes better use of the site, integrates effectively with its setting, promotes local distinctiveness, maximises accessibility and minimises the opportunities for crime.
SO10	To ensure that developments conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and are adaptable to climate change.
SO14	To tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to promote healthier lifestyles.
SO15	To improve overall accessibility to key services and facilities for all by encouraging development in accessible locations maintaining and enhancing the movement network.
SO16	To support the sustainable growth of a one-runway, two-terminal airport at Gatwick, subject to satisfactory environmental safeguards being in place.

Table 2 Summary of relevant DMP objectives

DMP Objective	Objective
SC1	To ensure that new development makes the best use of land whilst also being well designed and protecting local character and distinctiveness.
SC3	To minimise the impacts of development, and the development process on local residents and local amenity.
SC4	Protect the most valuable open space within the urban area.
SC5	Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision.

DMP Objective	Objective
SC6	Require new developments to provide adequate parking, whilst recognising the need to encourage sustainable transport choices, particularly in the most accessible locations.
SC7	Ensure new developments are served by safe and well designed access for vehicles, pedestrians and cyclists.
SC8	Encourage new development to incorporate passive and active energy efficiency measures and climate change resilience measures and where appropriate incorporate renewable energy technologies.
SC9	Direct development away from areas of flooding, and ensure all developments are safe from flood risk and do not increase flood risk elsewhere or result in a reduction in water quality.
SC10	Ensure new development protects, and enhances wherever possible, the borough's landscapes and biodiversity interest features, providing the highest degree of protection to internationally and nationally designated areas.
SC11	Maximise the contribution of new development to a comprehensive green infrastructure network across the borough.
SC12	Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use.
SC13	Conserve and enhance heritage assets across the borough, supporting their continued viable use and cultural benefits.
PS4	Plan for improvements to existing infrastructure and services and/or the provision of new infrastructure and services to meet the needs created by new development.

The [Core Strategy Monitoring Framework](#) provides detailed indicators to assess the progress of delivering these objectives. These are assessed as part of this report.



## 2. Natural Environment

The borough benefits from a rich and varied natural environment which includes a number of Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Areas of Outstanding Natural Beauty. 69% of the borough is Metropolitan Green Belt. The natural environment is recognised as a key asset; it supports a wide range of biodiversity interests for example, the Mole Gap to Reigate Escarpment Special Area of Conservation contains rare box scrub, chalk grassland and yew woodland.

The Core Strategy recognises the importance of sustainable development to ensure that the natural environment is protected and/or enhanced. It plans to improve biodiversity through applying national legislation, to discharge its Biodiversity Duty and through implementing a Green Infrastructure Strategy and Action Plan, published in August 2017. In addition, the DMP policy NHE2: 'Protecting and enhancing biodiversity and areas of geological importance' seeks to encourage a net gain in biodiversity across the borough. The Habitats Regulations Assessment concluded that the growth planned in the Core Strategy would have no adverse impact on the integrity of the Natura 2000 sites.

### 2.1. Sites of Nature Conservation Importance

There are 53 Sites of Nature Conservation Importance (SNCI) within Reigate & Banstead (1,352ha). DMP Policy NHE2 states, that development likely to have an adverse effect upon any site designated as SNCI will only be granted where the need for, and benefit of, the development on that site clearly outweigh the impacts on nature and geological conservation features and community value and where it is demonstrated that adequate mitigation of, or as a last resort, compensation for, the impact of the development will be put in place. Within the last twelve months the Council validated 27 applications for development within/adjacent to SNCIs. No applications were refused for reasons related to designation.

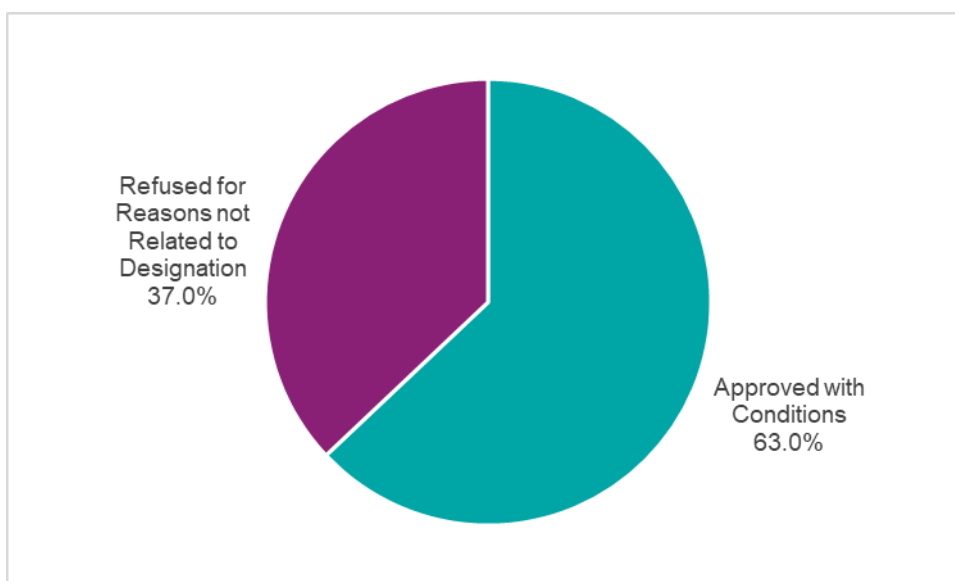


Figure 2 Planning permissions within or adjacent to SNCI

## 2.2. Sites of Special Scientific Interest

There are four designated Sites of Special Scientific Interest (SSSIs) within the borough: Banstead Downs, Chipstead Downs, Mole Gap to Reigate Escarpment and Reigate Heath. One further SSSI, Farthing Downs and Happy Valley, is located just across the border in Greater London. DMP Policy NHE2 states that development likely to have an adverse effect on the special interest features of a SSSI will only be permitted where it is demonstrated that the benefits of the development in that location clearly outweigh the impact on the special interest feature and on the national network of SSSI, and any impacts will be suitable mitigated. Within this monitoring period the Council validated 3 applications for development within/adjacent to SSSIs. No application was refused for reasons related to designation.

Natural England assesses the condition of all sites to determine the quality of the special habitats and species. The table below shows that 98.5% of the borough’s SSSIs are in a favourable or recovering condition; this is above the Department for Environment, Food and Rural Affairs target of 95%. Table 1 identifies particular issues with the condition of Mole Gap to Reigate Escarpment and Reigate Heath – 0.5% and 25.9% respectively of units within these areas are assessed as being in an unfavourable condition.

*Table 3: Condition of units within Sites of Special Scientific Interest*

Site	Favourable		Unfavourable - Recovering		Unfavourable – No Change		Unfavourable - Declining		Area of Favourable or Recovering		Total Area (Ha)
	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%	
Banstead Downs	44	34.7	83	65.3	0	0.0	0	0.0	127	100.0	127
Chipstead Downs	90	56.9	68	43.1	0	0.0	0	0.0	158	100.0	158
Mole Gap to Reigate Escarpment	537	52.8	475	46.7	5	0.5	0	0.0	1,012	99.5	1,016
Reigate Heath	46	74.1	0	0.0	3	5.0	13	20.9	46	74.1	62
<b>Total</b>	<b>716</b>	<b>52.5</b>	<b>626</b>	<b>46.1</b>	<b>8</b>	<b>0.6</b>	<b>13</b>	<b>1.0</b>	<b>1,343</b>	<b>98.5</b>	<b>1.363</b>

### 2.3. Areas of Outstanding Natural Beauty

A large part of the higher North Downs is designated as Surrey Hills Area of Outstanding Natural Beauty (AONB). DMP Policy NHE1: 'Landscape protection' recognises the need to afford the AONB with the highest level of protection and for any development within or in a close proximity to the AONB to have regard to the Surrey Hills AONB Management Plan, guiding the management and enhancement of the area. Latest Surrey Hills AONB Management Plan<sup>1</sup> for the period of 2020 - 2025 was adopted by RBBC in October 2019 and is a material consideration in determining planning applications.

The Council validated 28 applications for development within/adjacent to AONB within this monitoring period. Two applications were refused for reasons related to the designated landscape, neither was allowed on appeal over the past year.

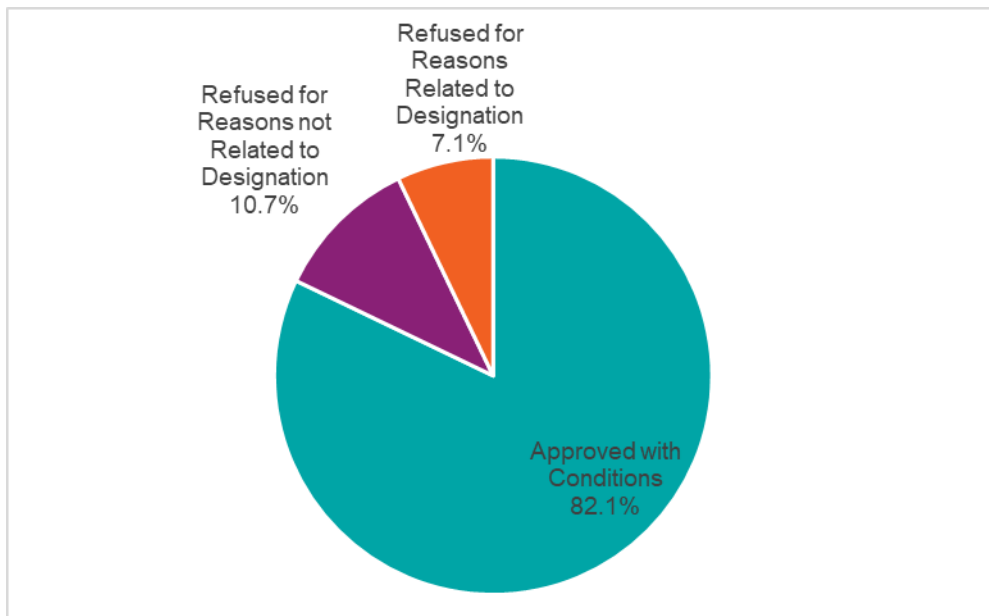


Figure 3 Planning permissions within or adjacent to AONB

### 2.4. Areas of Great Landscape Value

Large parts of the North Downs area outside the AONB are designated as an Area of Great Landscape Value (AGLV). This is a local designation across Surrey which recognises the quality of the landscape and the importance of these areas in buffering the AONB. DMP Policy NHE1 states that development within or adjacent to AGLV is to be governed by the same principles as the development within AONB until such a time as the Surrey Hills AONB Boundary Review is completed which may extend the AONB into land currently designated

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<sup>1</sup> <https://reigate-banstead.moderngov.co.uk/documents/s6390/Surrey%20Hills%20AONB%20Management%20Plan%202020-25.pdf>

AGLV. Any AGLV remaining after the AONB Boundary Review will thereafter be treated as a local landscape designation.

The Council validated 84 applications for development within or adjoining the AGLV within this monitoring period. Of these, 6 were refused for unacceptable impact on landscape character. As with the AONB, no applications refused by the Council due to their impact on the AGLV were allowed at appeal over the past year.

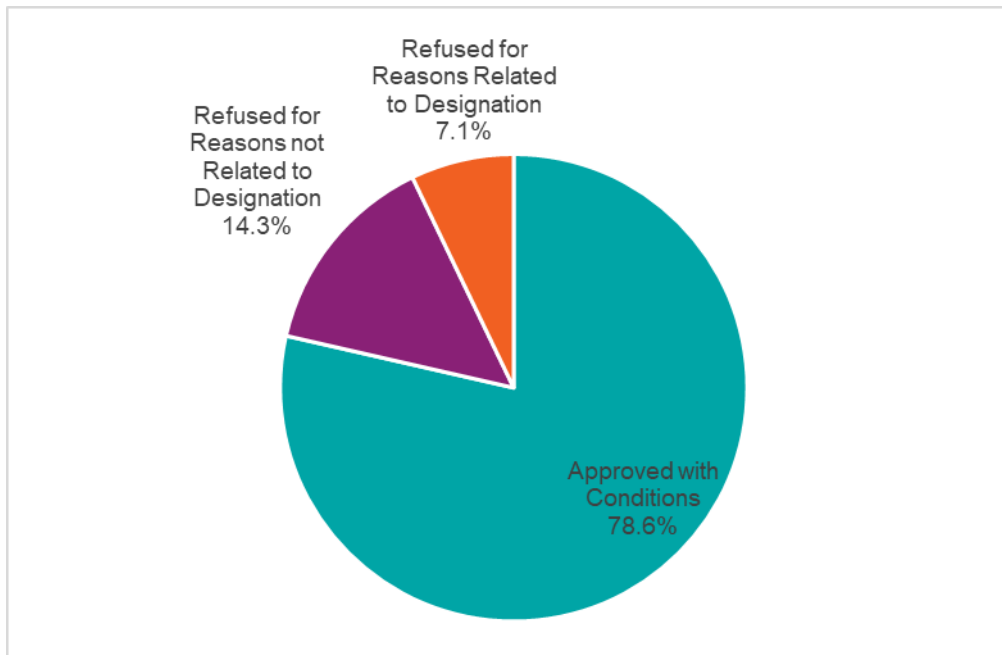


Figure 4 Planning permissions within or adjacent to AGLV

## 2.5. Green Belt

Green Belt Covers 69% of the borough (8,890ha). National policy sets out 5 key purposes which the Green Belt serves:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

National policy requires very special circumstances to be demonstrated for development which is inappropriate on Green Belt land. DMP Policy NHE5: 'Development within the Green Belt' provides additional clarity over how these circumstances will be interpreted and assessed locally. Following the adoption of the DMP, several changes have been made to the boundaries of the Green Belt, including inseting of land from the Green Belt, inclusion in

the Green Belt of small dispersed areas of housing, removal of sites suitable for traveller pitches and plots, and removal of sites for sustainable urban extensions.

Within this monitoring period the Council validated 168 applications for development within or adjacent to Green Belt. Of these, 28 applications were refused for reasons related to Green Belt designation (3 for development on sites adjacent to Green Belt failing to respect the transition to the openness and character of the adjoining Green Belt and the remaining 25 for representing inappropriate development within the Green Belt). At the time of the publication of this monitor, none of these 28 applications were allowed on appeal.

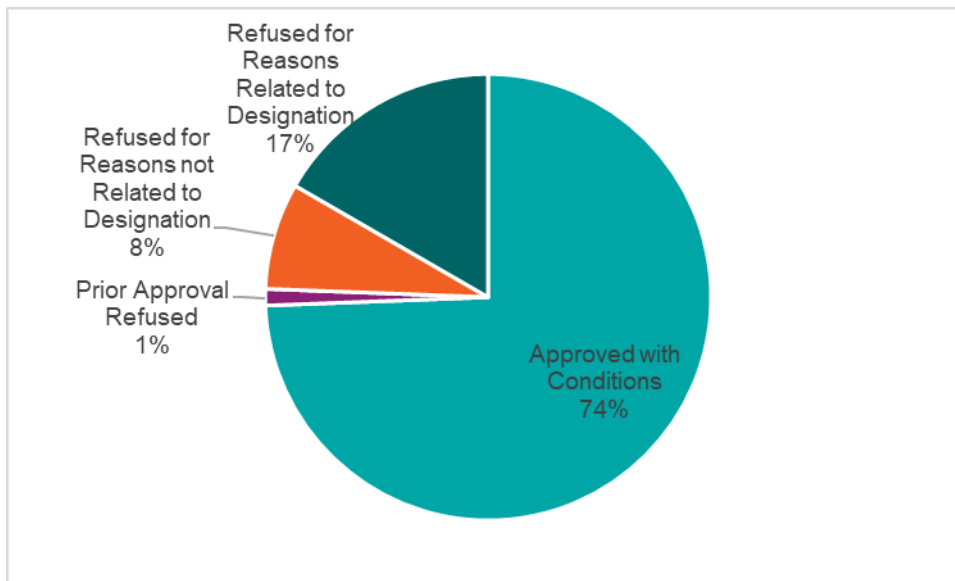


Figure 5 Planning permissions within or adjacent to Green Belt

## 2.6. Urban Open Space

Urban Open Space (UOS) contributes to quality of life and visual amenity of communities. It includes all open space of public value including formal sports pitches, open areas within developments, linear corridors and country parks.

The Core Strategy planned for a review of land designated as Urban Open Space to inform the DMP. This review resulted in changes of designated land within the adopted DMP as some areas were designated and some de-designated. DMP Policy OSR1: 'Urban open space' ensures that open spaces will continue to be given an appropriate level of protection in recognition of their public value for visual amenity, sports and recreation.

The Council validated 61 applications for development within or adjacent to Urban Open Land within this monitoring period. One application was refused for reasons related to Urban Open Land designation.

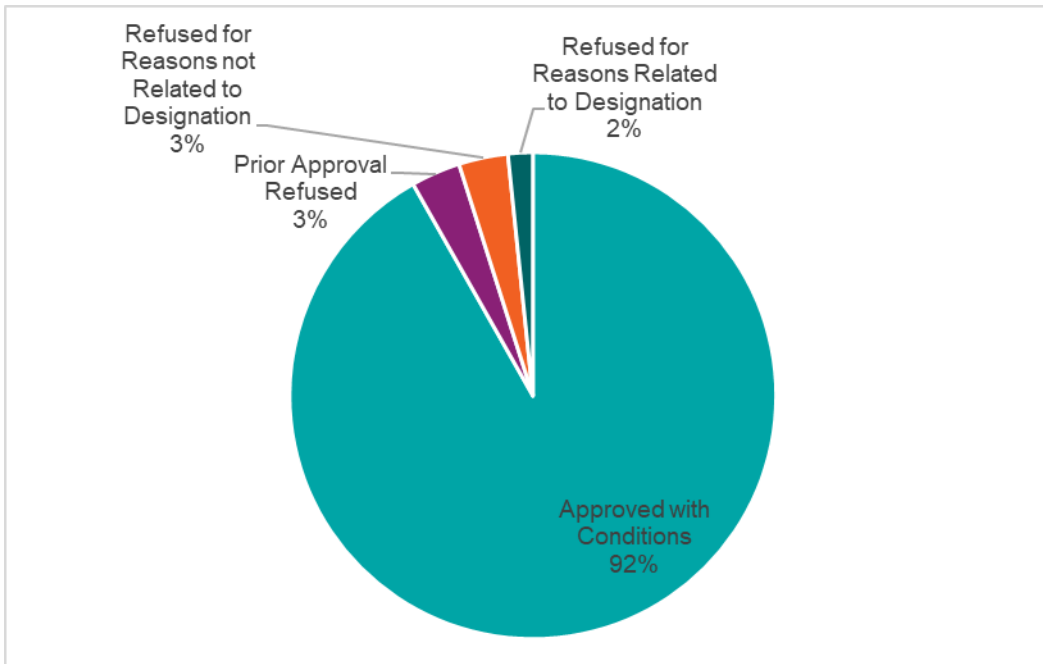


Figure 6 Planning permissions within or adjacent to Urban Open Land

## 2.7. Further Information

Further information can be found on the [Environmental](#) and [Nature Conservation](#) webpages of the Council's website and [Natural England's](#) website.

### 3. Cultural and Built Heritage

Reigate & Banstead has a rich and varied historic environment, which plays a key role in defining the distinctive character and individuality of the borough. Heritage assets within the borough include National and Locally Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks and Gardens. In both urban and rural parts of the borough, historic features play an important role in defining the local sense of place, character and distinctiveness. In addition to being of value in their own right and helping to create a unique historic environment, heritage also brings associated social, cultural, economic and environmental benefits to the borough, making valuable contribution to its vitality.

As a local Planning Authority and landowner, the Council has a duty to care for the historic environment and the assets it contains. This is increasingly important in light of the development pressures in the borough. DMP Policy NHE9: 'Heritage Assets' requires development to protect, preserve, and whenever possible enhance the borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings.

#### 3.1. Conservation Areas

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance. The designation recognises the need to protect the overall character of the area rather than listing individual buildings. DMP Policy NHE9 states that proposals affecting a Conservation Area must preserve, and where possible, enhance the Conservation Area, paying particular regard to those elements that make positive contribution to the character of the Conservation Area and its setting, and the special architectural or historic interest of the area.

Detailed Conservation Areas Character Appraisals are currently being prepared by the Council and drafts can be found on RBBC website<sup>2</sup>.

Within this monitoring period, the Council validated 113 applications for development within or adjacent to Conservation Areas. Of these, 14 were refused for having an unacceptable impact on the character or appearance of the Conservation Area. At the time of the monitor publication, none of the 14 applications refused by the Council for their impact on Conservation Area were allowed on appeal.

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<sup>2</sup> [https://www.reigate-banstead.gov.uk/downloads/download/165/draft\\_conservation\\_area\\_character\\_appraisals](https://www.reigate-banstead.gov.uk/downloads/download/165/draft_conservation_area_character_appraisals)

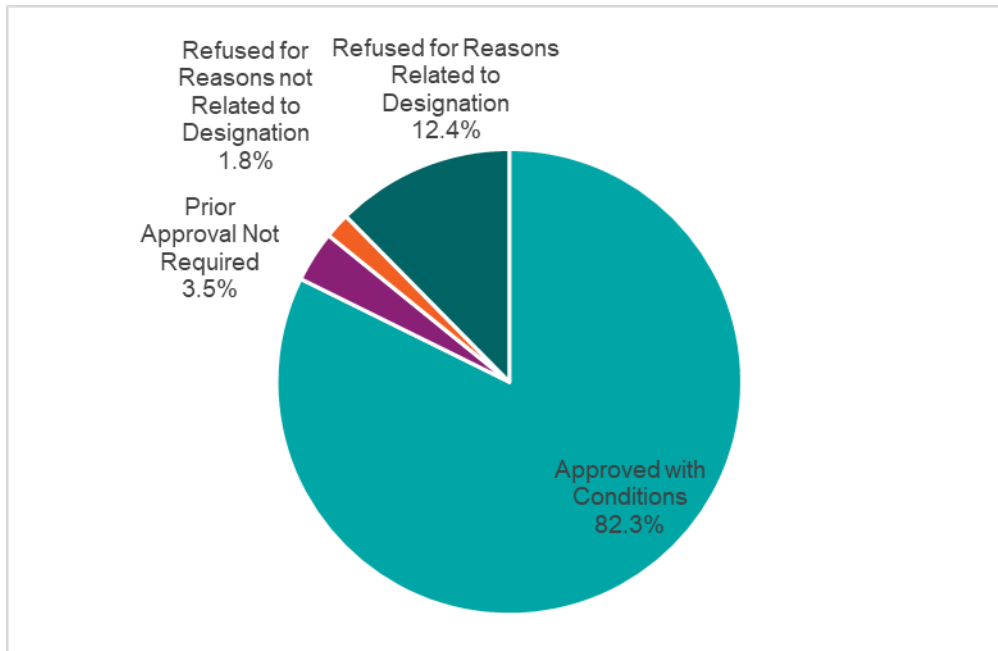


Figure 7 Planning permissions within or adjacent to Conservation Areas

### 3.2. Listed Buildings

Statutory Listed Buildings are designated by the Department for Culture, Media and Sport under the advice of Historic England. They are buildings, objects or structures that have been judged to be of national historic or architectural interest. There are 451 listed buildings within the borough; they range from coal tax posts and cattle throughs to Grade I Listed Churches.

DMP Policy NHE9 states that any proposal which would result in harm to or total loss of a designated heritage asset or its setting will not be supported unless a clear and convincing justification is provided. Substantial harm to, or loss of, Grade II assets will be treated as exceptional and substantial harm to, or loss of, Grade I or II\* assets will be treated as wholly exceptional.

The Council validated 41 applications for development of/adjacent to Statutory Listed Buildings within this monitoring period. Of these, 2 were refused as a result of their perceived adverse impact on a listed building(s). Over the past year, there were no cases of schemes refused by the Council for their impact on Statutory Listed Buildings being subsequently allowed at appeal.



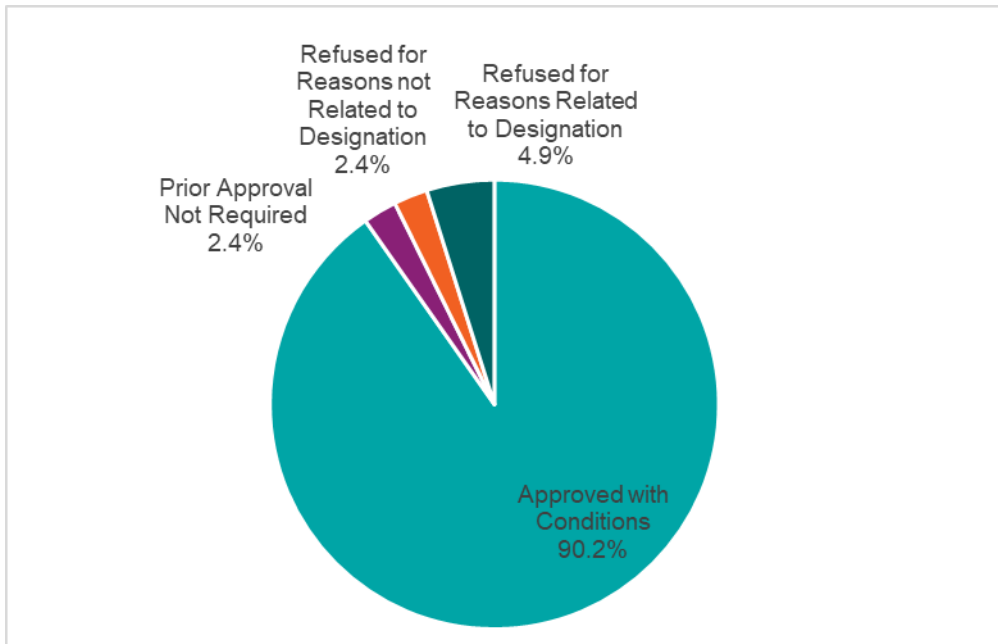


Figure 8 Planning permissions within or adjacent to Statutory Listed Buildings

There are also 634 Locally Listed Buildings within the borough; these are buildings which have been identified by the Council as structures of local architectural and/or historic interest. Examples include Quarry Cottages, Reigate Hill and White Cottage, Merstham. DMP Policy NHE9 states that in considering proposals that directly or indirectly affect non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.

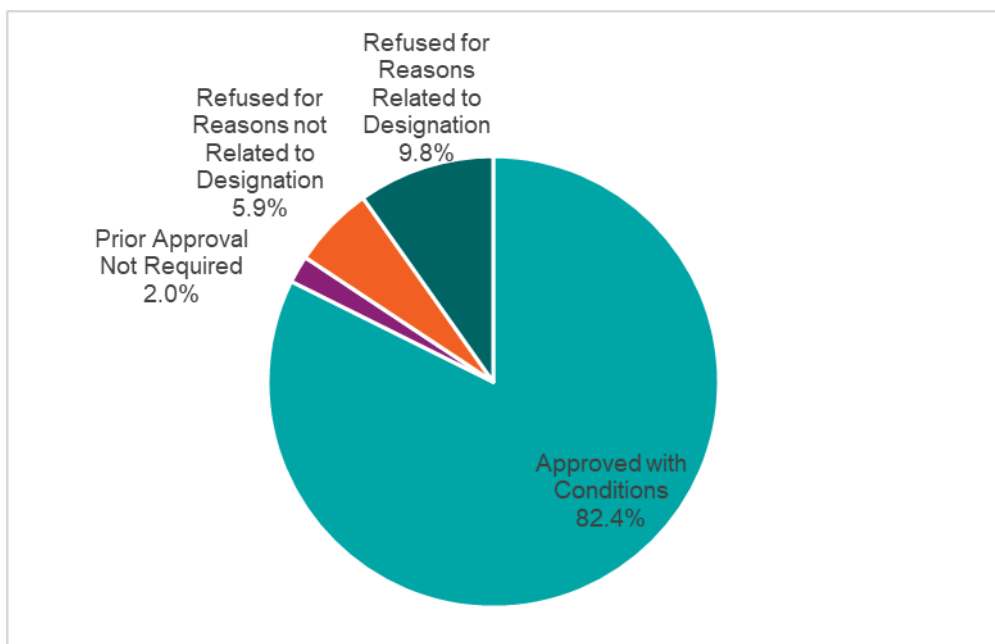


Figure 9 Planning permissions within or adjacent to Locally Listed Buildings

Within this monitoring period, the Council validated 51 applications for development of or adjacent to Locally Listed Buildings, 5 of which were refused for their potential impact on Locally Listed Buildings. As with Statutory Listed Buildings, none of those refusals have been overturned at appeal over the past year.

### 3.3. Historic Parks and Gardens

Historic parks and gardens are important heritage assets, and also make important visual, landscape and cultural contribution to the borough. It is important that such heritage assets are protected, and that they are treated in accordance with the character and significance of their grading. DMP Policy NHE9 states that development within or affecting the setting of a historic park or garden will be required to avoid subdivision, retain or restore features of historic or architectural interest, including trees, other distinctive planting and hard landscaping and garden features and where relevant, be accompanied by an appropriate management plan.

Over the past year, the Council validated 24 applications for development within or adjacent to Historic Parks and Gardens. Of these, 1 was refused for their potential impact on the Historic Park and Garden. At the time of the publication of the monitor, the decision has not been appealed.

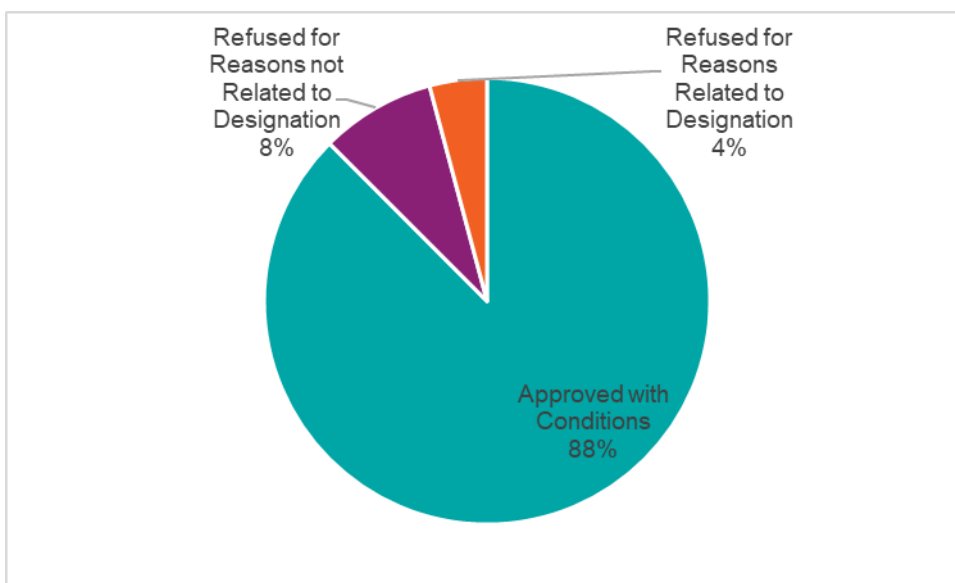


Figure 10 Planning permissions within or adjacent to Historic Parks and Gardens

### 3.4. Areas of Archaeological Importance

No applications were validated for development within or adjacent to Areas of Archaeological Importance within this monitoring period.

### **3.5. Areas of Archaeological Potential**

No applications were validated for development within or adjacent to Areas of Archaeological Potential within this monitoring period.

### **3.6. Ancient Monuments**

Within this monitoring period, the Council validated one application for development adjacent to Ancient Monument. The proposal involved demolition of a garage block rear of 25 Albury Road, Merstham. It has been refused due to its scale, proximity, and lack of landscaping causing harm to the setting of a heritage asset (scheduled ancient monument – Albury Moat). The decision has not been appealed.

### **3.7. Further Information**

Further information can be found on the [Conservation](#) and [Listed Buildings](#) webpages of the Council's website and [Historic England's](#) webpages.

## 4. Sustainable Development

The Council in accordance with National Planning Policy Framework applies the principles of ‘presumption in favour of sustainable development’: it will work proactively with applicants to secure development that improves the economic, social and environmental conditions of an area.

In order to do this, the Core Strategy requires new development to make efficient use of land, giving priority to previously developed land; be of an appropriate density; contribute to creation of neighbourhoods which are supported by effective services, infrastructure and transport; and protect and enhance the green fabric.

Core Strategy Policy CS10 (Sustainable Development) is implemented through detailed policies in the Development Management Plan; using the Strategic Flood Risk Assessment (SFRA) to inform site allocations and flood risk assessments for specific development proposals; and through the 2017 Green Infrastructure Strategy and its Action Plan. The Council is also preparing a new Environmental Sustainability Strategy and Action Plan, due to be adopted in summer 2020 and the Surrey’s Climate Change Strategy, committing to becoming net zero carbon by 2050, is due to be adopted in April 2020.

### 4.1. Positive Approach to Planning

To promote sustainable development and help shape appropriate development proposals, the Council offers a pre-application service to applicants.

Core Strategy Policy CS1 seeks to work proactively with developers through development proposals to improve the borough’s sustainability. This is measured through an increase in the use of the pre-application process as a way of managing and shaping development proposals at the earliest opportunity. Within the last twelve months, the Council received 256 pre-application requests. Although this is a 31% decrease on the previous monitoring period (336), when compared to a total number of applications received, the number of pre-applications represents 24.1% of all application received within this monitoring period (compared to 24.6% within the last year). This therefore reflects a general decline in permissions submitted, rather than a decline in the use of the Council’s pre-application service.

In order to ensure a presumption in favour of sustainable development, a performance indicator for Core Strategy Policy CS1 monitors decisions to be made in a timely manner. For this monitoring period, 92% of major developments and 85% of non-major developments were determined in a timely manner (respectively less than 13 weeks and less than 8 weeks). This is above both the Government and the Council targets and also above the national average.

## 4.2. Previously Developed Land

The Core Strategy promotes the use of previously developed land (PDL) in order to promote sustainable development.<sup>3</sup>

Within the last twelve months, 52.6% of residential dwellings were built on PDL, this is slightly above the Core Strategy monitoring target of at least 50% and above last year's monitoring figure of 39.0%. It should be noted that high proportion of completions on land not previously developed comes from a major development at Horley North West Sector which is a major site allocation in the former Borough Local Plan (1,510 dwellings) and was previously a greenfield land. In addition, 100.0% of the retail and employment floorspace completed within the past year was on previously developed land. This is above the Core Strategy monitoring target of 90.0%.

*Table 4: New dwellings built on Previously Developed Land*

	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
<b>Dwellings on PDL</b>	360	149	303	438	418	253	219	266
<b>% on PDL</b>	69.4	31.4	61.8	68.7	69.2	43.9	39.0	52.6

In order to continue to deliver housing on previously developed land, in accordance with the Core Strategy 'urban areas first approach' the Council will continue to be proactive in identifying additional previously developed sites through the Housing and Economic Land Availability Assessment (HELAA) and working with landowners to bring them forward for development. Through the DMP process, a number of sites were released from the Green Belt for sustainable urban extensions to accommodate additional housing required to deliver the housing targets set out in the Core Strategy. To maintain the Council's 'urban areas first approach', these will only be released when the Council is unable to demonstrate that it can maintain a five year land supply over the next year and subsequent year. DMP Policy MLS1: 'Managing land supply' sets out clear and robust mechanisms for the release of urban extensions sites, ensuring the Council is able to respond effectively and decisively to evidence of a current or future shortfall in the five year land supply in a plan-led manner.

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<sup>3</sup> The revised NPPF (2019) advises that PDL excludes land in built-up areas such as residential gardens.

### 4.3. Flooding

Flood risk affects a number of areas within the borough, including key regeneration areas, and in these areas is a key consideration for new developments. DMP Policy CCF2: 'Flood risk' ensures that whilst there is a need to make best use of land in the borough, this is balanced with the need to ensure new development is designed safely and will not worsen the risk of flooding for others.

Between April 2019 and March 2020, 63 applications were validated by the Council for development within or adjacent to Flood Zone 2. The majority of applications were approved with conditions; however, 2 applications were refused as they failed to demonstrate that the scheme would not aggravate flooding on the site and within the locality of the site. See Figure 11 for details.

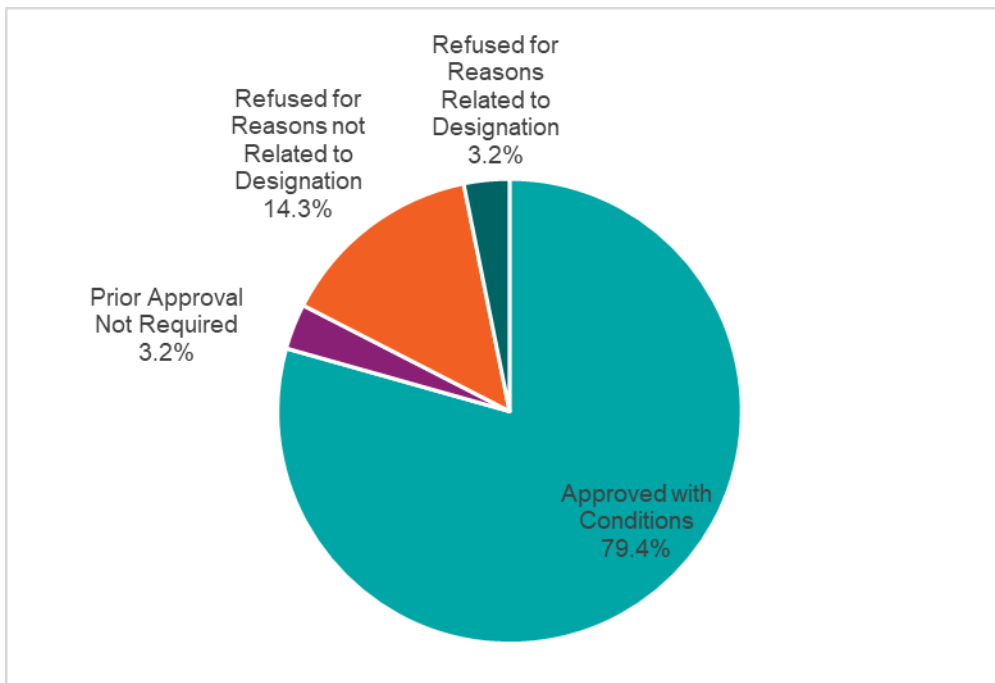


Figure 11 Planning permissions within or adjacent to Flood Zone 2

Within this monitoring period, the Council also determined 16 applications for development within or adjacent to Flood Zone 3. No application was refused for reasons related to flooding. See Figure 12 for details.

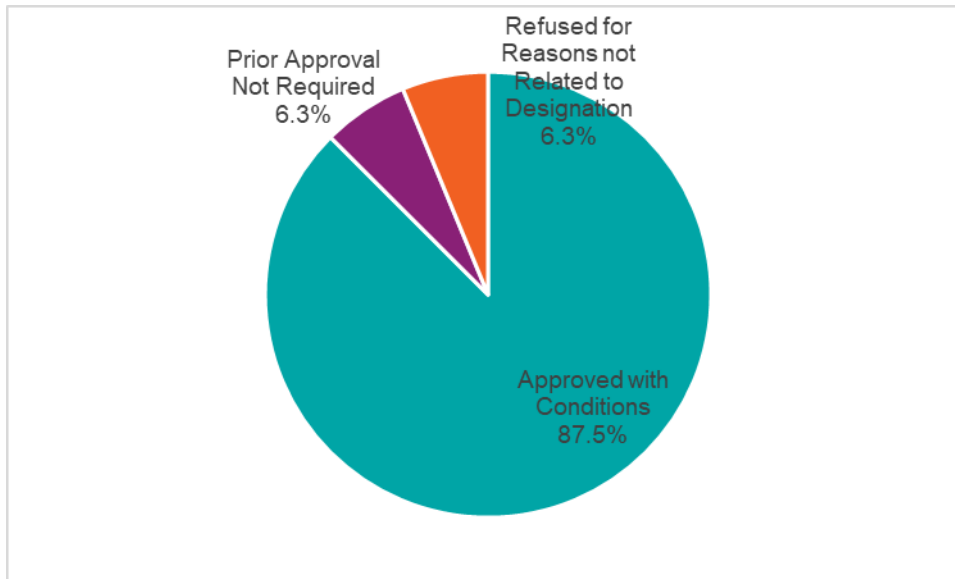


Figure 12 Planning permissions within or adjacent to Flood Zone 3

Core Strategy Policy CS10 says that no new developments should be permitted which are contrary to Environmental Agency advice. As per the previous monitoring period, no planning applications within Flood Zone 3, validated over the past year, were contrary to Environmental Agency advice. Going forward the Council will continue to work closely with the Environment Agency on individual proposals and through the plan-making process.

#### 4.4. Air Quality and Emissions

Strategic Objectives SO1, SO10 and SO14 of the Core Strategy plan for air quality to be managed effectively. Good air quality is vital for human and environmental health and is a key indicator for quality of life and sustainable development measures. Air quality in the South East is generally good, although unacceptably high levels of pollution do occur. Due to the fact that the borough hosts several major roads (e.g. M25, M23, A25 and A217) road traffic emissions are a significant contributor to air pollution. Gatwick airport, which is both a major national generator of car journeys and aviation trips, also impacts upon air quality in the south of the borough.

In most areas of the borough, air pollution is significantly below Government limits for all pollutants. However, there are some problem areas. In order to manage these, the borough has nine Air Quality Management Areas (AQMAs).

Well design development must consider the surrounding environment. This includes both the impact of that development on the surrounding area, properties and residents, but also the impact of the environment on that development. DMP Policy DES9: 'Pollution and

contaminated land' states, that development will only be permitted where it can be demonstrated, that (on its own or cumulatively) it will not result in a significant adverse or unacceptable impact on the natural or built environment, amenity or health and safety due to fumes, smoke, steam, dust, noise, vibration, smell, light or any other form of air, land, water or soil pollution. Where there would be potential adverse effects from pollution and adequate mitigation cannot be provided, development will not normally be permitted. The policy applies borough-wide but particular attention should be paid in AQMAs and noise contours associated with Gatwick Airport.

Whilst the Council and adjoining local authorities encourage the expansion of the airport within agreed limits, it is important to minimise the environmental impacts. As part of this policy, the Council monitors the concentration of nitrogen dioxide (NO<sub>2</sub>) at a series of sites in the vicinity of the airport.

As can be seen from Figure 13, data from the two stations closest to Gatwick Airport shows that the concentration of nitrogen dioxide remains below the 2006 baseline level. Passenger numbers at Gatwick increased to 46.6 million in 2019, while aircraft movements (flights arriving and leaving) increased to 285,000 but remained down on 2017 when 286,000 movements occurred.

The overall fall in pollution in the vicinity of the airport since 2007 reflects a combination of the significant changes in the aircraft fleet and on airport operational practices post 2007, and the impact of the recession on the airport, however by 2015 all of the air quality improvement was due to non-airport sources with the pollution component from the airport back to levels previously seen pre-recession.

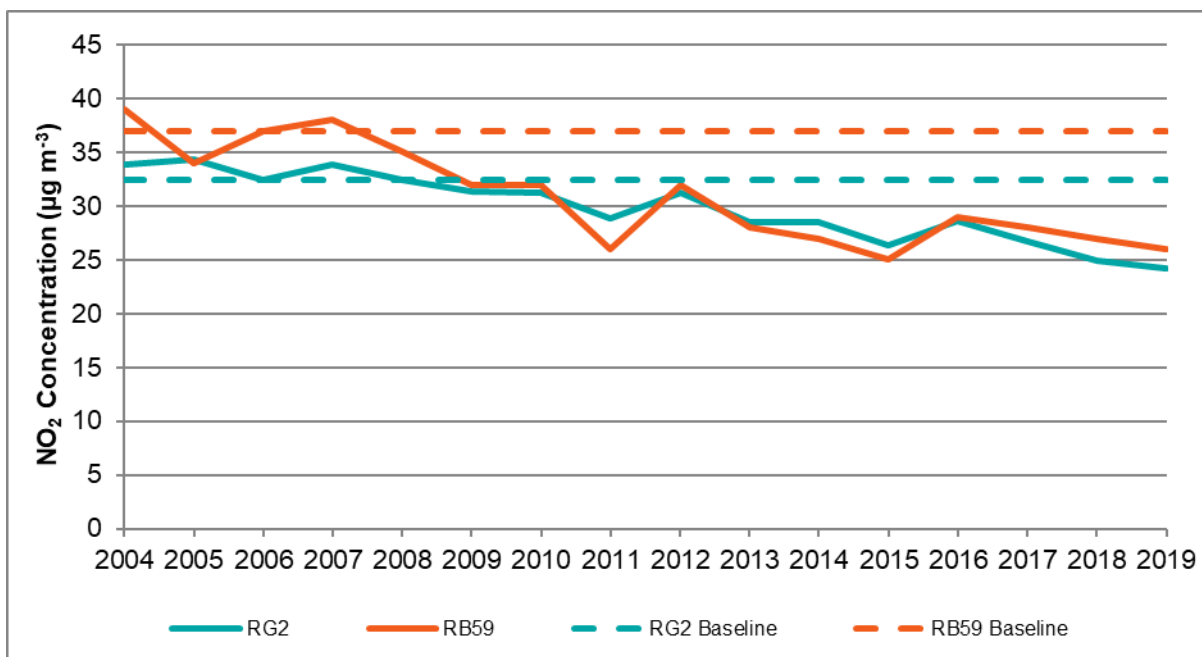


Figure 13 NO<sub>2</sub> levels at Horley monitoring stations



In addition to the main monitoring stations associated with Gatwick Airport, the table below shows the concentrations recorded at other monitoring stations in the borough compared to the 2006 baseline. The national/ EU limit value for annual average nitrogen dioxide concentrations is  $40\mu\text{g m}^{-3}$ .

All of the borough's nine air quality management areas have seen an improvement or no change in air quality compared to 2018.

Table 5: NO<sub>2</sub> levels at other monitoring stations

AQMA Name	Station	3yr Rolling Mean Nitrogen Dioxide Concentration ( $\mu\text{g m}^{-3}$ )	
		2006	2019
<b>M25</b>	RB39	32	20
<b>A217/Blackhorse Lane</b>	RB49	60	36
<b>Drift Bridge</b>	RB21	48	32
<b>Reigate High Street</b>	RB47	50	33
<b>Merstham High Street</b>	RB20	43	29
<b>Reigate Hill</b>	RB125	43*	33
<b>Redhill</b>	RB140	30*	24
<b>Hooley</b>	RB136	61**	40

\* data relates to 2011 figures

\* data relates to 2012 figures

## 4.5. Carbon Dioxide Emissions

Surrey Climate Change Partnership aims for a 40% reduction in carbon emissions by 2020 (compared to 2005) in order for Surrey to become one of the lowest carbon areas in the UK. By 2050, the ambition is to become a net zero carbon county, as stated in Surrey County Council's new Climate Change Strategy.

The table below shows that between 2005 and 2018 Reigate & Banstead, Surrey and England have all reduced their carbon dioxide emissions (31%, 30% and 35% respectively).

Table 6: Total carbon dioxide emissions (kt)

<b>Year</b>	<b>England</b>	<b>Surrey</b>	<b>RBBC</b>
<b>2005</b>	429,800	8,610	1,069
<b>2006</b>	427,924	8,574	1,060
<b>2007</b>	418,234	8,449	1,040
<b>2008</b>	407,137	8,386	1,012
<b>2009</b>	367,520	7,778	938
<b>2010</b>	379,922	8,056	972
<b>2011</b>	348,063	7,517	903
<b>2012</b>	365,912	7,731	934
<b>2013</b>	356,832	7,535	914
<b>2014</b>	324,552	6,902	842
<b>2015</b>	313,476	6,755	823
<b>2016</b>	294,540	6,434	789
<b>2017</b>	284,594	6,122	747
<b>2018</b>	279,960	6,052	737

Source: DEFRA

Specifically, in terms of domestic carbon dioxide emissions per capita, the graph below shows that Reigate & Banstead has similar domestic carbon dioxide emissions per person to Surrey and that these are much higher than the average for England.

Whilst the graph shows a slight increase between 2011 and 2012, it shows that overall, since 2005 Reigate & Banstead, Surrey and England have all seen falls in their domestic per capita carbon dioxide emissions.

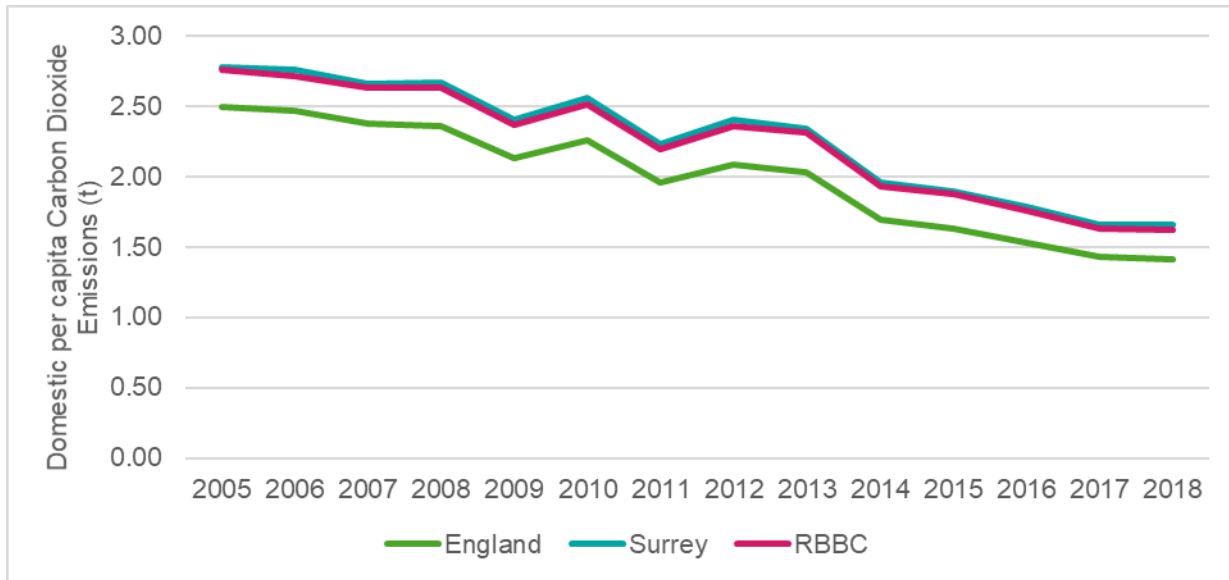


Figure 14 Domestic per capita carbon dioxide emissions (t)

Conversely, in terms of commercial and industrial carbon dioxide emissions per capita, the graph below shows that both Surrey and Reigate & Banstead produced considerably less emissions per capita compared to England on average. Overall, all three indicators show a fall in their commercial per capita carbon dioxide emissions, with the gap between England and county and borough levels slowly closing overtime.

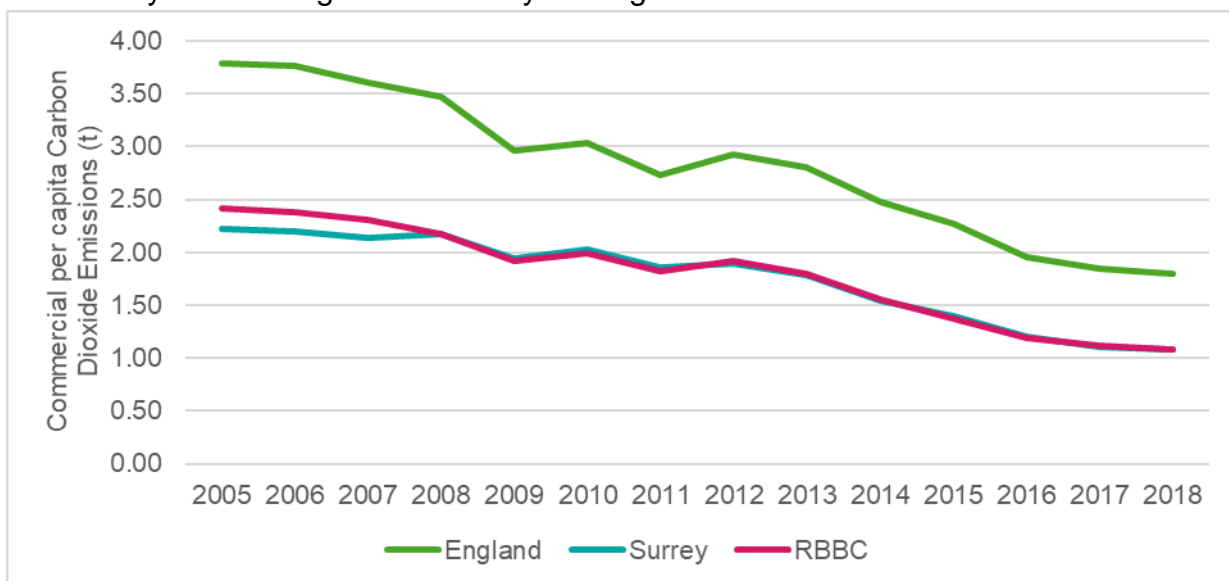


Figure 15 Commercial per capita carbon dioxide emissions (t)

## 4.6. Household and Non-Household Waste

The latest data available from the Department for Environment, Food and Rural Affairs shows that within 2018/19 51,854 tonnes of domestic waste and 2,608 tonnes of non-domestic waste was collected from Reigate & Banstead borough, representing a slight increase on previous year.

Of the collected waste, 53.8% of household and 7.2% of non-household waste was sent for recycling.

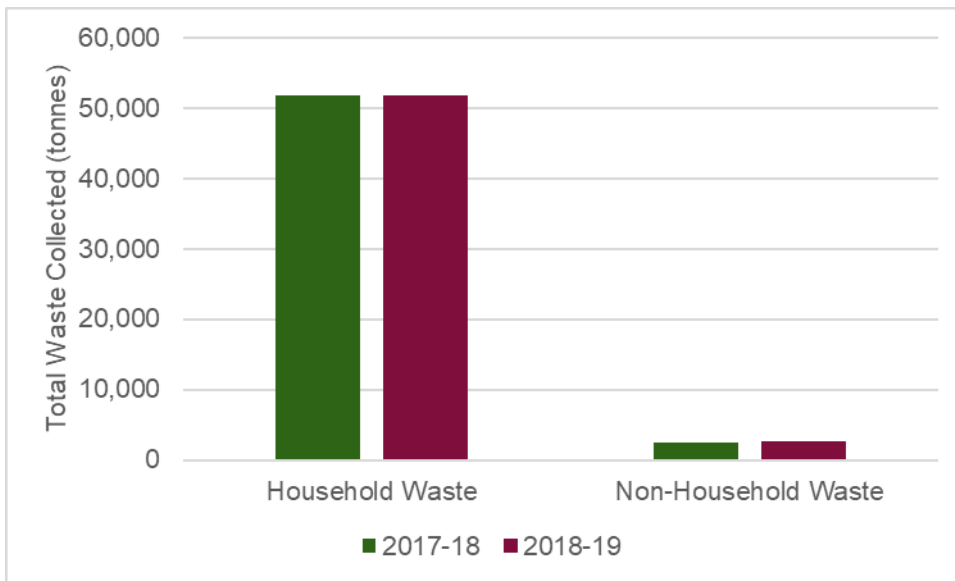


Figure 16 Household and non-household waste collected (t)

Core Strategy Strategic Objectives SO1 and SO10 aim for no increase in the amount of waste and carbon dioxide produced by business and households over the plan period. DMP Policy CCF1: 'Climate change mitigation' requires both residential and non-residential development to aim for high standards of energy efficiency and the inclusion of renewable energy technologies, while providing flexibility and choice to ensure new developments can remain viable.

The latest data shows that after a long period of continuous increase, the borough has seen a slight drop in household waste production per capita between 2018 and 2019 and it remains below the Core Strategy baseline figure of 362kg.

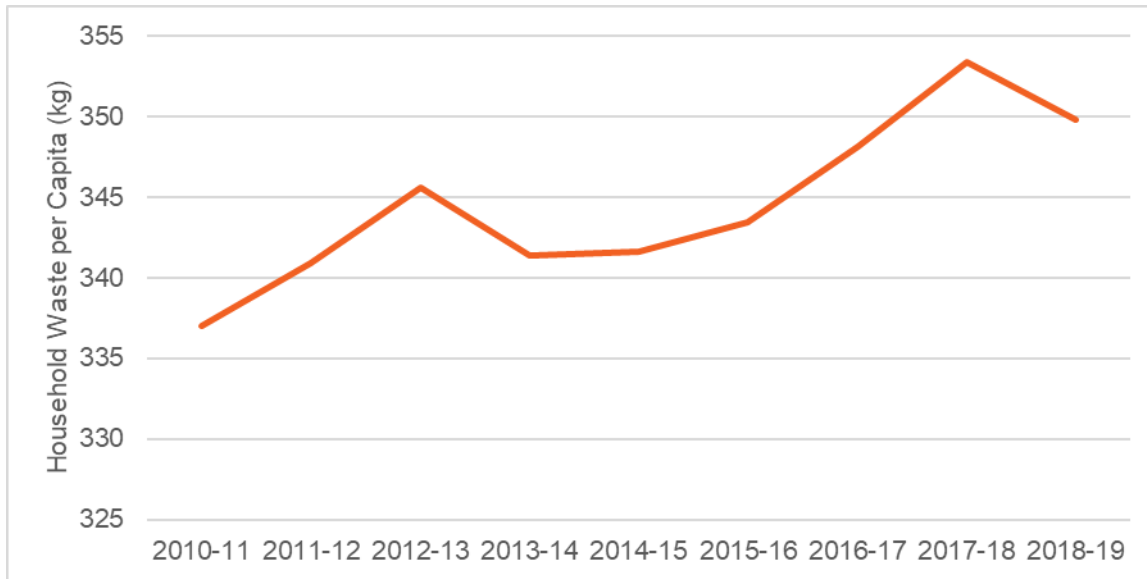


Figure 17 Household waste per capita collected (kg)

#### 4.7. Further Information

Further information is available on the [Air Quality](#), [Air Quality Monitoring](#), [Borough Quality of Life Profile](#), [Energy Efficiency and Renewable Energy in Development](#), [Strategic Flood Risk Assessment](#), [Strategic Housing Land Availability Assessment](#), [Sustainable Energy](#) webpages of the Council's website and the [Department for Environment, Food and Rural Affairs](#) website.

## 5. Transport

The borough has excellent transport links to Central London, the wider South East and national and international destinations via the M25, M23/A23 corridor, London to Brighton railway line and nearby Gatwick Airport.

Core Strategy Policy CS17 plans for the Council to work with Surrey County Council, the Highways Agency, rail and bus operators, neighbouring local authorities and developers to ensure that new development is located within accessible locations; to improve the efficiency of the transport network; and to promote sustainable transport choices such as cycling.

DMP Policy TAP1: 'Access, parking and servicing' recognises that new developments need to manage travel demand and to make travel by sustainable modes more attractive and accessible. However, it also recognises that car travel will continue and therefore appropriate parking provision is necessary to ensure that parking does not detract from character, make roads unsafe for other road users, nor put pressure on local roads.

Transport infrastructure varies between the different areas of the borough: the relatively low-density suburban nature of the north means that whilst the area is serviced by a number of major A roads, there is relatively poor public transportation; the south benefits from good transportation links due to the A23, A217, London – Brighton rail corridor and being within close proximity to Gatwick Airport; and the centre benefits from transportation links of the south, good access to the M25 and regular rail services to key transportation hubs in London and Reading.

### 5.1. New Developments

The Core Strategy focusses upon locating future development in areas of the borough that are already highly accessible to make best use of existing public transport services. Within the last twelve months, 99.6% of completed residential dwellings and 100.0% of completed commercial floorspace were located within 15 minutes of a public transport stop or walking distance to a town centre, which is significantly above the Core Strategy monitoring targets of 80.0%.

Strategic Objective 14 of the Core Strategy aims to tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to encourage healthier lifestyles. One of the ways that this will be achieved is through requiring new major developments commit to a travel plan. DMP Policy TAP1 states that all developments likely to generate significant amounts of movement, a Transport Assessment or a Transport Statement will be required. Within this monitoring period, 2 residential and 3 commercial developments permitted were required and committed to providing a travel plan.

Another way to tackle congestion, pollution and greenhouse gas emissions of private car use is through promoting alternative methods of transportation. The Core Strategy plans for 100% of new developments to provide cycle parking spaces in order to promote cycling as an

alternative method of transportation. DMP Policy TAP1 requires new developments to provide cycle storage in accordance with adopted local standards (Annex 4 of the DMP) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm. The policy also requires new developments to provide electric vehicle charging points.

The available data suggest that within this monitoring period, 23.7% of permissions for new residential development and 11.5% of permissions resulting in a gain of retail, office or industrial floorspace are making provision for cycle parking. Whilst this is below Core Strategy target and also a decrease on the previous monitoring period it should be noted that the accurate information on the number of cycle parking spaces is not always available. This information is not always detailed on the application form and typically is not provided for houses, only flats. In addition, the Council cannot require cycle parking spaces to be provided on developments resulting from prior approval applications, which will also have an impact upon the overall cycle parking provision.

In order to reduce congestion, Annex 4 of the recently adopted DMP (September 2019) defines parking standards for different types of developments. Residential parking standards are set as a minimum and vary based on the level of the site accessibility and the dwelling size. See table below for details.

*Table 7: DMP Minimum parking standards for residential developments*

Type of Home	High Accessibility	Medium Accessibility	Low Accessibility
<b>1 bedroom flats</b>	1 space per unit	1 space per unit	1 space per unit
<b>2 bedroom flats</b>	1 space per unit	1 space per unit	2 spaces per unit
<b>3 bedroom flats</b>	1 space per unit	1.5 space per unit	2 spaces per unit
<b>4+ bedroom flats</b>	1.5 space per unit	2 spaces per unit	2 spaces per unit
<b>1 bedroom houses</b>	1 space per unit	1 space per unit	2 spaces per unit
<b>2 bedroom houses</b>	1 space per unit	1 space per unit	2 spaces per unit
<b>3 bedroom houses</b>	1 space per unit	2 spaces per unit	2 spaces per unit
<b>4+ bedroom houses</b>	2 spaces per unit	2 spaces per unit	2.5 spaces per unit

The DMP Parking Standards have been adopted part way through this monitoring period. Applications determined prior to the adoption of the DMP were assessed against the standards in the Borough Local Plan 2005 and Surrey County Council’s 2012 Parking Standards.

Within this monitoring period, the average number of parking spaces per completed dwelling is 1.97, which is a decrease from the previous year (2.24 in 2018/19). While the average number of parking spaces per dwelling has reduced, the high ratio of parking spaces per dwelling is largely due to completions on Horley North West Sector and the former De Burgh School sites that averaged more than 2 spaces per dwelling, irrespective of the dwelling size<sup>4</sup>.

Non-residential parking standards are set as a maximum and vary based on the development use class. See table 8 for details.

*Table 8: DMP Maximum parking standards for non-residential development*

Use Class	Maximum Standard Spaces
A1 Retail Food or non-food retail (up to 500m <sup>2</sup> ) Food retail (500-1000m <sup>2</sup> ) Food retail (above 1000m <sup>2</sup> ) Non-food retail (500m <sup>2</sup> or more) Open Air Markets	1 car space per 30m <sup>2</sup> 1 car space per 25m <sup>2</sup> 1 car space per 14m <sup>2</sup> 1 car space per 25m <sup>2</sup> Individual assessment
A2 Financial and Professional Services	1 car space per 30m <sup>2</sup>
A3 Food and Drinks	1 car space per 5m <sup>2</sup>
A4 Drinking Establishments	1 car space per 5m <sup>2</sup>
A5 Hot Food Takeaways	1 car space per 5m <sup>2</sup>
B1 Business	1 car space per 30m <sup>2</sup>
B2 General Industrial	1 car space per 30m <sup>2</sup>

<sup>4</sup> Please note that the Council does not have car parking data for all sites completed within this monitoring period. The analyses is therefore based on the information available and sites without information have been excluded from this analyses.



Use Class	Maximum Standard Spaces
B8 Storage or Distribution	
Warehouse for storage	1 car space per 100m <sup>2</sup> ; 1 lorry space per 200m <sup>2</sup>
Warehouse for distribution	1 car space per 70m <sup>2</sup> ; 1 lorry space per 200m <sup>2</sup>
Cash and carry	1 car space per 30m <sup>2</sup> ; 1 lorry space per 200m <sup>2</sup>

Table 8 below gives an overview of average parking spaces per various completed development types. It shows that offices and industrial developments (B1 and B2) are both under the maximum target of 1 per 30sqm. Retail (A1 – A5) and Storage and distribution (B8) completions consisted mainly of minor floorspace extensions and therefore did not generate any additional car parking provision. These figures should be seen as indicative rather than definitive as they are calculated using data collected from planning applications, which do not always provide full information on car parking provision.

Table 9: Car parking spaces on completed developments

Use Class	Gross Floorspace (sqm)	Parking Provision	Average spaces per sqm
A1	166	0	-
A2	38	0	-
A3	63	0	-
A4	149	0	-
A5	205	0	-
B1	698	46	1 per 15
B2	243	10	1 per 24
B8	22	0	-

## 5.2. Delivering Transport Improvements

Over the past year, the following transport plans and projects have been progressed to reduce congestion and widen options for sustainable transport in the borough.

### **Surrey County Council Transport Plan**

The Reigate and Banstead Local Transport Strategy and Forward Plan was adopted in October 2018, to cover a 3 year cycle, and will be updated when needed. The Transport Strategy and Forward Plan for the borough forms part of Surrey County Council's third Transport Plan (LTP3) has been updated in April 2018. It is a statutory plan (required by the Local Transport Act 2008 and the Transport Act 2000), covering the period until 2026. The Plan's objectives are to provide effective and reliable transport (maintaining the road network, delivering public transport services and where appropriate providing enhancements), improve road safety and provide an integrated sustainable transport system. It contains strategies for managing issues such as air quality, climate change, congestion, parking and rail usage.

Further information can be found on the [Surrey County Council](#) website<sup>5</sup>.

### **A23 Three Arch Road Junction Improvements**

Surrey County Council has developed a proposal for a scheme to improve the A23 Three Arch Road and Maple road junction, currently suffering from major congestion and traffic delays.

The proposed scheme aims to reduce congestion and traffic delays, improve emergency and visitor access to East Surrey Hospital, improve the air quality in the area due to less congestion and queuing at the junction, improve bus reliability and provide safer routes for cyclists and pedestrians.

A public consultation was held between 01 November 2018 – 06 January 2019 with approximately 300 responses received. The next stage of the development is detailed design, which is now expected to proceed subject to funding, given the high level of public support demonstrated through the consultation.

Further information can be found on the [Surrey County Council](#) website.

### **A217 Reigate to Horley Safer Roads Scheme**

Surrey County Council submitted a bid to the Department for Transport's 'Safer Roads Fund' in September 2017 for improvements to the A217 between Reigate and Horley, to include measures assisting in managing vehicle speeds and reducing the risk and severity of collisions.

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<sup>5</sup> If not available via this link, you can view the document [here](#).

The Department for Transport has now made the funding for the scheme available from 2019/2020, with the view of the scheme being implemented from 2020/2021.

Further information can be found on the [Surrey County Council](#) website.

DMP Annex 6: 'Infrastructure delivery schedule' sets out the key infrastructure needed to support the delivery of the development set out in the DMP from 2018 – 2027. A list of Active transport infrastructure projects for delivering cycle and pedestrian facilities is summarised in table below. See Annex 6 of the DMP for more details.

*Table 10 Active transport infrastructure projects overview*

<b>Scheme Ref</b>	<b>Development Site</b>	<b>Infrastructure Project</b>
CP1	Land at Bonehurst Road, Horley (site allocation NWH2)	Upgrading of pedestrian/ cycle route (FP09)
CP2	Land at The Close, Horley (site allocation SEH4)	Improvement and extension of pedestrian footways on site and pedestrian and cycle infrastructure links to Horley town centre
CP3	Land at Chequers Hotel (site allocation HOR8)	Widen shared use cycle path along length of Horley Row
CP4	Land at Chequers Hotel (site allocation HOR8)	Provision of toucans on all outstanding arms of Chequers Roundabout
CP5	Land at Chequers Hotel (site allocation HOR8) and 39 – 49 High Street (site allocation HOR2)	Suitable cycle facility along Oakwood Road/ Yattendon Road to connect to Horley town centre
CP6	39 – 49 High Street (site allocation HOR2)	Suitable cycle facility along Lumley Road
CP7	Horley Library (HOR5), Telephone Exchange (HOR7), Royal Mail (HOR4)	Cycle friendly traffic measures along Victoria Road
CP8	Land at Bonehurst Road (NHW2)	Widened shared-use cycle path along A23 from Cross Oak Lane to Chequers roundabout

Scheme Ref	Development Site	Infrastructure Project
CP9	High Street Car Park (HOR1)	Improvements to the High Street to Station Road subway and /or footbridge to enable cycling and prevent flooding in subway
CP10	Horley Strategic Employment Site (HOR9)	Improvements to pedestrian and cycle infrastructure links between the HOR9 and Gatwick train station and HOR9 and Horley town centre
CP11	Land south of Bletchingley Road (ERM4) and Oakley Farm (ERM5)	Improvement of existing and extension of pedestrian and cycle infrastructure in Bletchingley Road, Merstham area.
CP12	Land south of Bletchingley Road (ERM4)	Significant upgrade of the existing bridleway (BW119)
CP13	Oakley Farm (ERM5)	Significant upgrade of the existing footpath (FP168)
CP14	Depot & Bellway House (RED2)	High quality shared use foot/cycle path along A23 through Merstham
CP15	Preston regeneration area	A240 shared footway and cycleway
CP16	Greater Redhill	Greater Redhill Sustainable Transport Package (STP) Phase 2 to deliver cycle and pedestrian improvements including improving and widening off-road cycle paths including section of the National Cycle Route 21 Redhill to Horley. Improvements to Horley cycle and pedestrian infrastructure linkages between the new neighbourhoods of NE and NW Horley and Horley town centre, incorporating links to green open space.
CP17	Land at Hillsbrow site (ERM1)	Enhancement of the footpath (FF530) adjacent to Redstone Hollow

Scheme Ref	Development Site	Infrastructure Project
CP18	Colebrook (RTC4), Royal Mail (RTC3) and other Redhill town centre developments	Widening of footway on A23 to create shared use foot/cycle track north of Redhill
CP19	Land at Hillsbrow (ERM1)	Improvement and extension of pedestrian and cycle facilities, including new footways on Nutfield Road with safe crossing points to access the footpath (upgrade to bridleway/create cycle track) adjacent to Redstone Park (FP102)
CP20	Land at Dovers Farm (SSW9)	Improvement and extension of pedestrian and cycle facilities on Dovers Green Road and Lonesome Lane and upgrading of the existing bridleway (BW61)
CP21	Land at Sandcross Lane (SSW2)	Off-road cycle route along Prices Lane
CP22	North of the borough	Epsom and Banstead Sustainable Transport Package (STP) to make it easier and safer to walk and cycle between Epsom, Banstead, Nork, Burgh Heath and the Preston estate
CP23	Reigate	Cycle and pedestrian improvements under the Reigate Transport Package for Reigate Road from the town centre southwards to Woodhatch Road/Prices Road junction.
CP24	Reigate	Reigate Transport Package: Creation of off-carriageway cycle route within the town lining to Reigate station and Woodhatch junction (avoiding Cockshot Hill)
CP25	Reigate	Reigate Transport Package: Creation of an off-carriageway cycle route within the town linking to Reigate station (via Castlefield Road/Tunnel Road) and existing routes east towards Redhill

Scheme Ref	Development Site	Infrastructure Project
CP26	The Horseshoe (BAN2)	Cycle route on east side of A217 in Banstead

### 5.3. Gatwick Airport

Gatwick Airport is located just to the south of the borough; it is a single runway, two terminal airport and in 2019 supported the passage of 46.6 million passengers. The airport has ambitious plans for growth and in July 2019 published their final masterplan. This includes three growth scenarios:

- Scenario 1: Where it remains a single runway operation. This would see passenger numbers increase to 61 million passengers per annum by 2032.
- Scenario 2: Where the existing standby runway is routinely used with the main runway. This would see passenger numbers increase to 70 million passengers per annum by 2032.
- Scenario 3: Where the airport continues to safeguard for an additional runway to the south. The use of this land for a full second runway would see capacity increase to approximately 95 million passengers per annum.

In July 2019, the airport formerly announced their intention to pursue a Development Consent Order to move forward with Scenario 2. In September 2019 they submitted their Environmental Impact Assessment Scoping Report to the Planning Inspectorate.

The Council works with partners across the Gatwick Diamond area to encourage sustainable economic growth and to minimise the environmental impact of the development of the airport. Core Strategy Policy CS9 states that “the Council will support the development of Gatwick Airport, within the existing airport boundary and existing legal limits, including the development of facilities that contribute to the safe and efficient operation of the airport”. The Core Strategy Review concluded that the Council should continue to monitor position with respect to further growth at Gatwick Airport, including the outcomes of any Development Consent Order process and timeframes for any development, which may necessitate further review in due course.

## 6. Summary of Key Findings

- **Natural Environment:** Six applications were refused due to their impact on areas of landscape importance (AGLV; 2 of those also refused for impact on AONB).
- **Green Belt:** Just under three-quarters of applications (125) were approved with conditions. 28 applications were refused for reasons related to designation – 3 for development on sites adjacent to Green Belt failing to respect the transition to the openness and character of the Green Belt and the remaining 25 for representing inappropriate development within Green Belt, failing to demonstrate very special circumstances.
- **Heritage:** 23 applications were refused for having an unacceptable impact on heritage assets – most notably Conservation Areas (14).
- **Proactive Approach to Development:** 31% decrease in the number of pre-application requests (from 336 to 256).
- **Accessibility of New Development:** 99.6% of residential dwellings and 100.0% of commercial floorspace (A & B use classes) completed within the last twelve months were located within 15 minutes' walk of a public transport stop or walking distance to a town centre.
- **Flood Risk:** In line with Core Strategy Policy CS10 no new developments were permitted contrary to Environmental Agency advice on flooding.
- **Air Quality:** All of the borough's 9 air quality management areas have seen an improvement or no change in air quality.
- **Sites of Special Scientific Interest:** 98.5% of the borough's Sites of Special Scientific Interest are in a favourable or recovering condition; this is above the Department for Environment, Food & Rural Affairs' target of 95%.

## Monitoring Publications

### Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

### Housing Delivery

Provides information on housing completions and permissions and details the Council's 5 years land supply position

### Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace

### Industrial Estates

Contains an analysis of occupational trends in the borough's seven main Industrial Estates

### Local Centres

Provides information on retail provision in the borough's 27 local shopping centres

### Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town and village centres

For further information on the content or other planning policy monitoring, please contact:

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