



Draft Strategic Environmental Assessment (SEA) Scoping Report

Reigate & Banstead Borough Council

September 2026



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1 Introduction

- 1.1 The purpose of this report is to provide the context for and determine the scope of the Strategic Environmental Assessment (SEA) that will be used to assess the new Reigate & Banstead local plan.
- 1.2 This report includes an initial assessment of relevant plans and programmes, current sustainability issues, baseline evidence and future trends across a range of topics. This enables a framework of objectives to be identified and used through the SEA process to assess proposals in the local plan.
- 1.3 The baseline evidence helps build an understanding of the borough's strengths, weaknesses, opportunities and threats. It provides the foundation for the SEA and will inform the development of the local plan vision and key priorities to be tested through the scoping consultation. This will help shape the content of the plan as it progresses through the next stage of preparation.

The Reigate & Banstead Local Plan

- 1.4 Local Planning Authorities are required, under the Planning and Compulsory Purchase Act 2004 as amended by the Levelling Up and Regeneration Act 2023, to have local plans in place for their areas. A local plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered. Local plans are the starting point for decision making on planning applications.
- 1.5 Reigate & Banstead Borough Council has started work on a new local plan. The plan will be produced under the new local plan-making system which came into force from 25 March 2026. This will replace the current local plan which consists of the Core Strategy 2014 and Development Management Plan 2019.
- 1.6 The new local plan will cover the period 2029 to 2044 and will be the key planning policy document for the borough guiding decisions on the use and development of

land. It will set the long-term vision, spatial strategy, site allocations and locally specific policies, where justified, for the natural, historic and built environment.

- 1.7 The new local plan must be consistent with national planning policy. The [National Planning Policy Framework \(NPPF\) August 2026](#) contains plan-making and decision-making policies that must not be duplicated in the local plan.
- 1.8 Several reports from specialist independent experts have already been commissioned to better understand both current and future requirements and how these can be met. The [published evidence](#) and the [local plan timetable](#) are available on the website.

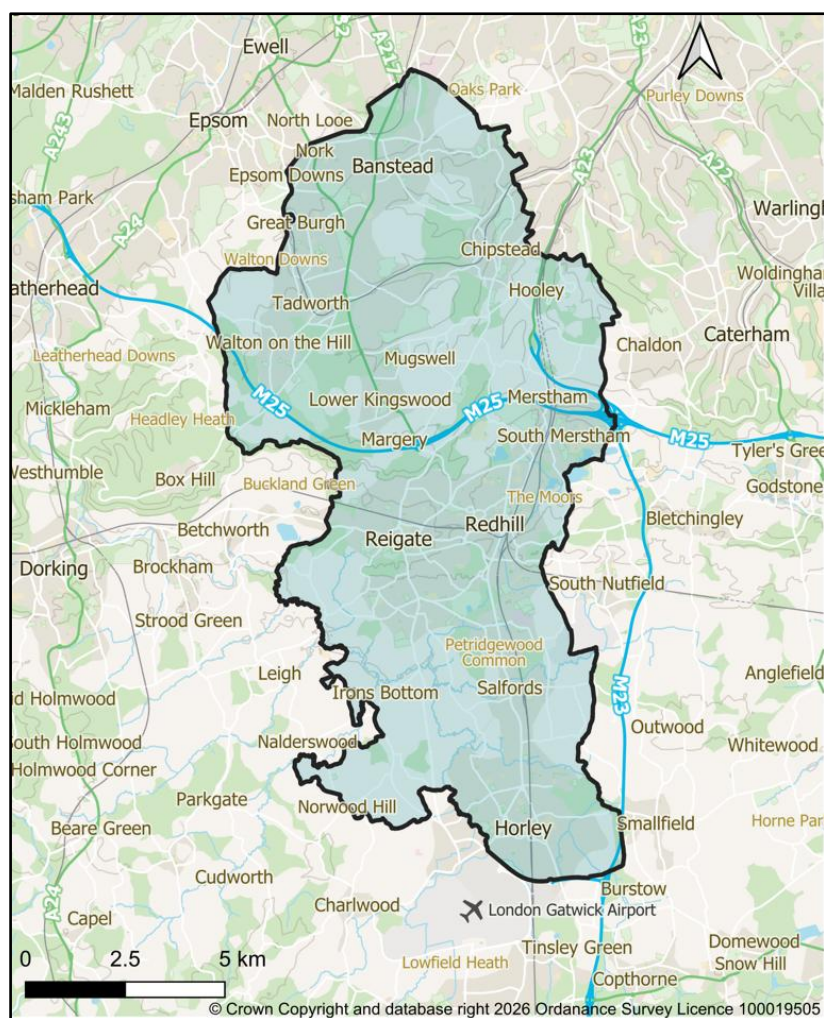
Table 1: Key Information relating to the new local plan

Key Information	
Name of Responsible Authority	Reigate & Banstead Borough Council
Title of Plan	Reigate & Banstead Local Plan 2044
Subject	Development Plan
Purpose	The new local plan will guide future development and land use within Reigate & Banstead up until 2044. Replacing the adopted Core Strategy 2014 and Development Management Plan 2019, the new local plan will comprise the development plan for the borough and will be the primary basis against which planning applications are assessed.
Timescale	2029-2044
Area covered by the plan	Reigate & Banstead Borough (See figure 1)
Summary of content	The new local plan will set out the vision and objectives, the spatial strategy, and locally specific policies to manage growth and development in Reigate & Banstead in the period 2029 to 2044. It will indicate the broad locations in the borough for future housing, employment, retail, leisure, transport, community services and other types of development.

Overview of Reigate & Banstead Borough

- 1.9 Reigate & Banstead covers an area of 12,914 hectares and is situated towards the east of Surrey (see Figure 1). The borough contains mixed rural and urban land coverage, with much of the population of approximately 159,000 living in the towns of Reigate, Redhill, Banstead and Horley.
- 1.10 Approximately, 69% of the borough's land is designated Green Belt. Train lines provide direct links to London, and destinations in Sussex and Surrey. The borough has been sub-divided into three spatial planning areas to guide development in the current local plan; Banstead; Redhill and Reigate; and Horley. The borough falls within the Gatwick Diamond Initiative Area reflecting the borough's close proximity to Gatwick Airport.

Figure 1: Reigate & Banstead borough boundary



Strategic Environmental Assessment (SEA)

- 1.11 Strategic Environmental Assessment (SEA) is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making.
- 1.12 SEA was introduced to the UK through [EU Directive 2001/42/EC](#). In England, the Directive was transposed via the [Environmental Assessment of Plans and Programmes Regulations 2004](#).
- 1.13 The objective of SEA as defined in the Government's guidance on SEA is: "To provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development" ([Office of the Deputy Prime Minister, A Practical Guide to the Strategic Environmental Assessment Directive September 2005](#)).
- 1.14 The Council has previously undertaken integrated SA/SEA assessments as part of the local plan process. However, the requirement for a broader Sustainability Appraisal (SA) incorporating social and economic, as well as environmental considerations, has been removed from current local plan legislation.
- 1.15 Within the new planning system, the Government is intending to replace SEA and Environmental Impact Assessment (EIA) with Environmental Outcomes Reports (EORs). However, at the current time, these requirements have not been formalised through regulations and, as such, the Environmental Assessment of Plans and Programmes Regulations 2004 continue to apply.
- 1.16 As a result, and during this transition period, SEA will be required to inform preparation of the plan. In the absence of the formal requirement for SA, the Council still considers that it would be prudent to expand the assessment to include consideration of relevant social and economic factors, including impacts on health, education and job creation.

This will ensure a more holistic assessment of impacts as the content of the new local plan is considered.

2 SEA Process

Screening

- 2.1 Prior to commencing the SEA process, the responsible body should determine whether SEA is required (screening), and Regulation 5 of the Environmental Assessment of Plans and Programmes Regulations 2004 includes a definition of 'plans and programmes' to which the regulations apply.
- 2.2 This includes plans or programmes which are subject to preparation or adoption by an authority at national, regional or local level, and includes those prepared for town and country planning and land use purposes. SEA is also required where the plan or programmes are likely to have significant environmental effects.
- 2.3 The [Government's guidance: Create or update a local plan using the new system](#) states that all local plans developed under the new plan-making system will need to carry out SEA.
- 2.4 Within this context, Reigate & Banstead has determined that SEA will be required for the new local plan. No separate SEA screening report has been published. This scoping report should therefore be read as incorporating both the screening and scoping stages required under the SEA Regulations.

Scoping

- 2.5 Where it has been determined that SEA is required (as is the case for the new Reigate & Banstead local plan) the first part of the SEA process is 'Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope'. This report presents the findings of Stage A and defines the proposed scope of the SEA.
- 2.6 The scoping report is presented using a topic-based structure consisting of 10 broad topics which, when taken together, are considered to address the key sustainability

issues facing the borough. These topic areas have been developed using Schedule 2 of the SEA Regulations, which includes issues such as human health, biodiversity and landscape. Table 42 in section 13 of this report explains how the issues relate to the broad topics.

2.7 Stage A in the SEA process consists of the following five tasks:

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

2.8 A key consideration when seeking to establish the appropriate scope of the SEA involves reviewing the sustainability context in which the local plan is being prepared, as set out within relevant policies, plans, programmes and sustainability objectives. This section identifies those key relevant documents.

Task A2: Collecting baseline information

2.9 This section presents the current and predicted economic, social and environmental characteristics of Reigate & Banstead with regard to each specific theme, before going on to consider what the likely situation would be if there was no local plan in place.

2.10 This helps in identifying the key sustainability issues that should be a particular focus in the SEA, provides benchmarks when it comes to considering significant risks and will help justify any policy interventions set out in the new local plan.

Task A3: Identifying key issues and problems

2.11 Identifying the key characteristics and collecting the baseline information in task A2 allows the identification of the key issues and problems that need to be addressed in the Reigate & Banstead local plan to achieve sustainable development.

Task A4: Developing the SEA/sustainability assessment framework

2.12 As a result of the information gathered from tasks A1, A2 and A3, task A4 involves developing key SEA objectives and decision-making questions. The objectives and

questions developed will be used to assess the likely effects of different policy options and site allocations throughout the plan-making period.

Task A5: Consulting on the scope of SEA

- 2.13 Task A5 is the legal requirement to consult with the Environment Agency, Natural England and Historic England on the scope and level of detail to be included in the report. As well as the statutory bodies, the Council will also consult with other key stakeholders, relevant organisations and the wider community through the scoping consultation stage.
- 2.14 Each broad topic chapter (chapters 3 to 12) presents information on tasks A1 to A4, and chapter 14 explains task A5: Consulting on the scope of SEA.
- 2.15 The scoping stage of SEA determines the likely extent and level of information to be included in the assessment process and ultimately reflected in the Environmental Report to be published alongside the Regulation 27 consultation on the proposed local plan. Please see the [local plan timetable](#) for further information.

Relationship to other assessments

Habitats Regulations Assessment

- 2.16 In addition to the SEA, a Habitats Regulations Assessment (HRA) will be undertaken. The objective of the HRA is to identify whether the proposed local plan would adversely affect the integrity of European sites, either alone or in combination with other plans and projects, having regard to their conservation objectives.
- 2.17 In the first instance, an assessment will scope out the issues relating to European sites and their management in more detail, before going on to screen the preferred plan option and site allocations to consider whether they are likely to have any significant effects on European sites (either alone or in combination with other projects and plans) in view of their conservation objectives. If significant effects are identified as part of the screening process, the plan must be subject to Appropriate Assessment, to consider the impacts and potential mitigation measures.
- 2.18 Work to progress the HRA will be undertaken at a later stage of plan-making, after the production of this SEA scoping report.

Equality Impact Assessment

- 2.19 To help analyse policies and make sure they do not discriminate or disadvantage people, an assessment of the impacts of the local plan on equalities will also be undertaken. The findings will be reported in a separate document.

Health Impact Assessment

- 2.20 Health considerations within the specific health topic chapter, as well as through cross-cutting topics such as pollution, water and green infrastructure have been considered in this scoping report. Health effects will be assessed systematically through the SEA framework; however, a standalone Health Impact Assessment may be required at the preferred plan option stage.

3 Housing

- 3.1. This section of the scoping report explores the theme of housing and looks at the current situation in terms of the borough's population, housing supply and affordability. This cuts across other key sustainability topics such as accessibility, health and well-being, environmental protection and economic growth.

Task A1: Identifying other relevant policies, plans and programmes (PPPs) and sustainability objectives

Table 2: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) on various housing topics from supply and delivery to the housing needs of different groups.	Various updates
National	The Housing White Paper 'Fixing our Broken Housing Market'	2017
County	Surrey County Council Planning guidance for accommodation with care for older people	2025
County	Planning profile for accommodation with care for older people: Reigate & Banstead Borough	2025
Local	Reigate & Banstead 2030: Draft Corporate plan	2025
Local	Reigate & Banstead Housing Needs Assessment	2024
Local	Reigate & Banstead Housing Market Area: Technical Paper	2024
Local	Reigate & Banstead Housing Delivery Monitor	2026
Local	Reigate & Banstead Homelessness Strategy 2022-2027 and Action Plan	2022
Local	Reigate & Banstead Gypsy and Traveller Accommodation Needs Assessment (Update currently being prepared)	2017

Summary of PPPs

- 3.2. The NPPF 2026 identifies the key role the planning system has in providing the supply of housing required to meet the needs of present and future generations. Chapter 6 of the NPPF focuses on the delivery of a sufficient supply of homes, and states that the objectives of the policies are: “to support the delivery of a substantial increase in the supply of homes and traveller sites, by ensuring that a sufficient amount and variety of land can come forward where needed. This includes planning for an appropriate mix of accommodation for the local community and ensuring that land with permission is developed without unnecessary delay.” (page 31)
- 3.3. In relation to assessing the need for homes, plan-making policy HO1 states that: “development plans should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups”. These groups include, those who require affordable housing (including Social Rent), older people (including those who require retirement housing, housing-with-care and care homes, disabled people, people who rent their homes, families with children, looked after children (evidence of need for which can be found in the relevant local authority’s Children’s Social Care Sufficiency Strategy) and those who require other specialist community-based accommodation (where evidence of need is available for the relevant local authority), students, travellers, and people wishing to commission or build their own homes. (page 31)
- 3.4. The PPG provides detailed advice on how to assess and plan for housing needs. It covers the following key areas:
- Housing and economic land availability assessment (last updated 2025)
 - Housing and economic needs assessment (last updated 2025)
 - Housing needs of different groups (last updated 2021)
 - Housing supply and delivery (last updated 2024)

- Housing for older and disabled people (last updated 2019)
- Self-build and custom housebuilding (last updated 2021)
- First homes (last updated 2021)

- 3.5. The White Paper 'Fixing our broken housing market' 2017 sets out how the previous Government aims to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households, and which support wider economic prosperity. Although not a policy document, the themes remain central to the current planning reforms including the latest NPPF and PPG.
- 3.6. Surrey County Council's Planning Guidance for Accommodation with Care for Older People provides local authorities and developers with a framework to plan, design, and deliver housing that supports older adults' independence, wellbeing, and care needs. It emphasises diverse housing options, integration with health and social care, and alignment with local planning policies.
- 3.7. Produced by Surrey County Council the planning profile for accommodation with care for older people for Reigate & Banstead Borough, identifies the need for accommodation with care and future demand based on population projections.
- 3.8. At a local level and in relation to the housing topic, the Council's Corporate Plan 2030 makes affordable housing and tackling homelessness key priorities for the Council to address. One of the housing objectives in the plan is to support local registered providers to increase affordable and social housing availability.
- 3.9. Reigate & Banstead commissioned a Housing Needs Assessment in 2024, which considers the overall need for housing in the borough, including affordable housing as well as the needs for different types of homes; and the housing needs of older persons and those with disabilities. The Assessment also includes a Housing Market Area Technical Paper, prepared as a supporting document, to review and confirm the Housing Market Area within which Reigate & Banstead Borough sits.

- 3.10. As well as an annual monitoring report (AMR), the Council prepares a specific Housing Delivery Monitor which analyses the national and local housing market, monitors housing delivery against targets, provides information on affordable housing in the borough and includes the latest housing trajectory and five-year supply position.
- 3.11. Supported by an action plan, Reigate & Banstead's Homelessness Strategy 2022-2027 focusses on the following four main objectives,
- Prevent homelessness and sustain tenancies
 - Respond to support needs
 - Tackle rough sleeping
 - Improve access to and the range of accommodation options.
- 3.12. An updated Gypsy and Traveller Needs Assessment was commissioned in 2026 and will identify the accommodation needs for Gypsy and Travellers and Travelling Showpeople.

Task A2: Collecting baseline information.

- 3.13. This section looks at the existing situation and how it compares to the condition ten years ago. As well as in comparison to other Surrey authorities, the South-East region and England, it looks at a variety of comparators where necessary and highlights the trends that are emerging.

Population

- 3.14. The 2021 Census estimated the population of the borough to be 150,846 and the 2011 census estimate was 137,835. This represents a 9.4% increase, or an additional 13,011 people in the borough over a ten-year period. This is a significant increase and a higher rate to the overall population of Surrey at 6.2%, the South East at 7.5%, and England at 6.6%. Neighbouring authorities Crawley and Sutton have seen their population increased by around 11.2% and 10.2%, respectively, while others such

as Croydon saw an increase of 7.5%, Tandridge saw an increase of 5.9% and Mole Valley saw a smaller growth of 2.4%.

- 3.15. As well as census data, the Office for National Statistics (ONS) mid-year population estimates demonstrate annual percentage increases for the borough (table 3). In comparison with the 2021 Census population estimate at 150,846, the 2020 mid-year population projections estimate at 149,243 was slightly lower than the 2021 mid-year population projections estimated at 151,423. The most up to date mid-year population estimate for the borough is 159,657 at July 2024, which represents the highest percentage increase of 1.6%.

Table 3: Annual population estimate increases from 2021-2024.

Year	Population estimate	% Increase
Mid 2021	151,423	1.4%
Mid 2022	153,629	1.4%
Mid 2023	155,985	1.5%
Mid 2024	159,657	1.6%

Source: ONS- [Population estimates for England and Wales: mid-2024](#)

Population forecast

- 3.16. The 2022 based population projections estimate that the population of the borough is likely to grow to 163,353 by 2030 and 175,166 by 2043.

Age Structure

- 3.17. The average (median) age of Reigate & Banstead population in the census 2021 increased by one year, from 40 to 41 years of age from the previous 2011 census. This area had a similar average (median) age to the South East in 2021 (41 years) but a slightly higher average (median) age than England (40 years).
- 3.18. The number of people aged 50 to 64 years rose by around 4,000 (an increase of 15.7%), while the number of residents between 20 and 24 years fell by around 450 (6.1% decrease). This suggests that older people are choosing to stay in the borough

and younger people are moving away possibly for opportunities such as education, jobs or other lifestyle preferences but this would need further confirmation.

- 3.19. Additionally, the proportion of residents aged 65 to 74 years grew from 8.1% to 9.2%, and those aged 75 to 84 years increased slightly from 5.6% to 5.8%. These shifts indicate an ageing population in the borough.
- 3.20. The change in population age has an impact on housing need with older people needing homes that are accessible, smaller and easier to maintain. If older residents do not downsize, it can create a bottleneck which pushes up prices and limits turnover. A lack of affordable homes for a younger population will force this generation to live outside of the borough, which could impact the local economy, school places and vibrancy of communities.

Number of dwellings

- 3.21. At the point of the 2021 Census, there were an estimated 62,509 dwellings in Reigate & Banstead. This has seen a 9.6% increase since the 2011 Census, which was estimated at 57,050. An additional 5,459 dwellings were built over a ten-year period, which is the largest increase recorded in comparison with all the Surrey boroughs over the ten-year period.

Table 4: Number of dwellings in each Surrey authority with percentage increases

Local Authority	2011 Total Dwellings	Additional dwellings from 2011 to 2021	% Increase
Elmbridge	55,730	3,175	5.7%
Epsom and Ewell	30,540	2,062	6.8%
Guildford	56,080	2,949	5.3%
Mole Valley	36,970	1,936	5.2%
Reigate & Banstead	57,050	5,459	9.6%
Runnymede	34,250	2,827	8.3%
Spelthorne	40,890	2,808	6.9%
Surrey Heath	34,730	2,861	8.2%

Local Authority	2011 Total Dwellings	Additional dwellings from 2011 to 2021	% Increase
Tandridge	34,720	2,657	7.7%
Waverley	51,550	3,418	6.6%
Woking	40,650	2,918	7.2%

Source: 2011 and 2021 Census data

- 3.22. Both the increase in population and new dwellings demonstrates that there is a demand for housing and that more homes will be needed to meet the expected rise in population.

Overall Housing Need

- 3.23. At 31 March 2026, a total of 7,231 net dwellings had been completed within the borough, equating to an annual average of 516.5 dwellings. This exceeds the Core Strategy housing target of 460 dwellings per annum, or 6,900 net dwellings over the period 2012 to 2027. Reigate & Banstead maintained a five-year housing land supply throughout the period up to 2025 and scored 102% in the 2025 Housing Delivery Test measurement, resulting in no consequence. However, as of 1 April 2026, the Council had 4.08 years of deliverable sites against the Core Strategy housing requirement of 460 dwellings per annum plus 20% buffer, indicating that the deliverable supply has fallen below five years.
- 3.24. A Housing Needs Assessment was undertaken in 2024 and considers the overall need for housing in the borough, including affordable housing as well as the needs for different types of homes; and the housing needs of older persons and those with disabilities. This also includes a Housing Market Area Technical Paper, prepared as a supporting document, in order to review and confirm the housing market area within which Reigate & Banstead borough sits.
- 3.25. A new standard method approach was first published in the NPPF (December 2024) and was explained in the PPG, which resulted in a significantly higher housing need figure of 1,306 dwellings per annum. Though most recent demographics and

affordability data reduce this slightly to 1,288, it still represents a need for approximately 19,300 new homes to plan for across a 15-year plan period. This represents a 100% increase to the previous 2023 standard method need (which was 644) and a 180% increase to the currently adopted Core Strategy 2014 housing requirement of 460.

- 3.26. The higher housing need figures from the standard method will be extremely difficult for all LPAs to meet given the land constraints in the borough. With such high numbers, any additional unmet need from neighbouring authorities will be difficult to accommodate. These significantly higher increases and pressure to meet these housing need figures will be a challenge for the borough.

Housing Market Area (HMA)

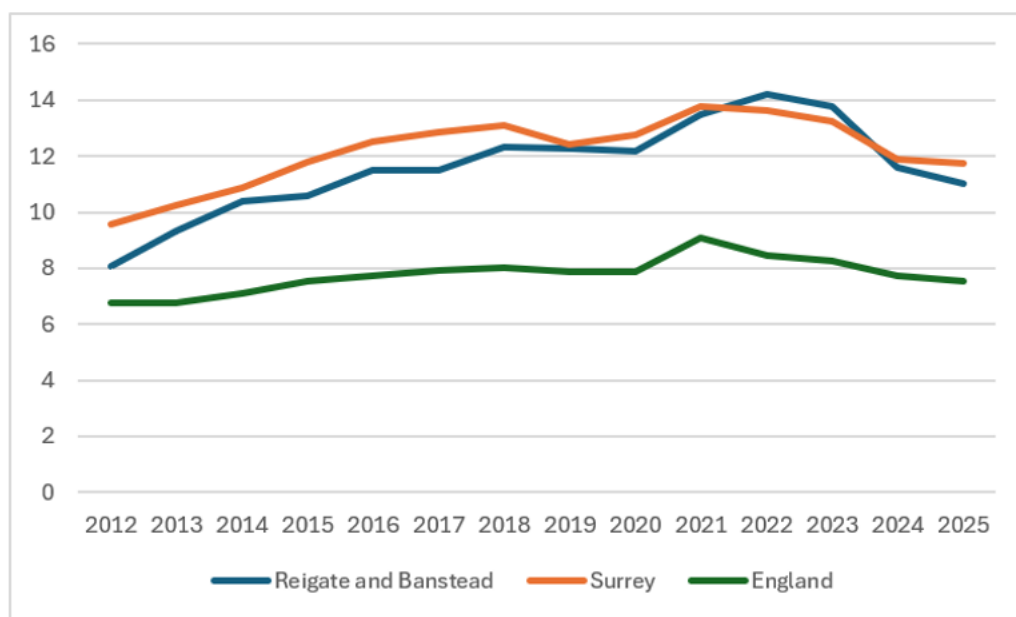
- 3.27. A HMA technical paper conducted in 2024, reviewed and confirmed Reigate & Banstead's HMA. It studied previous national and local housing market geography work undertaken and considered the borough's functional relationships with surrounding areas through analysis of house prices, migration flows, travel to work areas, commuting patterns and the borough's spatial relationship with London.
- 3.28. The analysis broadly reaffirms the findings of previous studies that there are significant housing market inter-relationships with London, and particularly with the South London boroughs of Sutton and Croydon; with adjoining areas within Surrey; and with Crawley which borders the borough and is a major concentration of employment in the South East region.
- 3.29. This has in the past exerted considerable upward pressure on house prices, particularly to the north of the borough that is both in closer proximity to and commutable from London.

Affordability

3.30. The average (median) house price in the borough in 2025 represents 11.02 times of the average (median) gross annual workplace-based income. This makes it difficult for many to afford a home. As shown in figure 2 the affordability ratio in the borough has improved from 13.77 in 2023 to 11.02 in 2025. Like Reigate & Banstead, Surrey and England also recorded a slight drop in the affordability ratio over this year.

3.31. Despite the recorded reduction, the affordability ratio in the borough is still considerably higher than the England average (7.51) and slightly below the levels recorded across Surrey as a whole (11.76). Housing affordability is recognised as one of the most significant challenges facing the housing market and one that has intensified over the past two decades.

Figure 2: Affordability ratio comparison 2012 - 2025 (ONS data)



Source: ONS- House price to workplace-based earnings ratio (table 5c)

3.32. The average house price in Reigate & Banstead was £496,000 in April 2026 (provisional), up 3.1% from April 2025. Across the South East, there was little change in the average house price over the same period ([ONS-Price of housing, local](#)).

3.33. When considering the median house price paid in Reigate & Banstead in March since 2021, there have been fluctuating results although prices appear to be rising.

Table 5: Median house prices for Reigate & Banstead

	Median house price	% difference from previous year
March 2021	452,500	+7.7%
March 2022	443,500	-1.9%
March 2023	475,000	+7.1%
March 2024	468,000	-1.5%
March 2025	485,000	+3.6%

Source: ONS: Table 2a – Median price paid by local authority

3.34. Overall, the results indicate that the housing market in Reigate & Banstead is becoming more expensive which is similar to the situation across Surrey.

Affordable housing need

3.35. Using the methodology set out in the PPG, the 2024 Housing Needs Assessment identifies an overall need for 689 affordable homes per year, within which there is a need for 654 rented affordable homes and 35 affordable home ownership homes.

3.36. The analysis suggests a notable increase in affordable need over the period with much of this being due to a rapid decline in estimates of future relet supply (although need has also increased due to higher estimates of the cost to access the private rented sector).

3.37. The Housing Needs Assessment concludes that the provision of new affordable housing is an important and pressing issue in the borough and the council will need to secure as much affordable housing as viability allows.

Affordable housing completions

- 3.38. As reported in the 2026 Housing Monitor, 23 affordable dwellings have been delivered within this monitoring year. As set out in DES6 of the 2019 DMP, a minimum of 1,500 new units of affordable housing is required between 2012 and 2027. Since 2012, 1,195 units of affordable housing have been delivered which means a further 305 are needed to meet the DMP minimum target.
- 3.39. The downturn in affordable housing provision within Reigate & Banstead reflects a national trend with the numbers of affordable housing starts during 2022/23 falling to their lowest for seven years, according to latest government figures. The government's Regulator for Social Housing [Sector Risk Profile 2024](#) also shows that providers are grappling with a range of significant external pressures. This includes high inflation, higher borrowing costs, difficulties in accessing skilled labour and a declining housing market which threatens to dampen income from development sales.

Households on the housing waiting list

- 3.40. The Council administers a housing register for people who want to be considered for social housing. The demands for social housing have increased since 2020 with 1,275 households on the housing register in February 2023 (Reigate & Banstead 2025: Annual Report 2023/24). The sector continues to experience significant pressure due to poor affordability of housing and a historic undersupply of social housing, both exacerbated by current wider pressures on the cost of living. The supply of social housing available continues to be primarily composed of smaller properties, with only a limited quantity of larger homes.

Homelessness

- 3.41. Reigate & Banstead Council published a Homelessness Review of the Homelessness and Rough Sleeping Strategy 2022-2027. It examines homelessness in the borough during the previous 3 to 5 years. The number of assessments for both prevention and relief duties remained broadly consistent during 2018 to 2020 with a slight change in 2020 to 2021 where initial assessments declined for prevention duties and increased for relief duties.
- 3.42. At 53%, more than half of all applicants owed a prevention or relief duty between 2018 and 2021 fall into the 25 to 44 age group. 23% of applicants owed a duty fall into the 18 to 24 and 23% fall into the 45 to 74 group. This indicates homelessness tends to affect working age households, often with children.

Tenure composition

- 3.43. The level of owner occupation in the borough is high at 71% compared to a national average of 61%. Outright ownership of homes is 34% which is only 2% up from the national average of 32%. Social rented accommodation accounts for just 12% of all tenures and 14% private rented which is lower than the national average of 17% socially rented and 21% private rented. This shows that the borough has a high proportion of private home ownership and more limited provision of social and private rented accommodation compared to the region and nationally.

Table 6: Tenure composition in Reigate & Banstead, Surrey, South East and England

Area	Owned Outright	Owned-Mortgage	Shared Ownership	Social Rented	Private Rented
Reigate & Banstead	34.0%	37.0%	2.0%	12.0%	14.0%
Surrey	35.3%	35.2%	1.2%	11.4%	16.9%
South East	34.3%	31.4%	1.4%	13.6%	19.3%
England	32.5%	28.8%	1.0%	17.1%	20.6%

Source: ONS, Census 2021

3.44. As shown in table 7 there has been a slight reduction in people with a mortgage and small increase to people owning their home outright, shared ownership and social and particularly privately renting. This could be a result of higher interest rates and house prices witnessed in the last ten years.

Table 7: Housing tenure in Reigate & Banstead in 2011 and 2021

Census year	Owned Outright	Owned-Mortgage	Shared Ownership	Social Rented	Private Rented
2021	34.0%	37.0%	2.0%	12.0%	14.0%
2011	33.2%	39.9%	1.2%	11.9%	12.9%

Source: Census 2011 and Census 2021

Private Sector Rental Market

3.45. As of the 2021 census, the private rental sector in the borough made up approximately 14% of all housing tenures in the borough, a lower level than the county (16.95%), region (19.3%) and nationally (20.6%).

3.46. In terms of the cost of private renting, the average monthly private rent in Reigate & Banstead was £1,636 in May 2026. This was an increase from £1,596 in May 2025, a 2.5% rise. Across the South East, the average monthly rent was £1,418, up from £1,377 a year earlier. Across England, the average rent price in May 2026 was £1,383, which was up from £1,339 in May 2025 (ONS - House prices in Reigate & Banstead).

3.47. In Reigate & Banstead, the average rent for terraced properties rose by 2.9%, while for detached properties, it increased by 1.8%. Average rent for one bed properties rose by 2.9%, while the average for four-or-more bed properties increased by 1.7% (ONS - House prices in Reigate & Banstead). The high average monthly cost along with continuous percentage increases shows that market housing for private rental within the borough is unaffordable for many residents.

Housing Type

3.48. The Census 2021 also provides what housing types exist within the borough and can provide direct comparisons to the region and nationally, which can be seen in the table 8 below. It shows that the borough has a high percentage of detached, semi-detached and flatted accommodation, but less terraced houses compared to the region and nationally. This has not seen any significant changes since the 2011 census data.

Table 8: Housing Type 2021 Census

Area	Detached	Semi-Detached	Terraced	Flatted	Other
Reigate & Banstead	27.5%	29.6%	16.0%	21.5%	5.0%
South East	28.0%	28.4%	21.3%	16.8%	5.5%
England	22.9%	31.5%	23.0%	17.1%	5.6%

Source: Census 2021

Table 9: 10-year comparison between 2011 and 2021 Census data

Area	Detached	Semi-Detached	Terraced	Flatted	Other
2021	27.5%	29.6%	16.0%	21.5%	5.0%
2011	28.3%	29.5%	16.6%	24.8%	6.0%

Source: Census 2011 and Census 2021

3.49. The housing monitor data shows that in recent years more flats than houses are being built in the borough. The last monitoring year shows the split between completed houses and flats was relatively even, with 46.2% of completions being flats and 53.8% houses.

3.50. The monitor explains that Redhill delivered the majority of dwellings as flats during this monitoring period (85.1%). In Reigate, the completions were more evenly spread with just under a half (46.5%) of completed dwellings delivered as flats. In Banstead and Horley, house completions dominated with 74.3% and 68.4%, respectively ([RBBC Housing Monitor, 2026](#)).

Older persons accommodation and those with disabilities

3.51. The Housing Needs Assessment 2024 identified a clear link between age and disability. The older person population is projected to increase notably moving forward and an ageing population means that the number of people with disabilities is likely to increase substantially.

3.52. Key findings for the period 2023-2043 period include:

- a 58% increase in the population aged 65+
- a 76% increase in the number of people aged 65+ with dementia and 68% increase in those aged 65+ with mobility problems
- a need for around 977 housing units with support (sheltered/retirement housing) – just over half within the market sector
- a need for around 840 additional housing units with care (e.g. extra-care) -the vast majority (i.e. 633 units) in the market sector
- a need for additional residential care home bedspaces
- a modest need for nursing care home bedspaces; and
- a need for up to around 27 dwellings per annum to be for wheelchair users (meeting technical standard M4(3)).

3.53. This would suggest that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing.

3.54. The Surrey County Council planning profile for accommodation with care for older people for Reigate & Banstead reports that there is an oversupply of provision of care home accommodation, which means other forms of accommodation should be prioritised such as extra care housing or supported living which promotes independence.

Self and custom build housing

- 3.55. The Government wants to enable more people to build or commission their own home, and legislation was introduced in 2016 requiring all local authorities to set up and maintain a register of people with an interest in self or custom housebuilding within the borough.
- 3.56. This register enables local authorities to monitor demand for this type of house building, and to consider policy accordingly. The legislation also places a duty on authorities to have regard to the register when making decisions in regard to planning, housing provision, and property. As of 31 March 2026, there were 27 applicants on the Register, including 26 individuals and one group of three people.
- 3.57. Between 31 October 2024 and 30 October 2025 (the most recent whole base period prior to 31 March 2026), the Council approved 13 applications for self-build properties (in addition to approvals across previous three years), easily fulfilling the government's requirement that equivalent permissions per base period are provided within three years of the given base period ending.
- 3.58. The council will continue to support the submission and delivery of self-build and custom build housing as this will help to promote and boost housing supply.

Gypsy and Traveller and Travelling Showpeople Accommodation

- 3.59. The borough has a number of authorised permanent sites for travellers and an authorised Travelling Showpeople's yard. These are all privately owned and there is no publicly owned traveller site in the borough. The Gypsy and Traveller Needs Assessment was published in 2017 and features the borough's existing sites and yards. It identified a need for 32 additional pitches for Gypsies and Travellers, and 7 plots for Traveling Showpeople over the period 2016 to 2031.
- 3.60. Since then, pitch and plots targets have been adopted and sites allocated in the DMP 2019 to meet the identified need. 41 new pitches and 4 Travelling Showpeople plots

have been granted permission (including 2 pitches have been granted a personal permanent permission).

- 3.61. The Housing Monitor 2026 confirmed that the Council could demonstrate 16 years' supply of deliverable land for Gypsy and Traveller pitches and no supply of deliverable land for Travelling Showpeople's plots measured against local targets in the DMP 2019. Despite an oversupply of pitches, unauthorised developments are still occurring and planning permission is being refused for developments that are considered inappropriate in the green belt.
- 3.62. There has been fluctuating unauthorised encampments through the years but there is no transit site in Surrey to allow for a temporary legal encampment.
- 3.63. A new Gypsy and Traveller Accommodation Needs Assessment was commissioned in June 2026 and will re-assess the accommodation needs for this community up until 2041.

The likely situation without a plan

- House prices and rental costs continue to rise in the area and affordability worsens.
- The appropriate amount and type of affordable housing needed within the borough would not get delivered resulting in younger people moving away from the borough.
- The lack of a strategic policy to deliver new homes would likely leave a void that would result in speculative development coming forward across the borough.
- Without housing policies and site allocations, housing could be delivered in areas that are less appropriate (i.e. lack of infrastructure, sustainability etc.), or which have not been planned.
- The borough will fail to meet its housing target and meet its Housing Delivery Test (HDT) requirements and be subject to consequences such as the production of an action plan, a 20% buffer added to the 5-year land supply and the presumption in favour of sustainable development.

- There will be a failure to provide housing that meets the needs of households within the borough in terms of their tenure, size, age requirements etc.
- The Council would not be able to meet the accommodation needs of the Gypsy, Traveller and Travelling Showpeople community and would be subject to increased unauthorised development and encampments.
- The Council would not be able to continue to meet the needs of the self-build and custom build market.

Task A3: Identifying key issues and problems

- The Local Plan will need to address housing affordability, particularly the provision of affordable housing so that younger households can live in the borough.
- There is a current need for more older persons and specialist accommodation to be delivered, which will worsen with an ageing population.
- There is a need for new permanent pitches for Gypsy and Travellers and plots for Travelling Showpeople which will prevent unauthorised encampments and developments.
- The increase in population expected from new housing will put pressure on existing infrastructure such as the transport network, public services and water resources.
- How to balance the higher numbers of housing need whilst protecting the environment and enhancing the borough's townscape character, historic environment and natural landscape.
- The need to continue to accommodate the self-build and custom-build market.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO1: Provide sufficient housing to enable people to live in a good quality home suitable to their needs which they can afford.

Key Decision Aiding Questions:

Will the option,

- significantly boost the supply of housing?
- increase the supply of affordable homes to meet identified needs?
- reduce the number of people experiencing homelessness in the borough?
- provide homes that are of a suitable size and type to meet identified needs?
- improve the availability and quality of the housing stock?
- increase the amount of older people accommodation?
- increase the supply of pitches for Gypsies and Travellers and Travelling Showpeople?
- increase the supply of self-build and custom housing plots available?

4 Health and Well-being

- 4.1. This sustainability topic includes an evaluation of health and well-being. It is closely connected to other sustainability topics such as housing, accessibility, nature and pollution.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 10: Policies, plans, and programmes

Level	Policies, plans, and programmes (PPPs)	Year of publication
National	Equality Act	2010
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) – Healthy and Safe Communities	Last updated in 2022
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018
National	Healthy Lives, Healthy People White Paper: Our strategy for public health in England	2010
National	Public Health England: Spatial Planning for Health: An evidence resource for planning and designing healthier places	2017
National	Health Equity in England: The Marmot Review 10 Years On 2020	2020
National	Health disparities and health inequalities: applying All Our Health	2022
National	Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams	2020
National	NHS England: Putting Health into Place- Plan, Assess and Involve	2019
National	Natural England Green Infrastructure Framework – Principles and Standards	2023
National	Quality of Life Foundation, Quality of Life Framework 2nd Version	2024
National	The Lancet: Dementia prevention, intervention, and care report	2020

Level	Policies, plans, and programmes (PPPs)	Year of publication
National	RTPI Dementia and Town Planning	2020
National	Childhood Obesity: applying All Our Health	2022
National	Childhood obesity: a plan for action	2015
National	Sport England: Planning for Sport Guidance	2009 updated 2024
National	Town and Country Planning Association - Planning for Healthy Places Guidance	2024
County	Surrey Health and Well-being Strategy	2019 updated 2022
County	Surrey Health Impact Assessment Guidance Statement	2025
Local	Reigate & Banstead 2030: Our Corporate plan	2025

Summary of PPPs

4.2. The Equality Act 2010 aims to protect individuals from discrimination, harassment, and victimisation. It consolidates and replaces previous anti-discrimination laws, providing a more streamlined and comprehensive approach to promoting equality and fairness in various aspects of life. Key features of the Act include:

- **Protected Characteristics:** The Act identifies nine protected characteristics: age; disability; gender reassignment; marriage or civil partnership; pregnancy or maternity; race including colour, nationality, ethnic or national origin; religion or belief; sex; and sexual orientation.
- **Types of Discrimination:** It defines various forms of discrimination, such as direct discrimination, indirect discrimination, harassment, and victimisation.

- Public Sector Equality Duty: Public bodies are required to consider how their policies and practices impact equality and to take steps to eliminate discrimination and promote equality.
 - Equal Pay: The Act enforces equal pay for equal work, addressing the gender pay gap and ensuring that individuals receive fair compensation regardless of their sex.
- 4.3. The Equality Act 2010 is designed to create a more inclusive society where everyone has equal opportunities and is treated fairly, and to prevent direct or indirect discrimination, including through policies.
- 4.4. The 2026 NPPF seeks to promote healthy, inclusive and safe communities through the provision, retention and enhancement of community facilities and public service infrastructure, including health, education, recreation and cultural facilities. It requires development plans to identify existing and future infrastructure needs, protect valued community facilities, reduce health inequalities and support social interaction and community cohesion.
- 4.5. The Framework also seeks to create safe and accessible environments where crime and the fear of crime do not undermine quality of life. Furthermore, it recognises the important role of development plans in securing access to high-quality open spaces, green infrastructure, sport and recreation facilities, and opportunities for walking and cycling that contribute to healthier lifestyles and improved well-being.
- 4.6. Planning practice guidance 'Healthy and safe communities' sets out how to achieve healthy and inclusive communities, promote the benefits of estate regeneration, support the delivery of sufficient school places to meet the needs of existing and new communities, and support safe communities.
- 4.7. The Government's 25-Year Environment Plan highlights the health impacts of protecting and enhancing the natural environment. There is a focus on the physical and mental well-being benefits that the environment provides. One aim is to "help people improve their health and well-being by using green spaces including through mental health services", whilst another is to "encourage children to be close to nature,

in and out of school, with particular focus on disadvantaged areas”. The strategy highlights spatial planning approaches that can help deliver these aims, including planting one million trees in England’s towns and cities by 2022 and delivering additional green infrastructure.

- 4.8. Despite being written by the coalition government in 2010, the White Paper ‘Healthy Lives, Healthy People’ remains important as it sets out the foundational principles for modern public health policy in England. It puts local communities at the heart of public health, ending central control and giving local government the freedom, responsibility and funding to innovate and develop their own ways of improving public health.
- 4.9. Even though Public Health England (PHE) ceased operations in 2021, the Spatial Planning for Health: An evidence resource for planning and designing healthier places provides useful guidance on the role of the built and natural environment in shaping health impacts. The review also explores the impacts of neighbourhood design, provision of housing, transport, and the natural environment on public health.
- 4.10. Health Equity in England: The Marmot Review 10 Years On (2020) has been produced by the Institute of Health Equity and commissioned by the Health Foundation to mark 10 years on from the landmark study Fair Society, Healthy Lives (The Marmot Review). The report highlights:
 - People can expect to spend more of their lives in poor health.
 - Improvements to life expectancy have stalled, and declined for the poorest 10% of women; and
 - The health gap has grown between wealthy and deprived areas.
- 4.11. The guidance ‘Health disparities and health inequalities: applying All Our Health’ emphasises that embedding health equality into planning policy and practice can help create fairer, healthier communities. Health inequalities can be reduced by creating environments that support active travel, access to green spaces, affordable quality homes and clean air and reduced noise pollution

- 4.12. Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams, explains how these should be used to evaluate the potential health effects of a plan and identify positive health and well-being outcomes.
- 4.13. NHS England: Putting Health into Place- Plan, Assess and Involve bridges the gap between health and spatial planning, showing how the built environment can prevent ill health, reduce inequalities and support healthier, longer lives.
- 4.14. Natural England's Green Infrastructure Framework, Principles and Standards, provides national principles, standards, and tools to help local authorities, planners, and developers to design and deliver high-quality green infrastructure (GI) that supports, nature recovery, climate resilience, health and well-being and social equity.
- 4.15. The Quality-of-Life Framework, developed by the Quality-of-Life Foundation in 2021 and updated in 2024, aims to improve people's quality of life by making health and well-being central to the way homes and communities are created and cared for. The framework is designed for use by community groups, housing developers, planners, designers, architects, investors, housing associations, operators, and local authorities.
- 4.16. The 2020 Lancet Commission Report on Dementia prevention, intervention and care highlighted 12 modifiable risk factors which may prevent or delay up to 40% of dementias. They recommend focusing on: Hypertension, hearing impairment, smoking, obesity, depression, physical inactivity, diabetes, low social contact, improving educational attainment, excessive alcohol consumption, traumatic brain injury and air pollution.
- 4.17. The RTPI's practice advice on Dementia and Town Planning (2020), gives advice on how town planning can work with other professionals to create better environments for people living with dementia. It summarises expert advice, outlines key planning policy, good practice and case studies from around the UK.
- 4.18. Childhood Obesity: applying All Our Health (April 2022) is a resource designed to help health professionals prevent ill health and promote well-being as part of their everyday

practice. Childhood obesity: a plan for action (2015) includes measures regarding the food industry, schools and including helping all children to enjoy an hour of physical activity every day.

- 4.19. Planning for Sport Guidance provides guidance on how the planning system can help to provide opportunities for all to take part in sport and be physically active. It does this by presenting twelve planning-for-sport principles.
- 4.20. The Surrey Health and Well-Being Strategy (2022) aims to improve the health and well-being of Surrey residents by focusing on three main priorities.
- Supporting People to Live Healthy Lives
 - Supporting People's Mental Health and Emotional Well-Being
 - Creating Healthy Environments
- 4.21. The strategy is implemented through various programs and projects that focus on reducing health inequalities and addressing the needs of priority populations and key neighbourhoods. There are three priority areas in the borough that experience the poorest health outcomes: Hooley, Merstham and Netherne. These programs are evidence-based, community-led, and involve collaboration between different organisations and stakeholders.
- 4.22. The Surrey Health Impact Assessment Guidance Statement aims to ensure that new developments actively promote health, reduce inequalities, and align with Surrey's Health and Well-being Strategy.
- 4.23. The Council's Corporate Plan 2030 includes a priority for 'Leisure, culture and community' that states the council has a role in providing facilities and enabling residents to enjoy well-being, leisure and cultural activities, and the health and community benefits they provide. The key objectives include:
- Work with partners to create strong, safe and welcoming communities.
 - Provide targeted and proactive support for our most vulnerable residents.

- Provide leisure, cultural and well-being services that are accessible to, and meet the needs of, communities and visitors.

Task A2: Collecting baseline information.

Overview of population and demographics

- 4.24. The 2021 census recorded a total population of 150,846 in Reigate & Banstead. This is made up of 73,827 males and 77,019 females. This accounts for 12.5% of Surrey's population.
- 4.25. The population has grown in the borough by 9.4% since the last census in 2011, which recorded a population of 137,800 people. The population has increased by a greater percentage than the overall population of the South East (7.5%), and by a greater percentage than the overall population of England (up 6.6% since the 2011 Census). By 2043, the population is projected to be 175,166 people - an increase of 13.9% in 21 years (2022-based subnational population projections).
- 4.26. The most recent estimate of Reigate & Banstead borough's population is 159,657, as of the 2024 mid-year population estimates (ONS- [Population estimates for England and Wales: mid-2024](#)).
- 4.27. In 2021, Reigate & Banstead was home to around 8.3 people per football pitch-sized piece of land, compared with 7.6 in 2011. This area was among the top 40% most densely populated English local authority areas at the 2021 census (ONS).

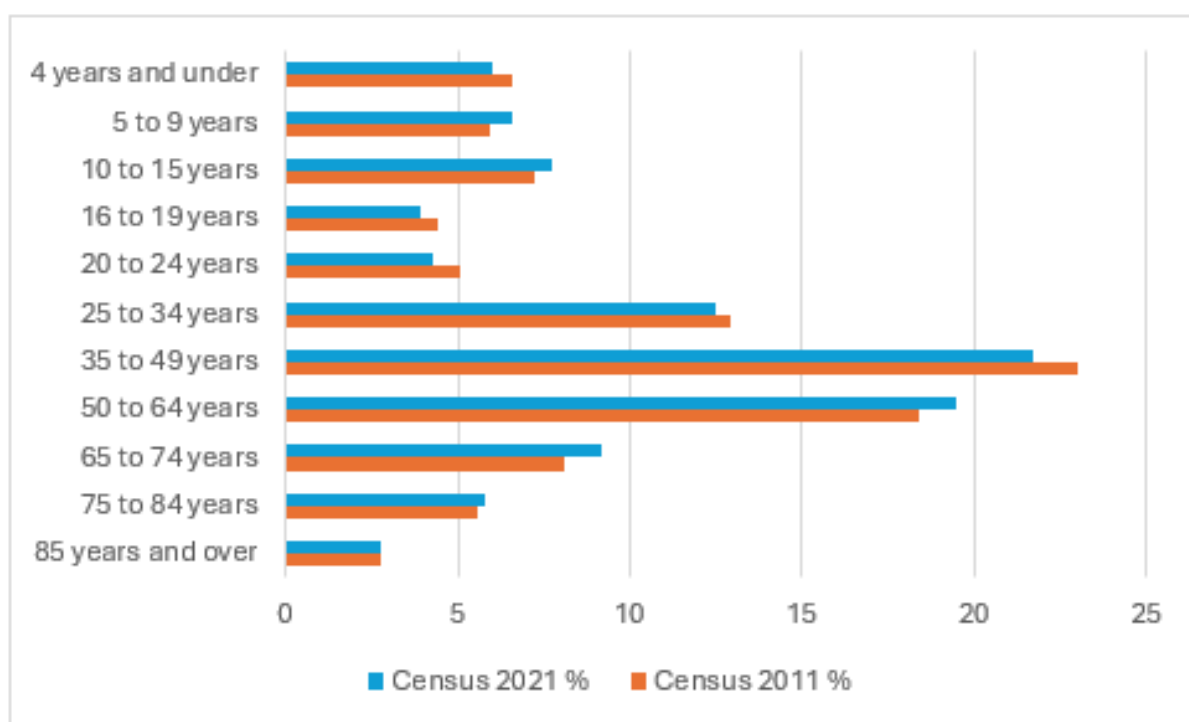
Age Structure

- 4.28. The average (median) age of Reigate & Banstead's population in the census 2021 increased by one year, from 40 to 41 years of age from the previous 2011 census. This area had a similar average (median) age to the South East in 2021 (41 years) but a slightly higher average (median) age than England (40 years).
- 4.29. The number of people aged 50 to 64 years rose by around 4,000 (an increase of 15.7%), while the number of residents between 20 and 24 years fell by around 450

(6.1% decrease). This suggests that older people are choosing to stay in the borough while younger people could be moving away possibly for opportunities such as education, jobs or other lifestyle preferences.

4.30. Additionally, the proportion of residents aged 65 to 74 years grew from 8.1% to 9.2%, and those aged 75 to 84 years increased slightly from 5.6% to 5.8%. These shifts indicate an ageing population in the borough.

Figure 3: Population age percentage comparison between Census 2011 and 2021



Source: ONS -2011 Census and 2021 Census

Nationality and Ethnicity

4.31. Understanding and incorporating the diverse needs of different nationalities and ethnic groups can lead to more inclusive and vibrant communities. There have been changes to the borough's population within the last 10 years that indicates greater diversity.

- 4.32. In 2021, 7.5% of Reigate & Banstead residents identified their ethnic group within the "Asian, Asian British or Asian Welsh" category, up from 5.1% in 2011. The 2.4 percentage-point change was the largest increase among high-level ethnic groups in this area. Across the South East, the percentage of people from the "Asian, Asian British or Asian Welsh" ethnic group increased from 5.2% to 7.0%, while across England the percentage increased from 7.8% to 9.6%.
- 4.33. In 2021, 84.4% of people in Reigate & Banstead identified their ethnic group within the "White" category (compared with 90.6% in 2011), while 3.7% identified their ethnic group within the "Mixed or Multiple" category (compared with 2.2% the previous decade).
- 4.34. The percentage of people who identified their ethnic group within the "Black, Black British, Black Welsh, Caribbean or African" category increased from 1.6% in 2011 to 2.9% in 2021.
- 4.35. 0.1% of the population identified as Gypsy or Irish Traveller and 0.1% identified as Roma which compares with 0.2% and 0.1% for the South East and Surrey and 0.1% and 0.2% for England (Nomis).
- 4.36. There are many factors that may be contributing to the changing ethnic composition, such as differing patterns of ageing, fertility, mortality, and migration. Changes may also be caused by differences in the way individuals chose to self-identify between censuses ([How life has changed in Reigate & Banstead: Census 2021](#)).

Office for National Statistics Health Index

- 4.37. The Office for National Statistics (ONS) has created an index that gives every local area in England an overall health score for each of the past six years. This overall score is made up of measures in different categories, called domains and sub-domains. These measures include physical and mental health conditions like diabetes or anxiety, local unemployment, road safety, and behaviours such as healthy eating.

4.38. The Health Index score for Reigate & Banstead in 2021 is 112.3, which increased and is up 2.4 points compared to the previous year. Reigate & Banstead ranked in the top 30% of local authority areas in England for health in 2021. Table 11 shows how the borough compares to its neighbouring authorities coming 3rd best in the seven locations.

Table 11: Health Index Scores across neighbouring authorities

Borough/ District	Health Index Score 2021	Health Index Score 2020	Point change
Tandridge	118.1	113.6	↑4.5
Mole Valley	117.4	114.3	↑3.1
Reigate & Banstead	112.3	110.3	↑2.0
Epsom and Ewell	111.1	109.8	↑1.3
Sutton	106.7	108.7	↓2.0
Croydon	98.5	98.7	↓0.2
Crawley	98.5	97.6	↑0.9

Source: ONS-How health has changed in your local area: 2015 to 2021.

4.39. Health Index is derived from the key areas presented at figure 4 and shows the health in England baseline (2015) as 100 and then Reigate & Banstead's position for each criterion in 2020 (dark blue spot) and 2021 (turquoise spot).

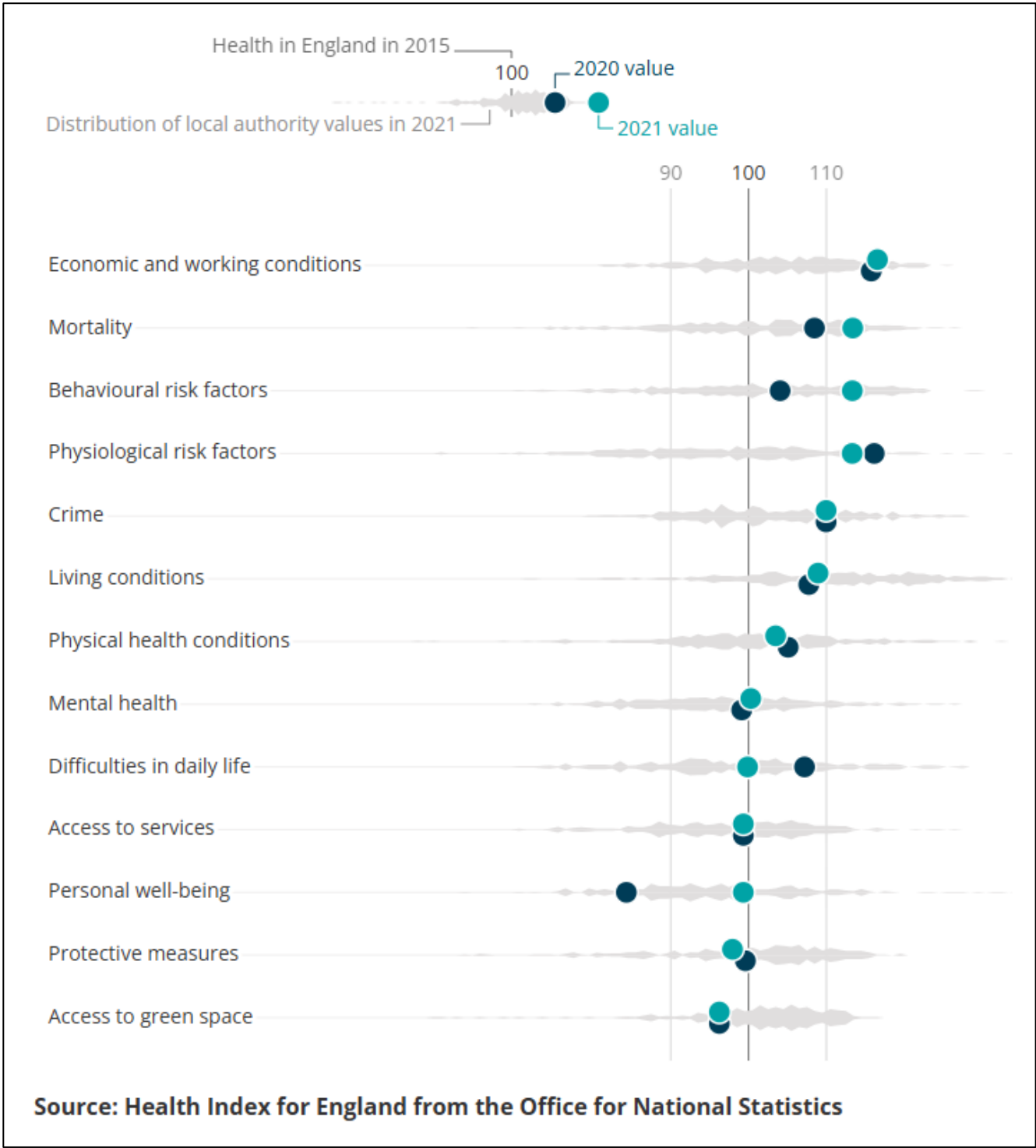
4.40. Areas where Reigate & Banstead has the strongest performance include economic and working conditions, mortality and behavioural risk factors. However, there are areas of concern including those where there has been a significant reduction since 2020 or where the borough sits below the 2015 average baseline. Three areas of particular concern are, access to green space, protective measures* and personal well-being.

4.41. All low performing health index areas for Reigate & Banstead will have a direct impact on the health and well-being of residents and must therefore be given due consideration in the emerging local plan policies.

4.42. *Protective measures are a subdomain that includes indicators that reflect actions taken to prevent illness and promote long-term health—essentially, the proactive side of public health. Examples of protective measures include:

- Vaccination coverage
- Cancer screening attendance (like cervical, breast, and bowel screening)
- Preventive health checks (such as NHS Health Checks)

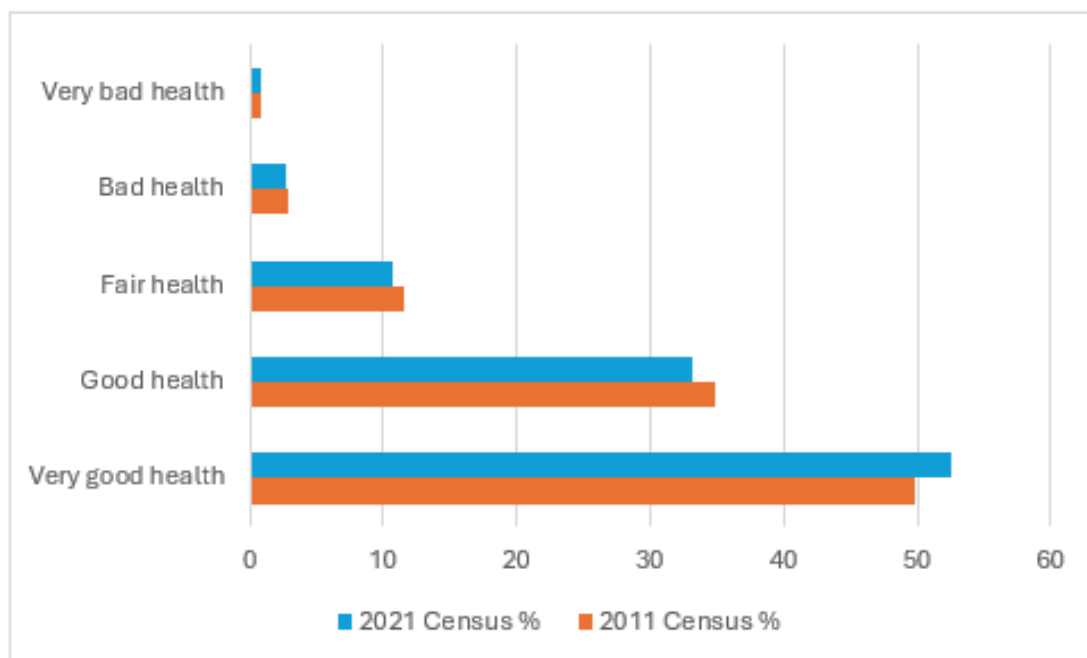
Figure 4: Health Index values for each sub-domain, Reigate & Banstead, 2015-2021



General health

- 4.43. In 2021, 52.6% of Reigate & Banstead residents described their health as "very good", increasing from 49.8% in 2011. Those describing their health as "good" fell from 34.9% in 2011 to 33.2% in 2021. These are age-standardised proportions.
- 4.44. Age-standardised proportions are used and enable comparisons between populations over time and across geographies, as they account for differences in the population size and age structure. The proportion of residents describing their health as "very bad" was 0.8% (similar to 2011), while those describing their health as "bad" was 2.7% (similar to 2011).
- 4.45. This data reflects people's own opinions in describing their overall health on a five-point scale, from very good to very bad. Census 2021 was conducted during the coronavirus (COVID-19) pandemic. This may have influenced how people perceived and rated their health and therefore may have affected how people chose to respond.

Figure 5: Self-reported health of usual residents in Reigate & Banstead (2011 and 2021)



Source: ONS 2011 and 2021 Census

Health Profile

4.46. The Health Profile for Reigate & Banstead compiled by the Department of Health and Social Care shows that the health of people is good when compared to the England Average. A key number of health indicators have been selected and presented in table 12.

Table 12: Comparison of key health indicators for Reigate & Banstead, Surrey and England from 2019 onwards

Indicator	Reigate & Banstead	South East	England
Male life expectancy at birth, 3-year range (2023-25)	81.9	80.8	79.7
Female life expectancy at birth, 3-year range (2023-25)	85.1	84.5	83.5
Under 75 mortality rates from all causes (2025)	243.6	287.0	321.0
Under 75 mortality rates from cardiovascular disease (2025)	45.4	59.1	71.5
Under 75 mortality rates from cancer (2025)	91.8	109.6	114.6
Suicide rate (Person 10+) 2022-24	8.4	10.4	10.9
Admission episodes for alcohol specific conditions – Under 18s (2021/22 – 23/24)	21.1%	24.5%	22.6%
Smoking prevalence in adults (18+) – current smokers (2024)	7.2%	9.4%	10.4%
Percentage of physically active adults (19+ years) (2024/25)	70.8%	70.9%	68.0%
Overweight (including obesity) prevalence in adults (18+ years) 2024/25	60.6%	63.0%	64.6%
Deprivation Score (IMD 2019)	11.3	15.5	21.7
Year 6 prevalence of obesity (including severe obesity) 10-11 years (2024/25)	15.7%	19.2%	22.2%
Children in relative low-income families (under 16s) (2024/25)	8.4%	13.0%	19.8%

Indicator	Reigate & Banstead	South East	England
Children in absolute low-income families (under 16s) (2024/25)	8.4%	13.0%	19.8%
Average attainment 8 score (2024/25)	46.9	47.0	37.4%
Winter mortality index Aug 2021-July 2022	11.1%	8.6%	8.1%

Source: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#)

4.47. The majority of health outcomes are better than the national average and generally similar or higher than the South East average. However, the winter mortality was higher than both the regional and national average.

Long Term Health and Disability

4.48. The 2021 census asked Reigate & Banstead residents about physical and mental health conditions. The percentage of residents that stated they were disabled under the Equality Act was 14% which is 2.2% lower than the South East and 3.3% lower than in England overall. Out of the 14%, 5.4% stated their day-to-day activities were limited a lot and 8.6% stated that their day-to-day activities were limited a little. 78.5% stated that they are not disabled under the Equality Act and have no long term physical or mental health condition, which is higher than the South East and England at 76%.

4.49. In addition, 7.5% of residents stated that whilst they were not disabled under the Equality Act, they had a long term physical or mental health condition, but day-to-day activities were not limited. This figure was the same as South East and 0.7% higher than England.

Table 13: Long Term health problem or disability

Residents	Reigate & Banstead	South East	England
All usual residents	150,846 (100%)	9,278,065 (100%)	56,490,048 (100%)
Disabled under the Equality Act: Day-to-day activities limited a lot	8,110 (5.4%)	581,048 (6.3%)	4,140,357 (7.3%)
Disabled under the Equality Act: Day-to-day activities limited a little	12,955 (8.6%)	915,292 (9.9%)	5,634,153 (10.0%)
Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited	11,326 (7.5%)	698,690 (7.5%)	3,856,029 (6.8%)
Not disabled under the Equality Act: No long term physical or mental health conditions	118,455 (78.5)	7,083,035 (76.3)	42,859,509 (75.9%)

Source: ONS 2021 Census

Dementia

4.50. Updated in March 2025, the latest dementia profile for Surrey is available through the Office for Health Improvement and Disparities (OHID). It provides detailed data on dementia prevalence, diagnosis rates, and care quality across England, including Surrey Heartlands Integrated Care Board (ICB), which covers Reigate & Banstead.

- 4.51. Key findings from the Surrey Heartlands ICB were that the prevalence for diagnosed dementia for people aged 65+ is approximately 4.2% of the primary care registered population, slightly below the 2017 peak (4.3%) but higher than in 2021 (3.9%).
- 4.52. Using national prevalence rates and local population projections, table 14 presents an estimate for the number of people likely to be living with dementia in the borough. These estimates are based on the assumption that 10–15% of people aged 75+ will be living with dementia, which aligns with national averages used by Alzheimer’s Society and NHS England.

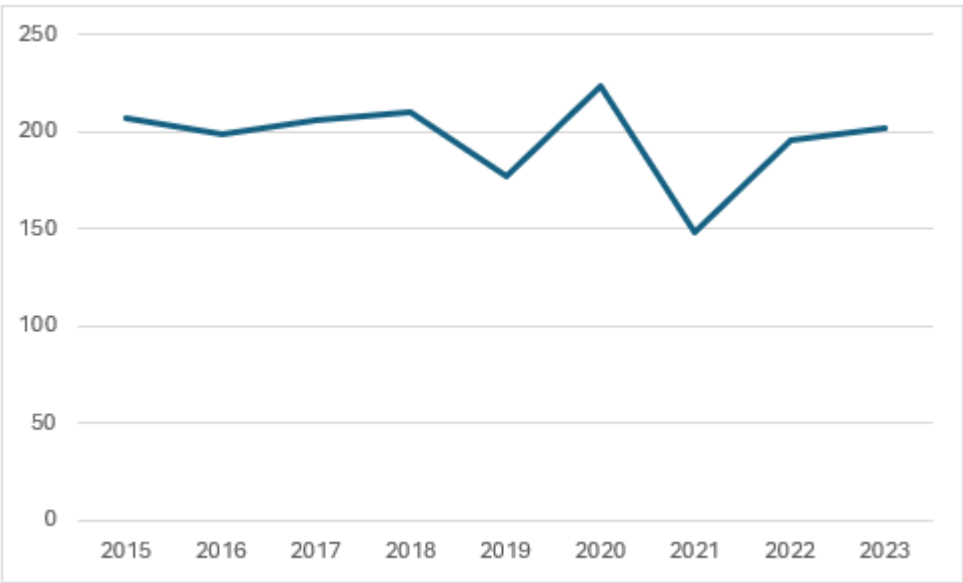
Table 14: Estimated Dementia Prevalence

Year	Estimated 75+ population*	Estimated dementia prevalence (10-15%)**	Approximate number of people with dementia
2024	15,100	10-15%	1,510 – 2,265
2030	16,700	10–15%	1,670 – 2,505
2035	18,300	10–15%	1,830 – 2,745

Source: *Surrey County Council Planning profile for accommodation with care for older people (April 2024) ** Alzheimer’s Society and NHS England

- 4.53. In terms of mortality where dementia and Alzheimer’s disease was the underlying cause of death in the borough, the numbers have been fairly stable across the last ten years with some changes seen during 2020 and 2021 but no overall increase.

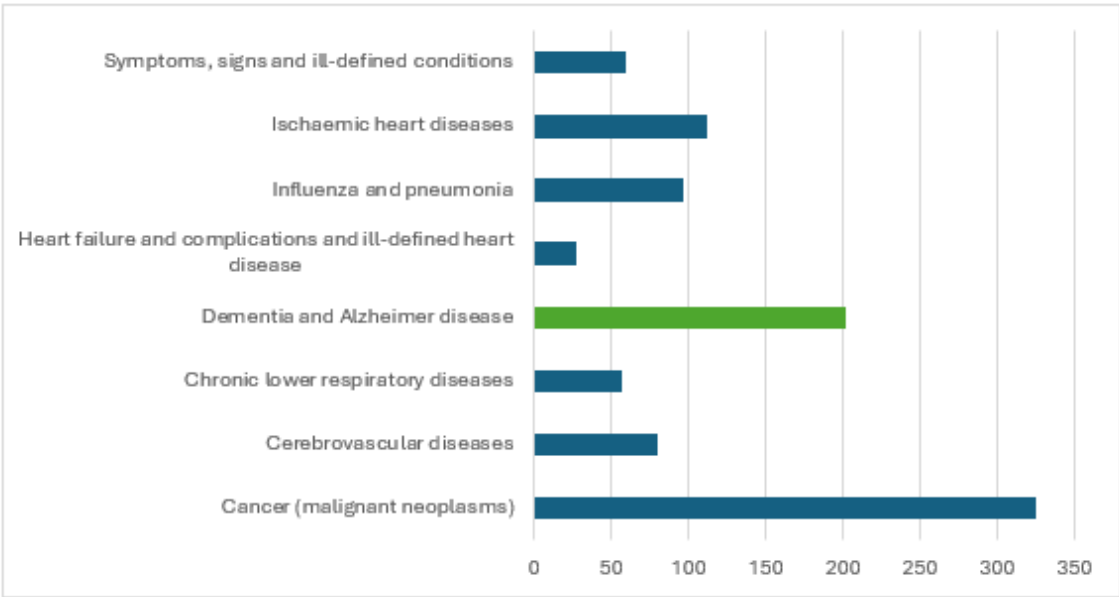
Figure 6: Mortality statistics for dementia cited as an underlying cause (All ages)



Source: ONS: Nomis- Mortality statistics - underlying cause, sex and age

4.54. Using the most recent data from 2023, figure 7 shows that dementia and Alzheimer’s disease is the second highest underlying cause of mortality in the borough.

Figure 7: Underlying cause of mortality in the borough.



Source: ONS: Nomis- Mortality statistics - underlying cause 2023

Hospitals, GP Surgeries and Dentists

- 4.55. East Surrey Hospital is the only emergency services hospital in the borough but generally serves the residents in the south of the borough as residents in the north of the borough are more likely to access Epsom Hospital in the borough of Epsom and Ewell. East Surrey Hospital offers a wide range of medical services including 24-hour Accident and Emergency, Intensive Care and High Dependency Units, a designated trauma centre, gynaecology, obstetrics, midwifery and maternity services, paediatrics and diagnostic imaging, as well as the usual general surgery services. As it provides the nearest accident and emergency to London's Gatwick Airport, it is placed on standby when a serious aircraft incident is expected. The site has been identified in previous local plan as having development potential outside of that for hospital requirements.
- 4.56. Other hospital need is met by hospitals surrounding the borough. In affiliation with East Surrey Hospital, a range of outpatient, diagnostic and less complex planned services are available at Caterham Dene Hospital and Oxted Health Centre in Surrey, and at Crawley Hospital and Horsham Hospital in West Sussex.
- 4.57. There are 15 GP practices which provide primary care services to residents, some of these surgeries serve people outside of the borough. There are several private dentists in the borough with some that do offer NHS patients depending on availability (NHS Services).

Deprivation and Social Exclusion

- 4.58. The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation for local authority district level and small area geographies called Lower-layer Super Output Areas (LSOAs), in England. This index has been calculated since the 1970s and is updated every 3 – 5 years.
- 4.59. Deprivation does not just cover finances but a complex range need and a lack of access to resources. Seven domains of deprivation are included in the index. These

are income, employment, education, health, crime, barriers to housing services and living environment.

4.60. In the latest (2025) IMD Reigate & Banstead is ranked 274 out of 296 Local Authorities across the country, where 1 is most deprived and 296 is the least deprived. Reigate & Banstead has an IMD rank of 25,256 and has the same levels of deprivation compared to Surrey (25,256) and lower levels of deprivation compared to England (16,746).

4.61. Table 15 shows that the greatest increase in deprivation is the living environment, health and disability and employment deprivation domains. Despite the increases experienced in these deprivation rankings, the borough generally remained less deprived compared to other areas in England.

Table 15: Comparison between 2015, 2019 and 2025 deprivation domains

Deprivation domains	Rank 2015	Rank 2019	Rank 2025	10-year diff
Income	279	273	263	-16
Employment	286	278	266	-20
Education, skills and training	267	264	252	-15
Health and disability	285	252	259	-26
Crime	181	183	199	+18
Living environment	267	175	229	-38
Barriers to Housing and Services	137	119	212	+75

Source: Indices of Deprivation 2015, 2019 and 2025.

4.62. The 2021 Census also provided information on the deprivation of households, assessed in terms of education, employment, health and housing (referred to as dimensions). According to these findings:

- 57.06% of the borough's households are not deprived in any dimension.
- 30.83% are deprived in one dimension.
- 9.89% are deprived in two dimensions.

- 2.06% are deprived in three dimensions.
- 0.16% are deprived in four dimensions.

4.63. The distribution of this deprivation is broadly consistent with that observed in the IMD, with deprivation most observed in central Horley, Merstham, South Park and Woodhatch, and South Tattenham.

Child poverty

4.64. There are two categories of low-income families. The first is absolute low income, defined as a family whose equivalised income is below 60% of the 2010/11 median income adjusted for inflation. The second category is relative low income, where a low-income family has claimed at least one or more of Universal Credit, Tax Credits or Housing Benefit at any point in the year.

4.65. In 2022/23 in Reigate & Banstead there were 2,130 children living in absolute low-income families and 2,727 children living in relative low-income families. Child poverty has reduced by 2.6% since 2015 (Child poverty rates- endchildpoverty.org.uk).

Fuel Poverty

4.66. In 2023 the number of households that are considered to be in fuel poverty account for some 8.5% of the population, which is higher than the Surrey average of 7.8%, but lower than the South East average of 9.65% and national average of 11.4% ([Fuel poverty detailed table 2025- gov.uk](#)).

Crime

4.67. There were 14,237 total crime offences in Reigate & Banstead between June 2023 to May 2024, with the overall crime rate being 92.7 per 1,000 population. This is lower than the average across Surrey (94.7) and lower than the average across South East (111.9) (Reigate & Banstead Local Insight Report, 2024).

4.68. The overall crime rate in the borough has increased from 80.6 per 1000 people between September 2018 to August 2019 to 92.7 per 1000 people between June 2023 to May 2024 (Police recorded crime figures- Police.uk).

Services and facilities

4.69. Reigate & Banstead has a range of community facilities which serve the needs of the local community and play a vital role in supporting the area's vitality. This includes numerous venues, sport and leisure facilities including:

- 6 Libraries-Banstead, Tattenhams, Merstham, Redhill, Reigate and Horley.
- 26 allotment sites offering 1,321 allotment plots across the borough.
- 3 Community centres at Banstead, Horley and Woodhatch
- 3 Leisure Centres- Donyngs, Horley and Tadworth
- The Harlequin Theatre (Currently closed awaiting refurbishment)
- Recreation Grounds, playgrounds and skateparks
- 8 football pitches for hire

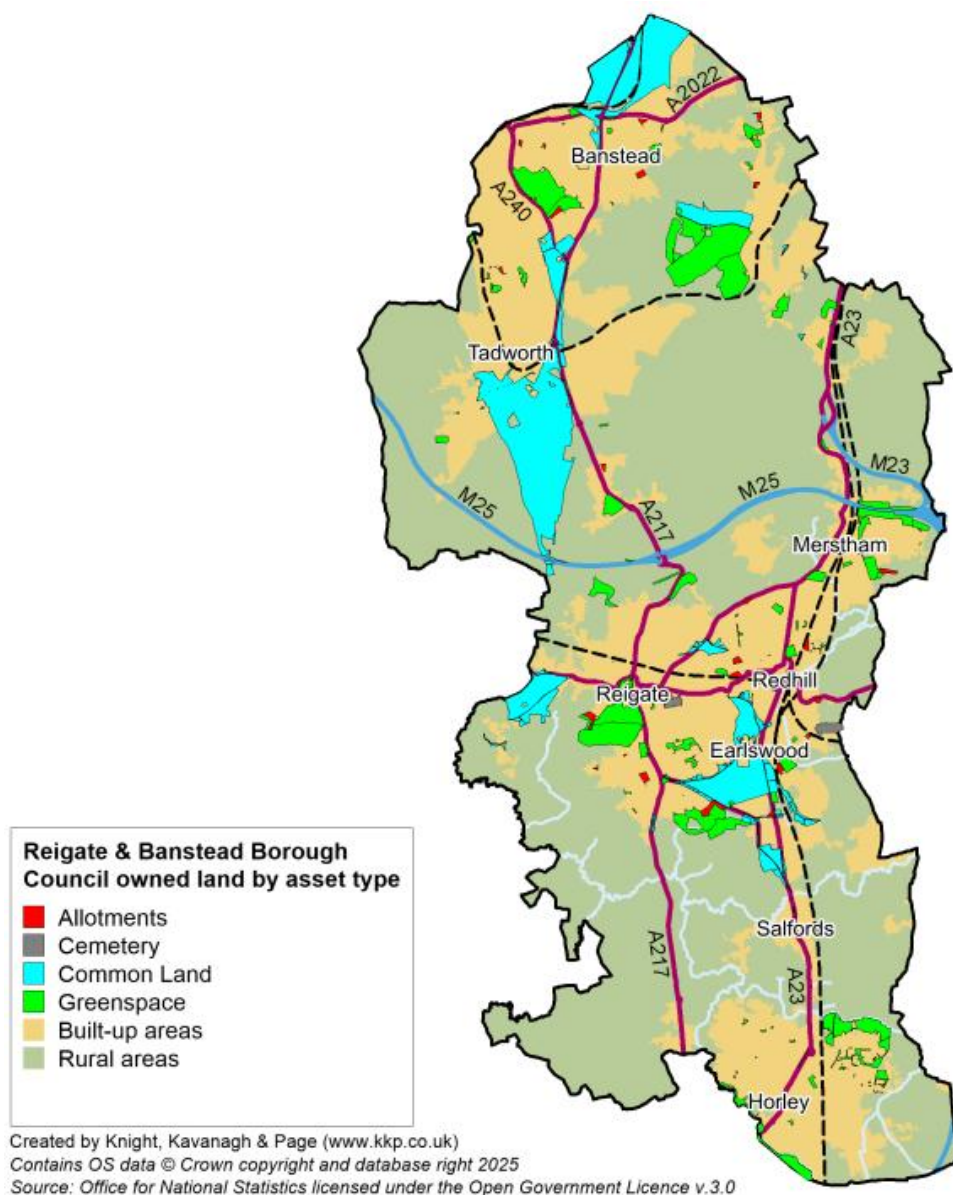
4.70. A Community Needs Index (CNI) was developed to identify areas experiencing poor community and civic infrastructure, relative isolation and low levels of participation in community life. The index was created by combining a series of 28 indicators, conceptualised under three domains: Civic Assets, Connectedness and Active and Engaged Community. A lower rank indicates that an area has relatively higher levels of need. More information is available at [Community Needs Index 2023: Data updates and improvements - OCSI](#).

4.71. The borough has an overall Community Needs Index (CNI) rank of 23,456. This means it has higher levels of community need than Surrey (23,790) and lower levels of community need than South East (17,783).

Green and Blue Infrastructure networks

4.72. Green and blue infrastructure provides space for recreation and relaxation, and access to nature improves people's health and wellbeing. In Reigate & Banstead, there is an extensive green and blue infrastructure network including large areas of open space such as Reigate Heath, and the Redhill, Earlswood, and Banstead Commons. Much of the green fabric is publicly accessible. Figure 8 shows the Council owned green spaces located across the borough.

Figure 8: Council owned greenspace in the borough.



Source: [Greenspaces Strategy 2005- 2035](#)

4.73. In terms of accessibility to outdoor sports and pitch provision, the [Sports Facilities and the Playing Pitch Study](#) published in 2022, look at the quality, quantity, accessibility and availability of sports facilities across the borough. These studies consider demand increases, population trends and additional needs and recommends that future policies should safeguard existing provision, support community access to education sports facilities, make capacity improvements, and use developer contributions for enhancements and new provision. However, the high housing need figure derived from the standard method will have an impact on the need of outdoor sport and pitch provision and could change these outcomes significantly.

The likely situation without a plan

- Without an evidence-based plan in place it will be difficult to address the specific needs of different sections of a growing population.
- There could be negative implications on communities, social inclusion, equality and deprivation by not having a plan in place.
- Investment into health services such as GPs could be mismanaged / calculated without the consideration of future housing developments within the borough, putting a further strain on existing health services.
- Demand for existing sports facilities could reach capacity in areas of the borough, which could reduce the active levels of residents.
- New open space and sports facilities within the borough could be located in areas that would be less beneficial to new or existing residents.
- There would be no plans to enhance and maintain open space within the borough.

Task A3: Identifying key issues and problems

- The population has increased by 9.4% between 2011 and 2021 and stood at 159,657 residents in July 2024. Future growth is likely to put additional strain on the capacity of local services and facilities.

- The reduction in young people living in the borough creates a less socially balanced community.
- There is a lack of young and working-aged people in the borough to support the economy and sustain workforce levels.
- The needs of the ageing population, including an increased demand for health and care services, will need to be considered.
- There is a need to improve the health of the population and promote healthy lifestyles.
- There is a need to plan for growth where it can provide the growth benefits and sustainable access to services.
- All levels of obesity are significantly lower than the national and regional averages but continue to have an impact on the wellbeing of the community.
- New development will result in an increased demand to existing forms of provision in open space, sport, leisure and recreation facilities.

Task A4: Developing the SEA/sustainability assessment framework.

Sustainability Objective

SO2: Improve the health and wellbeing of residents and reduce inequalities.

Key Decision Aiding Questions:

4.74. Will the option,

- help to improve the health of the community?
- improve access to health provision?
- encourage healthy lifestyles?

- increase access to urban green space?
- help people to remain independent and provide assistance to single parents, the elderly, those with ill health or disability?
- reduce crime and fear of crime?
- help overcome social exclusion?
- help address the issues of deprivation and poverty?

5 Accessibility

5.1 This section relates to the theme of accessibility in relation to making sure people have access to basic services. Although transport is the key area, this theme explores a number of related topic areas including air quality, pollution and the health and well-being of people living, working and visiting the borough.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 16: Policies, plans and programmes (PPPs)

Level	Policies, plans and programmes (PPPs)	Year of publication
National	Transport Act 2000	2000
National	National Planning Policy Framework	2026
National	Planning Practice Guidance: Transport evidence bases in plan-making and decision taking	2015
National	HM Government Transitioning to zero emission cars and vans - 2035 delivery plan	2021
National	HM Government -The Road to Zero	2018
National	DfT Road Investment Strategy 2 (RIS2) 2020-2025	2020
National	Active Travel England - The Second Cycling and Walking Investment Strategy	2022 updated 2023
National	DfT Gear Change - A bold vision for Cycling and Walking	2020
National	DfT Cycle infrastructure design (LTN 1/20)	2020

Level	Policies, plans and programmes (PPPs)	Year of publication
National	Town and Country Planning Association- Guidance to 20-minute neighbourhoods	2021
National	UK Parliament: The Impact of remote and hybrid working on workers and organisations	2022
Regional	Transport Strategy for the South-East	2020
County	Surrey County Council Local Transport Plan (LTP4) 2022-2032	2022
County	Surrey County Council: Healthy Street for Surrey	2023
County/ Local	Reigate & Banstead Local Cycling and Walking Infrastructure Plan (LCWIP)	2022
Local	Reigate & Banstead: A23 Great Street Design Code Supplementary Planning Document (SPD)	2024

Summary of PPPs

- 5.2 The Transport Act 2000 is a key piece of legislation that aims to modernise and integrate the country's transport systems. It covers a wide range of transport modes and introduces new powers and responsibilities for local authorities including the production of Local Transport Plans (LTPs). The act aims to improve quality in local passenger transport services such as helping limit traffic congestion and improving air quality as well introducing road user charges and workplace parking levies to help tackle congestion.
- 5.3 Chapter 15 of the NPPF 2026 promotes a vision-led approach to transport planning, requiring transport considerations to be integrated into spatial strategies, site

allocations and development proposals from the earliest stages of plan-making. The chapter seeks to locate development in sustainable and accessible locations that reduce the need to travel, maximise opportunities for walking, wheeling, cycling and public transport, and make effective use of existing and planned transport infrastructure. It also supports high-quality street design, appropriate parking provision, electric vehicle infrastructure, the protection and enhancement of public rights of way, and the delivery of transport facilities necessary to support sustainable growth.

- 5.4 National Planning Practice Guidance provides guidance to help local planning authorities assess and reflect strategic transport needs in local plan-making and provides advice on when transport assessments and transport statements are required and what they should contain.
- 5.5 The HM Government 2035 delivery plan sets out the actions that the government will take to deliver zero emission cars and vans by 2035. 'The Road to Zero' is also a document that outlines the government's long-term strategy to transition to zero-emission road transport by 2030, while reducing emissions during the transition.
- 5.6 The DfT's Road Investment Strategy 2 sets out the vision for the strategic road network by 2050 to be:
- A network that supports the economy.
 - A safer and more reliable network.
 - A greener network.
 - A more integrated network.
 - A smarter network.
- 5.7 The second cycling and walking investment strategy (CWIS2) policy paper outlines the government's ambition to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey by 2040. This is supported by the Cycle Infrastructure Design Local Transport Note 1/20 which details the guidance and good practice for high-quality cycle design.

5.8 The DfT Gear Change plan describes the vision to make England a great walking and cycling nation. It sets out the actions required at all levels of government to make this a reality, grouped under four themes:

- better streets for cycling and people
- cycling and walking at the heart of decision-making
- empowering and encouraging local authorities
- enabling people to cycle and protecting them when they do

5.9 Published in July 2020 by the UK Department for Transport, Local Transport Note 1/20 (LTN 1/20) sets the national standard for designing high-quality cycling infrastructure in England. It's part of the government's broader Gear Change strategy to make cycling and walking the natural choice for short journeys.

5.10 The Town and Country Planning Association (TCPA) published guidance in 2021 to help local planning authorities implement the concept of 20-minute neighbourhoods which are places where people can meet most of their daily needs within a short walk or cycle from home. This approach supports healthier lifestyles, stronger communities, and climate resilience, all while making places more liveable and equitable.

5.11 The UK Parliament: The impact of remote and hybrid working on workers and organisations 2022 provides an overview of key trends in remote and hybrid working before and during the COVID-19 pandemic and how this varies between groups and demographic factors. It reviews the emerging research evidence on the impact of remote and hybrid working on workers and organisations, as well as emerging data on the wider impacts.

5.12 The Transport Strategy for the South East, prepared by Transport for the South East, utilises modelling to understand how and when the transport network will see future strain. The Strategy sets out how congestion could be alleviated by investing in public transport alternatives and developing integrated land use planning policies to reduce

the need to travel, adopting emerging transport technologies, and implementing more significant demand management policies.

- 5.13 Surrey County Council's Local Transport Plan LTP4 sets out the Council's ambitious roadmap for rethinking and transforming Surrey's transport to 2032 and beyond. The Plan aims to significantly reduce carbon emission from transport to meet the net zero challenge and to support delivery of Surrey's other priority objectives of enhancing Surrey's economy and communities, as well as the health and quality of life of residents.
- 5.14 Healthy Streets for Surrey is a design code developed by Surrey County Council to create safer, greener, and more inclusive streets that prioritise people over vehicles. It guides planners, developers, and communities in designing public spaces that support health, sustainability, and local character.
- 5.15 The Reigate & Banstead Local Cycling and Walking Infrastructure Plan (LCWIP) is a ten-year investment plan for walking and cycling in the borough. It identifies where to prioritise investment and sets out some initial options and ideas for improving walking and cycling infrastructure across the borough.
- 5.16 The A23 Design Code SPD contains principles to reduce traffic and congestion and improve connectivity and mobility by targeting walking and cycling along the A23 (between Redhill and Horley).

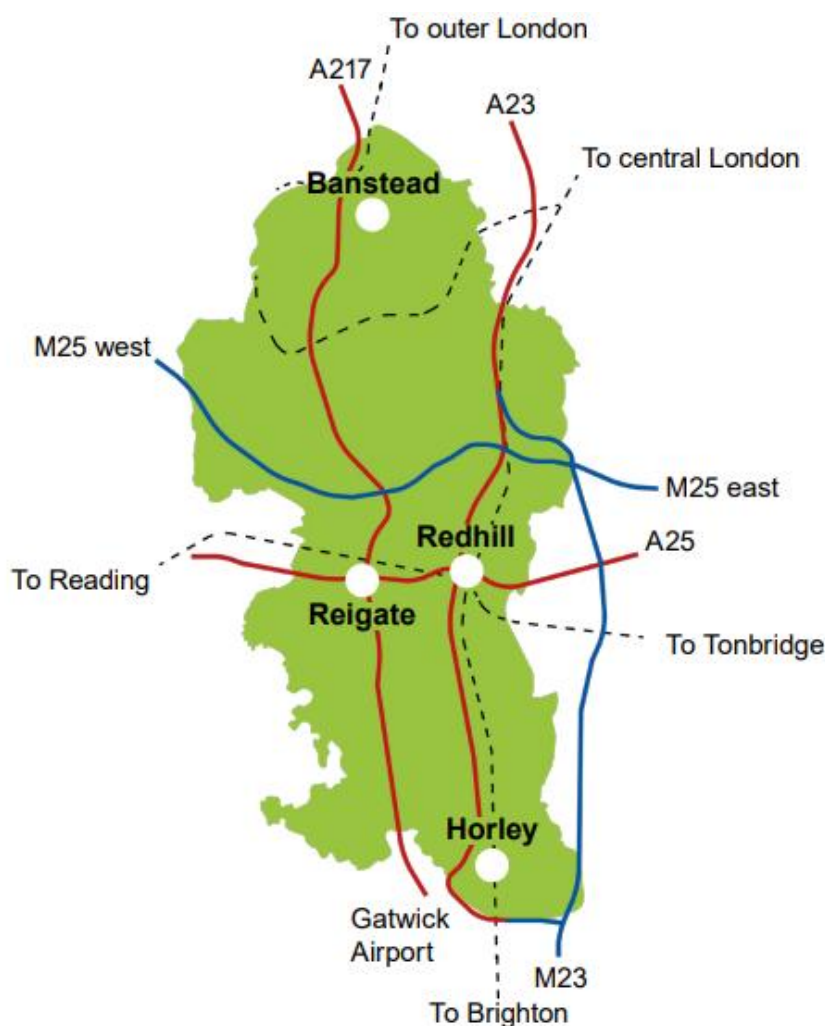
Task A2: Collecting baseline information.

Roads

- 5.17 Reigate & Banstead is a major commuter destination which hosts the Strategic Road Network (SRN). This comprises the M25, which runs east-west, and adjoins the north-south M23/A23 corridor. The M25 encircles Greater London, linking Reigate & Banstead to major cities and transport hubs such as Heathrow Airport, while the M23 provides a direct route to Gatwick Airport and the south coast.

5.18 The borough also includes important A roads including the A217, A23, and A25 (see figure 9). These roads connect towns within the borough, such as Reigate, Redhill, and Banstead and link to neighbouring areas like Crawley, Epsom and Dorking. The local road network supports public transport, including bus routes and access to railway stations like Redhill and Reigate, which are key for commuting to London and other regions.

Figure 9: Transport Connections



Source: Reigate & Banstead 2030: Our Corporate Plan

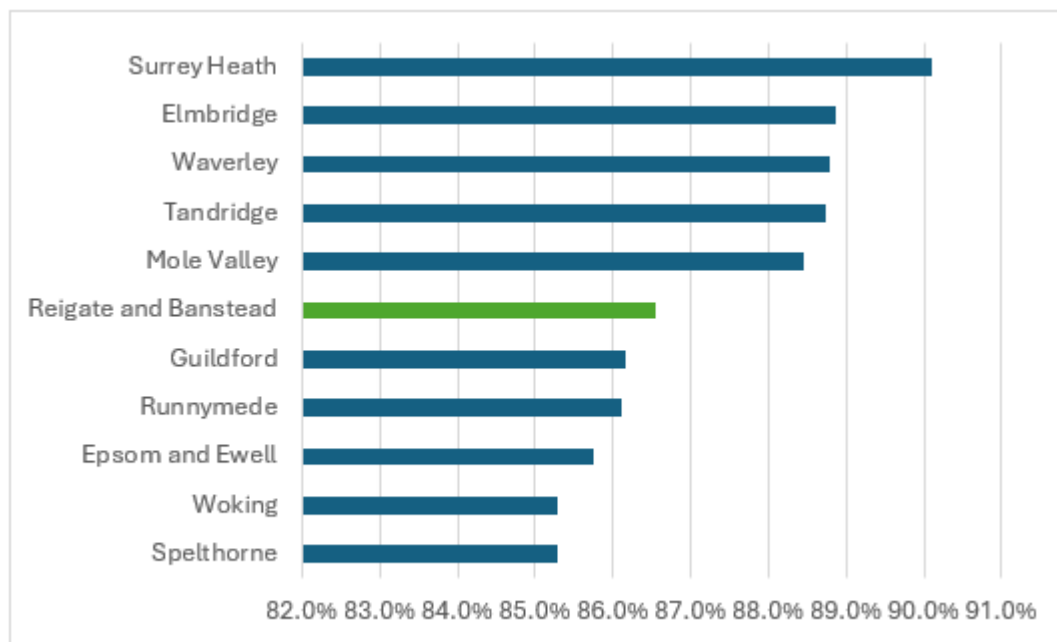
5.19 High congestion levels are already present on the borough's major and local roads, particularly at peak times. Surrey County Council's Local Transport Plan states that

Surrey's roads carry over 60% more than the national average amount of traffic. The expected rise in population and rapid growth from the Government's increased housing targets for the borough as well as neighbouring County and London authorities, will increase pressure on the road network.

Car ownership

5.20 Since 2011 the total number of households with a car or van availability has increased by 0.3% to 86.5%, which is higher than the national average of 76.5% and the regional average of 83.1% however this is less than the Surrey average of 87.3%. According to the 2021 census, Reigate & Banstead has the sixth highest percentage of households with a car or van in comparison with the 11 Surrey authorities. Surrey Heath had the highest percentage at 90.1%, and Spelthorne and Woking had the lowest at 85.3%.

Figure 10: Percentage of households with car or van availability across the Surrey boroughs and districts.



Source: ONS 2021 Census

5.21 13.8% of households had no car or van availability in 2011 and this reduced to 13.5% in 2021 indicating that the car ownership is still heavily relied upon for transport.

However, there are fewer households with 2 or more cars or vans at 38.8% in 2021 rather than the higher 44.7% in 2011.

EV charging

- 5.22 The Government plans to end the sale of diesel and petrol cars from 2035. To support this transition to Zero Emission Vehicles (ZEVs) and in particular electric vehicles (EVs), building regulations were updated in December 2021 with a new 'Part S' which addresses infrastructure for charging electric vehicles. These building regulations came into effect in June 2022 and require the provision of charging points in both residential and non-residential developments.
- 5.23 The Government produce [official statistics](#) regarding the number of publicly available electric vehicle charging devices in the UK. As of July 2026, there were 197 public electric vehicle charging devices in Reigate & Banstead. This is equivalent to 123.2 devices per 100,000 people. This is above the UK average of 108 charging devices per 100,000 people.

Commute to work

- 5.24 It is difficult to provide the trend data on commuting methods and patterns within the last 5 years due to the 2020 global pandemic which changed the way in which many people work. Before 2020, remote work was gradually increasing but remained limited. In the 2011 Census only 6.7% of Reigate & Banstead's working population stated that they worked from home. This rose to 42% recorded in the Census 2021, which was at the height of national lockdowns.
- 5.25 Remote working has decreased since restrictions were lifted in 2021, but working from home is still significantly higher than pre-pandemic levels. Hybrid working models, combining office and remote work, have become more common ([UK Parliament](#)).
- 5.26 It is also difficult to assess whether rail use has increased to pre-pandemic days. Surrey's Local Transport Plan states that the rail service experienced overloading prior

to Covid-19. Approximately 19% of Surrey's working population commuted into London, leading to significant crowding on peak services.

- 5.27 Since then, a national survey undertaken by Lambert Smith Hampton Office Occupier Survey in 2024 found that more companies wanted their workforce to attend their place of work 3 or more days a week. Commuter flows particularly for midweek have largely returned to pre-pandemic levels. However, the overall annual number of rail and bus trips remains slightly below pre-covid levels as more people spend a proportion of their time working remotely though this has been compensated by more journeys being made at weekends by rail and bus than before covid (Office of Rail and Road- Estimates of Station Usage, 2024).

Congestion and road travel peaks

- 5.28 According to the 2011 Census, 58.5% of residents commuted to work by car with 44% driving less than 10 kilometres which created heavy congestion. Although, the pandemic has changed the way many people travel to work, congestion levels are still high during peak times on the major roads in the borough. These travel times were observed and sourced from Inrix / Inseego dataset of GPS tracked vehicles using Basemap's webtool Highways Analyst and were used by Surrey County Council to inform the preliminary work on the transport assessment in 2022.
- 5.29 The worst congestion was seen on main roads through urban areas including Horley, Redhill and Reigate as well as at approaches to major junctions such as those along the A217 corridor.
- 5.30 Although nearly 10 years old, the 2017 transport assessment found that the number of peak time trips in the borough in 2014 was 190,031 in the morning (7am-10am) and 194,510 in the afternoon/evening (4pm-7pm). A baseline future scenario, in which all currently approved developments and a predicted level of windfall sites were taken into account, estimated that by 2031 this will increase by 4,849 trips every morning (a 2.55% increase) and 3,942 trips every evening (a 2.03% increase). Although there are

greater opportunities to work from home, the expected population increase will create similar pressures which cause congestion, unreliable journey times and air pollution.

Connectivity

5.31 The Department for Transport have produced [data](#) about the journey times to key services for each Local Authority area. The latest data was published in 2019 but still gives an idea of how accessible an area is. Table 17 shows the percentage of residents in the borough within a 15 minutes' walk, walking or public transport, cycling and driving to a range of facilities and services.

Table 17: Percentage of residents in Reigate & Banstead within 15 minutes of key facilities by transport mode.

Service	Walking/Public transport	Cycling	Car
GP	55%	85%	100%
Hospital	3%	7%	36%
Food store	92%	99%	100%
Town centre	41%	66%	93%
Primary School	85%	100%	97%
Secondary school	28%	98%	69%

Source: Department for Transport: Journey Time Statistics, 2019

5.32 The table does indicate that key everyday services such as a food store are within a 15-minute journey time and accessible via a range of transport methods. This is also the case for primary schools which are in walking distance for 83% of residents. The percentage of residents 15 minutes from a secondary school is lower for walking and using public transport but greater for cycling. This could be due to the use of alley ways and pedestrian streets as well as the ability to avoid traffic congestion for cyclists. Hospital accessibility is more limited than for other services, which may reflect the location of East Surrey Hospital and the distribution of the borough's population.

- 5.33 In terms of employment, 82% of residents are within 15 minutes walking or public transport travel of an employment centre with 100 to 499 jobs available, compared to 80% for Surrey. 80% of residents can access larger employment centres offering 500 and 4,999 jobs 15 minutes walking or public transport travel compared to 76% for Surrey.
- 5.34 This data suggests that Reigate & Banstead is well-connected to larger employment hubs offering a range of employment opportunities. It is slightly higher than Surrey in terms of connectivity to both small and larger employment centres. This suggests a well-integrated transportation system and potentially better job accessibility for residents, making it an attractive place to live and work.

Public transport

- 5.35 As figure 9 demonstrates, public transport accessibility in the borough operates primarily along a 'spine' of bus stops and train stations along the A23 from Merstham to Horley, with smaller routes between Redhill and Reigate and along the A217 between Banstead and Tadworth.
- 5.36 There are 10 rail stations within the borough that operate services to London and the wider South East.
- The north-south train link between London and Brighton is served by Thameslink, Southern and Gatwick Express and stations in the Borough include Merstham, Redhill, Earlswood, Salfords and Horley.
 - Great Western Railway runs an east-west service from Gatwick to Reading via Borough stations at Redhill and Reigate.
- 5.37 Reigate & Banstead is served by several key bus routes that connect towns within the borough and link to surrounding areas as well as services to major hubs including Gatwick Airport and East Surrey Hospital. Since covid some of these services now have extended hours with one service (Route100) now providing a 24-hour service between Redhill and Gatwick Airport.

Walking and Cycling

- 5.38 Key to reducing traffic and congestion on the road network, and reducing carbon emissions, will be an increase in walking, wheeling and cycling for short journeys or as part of longer journeys. The borough does benefit from active transport infrastructure including footpaths, bridleways and cycle paths.
- 5.39 The A23 Design Code SPD contains principles to reduce traffic and congestion and improve connectivity/ mobility by targeting walking and cycling along the A23 (between Redhill and Horley). It contains a number of codes in the movement chapter to ensure new development contributes to enhanced pedestrian and cycling connectivity on this key road in the borough.
- 5.40 In 2022, Surrey County Council together with Reigate & Banstead Borough Council and the contractor Atkins and Sustrans have developed a Local Cycling and Walking Infrastructure Plan (LCWIP) for the borough. This document identifies a number of routes to be delivered over the next 10 years. These will supplement or update parts of the current network to encourage more cycling and walking in the borough.

Public Rights of Way network

- 5.41 Surrey has nearly 3,500 kilometres of Public Rights of Way (PRoWs), mostly concentrated in rural areas. Although not a solely rural borough, Reigate & Banstead has an extensive PRoW network, including footpaths and / or bridleways through key green spaces such as Banstead Common in the north, Banstead and Walton Heath in the west, and Redhill and Earlswood Common to the east of the borough. These allow access to key green spaces within and are located near the borough's key centres.

The likely situation without a plan

- People could be forced to travel further to access key services if development is not allocated in the most sustainable areas.

- Reliance on the car will continue resulting in air and noise pollution in the short term and increases in congestion on the borough's road infrastructure.
- Use of public transport may struggle to recover from the long-term impacts of the pandemic and may continue to decrease or not reach levels pre-pandemic, putting additional pressure on the road network.
- Development of an EV charging network across the borough may not meet its full potentially falling short of the zero emissions targets.

Task A3: Identifying key issues and problems

- The increase in population will put pressure on the borough's transport system.
- There is a high dependency on travel by car to access employment, services and facilities.
- Historically transport infrastructure has operated at capacity during peak times at certain locations / key junctions. The expected population increase could lead to more traffic and worsening congestion and pollution.
- Improving choices and safety for more sustainable travel, walking and cycling, and accessible public transport is needed to reduce the high dependency on the private car.
- The provision of and retention of employment, education, services and facilities locally will help to reduce additional car trips and associated effects.
- Growth could make some public transport routes and service improvements more viable.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO3: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.

Key Decision Aiding Questions:

5.42 Will the option,

- improve access to key services (education, employment, recreation, health, community services, cultural assets)?
- reduce the need to travel, especially by private motorised vehicles?
- provide charging infrastructure for electric vehicles?
- reduce congestion or minimise unavoidable increases in congestion?
- reduce the need for car ownership?
- provide walking / cycling / public transport infrastructure, including choice and interchange?
- provide accessible, safe and connected walking, wheeling and cycling routes that support active travel and contribute to improved physical and mental health and wellbeing?
- improve access to the countryside, natural urban greenspaces and historic environments?

Data Gaps

- Updated transport assessment will be required to understand the traffic impact of proposed development in the new local plan.
- Updated evidence on commuting patterns, railway travel, congestion hotspots and electric charging provision.
- Updated evidence on green infrastructure and playing pitch accessibility.

6 Economy

6.1 This section of the Scoping Report relates to the theme of the economy and covers the economic profile of the borough, existing and new businesses, employment and occupations, and skills and education.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 18: Policies, plans and programmes (PPPs)

Level	Policies, plans and programmes (PPPs)	Year of publication
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) -Economic need	2019- last updated in 2025
National	Gatwick Airport Northern Runway – Development Consent Order (DCO)	2023
Regional	The Gatwick Diamond Initiative	2017
County	Surrey Place Ambition 2050	2023
County	Surrey's Economic Growth Strategy 2025-2035	2025
Local	Reigate & Banstead 2030: Our Corporate plan	2025
Local	Reigate & Banstead Economic Framework 2021-2026	2021
Local	The Reigate & Banstead Retail and Leisure Study	2024

Summary of PPPs

6.2 Chapter 7: Building a Strong, Effective Economy of the NPPF 2026 seeks to enable businesses to invest, expand and adapt in a way that reflects the opportunities and characteristics of different areas while supporting long-term economic growth. The chapter requires development plans to establish

- a clear economic vision and strategy aligned with the Government's Industrial Strategy and other relevant economic strategies;

- address barriers to investment including infrastructure, housing and environmental constraints
- identify and allocate sufficient land and premises to meet employment needs; and
- support key growth sectors and modern industries such as advanced manufacturing, laboratories, data centres, digital infrastructure, logistics and AI-related development.

- 6.3 It also recognises the differing locational requirements of economic sectors, supports rural as well as urban economies, and seeks to ensure that sufficient flexibility is maintained to respond to changing market conditions, emerging technologies and future business needs. Overall, Chapter 7 aims to create the conditions necessary for sustainable economic growth, increased productivity, innovation, inward investment and job creation.
- 6.4 The Planning Practice Guidance (PPG) aims to support local planning authorities in objectively assessing and evidencing economic development needs, including land and floorspace requirements for employment and town centre uses. It encourages authorities to identify both quantitative and qualitative demand, consider market signals, and ensure that local plans reflect the functional economic market area.
- 6.5 The Secretary of State granted a Development Consent Order (DCO) for the London Gatwick Airport Northern Runway Project on September 21, 2025. Following a High Court challenge, the government's planning approval was officially upheld on June 23, 2026, allowing the £1 billion project to proceed to a 5-year phased construction period.
- 6.6 The project will reposition its standby runway to allow dual runway operations. It will accommodate up to 80 million passengers per annum. This growth plan will enhance London Gatwick's economic role by creating new jobs and adding £1 billion into the region's economy annually through increased tourism, trade, supply-chain, and other business opportunities.

- 6.7 The Gatwick Diamond Initiative is a business-led partnership focused on promoting and developing the Gatwick Diamond region as a world-class location to live, work, and do business. Its main goals are to:
- Promote inward investment and attract companies aligned with regional industry strengths.
 - Support existing businesses and help them grow.
 - Collaborate with local authorities, colleges, universities, and government agencies.
 - Provide free, confidential advice to investors looking to locate in the region.
- 6.8 The Surrey Place Ambition 2050 outlines a long-term vision for sustainable growth and development across Surrey. It aims to foster economic growth by focusing on innovation, sustainability, and inclusivity. A key aim is supporting a strong economy through the retention and expansion of existing local businesses and increasing opportunities for growth sectors and new businesses to locate and invest in Surrey.
- 6.9 Surrey's Economic Growth Strategy 2025-2035 sets out the long-term focus and priorities for sustainable growth across the county over the next 10 years. The strategy focuses on three specific priorities, with these being ensuring that Surrey businesses have the workforce they need to grow, creating the right conditions for Surrey businesses to start, grow and thrive, and enabling economic infrastructure to unlock growth through place-based approaches.
- 6.10 The borough's Corporate Plan 2030 emphasises supporting growth in the green business sector, supporting local businesses and employment, attracting investment, facilitating effective networking and learning opportunities including green skills.
- 6.11 At the local level, Reigate & Banstead has produced an Economic Framework 2021-2026 which outlines the council's vision for fostering economic prosperity and resilience in the borough. The framework aims to make Reigate & Banstead a great place to live, work, do business, and visit. It emphasises building competitiveness and resilience in the local economy. The following objectives are to:

- **Support Businesses:** Grow a healthy, resilient small business community and support start-ups and micro-businesses.
- **Employment and Skills:** Nurture local employment opportunities and strengthen ties between businesses and education providers.
- **Town and Village Centres:** Invest in infrastructure and services to enhance the attractiveness of town and village centres.
- **Sustainability:** Use council assets to deliver new retail, leisure, business spaces, and homes, including projects like the Marketfield Way development in Redhill.

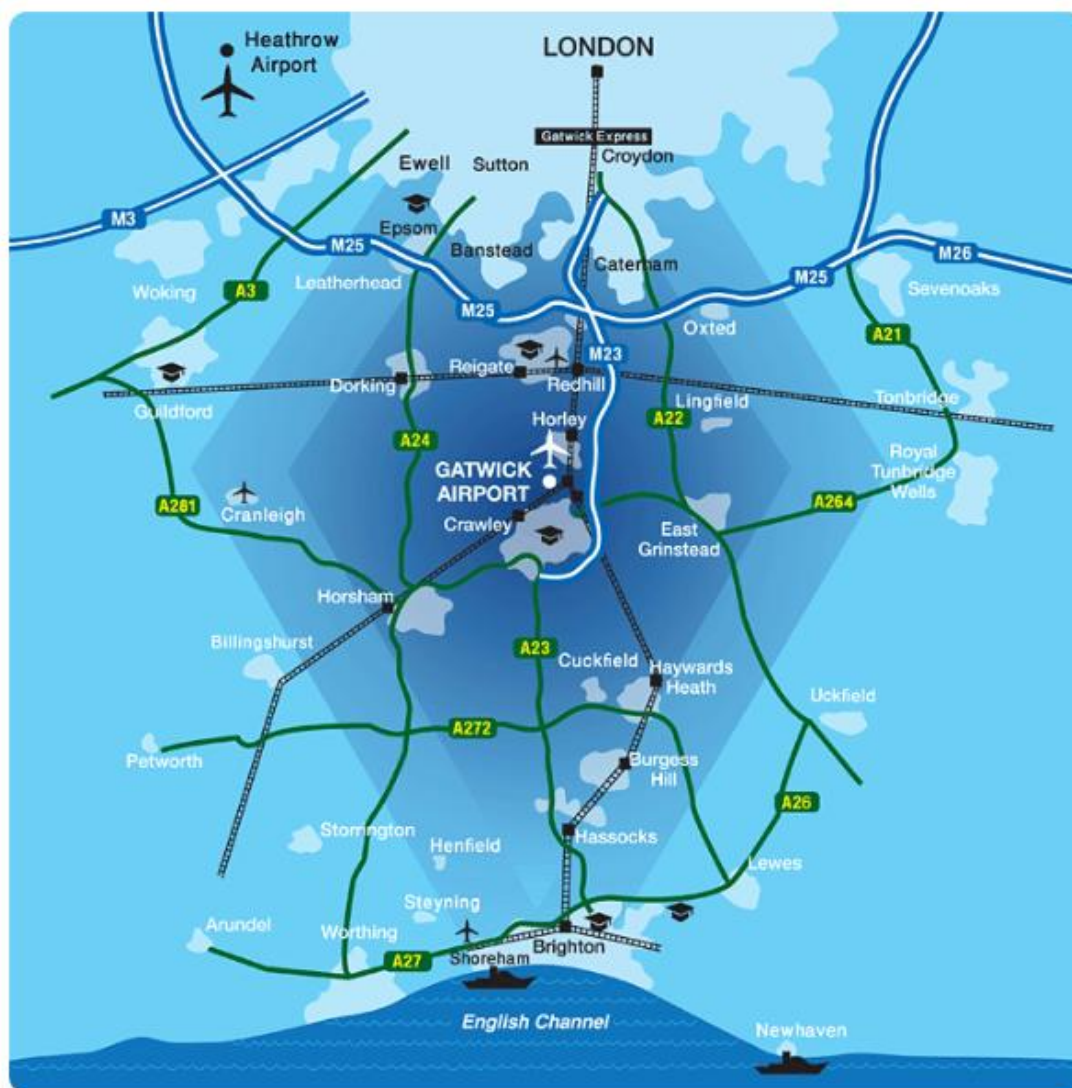
6.12 The Reigate & Banstead Retail and Leisure Study 2024 by Lichfields provides a detailed review of the current town centres hierarchy and reconsiders the roles and functions of the borough's main centres, with advice on ways to strengthen the vitality and viability of its town and local centres over the plan-period, through strategy and policy mechanisms.

Task A2: Collecting baseline information.

Overview of the borough's economy

- 6.13 Reigate & Banstead is one of the four local authorities which form the East Surrey economy (including Epsom & Ewell, Mole Valley and Tandridge). The borough's economy is in a strategically and economically important location aligned with the M23 / A23 corridor linking London, Gatwick Airport and the South Coast ([Reigate & Banstead Economic Framework 2021-2026](#)).
- 6.14 Regionally, the borough plays a key role in the Gatwick Diamond economy, which has historically been one of the strongest regional economies in the UK, performing well above the national average on a range of economic indicators. The Gatwick Diamond is characterised by high levels of productivity, a large share of high-skilled jobs, and a track record in attracting foreign investment ([Centre for Cities, 2017](#)).

Figure 11: The Gatwick Diamond



Source: Business Magazine

6.15 Economic activity in the borough is concentrated predominantly in the central urban areas of Redhill and Reigate. These town centres provide the focal point for office activity, particularly in the financial and business services sector with several industrial sites located nearby. Industrial estates in Redhill and Salfords provide larger industrial and warehouse units, whilst Horley includes smaller office and industrial premises. The southern part of the borough is characterised by a higher presence of transport, storage and communications businesses that support Gatwick Airport (Reigate & Banstead Economic Framework 2021-26).

- 6.16 Reigate & Banstead's proximity to Gatwick Airport plays a major role in its economy. The airport supports business growth in Salfords and Horley and provides employment opportunities in logistics, aviation and technology. It also attracts inward investment due to international connectivity. Economic assessments prepared in support of the project estimate that Gatwick's northern runway expansion could create 14,000 new jobs, unlock £1 billion a year in economic benefits and boost demand for commercial space and housing in the borough ([Coast to capital Economy Spotlight 2025](#)).
- 6.17 The borough's rural economy is limited as the number of farm holdings have declined since the 1990s giving way to other land uses. However, arable farming still continues in parts of the North Downs and south of Reigate and Redhill.
- 6.18 Originally part of the Coast to Capital Local Enterprise Partnership (LEP), in 2024 the LEP functions were transferred to Surrey County Council. The Gatwick Diamond Initiative was set up in 2003 and is a business-led partnership which works with local authorities, business and other organisations to attract investment, create jobs and support existing businesses.
- 6.19 In terms of UK Competitiveness Index ranking, Reigate & Banstead is ranked 25 of the 362 localities in the UK. Since the previous 2019 rank, the borough has improved its competitiveness and moved up the scale by three points. In comparison with its neighbouring authorities, Reigate & Banstead is the second most competitive. These results indicate the borough's economic prosperity and resilience during a time of economic uncertainty.

Table 19: UK Competitiveness Index 2019 and 2023 ranks.

Local Authority	2019 Rank	2023 Rank
Reigate & Banstead	28	25
Mole Valley	17	24
Tandridge	119	111
Crawley	62	80
Croydon	77	69

Local Authority	2019 Rank	2023 Rank
Sutton	96	98
Epsom and Ewell	83	107

Source: UK Competitiveness Index 2023

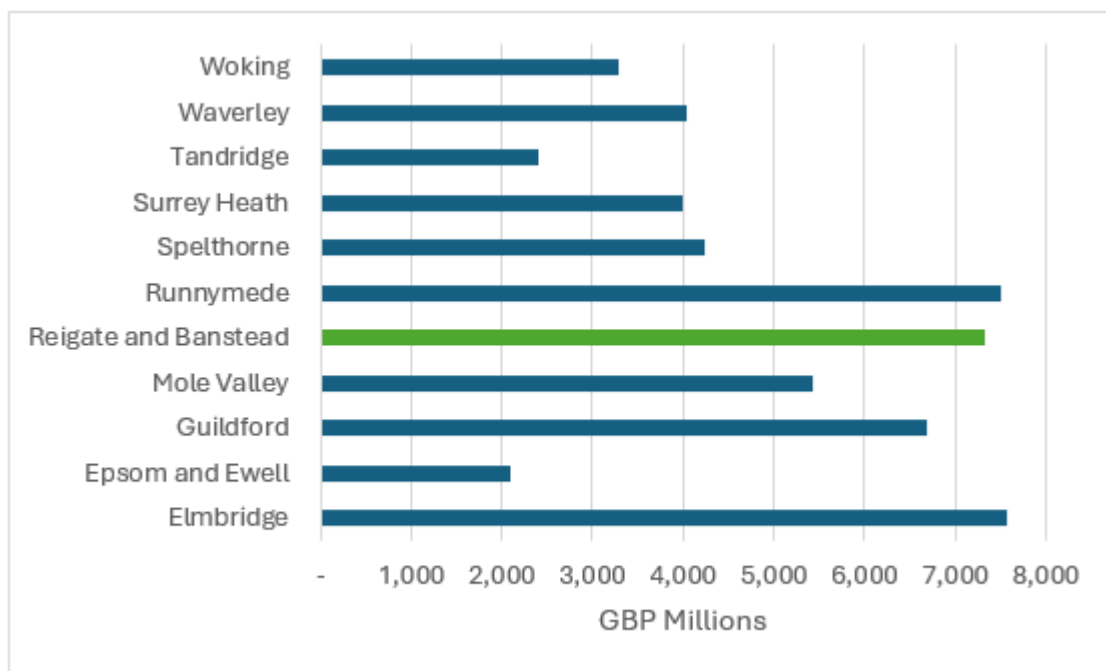
Functional Economic Market Area (FEMA)

- 6.20 The borough's economic market and its economic links and relationships with surrounding areas were originally examined as part of the existing local plan preparation ([Economic Market Assessment, 2008](#)). This work determined that the borough's market area was primarily the Gatwick Diamond area which incorporates Mole Valley, Tandridge, Epsom & Ewell, Crawley, Horsham and Mid Sussex, reflecting the influence of Gatwick Airport. It also recognised the strong influence of London and localised relationships with the London boroughs of Croydon and Sutton.
- 6.21 In line with national policy and guidance and to ensure the most up to date evidence on employment needs for the emerging local plan, the FEMA is currently being reassessed. As set out in the PPG, identifying the FEMA looks at several factors including the transport network, travel to work areas, housing market areas and flows of goods and services within the local economy. Considering these factors, the draft FEMA concludes that that the "best fit" FEMA for the borough is the borough's extent, but recognising strong links to the wider Gatwick Diamond authorities, neighbouring authorities and London.

Economic productivity

- 6.22 Reigate & Banstead's economy is characterised by high levels of productivity and is worth £7.3 billion in Gross Value Added (GVA) across all industries which is the third highest GVA of all the Surrey authorities (ONS).

Figure 12: Gross valued added (GVA): All Industries for Surrey LPAs in 2023



Source: ONS, 2023

6.23 The latest data on sub regional productivity in the UK (June 2023) estimates for sub regional labour productivity measured GVA per hour worked and GVA per filled job. In terms of current price output per hour, the borough's level of labour productivity in 2023 is above UK average of 100 at 146.5. Runnymede had the highest level of productivity at 183.7 and Epsom and Ewell had the lowest at 91.4.

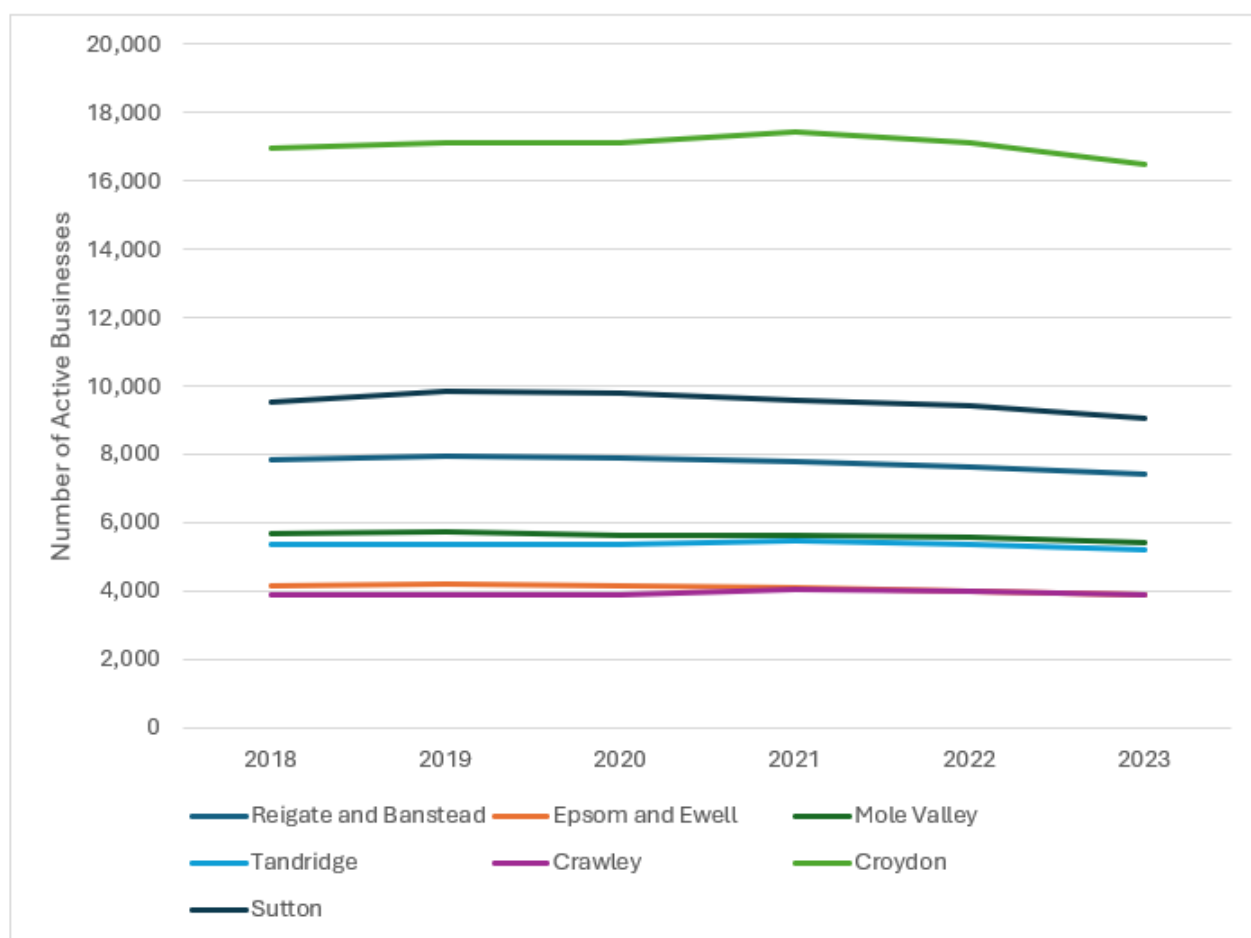
6.24 When considering trends, the current price GVA per hour worked has increased from 133.7 in 2021 and 141.2 in 2022 to the latest figure of 146.5 in 2023. This suggests a growth in economic productivity.

Employment Growth (Business numbers, industry and survival)

6.25 The Inter-Departmental Business Register (IDBR) collates information about businesses where the term "business" is used to represent an enterprise. An enterprise can be defined as the smallest combination of local units (generally based on VAT and/or PAYE records).

6.26 In 2023, there were 7440 active businesses in Reigate & Banstead. This has seen a slight reduction compared to previous years, but as shown in figure 13, this number has remained between 7440 and 7830. Reigate & Banstead has a greater number of businesses than neighbouring Surrey boroughs and Crawley but both Sutton and Croydon have a greater number at 9,080 and 16,505 respectively. As figure 13 shows, all neighbouring authorities have kept similar numbers of businesses since 2018.

Figure 13: The count of active businesses for 2018 to 2023.



Source: [Office of National Statistics, Active business \(2024\)](#)

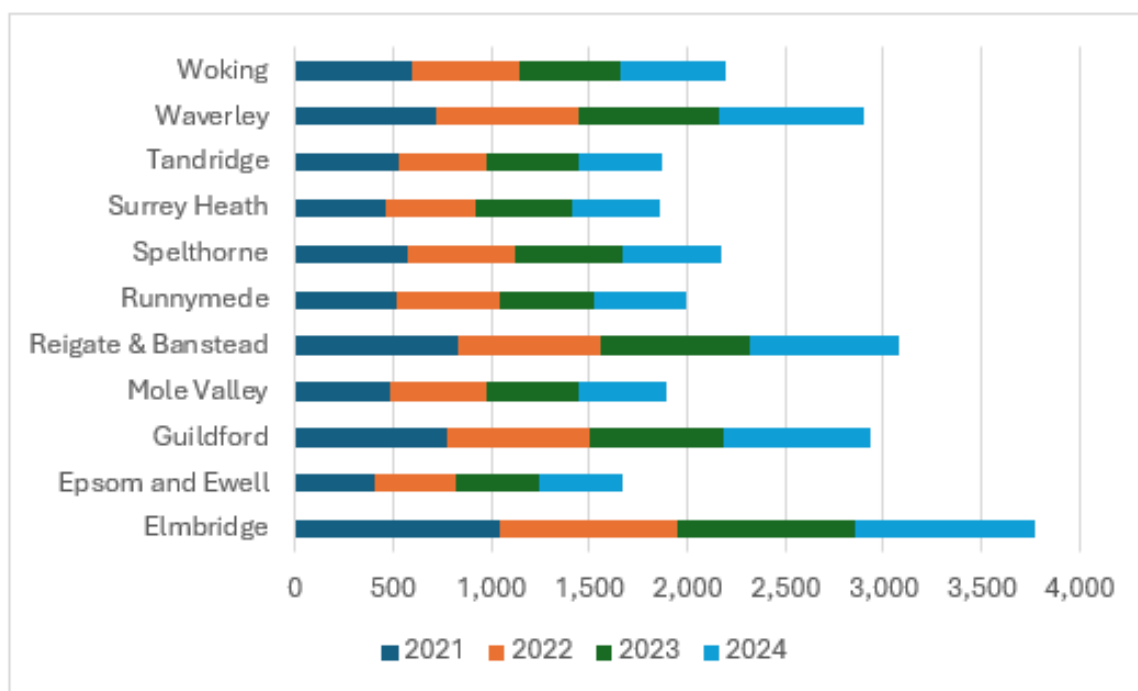
6.27 The industries that employ the largest proportion of people working within the borough include the public sector; finance and insurance; and retail. Public sector and retail are historically large employers regardless of location. However, the borough has a

notable concentration of large financial and insurance corporations who employ a significant proportion (12%) of the borough's labour force.

6.28 The financial & insurance sector is recognised as playing a key role in the Reigate & Banstead economy. Employing 7,000 people (10.4% of all employees in the borough), the borough's share of financial and insurance jobs is almost four times higher than the national average share and the sector contributes almost £1.1 billion in GVA (Reigate & Banstead's Economic Framework 2021-2026). Most local employers in the borough are in the private sector but there are a small number of significant large public sector employers including Reigate & Banstead Borough Council, Surrey County Council and the Surrey and Sussex Healthcare NHS Trust.

6.29 As figure 14 demonstrates, Reigate & Banstead has the second highest business birth count in Surrey consistently over three years between 2021 and 2024 with 760 businesses created in 2024.

Figure 14: Count of births of new enterprises for 2021 to 2024 by local authorities in Surrey.



Source: Table 1.1d- Business demography 2024, ONS.

6.30 In terms of local business survival rates over 5 years since their births in 2019, Reigate & Banstead has a 40.4% survival rate, which is the fourth highest in comparison with its neighbouring authorities. Its rate is slightly lower than the County (42.5%) but higher than the South East region (40.2%) and England (38.3%).

Table 20: 5-year survival % rates of newly born enterprises by births in 2019

Area	2019 births	1-year per cent	2-year per cent	3-year per cent	4-year per cent	5-year per cent
England	325,355	94.7	74.7	55.9	44.9	38.3
South East	51,560	94.9	76.0	58.4	46.8	40.2
Surrey	7,465	95.4	77.0	60.6	49.8	42.5
Reigate & Banstead	890	94.9	75.8	59.6	48.9	40.4
Epsom and Ewell	485	95.9	79.4	58.8	49.5	43.3
Mole Valley	520	96.2	76.9	60.6	51.0	44.2
Tandridge	535	96.3	80.4	64.5	55.1	47.7
Crawley	500	93.0	75.0	56.0	44.0	37.0
Croydon	2,340	94.0	74.1	55.8	44.9	38.5
Sutton	1,395	95.0	65.2	52.3	43.4	36.6

Source: Table 5.1a- Business demography 2024, ONS.

Commuting patterns

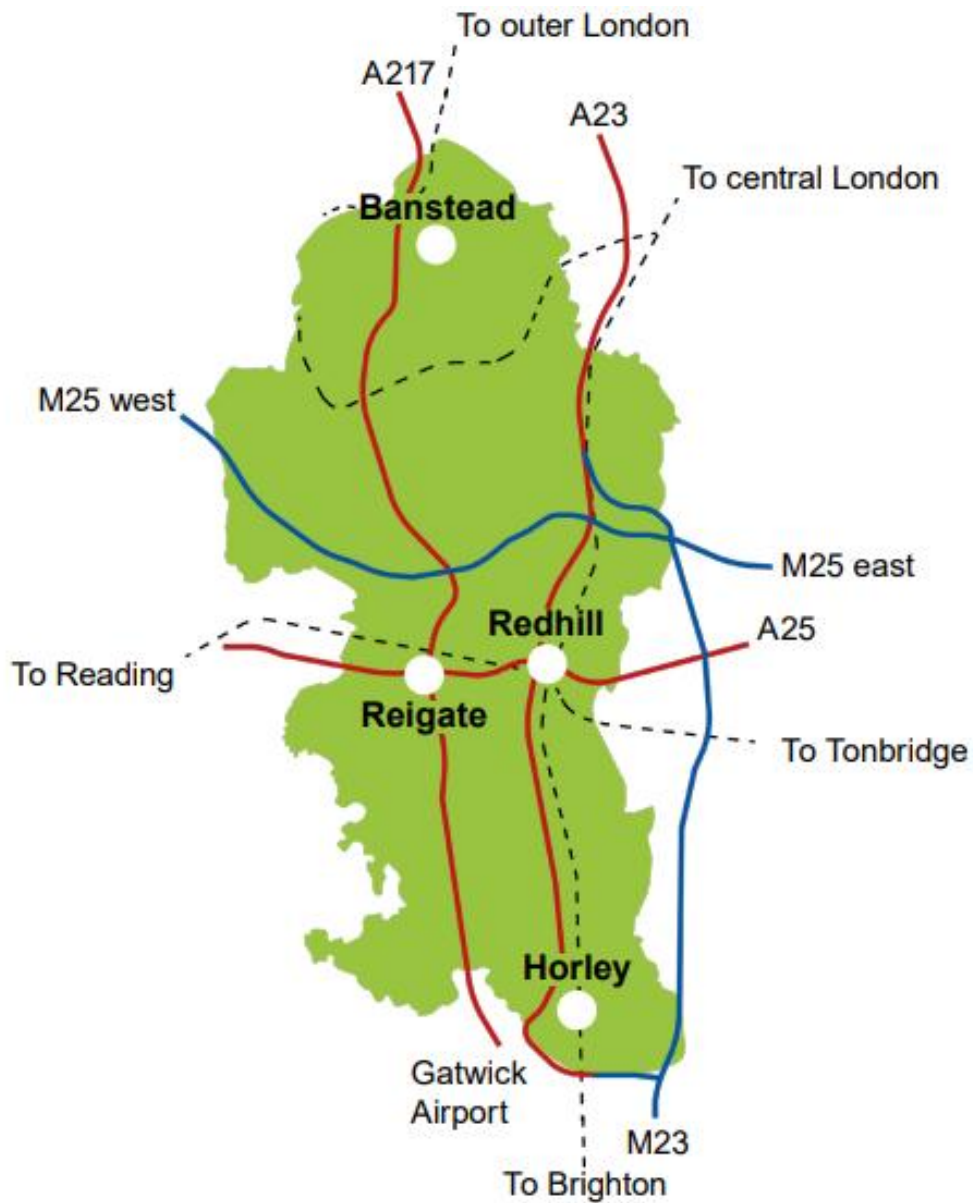
6.31 As shown in figure 15, the borough has strong transport links in relation to London and Gatwick Airport and the wider Gatwick Diamond area. Due to its strategic location, Reigate & Banstead is a net exporter of labour with a 50% self-containment rate (2011 Census). It is difficult to provide the trend data and comparison between censuses on commuting methods and patterns due to the 2020 global pandemic which changed the way in which many people work. However, both censuses help to provide an indication of the locations of inward and outward commuting.

6.32 From the 2011 Census data: 35,925 working residents aged 16 and over in Reigate & Banstead travelled outside the borough for employment, principally to Crawley (4,735),

Mole Valley (3,452) and Sutton (2,743). While 32,536 working residents commuted into Reigate & Banstead for employment, principally from Tandridge (3,537), Croydon (3,489) and Crawley (3,468).

- 6.33 From the 2021 Census data: 19,204 of all working residents aged 16 and over in Reigate & Banstead travelled outside of the borough for employment, principally to Crawley (2,176), Mole Valley (2,126), and Sutton (2,044). Some 18,840 working residents travelled into Reigate & Banstead for employment, principally from Crawley (3,053), Tandridge (2,327), and Croydon (2,226).
- 6.34 Despite the drop in numbers due to working from home during the pandemic in 2020/2021, the data does confirm similarities in locations. Of those commuting out of the borough, the greatest numbers commute to the Gatwick Diamond authorities of Crawley, Mole Valley and the London Borough of Sutton and of those commuting into the borough, the greatest numbers commute in from the Gatwick Diamond authorities of Tandridge, Crawley and the London Borough of Croydon.
- 6.35 More detailed commuting patterns show that there are localised commuting patterns between Crawley and Horley, Crawley and Earlswood (East Surrey Hospital), Tandridge and Redhill and Reigate, Mole Valley and Redhill and Reigate, the north of the borough to Mole Valley, Epsom and Ewell, Sutton and Croydon, and high numbers commute from a large number of areas both to and from central London. This confirms strong links with the neighbouring Gatwick Diamond authorities and London.

Figure 15: Transport connections.



Source: Reigate & Banstead 2030: Our Corporate Plan

Local Economy

6.36 The borough has seven industrial estates including four principal employment areas and three local employment areas.

Table 21: All Principal and Local Employment Areas in the borough

Principal Employment Areas	Local Employment Areas
Holmethorpe Industrial Estate, Redhill	Pitwood Park Industrial Estate, Tadworth
Wells Place Industrial Estate, Redhill	Kingsfield Business Centre, Redhill
Perrywood Business Park, Redhill	Balcombe Road Industrial Area (Bridge Industrial Estate and Gatwick Metro Centre), Horley
Salfords Industrial Estate, Redhill	

Source: Reigate & Banstead, Industrial Estates Monitor, 2025

- 6.37 The principal employment areas are locations of strategic importance due to their size, accessibility and commercial offer. These locations are particularly suited to industrial and storage and distribution uses. The local employment areas provide more local accommodation for businesses, containing an important supply of smaller, more affordable accommodation for small businesses in the borough. In 2025, there were a total of 379 business premises in the designated employment areas providing more than 291,000 sqm of floorspace (Industrial Estates Monitor, 2025).
- 6.38 Despite data from the borough's annual industrial estates monitors showing that vacancy rates have remained similar in unit numbers throughout the last five years, there have been some significant changes witnessed in the borough's principal and local employment areas. Most significantly, the southern part of Pitwood Park Industrial Estate was redeveloped for residential use in 2018 reducing the employment floorspace at this estate.
- 6.39 This pressure to change use has continued and in 2021 planning permission was approved for the demolition of 4 industrial units and the erection of 29 residential units at Kingsfield Business Park. In 2022, planning permission for the formation of a mixed-use redevelopment including residential apartments has been approved at a site within the Bridge Industrial Estate.

6.40 Table 22 shows a much higher increase in vacant floorspace was reported in 2025 compared to 2020, which may indicate changing market conditions and should be examined through the Economic Needs Assessment.

Table 22: Vacancy rates across all industrial estates in last five years

Year	Vacant units	Vacant floorspace (sqm)	% of vacant floorspace
2020	31	13,465	-
2021	35	21,244	8%
2022	34	28,166	10.7%
2023	29	21,415	8.1%
2024	35	50,816	17.3%
2025	36	36,429sqm	12.5%

Source: Reigate & Banstead Industrial Estates Monitors from 2020 to 2025)

Town Centre and Local Centres

6.41 As well as designated employment areas, Reigate & Banstead has four main town centres, Redhill, Reigate, Banstead and Horley, and 27 local centres which play a key role in the borough's economy. They each have different characteristics, opportunities and issues. The borough's town centres include 595 units, 104,036 sqm of retail floorspace and 5,734 m of retail frontage ([Town Centre Monitor, 2025](#)). The borough's local centres include 530 units and approximately 52,289 sqm of commercial floorspace (internal monitoring data, 2025).

6.42 Trend data shows that vacancy rates in the borough town and local centres have remained stable (table 23). In 2025, vacancy rates within the borough's local centres have increased slightly, whilst town centre vacancy rates have decreased from the previous monitoring period. Compared with the UK average shop vacancy rate (based on Goad Plan data) of 14.9% in 2024, the borough performs well at 8.7% for both town and local centres in 2024.

Table 23: Vacancy rates in town centres and local centres

Designated Area	2020	2021	2022	2023	2024	2025
Town Centres	7.4%	7.9%	5.8%	8.7%	8.7%	7.4%
Local centres	8.6%	9.4%	8.6%	7.9%	8.7%	8.9%

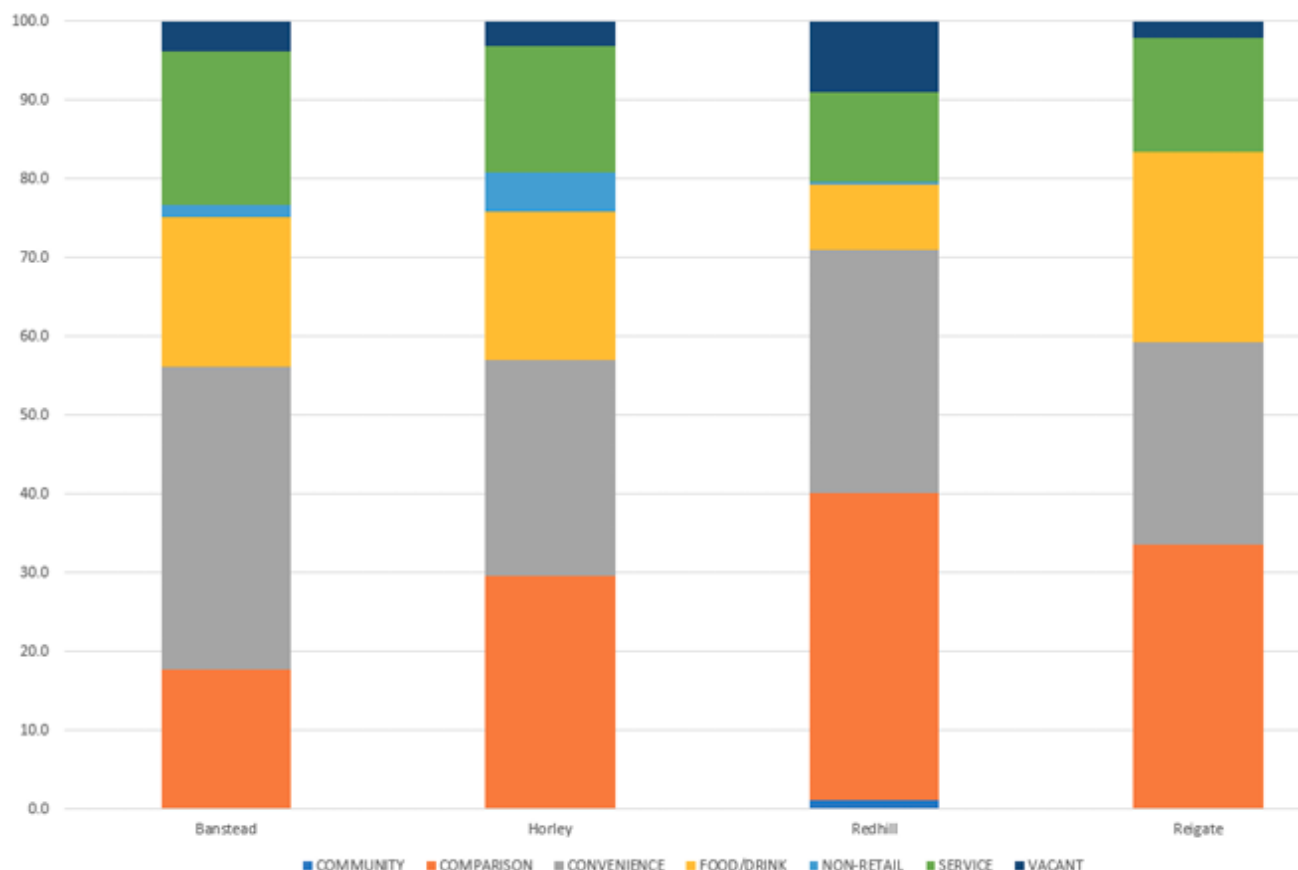
Source: Reigate & Banstead Annual Monitoring Reports from 2020 to 2025.

Town Centres

- 6.43 More detailed analysis on the borough's four town centres is set out in the annual [Town Centre Monitor, 2025](#). The study shows how the town centres have adapted to changes in the economic market with vacancy rates, new occupiers, viability and use class changes reported for each town centre.
- 6.44 Vacancy rates across the town centres have improved. Compared to 2024, Banstead, Reigate and Horley have all seen a decrease in the number of vacant units, whilst Redhill has the same number of vacant units from the previous monitoring period. Redhill has the highest number of vacant units, reflecting the impact of ongoing regeneration, the move to online shopping and services, with the result that retail chains and banks are downsizing their high street presence and other businesses ceasing operations. As shown in table 23, the overall borough-wide percentage of vacant units in town centres has also decreased from the previous monitoring period, from 8.7% to 7.4%.
- 6.45 Figure 16 below details the composition of retail floorspace across the town centres. It shows that comparison and convenience retail, services, and food and drink establishments are the main occupiers in all town centres, whilst non-retail, community and vacant premises occupy smaller percentages. The largest percentage of retail floorspace on offer in Horley, Redhill and Reigate are comparison retail (29.5%, 38.9%

and 33.5% respectively), whilst the highest percentage of retail floorspace in Banstead is convenience retail (39.0%).

Figure 16: Percentage of floorspace for each retail offer in all four town centres.



Source: Reigate & Banstead Town Centre Monitor, 2025

- 6.46 The monitor report observes that independent businesses remained strong in the borough. This was noted at Reigate Town Centre and Banstead Town centre, which contributes to a more diverse and resilient retail mix.
- 6.47 Even though the borough's town centres have low vacancies and a diverse retail offer, the monitor report flagged economic uncertainty, changing shopping habits, and the need for more flexible use of space as key considerations for future planning.

Local Centres

- 6.48 The Reigate & Banstead [Local Centre Monitor 2025](#) offers a detailed look at the 27 local centres across the borough, assessing their vitality and resilience over the year. The key findings include the following:
- There is a good mix of uses across the borough's local centres. 41.1% of the units within all of the borough's local centres provide services, 18.5% are food and drink establishments, 13.6% comparison retail, 14.5% convenience retail and 3.4% community use.
 - Over the 2024-25 monitoring year, 16 new occupiers moved into the borough's local centres, and 20 occupiers left the local centres.
 - Brighton Road, Horley; Brighton Road, Salfords; Burgh Heath; Holmesdale Road, Reigate; Rectory Lane, Chipstead; Station Approach, Chipstead; Walton on the Hill and Woodmansterne Street, Woodmansterne, Local Centres have all seen an increase in the proportion of vacant units within their local centres over the past twelve months.
- 6.49 An Article 4 direction to remove permitted development rights to convert ground floor commercial units to residential properties came into force on 13 February 2026. [Evidence to support an Article 4 direction in town and local centres \(commercial to residential\)](#) showed increasing numbers of units lost to permitted development residential conversions. The Article 4 direction will allow the council to better support the borough's town and local centres by helping to keep shops and services, thereby retaining the vitality of centres and their ability to serve their local communities. The outcome of this Article 4 direction is likely to be better retention of employment floor-space within the centres, and more favourable conditions for businesses.

Offices

- 6.50 As reported in the [Commercial, Leisure and Community Commitments monitor 2025](#), the borough's offices remain the dominant source of available floorspace, and this has been the case for the past eleven years. In 2025, the amount of available office

floorspace on the market has decreased from 60,783sqm to 30,359 sqm. This is likely due to the change in flexible work models which reduces the need for large office spaces and a result of permitted development changes. [Lambert Smith Hampton's Office Occupier Survey \(July 2024\)](#) reveals a clear trend toward reducing office space, especially among larger companies, with 41% of organisations having reduced their office footprint compared to five years ago.

6.51 The emerging local plan will have to consider how to support small local businesses whilst balancing the need for large employment spaces, particularly with traditional employment premises under the pressure to convert to residential. The Economic Needs Assessment currently being drafted will provide a recommended requirement for office need for the next local plan period.

Job density and total employee jobs

6.52 Job density is the number of jobs in an area divided by the resident populations aged 16-64 in that area. A higher job density suggests an area with a high concentration of jobs. Table 24 shows that the job density for Reigate & Banstead is the lowest it has been in 10 years although the total number of jobs has seen an increase. It is also lower than the Surrey (0.87) and England (0.86) averages in 2024. Potential factors may include the population increase witnessed in recent years (see housing chapter) rather than jobs declining. However, the increase in vacant office floorspace, changes of use in employment uses and pressure to convert to residential could be factors in a declining job density.

Table 24: Job density from 2014 to 2024

Year	Job density	Total number of jobs (including full and part time)*
2024	0.77	76,000
2023	0.77	65,000
2022	0.81	68,000
2021	0.90	67,000
2020	0.80	67,000

Year	Job density	Total number of jobs (including full and part time)*
2019	0.93	69,000
2018	0.86	68,000
2017	0.84	65,000
2016	0.93	68,000
2015	0.89	68,000
2014	0.85	-

Source: Nomis, Labour Market Profile

* Total jobs includes employees, self-employed, government-supported trainees and HM Forces

6.53 However, another important factor is that many of the borough residents commute outside of the borough for employment. (See figure 15 for the key transport connections). Higher paid work opportunities are available in central London which is accessible via train and road. Gatwick Airport in Crawley provides a range of jobs from aviation, customer service, hospitality, retail and security and is commutable for many across the borough. Job creation is anticipated with the proposed additional runway, which would increase the job density within the borough.

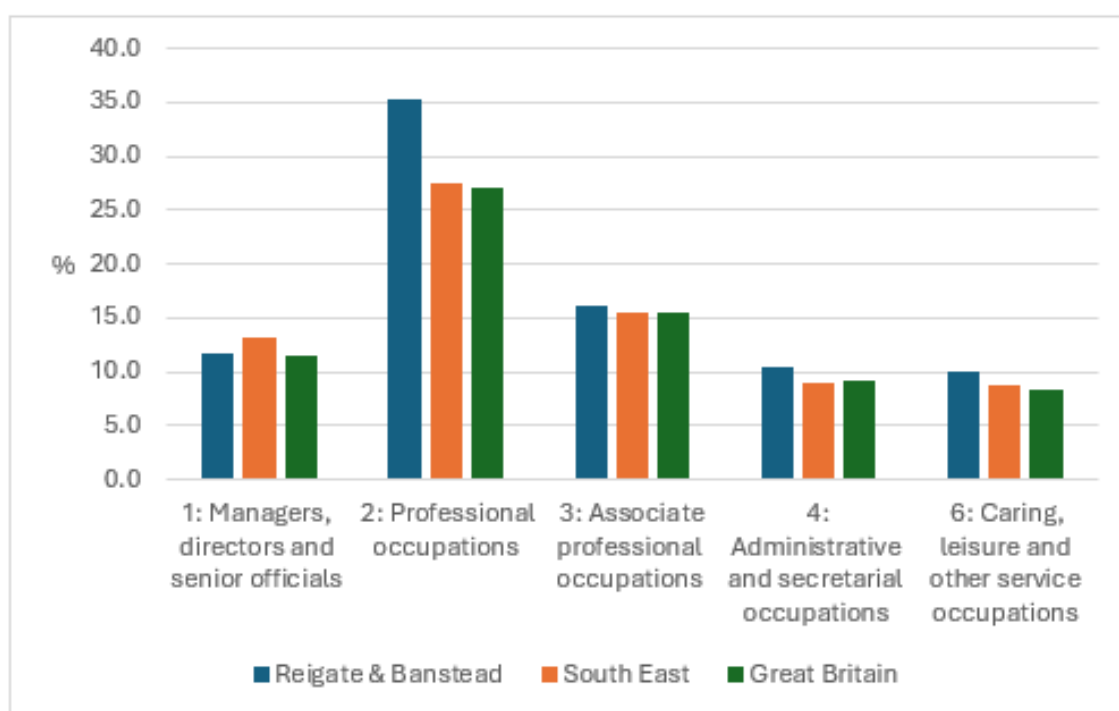
Economically active

6.54 According to the most recent Nomis Labour Market statistics, the number of people economically active between January 2025 and December 2025 in the borough was 84% which is higher than the South East (81.9%) and Great Britain as a whole (79.2%). The percentage of males in employment is higher at 85.8% than the female population which is at 82.3%.

6.55 71% of people are in employed work and 8.9% are self-employed. The average number of employed workers is higher than the average for the South East (68.6%) and the whole of England (65.9%). The number of self-employed people in the borough is lower than the average for South East (10%) and for England (9.3%).

6.56 Out of the 66,000 employee jobs (excluding self-employed, government-supported trainees and HM Forces) recorded in 2024, some 13,000 (20%) worked in the human health and social work activities. In terms of employment by occupation, figure 17 below shows that Reigate & Banstead has the highest number (35.3%) of residents working in Professional Occupations in 2025, more than the South East (27.6%) and Great Britain (27%) comparators. The borough also has the highest percentage of residents in associate professional occupations.

Figure 17: Employment by occupation (January 2025- December 2025)



Source: [ONS Population survey 2025](#)

6.57 Reigate & Banstead's full-time workers earn more gross weekly pay and hourly pay than the South East and Great British averages. This is the same for both male and female full-time workers. This is expected given that over 35% of the population are in professional occupations with higher pay bands.

Table 25: Earnings -Gross Weekly pay 2025.

Weekly Pay	Reigate & Banstead	South East	Great Britain
Full-Time workers	850.8	775.8	766.6
Male Full-time workers	862.3	838.2	818.6
Female Full-time workers	840.8	702.5	710.6

Source: ONS annual survey of hours and earnings 2025 - workplace analysis

Table 26: Earnings -Hourly Pay 2025

Hourly Pay	Reigate & Banstead	South East	Great Britain
Full-Time workers	22.74	19.96	19.74
Male Full-time workers	22.34	20.97	20.39
Female Full-time workers	22.72	18.67	18.94

Source: ONS annual survey of hours and earnings 2025 - workplace analysis

Economically Inactive

6.58 According to the ONS population survey from January 2025 to December 2025, 16% of the working age population (16-64 years) in Reigate & Banstead is economically inactive. This includes students, those looking after family, temporarily sick, long-term sick and retired people. This percentage is lower than the South East (18.1%) and Great Britain (20.8%).

6.59 In terms of neighbouring authorities, there is no data for Mole Valley, Croydon or Sutton but Reigate & Banstead have less economic inactivity than Epsom and Ewell (17%) and Tandridge (21.6%) but slightly higher than Crawley (13.3%). In terms of identifying a trend, this has been variable over the last 10 years as figure 18 demonstrates. However, economic inactivity has declined in recent years, falling from 20.4% in 2024 to 16.0% in 2025. This represents a 21.6% approximate reduction, indicating an improvement in labour market participation.

Figure 18: Economically inactive totals for Reigate & Banstead, South East and Great Britain from 2014-2025

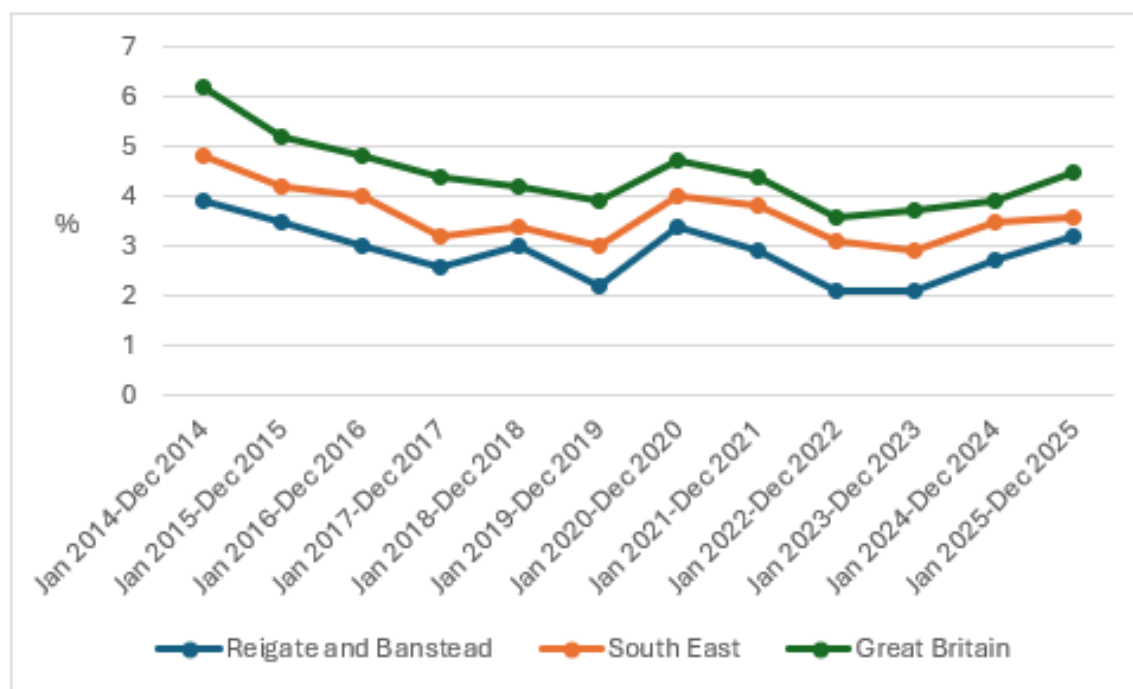


Source: [ONS annual population survey](#)

Unemployment rate

6.60 As the annual model-based estimates of unemployment show, the borough has traditionally seen lower rates than the regional and national average with the latest available data (January 2025 to December 2025) showing an unemployment rate of 3.2% compared to 3.6% regionally (South East) and 4.5% nationally (Great Britain). The chart shows that the increases and decreases in unemployment are reflective of the regional and national patterns with a notable rise during the global pandemic 2020/21 as figure 19 demonstrates.

Figure 19: Unemployment (Model Based) for Reigate & Banstead, South East and Great Britain from 2014-2025



Source: [ONS annual population survey](#)

Universal credit and job seekers allowance claimants

6.61 As of May 2026, the number of people claiming out of work benefits in Reigate & Banstead was 2,215, comprising 1,170 males and 1,045 females. This is the equivalent to 2.2% which is lower than the average for the South East (3.1%) and Great Britain (4.0%). The lowest statistic recorded in the borough was 0.4% in 2001, but this has gradually increased since the financial crash in 2008 and most notably through the pandemic in 2020/21. Recent years have seen similar percentages of claimants although still lower than the regional and national statistics.

Education

6.62 There are 32 primary schools in Reigate & Banstead which include infant and junior schools. The borough has 9 secondary schools, including both state-funded and independent institutions.

- 6.63 In addition to the two secondary schools offering Year 12 and 13 provisions, there are two sixth form colleges in the borough. East Surrey college, Redhill, which has good links to employers, and Reigate College which is more focused on university entry providing a wide range of GCE A Levels and BTEC Level 3 courses. Outside the borough, there is Northeast Surrey College (NESCOT) in Epsom & Ewell which provides catchment for students in the north of the borough. A small percentage choose specialist sixth form education outside of the borough such as the BRIT School in Croydon. This is in part possible due to good transport links.
- 6.64 Standalone special educational needs and disabilities (SEND) schools in the borough include Brooklands (in Reigate) and Woodfield Secondary (in Merstham). Additionally, mainstream state schools and placements in independent schools and institutions (Non-Maintained Institutions) provide for a range of SEN needs.
- 6.65 There are no higher education facilities in the borough, but there are a number of institutions in comparable commuting distance including University of Surrey, Sussex University, Brighton University and many London universities.
- 6.66 Apprenticeship opportunities and the active promotion of these have increased and is important in the borough for a wide range of businesses and organisations including the councils and multi-national companies which work closely with school providers. The Apprenticeship Level system (levels 1 – 7) provide work/study opportunities to master's level.
- 6.67 Adult Skills training is promoted countywide and available in East Surrey College in Redhill. There are no Supported Learning centres for adults with learning disabilities in the borough but there are 7 in Surrey.

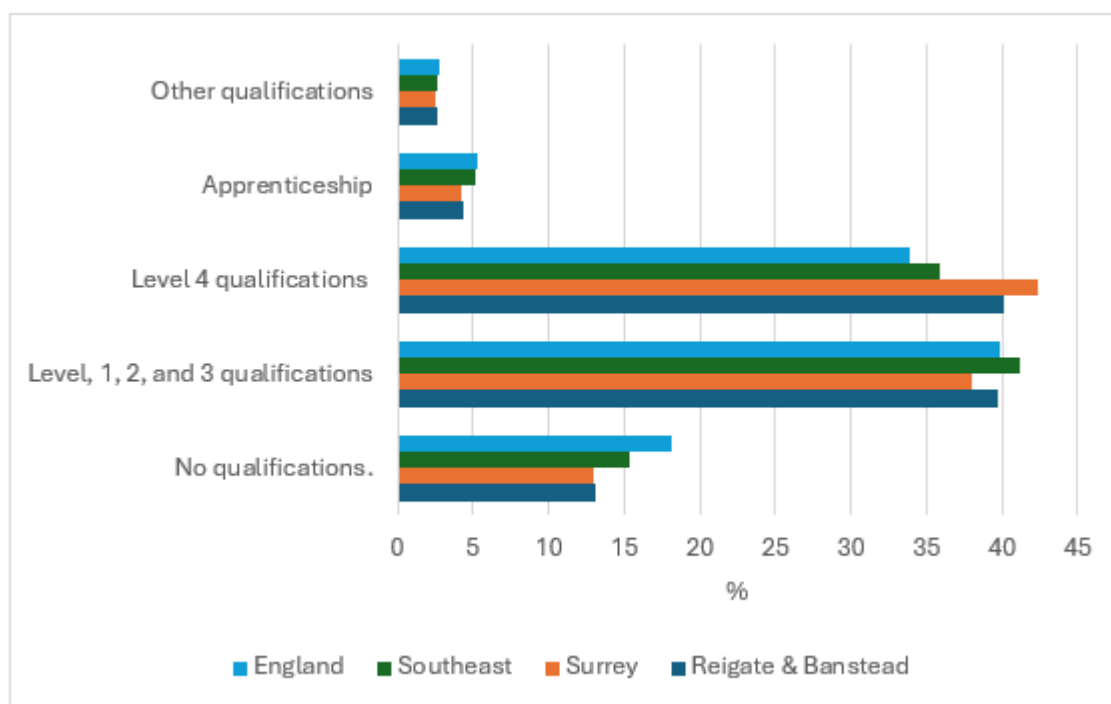
Qualifications

- 6.68 To help explain the data and findings below, ONS have categorised qualifications into the following:

- **Level 1 and entry level qualifications:** 1-4 GCSEs grade A*-C, Any GCSEs at other grades, O levels or CSEs (any grades), 1 AS level, NVQ level 1, Foundation GNVQ, Basic or Essential Skills
- **Level 2:** 5+ GCSEs (A*-C or 9-4), O levels (passes), CSEs (grade 1), School Certification, 1 A level, 2-3 AS levels, VCEs, Intermediate or Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First or General Diploma, RSA Diploma
- **Apprenticeships**
- **Level 3:** 2+ A levels or VCEs, 4+ AS levels, Higher School Certificate, Progression or Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4 and above:** degree (BA, BSc), higher degree (MA, PhD, PGCE), NVQ level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, professional qualifications (e.g. teaching, nursing, accountancy)
- **Other qualifications:** vocational or work-related qualifications, other qualifications achieved in England or Wales, qualifications achieved outside England or Wales (equivalent not stated or unknown)

6.69 At the time of the 2021 Census, data shows that in Reigate & Banstead, 13.1% of people aged 16 years and over in the borough have no qualifications. A proportion of this may be due to residents with international qualifications that do not align with the UK standard. 39.7% have level 1, 2, and 3 qualifications. 40.1% of residents hold qualifications at level 4 or above. 4.4% have an apprenticeship and 2.6% have other qualifications. Figure 20 shows the population's qualifications in comparison with Surrey, the South East and England.

Figure 20: Qualification comparison.



Source: ONS – 2021 Census

The likely situation without a plan

- The Council would not have a strategic framework, or the ability to allocate land for employment uses, which may lead to speculative development in locations that are less appropriate (i.e. lack of infrastructure, sustainability etc.).
- Local employment could be lost which forces people to travel longer distances for work opportunities.
- Inability to capitalise on the benefits of expansion at Gatwick Airport
- The loss of employment floorspace, including office floorspace, will continue at pace due to the pressure from other higher value uses (including housing) and the extension of permitted development rights.
- Policy is needed to ensure the vitality and viability of the borough's town and local centres is maintained and strengthened.

- Unable to keep up with national developments with growing importance such as data centres, last-mile logistics and delivery services
- and AI Growth Zones.

Task A3: Identifying key issues and problems

- To deliver as much of the employment need as possible for the borough, against the employment requirements.
- Encourage a range of employment opportunities for local people to access work locally and reduce outward commuting.
- Continuously adapting to the trends in employment for the market in the borough.
- As the requirements of the working population continue to change, there is likely to be a requirement for adaptable dwellings which can accommodate more flexible working practices.
- In response to shifting consumer behaviours and economic pressures, the borough's town and local centres must evolve and promote flexible spaces, diverse uses, and a strong independent offer to remain resilient.
- Preventing the loss of employment spaces to non-employment uses via permitted development or other routes, particularly within the industrial estates, town centres and local centres.
- Proposed expansion at Gatwick Airport will provide economic benefits including job creation and employment opportunities.
- Support the transition to a green economy allowing sustainable low carbon sectors to develop.
- Support education providers and businesses to encourage the local development of green skills.
- The emergence of digital technology, artificial intelligence (AI) and automation presents a growing economic and social sustainability challenge for the local economy

and workforce, including implications for job security, skills requirements and business adaptation.

Task A4: Developing the SEA/sustainability assessment framework.

Sustainability Objective

SO4: Encourage sustainable economic development, access to work and skills and enhance vitality and viability of the borough's town and local centres.

Key Decision Aiding Questions:

Will the option,

- Meet local employment land requirements?
- Encourage the provision of a range of jobs that are accessible to residents?
- Support traditional and emerging sectors for Reigate & Banstead's economy?
- Promote the viability, vitality, and competitiveness of town centres and encourage their commercial success?
- Support local services and businesses within local centres?
- Facilitate the continued development of a skilled local workforce?
- Increase training and educational opportunities?

Data Gaps

6.70 An updated Economic Needs Assessment is being prepared to inform emerging local plan policies on economic and employment needs to 2043-44. It will supersede the 2016 Economic Needs Assessment and provide updated evidence on the borough's Functional Economic Market Area, economic profile, employment trends, floorspace requirements for office, industrial and storage/distribution uses, and related policy considerations.

7 Heritage and the historic environment

7.1 This section of the scoping relates to the theme of heritage and the historic environment.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 27: Plans, policies and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
International	International UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage	1972
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG): Historic environment	2019
National	The Planning (Listed Buildings and Conservation Areas) Act	1990
National	Ancient Monuments and Archaeological Areas Act	1979
National	Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans	2015
National	Historic England Advice Note 1: Conservation Area Appraisal Designation and Management (second edition)	2019
National	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets	2019
National	Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	2016
National	Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans	2015
National	Historic England Advice Note 17: Planning and Archaeology	2022
National	Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency	2026

Level	Policies, plans and programmes (PPPs)	Year of publication
National	Historic England Good Practice Advice in Planning: 3 The Setting of Heritage Assets (second edition)	2017
National	Historic England: Conservation Principles, Policies and Guidance	2008
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018
National	National Model Design Code	2021
National	The National Design Guide	2019
Local	Reigate & Banstead Heritage Strategy	2018
Local	Reigate & Banstead Draft Conservation Area Character Appraisals	Various
Local	Reigate & Banstead Local Character and Distinctiveness Design Guide Supplementary Planning Document (SPD)	2021
Local	Reigate & Banstead Climate Change and Sustainable Construction Supplementary Planning Document (SPD)	2021
Local	Reigate & Banstead Historic Parks and Gardens Supplementary Planning Document (SPD)	2020
Local	Reigate Town Centre Shop Front Design Supplementary Planning Document (SPD)	2020
Local	Reigate & Banstead Barn and Farm Conversions Supplementary Planning Document (SPD)	2020
Local	Reigate & Banstead Planning and Archaeology Supplementary Planning Guidance (SPG)	1993

Summary of PPPs

7.2 The new local plan policies will need to have regard to the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage. It notes that the threats to cultural and natural heritage are increasing through destruction, decay and shifting social and economic conditions.

- 7.3 Chapter 20 in the NPPF 2026 is dedicated to conserving and enhancing the historic environment. It recognises heritage assets as an irreplaceable resource and seeks to ensure that they are conserved and enhanced in a manner appropriate to their significance for current and future generations. The chapter requires development plans to establish a positive strategy for the conservation, enhancement and enjoyment of the historic environment, informed by proportionate evidence and an understanding of heritage significance.
- 7.4 Local plans should identify and protect designated and non-designated heritage assets, consider heritage at risk, and recognise the social, cultural, economic and environmental benefits that conservation can bring. The chapter also requires decision-makers to assess the significance of affected heritage assets, avoid or minimise harm where possible, and weigh any harm against the public benefits of a proposal.
- 7.5 The Planning Practice Guidance (PPG) on the historic environment supports the NPPF and provides detailed guidance on how to conserve and enhance heritage assets in the planning system.
- 7.6 The Planning (Listed Buildings and Conservation Areas) Act (1990) protects listed buildings and conservation areas. It enforces controls on buildings and areas of special architectural or historical interest. The Ancient Monuments and Archaeological Areas Act (1979) allows for the investigation, presentation and recording of matters of archaeological or historical interest and makes provision for the regulation of operations or activities which may affect ancient monuments and archaeological areas.
- 7.7 Historic England is the statutory body that helps people care for, enjoy, and celebrate England's historic environment. Guidance and advice notes provide essential information for local planning authorities, neighbourhood groups, developers, consultants, landowners, and other interested parties on historic environment considerations, and are regularly reviewed and updated considering legislative changes. The following guidance and advice notes are particularly relevant and should be read in conjunction with the others:

- Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans assists local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing the historic environment policies contained within the NPPF.
- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management highlights various methods to manage change whilst allowing for the conservation and enhancement of historic areas. The advice note emphasises the importance of understanding the various types of architectural and historic interest that underpin designations and recognising the importance of implementing controls to positively contribute to the significance and value of conservation areas.
- Historic England Advice Note 12: Statements of Heritage Significance offers guidance on how to describe heritage significance to help local planning authorities reach a verdict on impacts of proposals to heritage assets. Understanding the significance of heritage assets before development proposals are suggested enables owners and applicants to receive effective, consistent, and timely decisions.
- Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA) provide support to all stakeholders involved in assessing the effects of certain plans on the historic environment. It offers guidance on how to appropriately consider heritage during each stage of the SA/SEA process and establishes the basis for robust and comprehensive assessments.
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans offers advice to those involved in the process of identifying potential sites for development in order to help ensure the historic environment plays a positive role in allocation and evidence. In addition, the document details a number of steps to make sure that heritage considerations are fully integrated in any site selection methodology.
- Historic England Advice Note 17: Planning and Archaeology clarifies how archaeology fits into planning policy and legislation in England supporting local planning authorities, developers, and consultants in making informed decisions. It also promotes public

value by encouraging archaeological work that contributes to knowledge and community engagement.

- Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency provides guidance on how energy efficiency and carbon reduction measures can be delivered in historic buildings while conserving their heritage significance.
- Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets offers advice on understanding setting, how it may contribute to the significance of heritage assets and allow that significance to be appreciated. It also offers an insight into how different views and interpretations contribute to setting. Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting.
- Historic England: Conservation Principles, Policies and Guidance ensure consistency in the approach taken by Historic England when carrying out its governmental statutory advisor role. It addresses the challenges of modernising heritage protection by proposing an integrated approach to making decisions.

7.8 A Green Future: Our 25-Year Plan to Improve the Environment and the National Design Guide both recognise and reiterate the role of the historic environment in supporting healthy and thriving ecosystems, landscapes, and cultural values.

7.9 The National Model Design Code states that schemes should respect the historic assets of a site and its surroundings and make use of existing structures where possible. The National Design Guide plays an important role in shaping how heritage is considered in the design and planning of new development. It emphasises the importance of valuing and responding to local history, heritage, and culture as part of creating well-designed places.

7.10 At a local level, the updated Heritage Strategy sets out the borough's heritage assets and the legal and national obligations of the council. It discusses the ways in which the Council and a variety of other groups and individuals work in partnership to ensure

those obligations are met, coming together to form a strategy for the conservation of heritage assets in the borough.

- 7.11 21 of the borough's 29 conservation areas currently have draft Conservation Area Character Appraisals published online which provide information about the conservation areas key features and highlights areas for improvement.
- 7.12 The 2021 Local Character and Distinctiveness Design Guide Supplementary Planning Document includes advice on development proposals that would impact on the historic environment in the urban area as well as guidance on conversions and redevelopments of barns, farms and other buildings in the countryside.
- 7.13 Adopted in 2021, the Climate Change and Sustainable Construction SPD includes a section on the maintenance and renovation of historic buildings and structures in a changing climate. It provides specific guidance on the impacts of flooding, energy efficiency, insulation and renewable energy upon historic assets.
- 7.14 The 2020 Historic Parks and Gardens SPD provides a list of nationally registered "designated" as well as locally listed "non-designated" historic parks and gardens within the borough. It identifies their characteristics and provides guidance for landowners to effectively manage these so that they can be preserved for future generations.
- 7.15 Reigate Town Centre Shop Front Design SPD 2020 provides detailed guidance on the design of the shop fronts located within the Reigate Town Centre Conservation Area with the view to preserving and enhancing its historic character.
- 7.16 The Barn and Farm Conversion SPD 2020 provides guidance on the principles of converting barns and other farm buildings in both rural and urban areas in a manner which would benefit and help to enhance the character and local distinctiveness of the surrounding natural and built environment. It has application to both listed and non-listed buildings and includes detailed internal and external requirements.

- 7.17 The Planning and Archaeology SPD 1993 provides guidance on archaeology and development as well as a list of the borough's stock of ancient monuments, sites of archaeological importance and sites of high archaeological potential.

Task A2: Collecting baseline information.

- 7.18 Reigate & Banstead has a rich and varied historic environment, which plays a key role in defining the distinctive character and individuality of the borough. Features of heritage significance include buildings, monuments, sites, landscapes, and their settings and these are referred to as 'heritage assets'. Heritage assets are irreplaceable and important resources in the borough with a wide range of social, cultural, economic and environmental benefits.
- 7.19 The council publishes on its GIS system up to date information on designations for statutory Listed Buildings, protected curtilage or attached structures of known interest in the grounds of Statutory Listed Buildings, Locally Listed Buildings, Historic Gardens, Conservation Areas and Scheduled Monuments.

Designated heritage assets

- 7.20 In total there are 483 designated heritage assets listed on the National Heritage List for England (NHLE). This is the only official, up to date register of all nationally protected historic buildings and sites in England.
- 7.21 Reigate & Banstead has 456 listed buildings recorded on National Heritage List which includes,
- 6 Grade I Listed Buildings
 - 23 Grade II* Listed Buildings
 - 427 Grade II Listed Buildings
- 7.22 Within the borough there are 2 designated Grade II Historic Parks and Gardens of Special Interest: Reigate Priory and Lower Gatton. In addition, there are also 25

scheduled monuments included on the list. There are no Protected Wreck Sites, Registered Battlefields or World Heritage Sites located within the borough.

7.23 In addition to those assets included on the heritage list, Reigate & Banstead have 29 statutorily designated conservation areas. 21 have a draft conservation area character appraisal and management plans (Table 28) and most recent conservation area designations have designation assessments. These identify key features and how they combine to give a place its character.

Table 28: Designated conservation area and draft conservation area appraisals

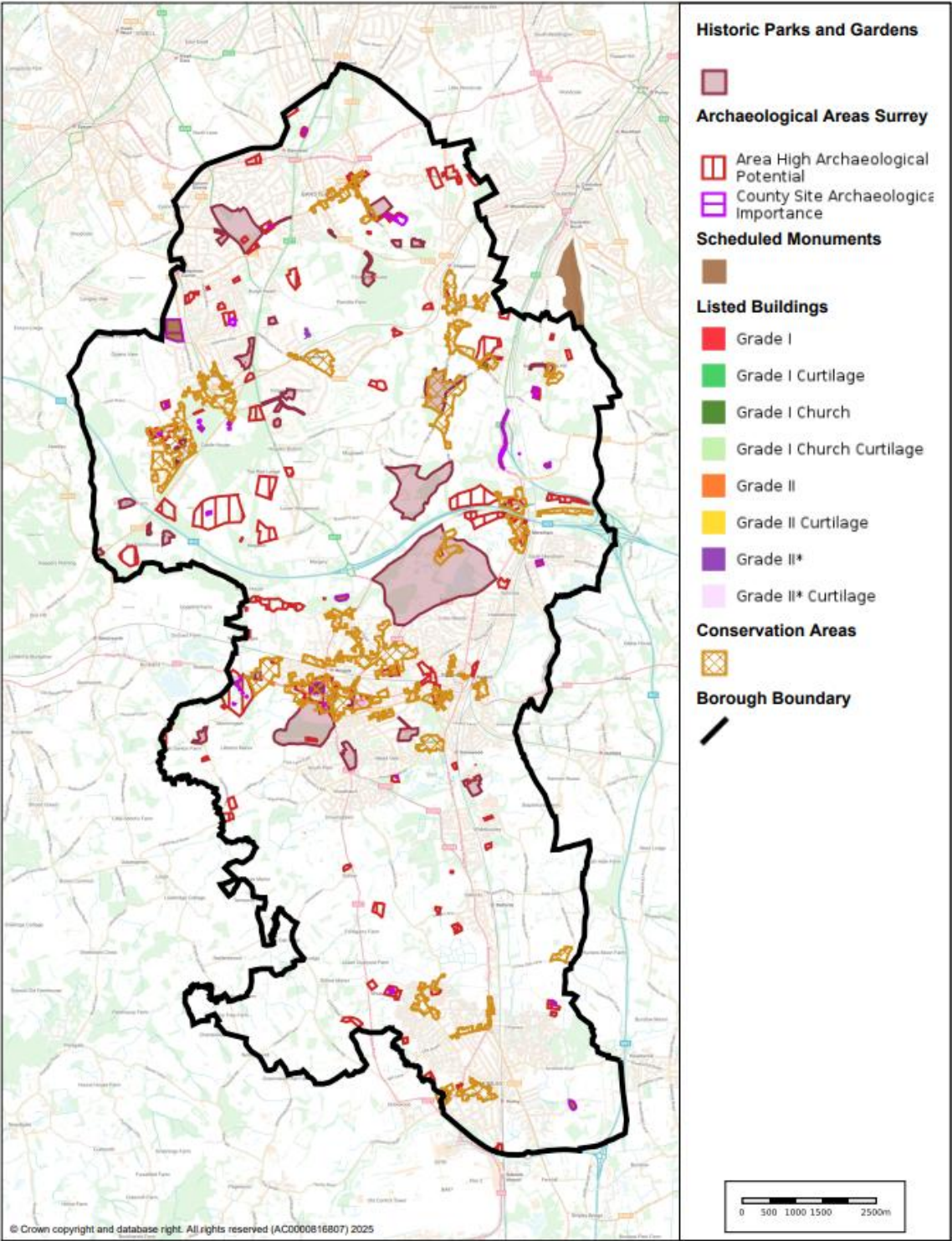
Area Number	Conservation Area Name	Draft Conservation Area Character Appraisal
CON 01	St John's, Redhill	✓
CON 02	Reigate Town Centre	✓
CON 03	Elmore Road, Chipstead	✓
CON 04	Chart Lane, Reigate	✓
CON 05	Merstham Village	✓
CON 06	Wray Common, Reigate	✓
CON 07	Walton on the Hill	✓
CON 08	High Road, Chipstead	✓
CON 09	Cross Oak Lane, Salfords	✓
CON 10	Flanchford Road and Colley Lane, Reigate	✓
CON 11	Rockshaw Road, Merstham	✓
CON 12	Somers Road, Reigate	✓
CON 13	Shaws Corner, Redhill	✓
CON 14	Banstead	✓
CON 15	Church Road, Horley	
CON 16	Massetts Road, Horley	✓
CON 17	Redstone Hill, Redhill	✓
CON 19	Kingswood	✓
CON 20	Netherne on the Hill	✓
CON 21	Linkfield Street, Redhill	✓

Area Number	Conservation Area Name	Draft Conservation Area Character Appraisal
CON 22	Redhill Town Centre	✓
CON 23	Reigate Hill	
CON 24	Meath Green	
CON 25	Tadworth	
CON 26	Walpole Avenue & Starrock Green, Chipstead	
CON 27	Horley Row, Horley	
CON 28	Blanford Road, Reigate	✓
CON 29	Gatton, Reigate	
CON 30	Warwick Road, Redhill	

Heritage at risk

7.24 Historic England undertakes an annual audit of the historic environment and produce a 'Heritage at Risk' register for all local authorities in England. There is only one entry in the borough currently on the Historic England's Heritage at Risk Register which is a designated scheduled monument: The Alderstead (Merstham) Fort, in Reigate. It is currently in poor condition.

Figure 21: Heritage assets located within the borough.



Non-designated heritage assets

7.25 Non-designated heritage assets do not have statutory protection but nonetheless represent an important element of the borough's heritage and play a defining role in the local character of an area. These include:

- 634 Locally listed buildings
- 34 County sites of Archaeological Importance
- 93 Areas of High Archaeological Potential, and
- 38 Historic Parks and Gardens.

Buildings at Risk (BAR)

7.26 The borough's BAR survey 2025 has identified the following designated and non-designated heritage assets at risk.

- 2 scheduled monuments- Reigate Priory and Alderstead Fort.
- 9 statutory listed buildings- Gatton Walls, Priory Gate, and new additions since 2012 Old Town Hall Gatton, Flanchford Mill, Harps Oak, Woodmans Cottage Banstead, Gilberts Farm Barn, Flanchford Granary and Hope Barn.
- 6 curtilage structures- Gatton Urn, and new additions since 2012 Banstead Wood Kitchen Garden Wall, St Lawrences Chapel Wall, Flanchford Farm Barn, Flanchford Farm Wall and Gatton Greenhouses.
- 5 locally listed buildings- Ironsbottom Field Shelters, Gothic Tomb Woodmansterne, and new additions since 2012 Canons Farm Barn, Reads Rest Barn and Dents Farm.

7.27 A yearly audit of the list allows buildings to be reassessed, and repair notices to be served if required. Nine buildings have been repaired and three have been lost since the report was published in 2012. A further nine buildings have become at risk during this time but have since been repaired.

The likely situation without a plan

- There may be an incremental loss of historic character of settlements through the delivery of large-scale or piecemeal housing/mixed use development sites.
- Potential loss or harm caused to the setting of heritage assets as a result of new development.
- Depending on location, new development has the potential to impact on both designated and non-designated heritage assets.
- Sites, areas and buildings that have not been formally designated, such as those on a local list, will have limited protection against inappropriate development.

Task A3: Identifying key issues and problems

7.28 The following key issues have been identified through the baseline review for this topic:

- Heritage assets are an irreplaceable resource and need to be conserved in a manner appropriate to their significance.
- There are threats to the character of the borough from the cumulative impact of development proposals and associated infrastructure requirements.
- Potential loss or harm caused to the setting of heritage assets as a result of development.
- Short-term visions for new development and the demand for new housing and other needs (i.e. employment/infrastructure uses) could result in inappropriate development and even demolition, which would affect the character of historic assets/buildings within the borough.
- Opportunities through new development to enhance existing heritage assets may exist through sensitive design or through the retention/ repurposing of existing heritage assets.

- Buried archaeological remains may be poorly understood or as yet undiscovered, but under threat of loss or harm without recording.
- Climate change may increase risks to heritage assets and their settings, including from flooding, overheating, water stress, ground movement/subsidence and more frequent extreme weather events. Adaptation measures will need to conserve heritage significance and follow sustainable conservation principles.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO5: Conserve and enhance the borough's heritage assets and their contexts and settings

Key Decision Aiding Questions:

Will the option,

- Conserve and enhance the significance of buildings and structures of historic interest, both designated and non- designated, and their setting?
- Conserve and enhance the special interest, character and appearance of registered parks and gardens, and their settings?
- Conserve and enhance the special interest, character and appearance of conservation areas and their setting?
- Identify, protect and enhance sites and features of archaeological value?
- Promote and develop and where appropriate increase access to cultural and heritage assets and settings?
- Promote sensitive re-use of important buildings where appropriate?

- Conserve and enhance the significance, fabric and setting of heritage assets while ensuring they are resilient to climate change impacts, including flooding, water stress, ground movement/subsidence and extreme weather?

8 Climate change

8.1 This section of the scoping relates to the theme of climate change.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 29: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
International	UN Paris Agreement	2016
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) on Climate Change	2019
National	Climate Change Act 2008 (2050 Target Amendment) Order	2019
National	Climate Change Committee- A Well-Adapted UK	2026
National	Climate Change Committee Seventh Carbon Budget	2025
National	Progress in Adapting to Climate Change (2025 Report to Parliament)	2025
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018 2023 updated
National	An update to the Building Regulations (uplift in standards for Part L, Part F, new Part O and Part S)	2022
National	Future Homes and Building Standards (Yet to come into force)	2026
National	Policy Paper: The Great British Energy Local Power Plan	2026
National	Powering Up Britain	2023
National	The UK Government Net Zero Strategy	2021
National	National Flood and Coastal Erosion Risk Management Strategy for England	2020 updated 2022
National	Health Effects of Climate Change (HECC) report	2024
County	Surrey 2050 Place Ambition	2019
County	Surrey Climate Change Strategy	2020 update 2024

County	Surrey Greener futures climate change delivery plan 2021 to 2025	2021
County	Surrey Climate Change Adaptation and Resilience Strategy	2023
County	Surrey Local Transport Plan 4	2022
County	Surrey Net Zero Carbon Development Viability Toolkit	2024
Local	Reigate & Banstead 2030: Our Corporate plan	2025
Local	Reigate & Banstead Environmental Sustainability Strategy	2024
Local	Reigate & Banstead Climate Change and Sustainable Construction Supplementary Planning Document (SPD)	2021
Local	Reigate & Banstead Climate Change, Mitigation and Adaptation Study	2025
Local	Reigate & Banstead and Tandridge Level 1 Strategic Flood Risk Assessment (Draft report)	Not yet published

Summary of PPPs

- 8.2 The UN Paris Agreement is an international treaty on climate change with the aim to limit global warming to below 2 degrees Celsius, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. In response to the adoption of the Paris Climate Agreement in 2015, the UK became the first major economy in the world to pass legislation to bring all greenhouse gas emissions to net zero by 2050.
- 8.3 Chapter 5: Meeting the Challenge of Climate Change of the NPPF 2026 sets out national planning policy for supporting climate change mitigation and adaptation through the planning system. The chapter requires development plans to contribute to achieving net zero greenhouse gas emissions, increase resilience to the impacts of climate change, and support the transition to a low-carbon economy. It emphasises that climate considerations should be integrated into spatial strategies, site allocations and development management policies from the earliest stages of plan-making.

- 8.4 The PPG on Climate Change supports the NPPF by helping local planning authorities (LPAs) integrate climate change mitigation and adaptation into their planning decisions and local plans.
- 8.5 Section 5 of the Climate Change Act 2008 (as amended) includes a statutory target to reduce UK carbon emissions by at least 100% by 2050. To help achieve this, the government has set five-yearly 'carbon budgets' for the UK. The Seventh Carbon Budget (CB7) is the legal limit of UK net greenhouse gas emissions and requires the country to reduce emissions by 87% from 1990 levels. CB7 will set the government's target for emissions reductions up to 2042: eight years before 2050, the year that the UK has committed to reaching net zero ([House of Common Library](#)).
- 8.6 The Climate Change Committee's A Well-Adapted UK (2026) identifies flooding, overheating, water scarcity and infrastructure disruption as major climate risks facing the UK and concludes that adaptation must become a central component of policy and investment decisions. The report provides a strong national evidence base for local plan policies that promote climate-resilient development, sustainable drainage, water efficiency, green infrastructure, biodiversity enhancement and resilient infrastructure, ensuring that growth is planned in a manner that is capable of adapting to future climate conditions.
- 8.7 The Climate Change Committee 'Progress in adapting to climate change' 2025 report to parliament provides an assessment of progress under the third National Adaptation Programme, the statutory programme required from Government to help prepare the country for climate change.
- 8.8 The key findings from this report are that the UK knows what its climate risks are, but adaptation is not being delivered at the pace or scale required. Climate resilience needs to be embedded across planning, infrastructure and public investment decisions now, rather than treated as a separate environmental issue
- 8.9 First published in 2018 and updated in 2023, the UK government's 25 Year Environment Plan places climate change at the heart of its long-term environmental

vision. Its key aim in this area is to mitigate and adapt to climate change, recognising it as one of the most serious long-term threats to the environment.

8.10 In June 2022 the government made changes to Approved Document L1 Conservation of fuel and power: Dwellings and L2 Conservation of fuel and power: buildings other than dwellings. This was to lay the groundwork for the Future Homes and Buildings Standard 2026 which is yet to come into force. This would require:

- New homes are to produce 31% lower CO₂ emissions than the 2013 Regulations; and
- Non-residential buildings are to produce 27% lower CO₂ emissions than the 2013 Regulations.

8.11 The Great British Energy Local Power Plan (2026) represents a major national commitment to community and locally owned renewable energy, backed by up to £1 billion of funding and support. The plan strengthens the justification for local plan policies that facilitate renewable energy generation, energy storage, community energy projects and associated infrastructure. It highlights the role of local authorities as key delivery partners in achieving net zero, energy resilience and community wealth-building objectives, and provides additional support for place-based approaches to clean energy development.

8.12 The overarching strategy document, Powering Up Britain, includes the government's policy response to the Climate Change Committee progress report, the Skidmore independent review, the net zero growth plan, energy security plan and carbon budget delivery plan. This suite of documents acted as an update to the broader Net Zero Strategy 2021. Wider publications included:

- The Green Finance Strategy,
- The 2030 Strategic Framework for International Climate and Nature Action,
- UK International Climate Finance Strategy, and
- The Net Zero Research and Innovation Delivery Plan for 2022-2025

- 8.13 The National Flood and Coastal Erosion Risk Management Strategy for England 2020 and updated 2022 outlines a long-term vision to make the country more resilient to flooding and coastal change through to 2100. It emphasises proactive planning, community engagement, and climate adaptation.
- 8.14 The Health Effects of Climate Change report 2024 contains chapters about the health effects, both direct and indirect, of the main hazards posed by the UK's changing climate, including heatwaves, flooding and drought. Each chapter details the health impact of a different hazard on the population.
- 8.15 Surrey 2050 Place Ambition 2019 is used to help shape projects and seek the support of wider sub-national partners and Government, particularly in relation to accessing additional funding and investment opportunities for infrastructure and to support a zero-carbon future.
- 8.16 The Surrey Climate Change Strategy 2020 is a shared ambition by Surrey's 12 local authorities. It sets several ambitions and targets that seek to achieve net zero by 2050. The targets are predominantly set at 2035 with future updates planned (see [Surrey's Climate Change Strategy - Surrey County Council](#) for the latest update).
- 8.17 Surrey's Greener Futures Climate Change Delivery Plan 2021-2025 establishes a county-wide framework for reducing greenhouse gas emissions and increasing climate resilience. The Plan highlights the important role of planning, development, infrastructure, sustainable transport, renewable energy and green infrastructure in supporting Surrey's transition to net zero emissions by 2050 and adapting to the impacts of climate change.
- 8.18 Surrey Climate Change Adaptation and Resilience Strategy 2023 builds on the Climate Change Strategy (2020). It seeks to move away from focusing on climate extremes as one-off events and instead treat them as the new normal developing infrastructure, services, ecosystems, communities and economies to co-exist with climate change.

- 8.19 The County's Local Transport Plan (LTP4) sets out plans for transforming the transport network in Surrey from 2022 up to 2032 and beyond. LTP4 aims to significantly reduce carbon emissions from transport to achieve net zero emissions by 2050, in line with the national policy. There are 4 objectives including:
- Net zero carbon emissions
 - Sustainable growth
 - Well-connected communities
 - Clean air and excellent quality of life.
- 8.20 The Surrey Viability Toolkit (May 2024) was developed in response to concerns from the Surrey LPAs that current building regulations fall short of achieving net zero carbon goals. The study aimed to support planning policies that go beyond national minimum standards by promoting low-energy, climate-resilient buildings.
- 8.21 The Council's five-year corporate plan includes the core commitment of being environmentally sustainable which includes reducing the Council's own environmental impact, supporting residents and businesses to do the same, and to make sure the Council's activities increase the borough's resilience to the effects of climate change.
- 8.22 Reigate & Banstead's Environmental Sustainability Strategy 2024 focuses on two main carbon elements: how to become more sustainable as a Council (with a net zero 2030 target), and how to work with other partners, residents and businesses to make the borough more sustainable (with a borough-wide net zero 2050 target).
- 8.23 Reigate & Banstead Climate Change and Sustainable Construction Supplementary Planning Guidance (2021) sets out how new development can reduce emissions by incorporating low carbon design, energy efficiency, sustainable materials and renewable energy; while also embedding adaptation measures e.g. shading, cooling, water efficiency and green infrastructure, so development is better prepared for future climate impacts.

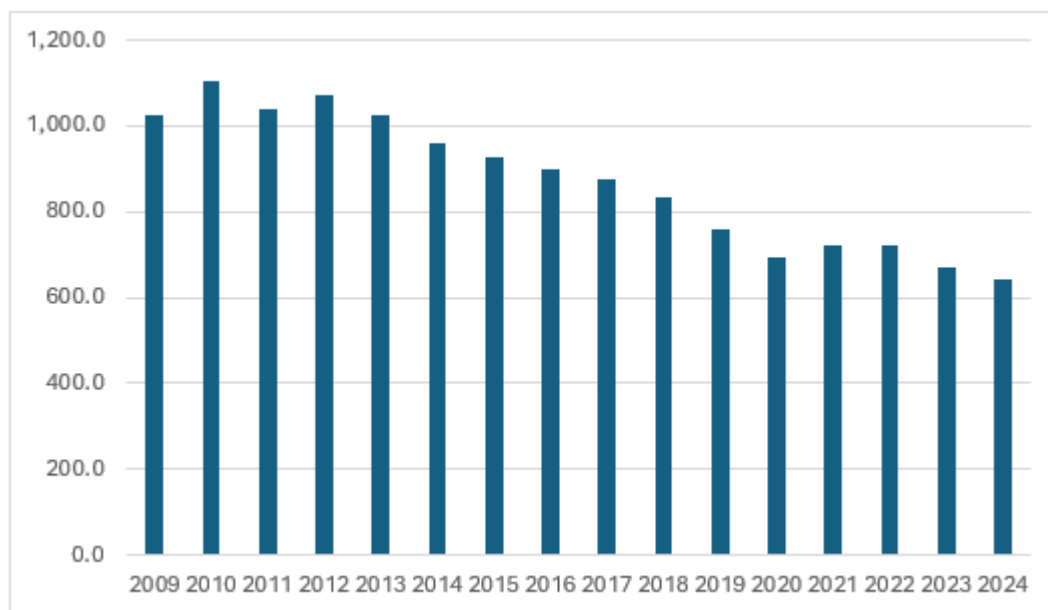
- 8.24 The Climate Change, Mitigation and Adaptation Study informs the new local plan by assessing greenhouse gas emissions, climate change risks and adaptation needs in Reigate & Banstead. It reviews the relevant policy framework and identifies options to support climate change mitigation, resilience and adaptation through planning policy.
- 8.25 In 2025 the Council undertook a Strategic Flood Risk Assessment using the March 2025 national flood risk data to understand the flood risk in the borough from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk. The new modelling is more accurate than its predecessor and takes account of the impact of greenhouse gases on climate change. This evidence is yet to be published.

Task A2: Collecting baseline information.

Greenhouse Gas Emissions in Reigate & Banstead

- 8.26 In 2024, Reigate & Banstead's greenhouse gas emissions (GHE) totalled 640.8 Kt, equivalent to 4 tCO₂e per capita. Between 2012 and 2024, during the life of the current local plan, emissions reduced by 40.2%. Figure 22 shows the gradual decrease that has been occurring with lower results in 2020 and 2021 reflecting the national lockdowns and decline in road use. It also shows a significant drop from 2023, and this has continued into 2024, taking levels to the lowest yet recorded. This may reflect a combination of grid decarbonisation, increased uptake of electric vehicles and changes to emissions factors.

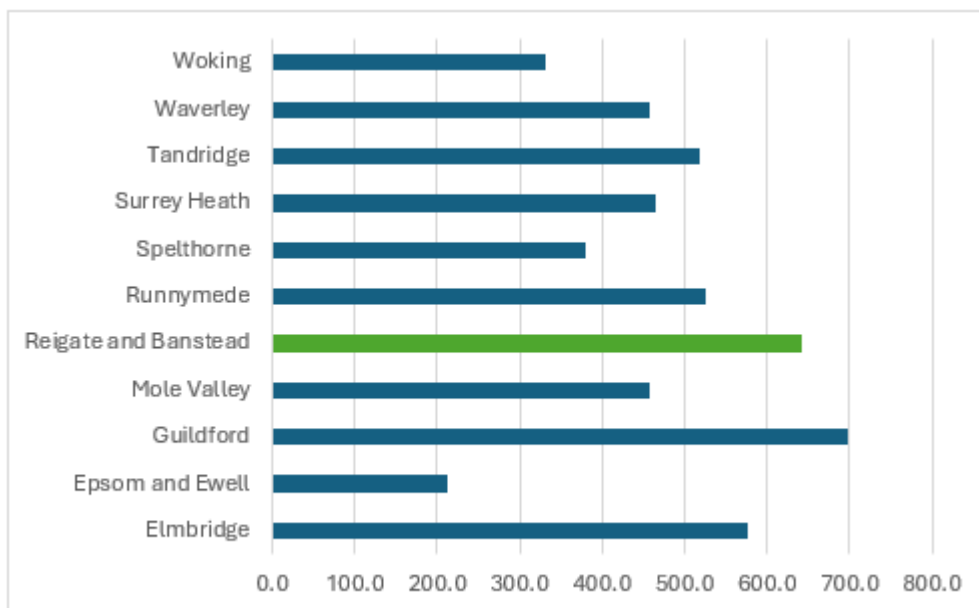
Figure 22: Reigate & Banstead Emission Changes (ktCO₂e) 2009 to 2024



Source: UK local authority and regional greenhouse gas emissions statistics 2005 to 2024 (GOV.UK).

8.27 In comparison with the other Surrey authorities, Reigate & Banstead has the second highest greenhouse gas emissions as shown in Figure 23. Potential contributing factors include a number of factors including the mix of urban and suburban areas, meaning higher energy consumption from homes, businesses, and transport. Additionally, major roads like the M25 and A23 run through the area, contributing significantly to emissions from vehicles. Industrial activity and commercial developments may also play a role in increasing emissions. It should be noted that domestic and transport emissions per head continue to be higher in Reigate & Banstead than the national average (although lower than all Surrey).

Figure 23: Total Greenhouse gas emissions per Surrey Local Authority, 2024

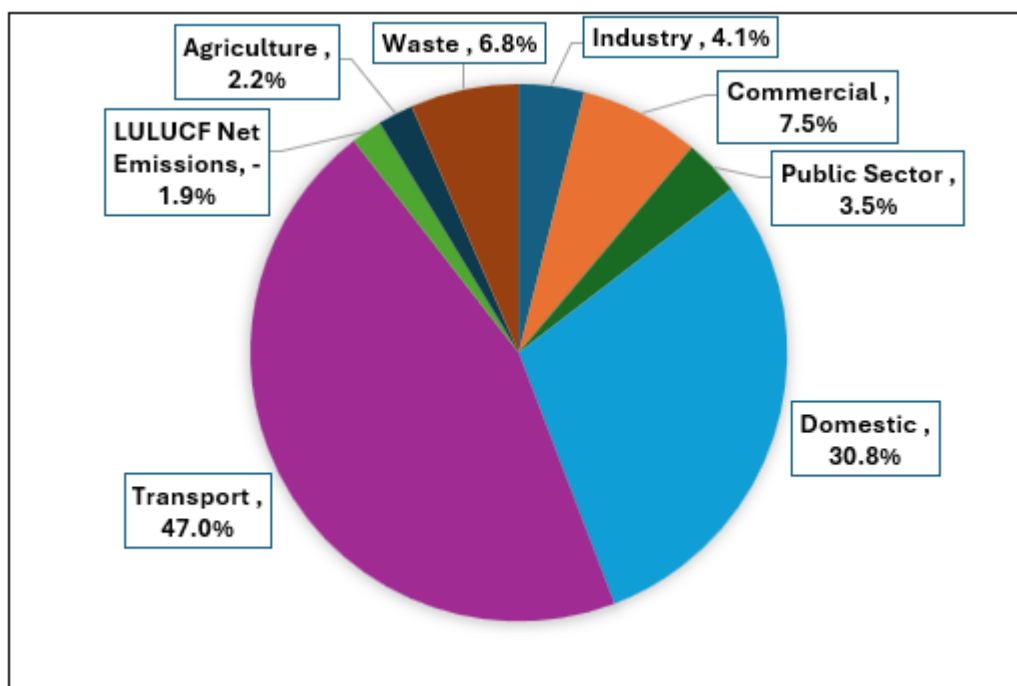


Source: UK local authority and regional greenhouse gas emissions statistics 2005 to 2024 (GOV.UK).

8.28 Figure 24 identifies the share of emissions by different sectors. The most significant contributor to total borough emissions is the transport sector, which contributed 47%, the equivalent to 301.3 ktCO₂e, in 2024. Emissions from the domestic sector account for 30.8% (197.2 ktCO₂e). When combined these two sectors are responsible for over 77% of total emissions in the borough.

8.29 Emissions from the commercial, industry and public sectors make contributions of 7.5%, 4.1% and 3.5% respectively, while waste management and agriculture account for 6.8% and 2.2%. Cumulatively, these non-domestic sectors account for 154.6 ktCO₂e (24.1%) of emissions in the borough. However, the land use, land use change and forestry (LULUCF) sector helped to reduce emissions by -12.3 ktCO₂e (-1.9%).

Figure 24: Reigate & Banstead Sector Emissions (ktCO₂e) 2024



Source: UK local authority and regional greenhouse gas emissions statistics 2005 to 2024 (GOV.UK)

Temperature Increases

8.30 In 2022, the BBC and the Met Office published local climate projections showing how climate conditions could change across different parts of the UK ([What will climate change look like in your area? - BBC News](#)). The projections are presented at a 12km grid-square resolution. For the grid square covering central Reigate, the climate projections are as follows:

8.31 The hottest summer day in the 30 years from 1991 to 2019 was 36C. If global average temperatures increase 2C above pre-industrial levels, the hottest summer day could be about 38C. If global temperatures rise by 4C, it could be about 42.9C. In the 30 summers from 1991 to 2019, there were 5 days above 25C per month on average. If global temperatures rise by 2C, there could be 10 days. With a 4C rise, there could be 19 days.

8.32 The warmest winter day in the 30 years from 1991 to 2019 was 19.2C. If global average temperatures increase 2C above pre-industrial levels, the warmest winter day could be about 19.7C. If global temperatures rise by 4C, it could be about 21.1C.

8.33 Several risks have been identified in the [UK Climate change committee](#) which could occur from increases in the borough's temperature. These include:

- Heat-related deaths and illness.
- Overheating homes, hospitals and care facilities.
- Pressure on healthcare and emergency services.
- Water shortages and drought.
- Reduced agricultural productivity and food security.
- Increased wildfire frequency and severity.
- Damage to ecosystems and biodiversity.
- Disruption to infrastructure and public services.
- Economic losses and insurance challenges.

Flood risk

8.34 Flood risk is an issue of significant importance in the borough owing to the presence of the River Mole and its tributaries in the south of the borough. The majority of the borough is in flood zone 1. Flood zones 2 and 3 are largely associated with the River Mole tributaries, which include Redhill Brook, the Burstow Stream and the Gatwick Stream. Figure 25 shows the location of the rivers in the borough.

Figure 25: Watercourses in Reigate & Banstead (Green shaded area).



Source: Reigate & Banstead Borough Council, Mole Valley District Council and Tandridge District Council Level 1 Strategic Flood Risk Assessment, 2017

8.35 As in many places, the historical development of settlements in the borough close to water courses has resulted in flooding to properties over the years. Redhill Town

Centre and areas in and around Horley are particularly liable to flooding, as are parts of Earlswood and Merstham. Localised flooding incidents associated with surface water and sewer flooding are also common in some parts of the borough.

- 8.36 Much of the borough's infrastructure was built before there was an awareness of climate change. Most domestic water systems can only cope with a 1 in 30-year rainfall event. More frequent extreme events that more regularly occur because of the climate changing, could affect both water supply and sanitation. Parts of the transport networks including railway lines and stations and parts of the road network are liable to flooding.
- 8.37 Areas at risk of flooding today are likely to become at increased risk in the future and the frequency of flooding will also increase in such areas, due to climate change. Flood extents will increase; in some locations this may be minimal, but flood depth, velocity and hazard may have more of an impact due to climate change.
- 8.38 Climate change has the potential to increase the occurrence of extreme weather events in Reigate & Banstead leading to more frequent and severe flooding events. New development areas have the potential to increase flood risk through factors such as changing surface and groundwater flows, overloading existing inputs to the drainage and wastewater networks and / or increasing the number of residents exposed to areas of existing flood risk.
- 8.39 The Met Office UK climate projections (from August 2022) have been used for a BBC interactive news article called [What will climate change look like in your area? - BBC News](#). This shows the following:
- In the 30 years from 1991 to 2019, there were 8 rainy days on average per month in summer. If global average temperatures rise by 2C, this could be 8 days per month. At a 4C rise it could be about 6 days.
 - On the wettest summer day of the 30 years from 1991 to 2019, 47mm of rain fell. At a 2C rise, this could be about 57mm. And at a 4C rise, it could be about 58mm, which is 23% more than now.

- In the 30 years from 1991 to 2019, there were 11 rainy days on average per month in winter. At both 2C and 4C rises, the number of rainy days per month could be roughly the same.
- On the wettest winter day of the 30 years from 1991 to 2019, 56mm of rain fell. At a 2C rise, this could be about 52mm. And a 4C rise, it could be about 65mm, which is 17% more than now.

8.40 The effect of climate change on groundwater flooding problems, and those watercourses where groundwater has a large influence on winter flood flows, is much more uncertain than other types of flooding. Milder wetter winters may increase the frequency of groundwater flooding incidents in areas that are already susceptible, but warmer drier summers may counteract this effect by drawing down groundwater levels to a greater extent during the summer months. The effect of climate change on groundwater levels for sites in areas where groundwater is known to be an issue should be considered at the planning application stage and may require the submission of additional evidence, such as groundwater monitoring.

Surface water flooding

8.41 Surface water flooding occurs when heavy rainfall overwhelms local drainage systems and surface water infrastructure. Surface water flooding is a growing challenge with climate change bringing more frequent heavy storms. New developments also increase the need for drainage, while an ageing sewerage infrastructure is becoming more costly to maintain and upgrade. The risks are greatest in large urban areas.

8.42 Surface Water Management Plans (SWMPs) outline the preferred surface water management strategy and are prepared by Lead Local Flood Authority (LLFA). The borough's LLFA is Surrey County Council, who work with key local partners responsible for surface water management and drainage in their area. They have produced a [Surrey Local Flood Risk Management Strategy](#) for the County, outlining the risk of flooding from rivers, surface water, groundwater and historic flooding in the River Mole area.

The likely situation without a plan

- Road transport and housing will continue to be high emitters of CO₂ and high consumers of energy without stronger local policy interventions that drive low carbon development and sustainable travel choices.
- De-carbonising heat from the domestic sector is especially reliant on local action/plans such as Local Area Energy Plans (LAEPs) as this cannot be delivered by national government, unlike de-carbonisation of the national grid and government grants to encourage behaviour change.
- National approaches are less well placed to take account of local circumstances and less able to take advantage of any local opportunities, especially potential for local heat generation.
- Development of an EV network across the borough may stall or may not meet its full potential risking gaps in the local EV charging network and limiting the transition to low-emission transport.
- Development comes forward without full consideration of cumulative flood risks.
- Increased levels of poor health in parts of the population due to increasing heatwaves.

Task A3: Identifying key issues and problems

8.43 The following key issues have been identified through the baseline review for this topic:

- Increases in the built footprint of Reigate & Banstead would contribute to increases in the levels of CO₂ emissions as well creating pressures on infrastructure, water and energy supplies.
- Delivering new housing and commercial development in sustainable locations to reduce the reliance on private car/van use and to promote the use of sustainable transport measures.

- Reducing reliance on national grid decarbonisation by supporting appropriate local renewable and low-carbon energy generation, while balancing local opportunities, infrastructure capacity, and landscape and environmental constraints.
- Facilitating the local community and businesses to reduce energy consumption in both new and existing buildings to achieve net zero carbon.
- Balancing economic development with the imperative to reduce CO₂ emissions and the delivery of renewable energy developments, whilst ensuring the protection and enhancement of the borough's valued and designated landscape / natural environment.
- Ensuring that important carbon stores (such as woodland and soils) are protected, enhanced and managed in a way to continue their role to store and capture carbon to reduce emissions.
- Flood risk, drought and wildfires will become more prevalent with an increase in the frequency of extreme weather events.
- Pressure for development in the borough will make it even more critical to take account of flood risk in the planning process and measures will need to be put in place to prevent the exacerbation of flood risk to existing properties and to reduce the risk to and from future developments.
- Delivering future growth that is designed and delivered in ways that mitigate the effects of climate change, but which allow for adaptation to climate change.
- The South East is projected to experience an increase in annual mean temperature between 0.3°C and 1.5°C, an increase in mean winter precipitation between 0 to +8% and a decrease in mean summer precipitation between 0 to -5%. These changes increase the risk of health implications for residents.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO6: Support the borough's resilience to the potential effects of climate change.

Key Decision Aiding Questions:

8.44 Will the option,

- Promote the use of sustainable modes of transport, including walking, cycling and public transport?
- Increase the number of new developments meeting or exceeding sustainable design criteria?
- Generate energy from low or zero carbon sources?
- Reduce energy consumption from non-renewable resources?
- Ensure that development does not take place in areas at medium to high risk of flooding, considering the likely future effects of climate change?
- Improve and extend green infrastructure networks to support adaptation to the potential effects of climate change?
- Sustainably manage water run-off through the use of SuDS, reducing surface water runoff without increasing flood risk elsewhere?
- Ensure that the potential risks associated with climate change are considered through new development areas?

- Facilitate the take up of EVs and BEVs by ensuring the availability of a vehicle charging network.
- Support adaptation measures to cope with the impacts of climate change on local communities and infrastructure.

9 Pollution

9.1 This section of the scoping relates to the theme of pollution including air, noise and light pollution.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 30: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG): Air quality, Light Pollution and Noise	2019
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018 Updated 2023
National	The Clean Air Strategy	2019
National	Air Quality Standards	2010
National	The Environmental Targets (Fine Particulate Matter) (England) Regulations	2023
National	Department for Transport: The Road to Zero: Next steps towards cleaner road transport and delivering our Industrial Strategy	2018
National	UK plan for tackling roadside nitrogen dioxide concentrations	2017
National	Noise Policy Statement for England (NPSE)	2010
National	The Environmental Noise (England) Regulations	2006
National	Gatwick Airport Northern Runway – Development Consent Order (DCO)	2026
County	Surrey County Council Local Transport Plan (LTP4)	2022
County	Surrey Transport Plan Low Emissions Transport Strategy	2018
Local	Reigate & Banstead Air Quality Annual Status Report (ASR)	2024
Local	Reigate & Banstead Air Quality Action Plan and Strategy 2025 to 2030	2025

Summary of PPPs

- 9.2 The NPPF 2026 seeks to improve air quality through both transport planning and pollution control measures. It promotes development in sustainable locations that reduce dependence on private vehicles and support active and public transport, while requiring transport-related environmental impacts, including air pollution, to be assessed and mitigated. The Framework also requires development plans and proposals to minimise pollution, contribute towards compliance with national air quality objectives and PM2.5 targets, and take account of Air Quality Management Areas, Air Quality Action Plans and other relevant air quality strategies.
- 9.3 The PPG on air quality supports the NPPF by providing detailed advice on how to consider air quality issues at the plan making stage which includes taking a strategic approach, considering the cumulative impacts of multiple developments and align plans with air quality action plans and low emission strategies. The noise pollution section provides guidance on noise impact levels, mitigation and design, noise assessment and the agent of change principle. The light pollution sections provide guidance on the effects of artificial lighting. It aims to balance the benefits of lighting (e.g. safety, recreation) with the need to minimise adverse impacts on people, wildlife, and the environment.
- 9.4 The 25-year Environment Plan discusses air quality; stating that the Government will take action to expand net gain approaches to include air quality improvements, as well as planting more trees in urban areas to improve air quality and changing fuel supplies to reduce air pollution.
- 9.5 The Clean Air Strategy identifies how the Government will tackle all sources of air pollution. The strategy proposes goals to cut public exposure to particulate matter pollution and outlines required action to meet these goals. The proposed measures include new legislation and local powers to act in areas with air pollution issues.
- 9.6 The Air Quality Standards Regulations 2010 set legally binding limits for air pollutants to protect human health and the environment. These regulations establish maximum

allowable concentrations for pollutants such as particulate matter, nitrogen dioxide, sulphur dioxide, ozone, carbon monoxide, and lead.

- 9.7 The Environmental Targets (Fine Particulate Matter) (England) Regulations were introduced under the Environment Act 2021 to set legally binding targets for reducing fine particulate matter (PM_{2.5}). The key target is to limit PM_{2.5} concentration to 10 micrograms per cubic metres (µg/m³) by 2040 across England.
- 9.8 The Department for Transport: The Road to Zero Strategy sets out the UK's long-term vision to:
- Transition to zero-emission road transport.
 - Reduce emissions from conventional vehicles during the transition.
 - Support the Industrial Strategy by positioning the UK as a global leader in clean vehicle technology.
- 9.9 The UK plan for tackling roadside nitrogen dioxide is an air quality plan focused on bringing nitrogen dioxide (NO₂) within statutory limits in the quickest time possible. The plan identifies that improving air quality and reducing carbon emissions is also important and wants to position the UK at the forefront of vehicle innovation by making motoring cleaner.
- 9.10 The Noise Policy Statement for England states that the implementation of transport planning systems aids in reducing environmental noise, which left unmanaged can cause an increased risk of health effects.
- 9.11 The Environmental Noise (England) Regulations 2006 apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas (agglomerations). They also require the production of noise action plans based on the maps for road and rail noise and noise in agglomerations. These plans identify areas

that are exposed to the highest levels of noise and provide suggestions as to how to reduce these.

- 9.12 The Secretary of State granted a Development Consent Order (DCO) for the London Gatwick Airport Northern Runway Project on September 21, 2025. Following a High Court challenge, the government's planning approval was officially upheld on June 23, 2026, allowing the project to proceed to a 5-year phased construction period.
- 9.13 The Project will reposition its standby runway to allow dual runway operations. It will accommodate up to 80 million passengers per annum. The development will include amendments to taxiways, terminals and ancillary facilities, highways and rivers; as well as temporary construction works, mitigation works and other associated development.
- 9.14 Surrey County Council's Local Transport Plan LTP4 sets out the Council's ambitious roadmap for rethinking and transforming Surrey's transport to 2032 and beyond. The Plan aims to significantly reduce carbon emissions from transport to meet the net zero challenge and to support delivery of Surrey's other priority objectives of enhancing Surrey's economy and communities, as well as the health and quality of life of residents.
- 9.15 Surrey's Local Transport Plan includes strategies to reduce pollutants emitted by local transport, particularly from road traffic. The plan focuses on improving air quality by addressing emissions of nitrogen oxides (NO_x), particulate matter (PM₁₀ and PM_{2.5}), and carbon dioxide (CO₂).
- 9.16 At the local level, and in relation to the SEA topic, the Reigate & Banstead Air Quality Action Plan – 2025 outlines the actions the Council will take to improve air quality in Reigate & Banstead between 2025 and 2030. It covers both actions specific to the remaining Air Quality Management Areas (AQMAs) as well as more strategic actions for improving air quality more widely. The Air Quality Annual Status Report 2024 provides a detailed overview of air quality in the borough in fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management, as amended by the Environment Act 2021.

Task A2: Collecting baseline information.

Air pollution

- 9.17 As explained in the 2024 Air Quality Annual Status Report, air pollution is recognised as a contributing factor in the onset of heart disease and cancer and can cause a range of health impacts, including effects on lung function, exacerbation of asthma, increases in hospital admissions and mortality. Air pollution particularly affects the most vulnerable in society, children, the elderly, and those with existing heart and lung conditions. Additionally, people living in less affluent areas are most exposed to dangerous levels of air pollution (Defra, Air quality and social deprivation in the UK, an environmental inequalities analysis, 2006). As well as human health, air pollution also harms eco-systems and biodiversity by damaging vegetation and contaminating soil and water (UK Centre for Ecology and Hydrology).
- 9.18 The main air quality issues in Reigate & Banstead relate to road traffic with the following roads a key concern:
- M25: A major orbital motorway that cuts through the borough, contributing to elevated levels of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}).
 - A23 Brighton Road: Particularly problematic as it passes through Hooley, where traffic congestion and stop-start driving increase emissions.
 - Junction 8 of the M25: A known hotspot for pollution due to high traffic volumes and queuing.
- 9.19 As reported in the latest Environment and Sustainability Monitor, air pollution is significantly below Government limits for all pollutants in most areas of the borough. Set out in the air quality standards regulations, the annual mean concentration limit for nitrogen dioxide is 40µg m⁻³.
- 9.20 All monitoring locations are recording figures below this target and have seen an ongoing improvement in air quality compared to 2006 and 2019 results (Table 31).

9.21 Given that measured pollutant concentrations within them have been well below the objectives over the past five years, seven of the nine AQMAs within Reigate & Banstead Borough Council have been revoked (officially cancelled) on 16 December 2025 (Revocation order 2025) as the UK air quality standards for nitrogen dioxide are now being met at these sites.

9.22 The Council now has two air quality management areas (AQMAs):

1. An area of south Horley near to Gatwick Airport (AQMA Order 3)
2. A23 Hooley (AQMA Order 13)

9.23 Several factors have contributed to the recent reduction in air pollution. These include the number of people remote working, which reduces commuter traffic, the growing uptake of electric and hybrid vehicles, and a decline in older, more polluting diesel cars which is partly due to the expansion of the ULEZ charge in neighbouring London boroughs.

9.24 Table 31 shows the concentrations recorded at all the monitoring stations in the borough (with the exception of Gatwick Airport which is set out separately below) compared to the 2006 and 2019 baselines.

Table 31: NO₂ Levels at all monitoring stations in the borough excluding Gatwick Airport

AQMA Name	Station	2006	2019	2023	2024
M25	RB39	32	23	16	15
A217/Blackhorse Lane	RB49	60	39	26	23
Drift Bridge	RB21	48	33	24	22
Reigate High Street	RB47	50	34	26	24
Merstham High Street	RB20	43	31	22	20
Reigate Hill	RB125	43*	33	24	22
Redhill	RB140	30**	24	19	19
Hooley	RB136	61	45	32	29

*Data relates to 2011 Figures

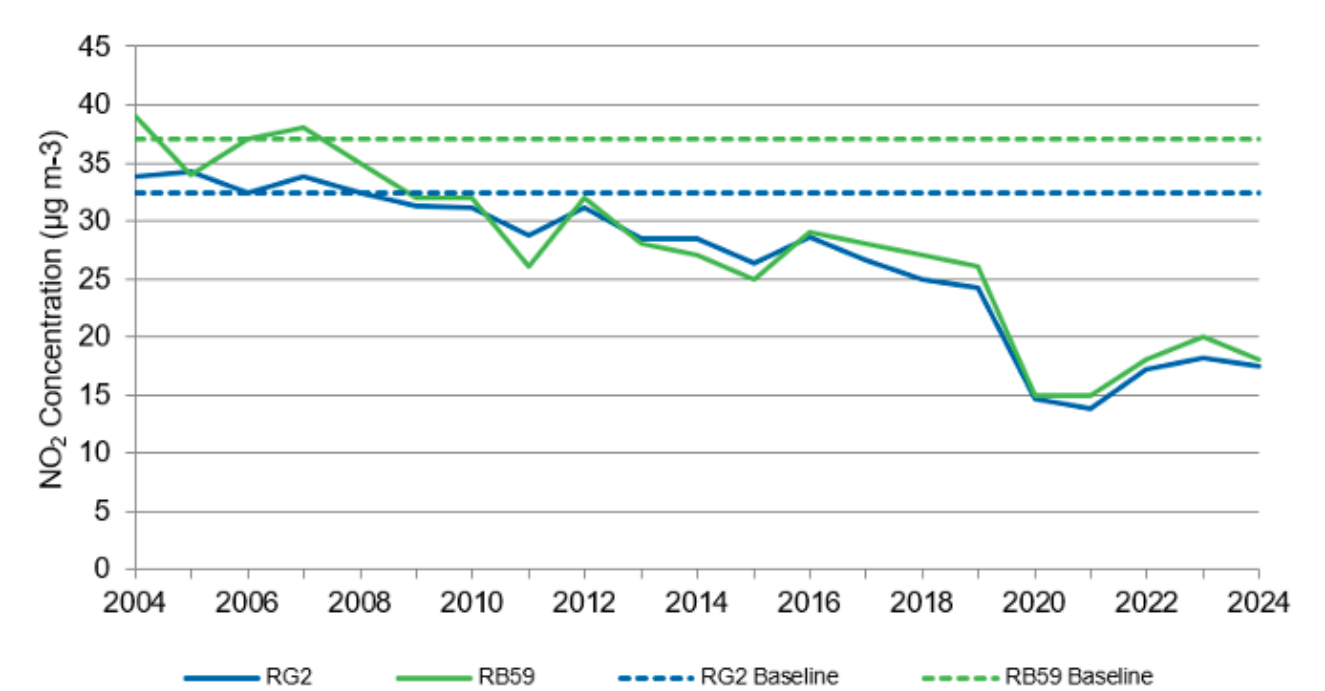
** Data relates to 2012 Figures

Source: Reigate & Banstead, Environment and Sustainability Monitor (31 March 2025)

Gatwick Airport Air Pollution

- 9.25 The ninth AQMA is at Horley which is the area closest to Gatwick Airport. Even though the data from the two stations show that the concentration of nitrogen dioxide remains below the 2006 and 2019 baseline levels, the airport is not operating at full capacity and the DCO application for the northern runway, predicts 80 million passengers by 2050. This means that aviation and local traffic pollution levels are likely to increase and will need to continue to be monitored (Reigate & Banstead, Air Quality Annual Status Report, 2024).
- 9.26 Passenger numbers at Gatwick fell to 10.2 million in 2020 due to COVID, and further still in 2021 to 6.3 million (compared to 46.6 million in 2019) while aircraft movements (flights arriving and leaving) fell to 80,161 in 2020 and 55,817 in 2021 (compared to 284,987 in 2019). In 2024 aircraft movements recovered to 265,358 movements and passenger numbers to 43.2 million. Passenger numbers in 2024 are still down by 7.2 % on 2019 while movements are down 6.9 % on 2019 (Reigate & Banstead, Environment and Sustainability Monitor (31 March 2025)).
- 9.27 The Environment and Sustainability Monitor 2025 reports that 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. The fall in 2020 and 2021 reflects the impact of lock down measures on local road and international air travel and the subsequent recovery to 2023 (see figure 26).

Figure 26: NO₂ levels at Horley monitoring stations.



Source: Reigate & Banstead- Environment and Sustainability Monitor (31 March 2025)

9.28 As can be seen in Table 32, the most recent data (2024) shows a fall in levels at both of Horley’s existing RG2 and RB59 AQMA monitoring stations compared to previous monitoring periods and 2019 baseline.

Table 32: Nitrogen Dioxide Concentrations at Horley’s existing AQMA monitoring stations (µg m³).

AQMAs	2019	2022	2023	2024
RG2	24.2	17.2	18.2	17.5
RB59	26	18	20	18

Source: Reigate & Banstead- Environment and Sustainability Monitor (31 March 2025)

Ultrafine particles

9.29 Whilst air quality has improved significantly in recent years, there are some areas where local action is needed to protect people and the environment from the effects of

air pollution. Reigate & Banstead have looked at the impact of ultrafine particles on the local community since 2011. Research commissioned by the Council found that residents in the vicinity of a monitoring station at Horley Garden Estates are exposed to ultrafine particle concentrations that are classed as high either on a daily or hourly basis by the World Health Organisation, and that this was driven by winds off the airport. Ultrafine particles pose significant health risks due to their ability to penetrate deep into the body causing respiratory, cardiovascular, neurological, metabolic and developmental health effects (Reigate & Banstead, Air Quality Annual Status Report, 2024).

- 9.30 Given the high ultrafine particle concentrations that residents on the Horley Gardens Estate are exposed to, the council approached DEFRA about establishing a long-term monitoring programme for ultrafine particles at the RG1 monitoring station on the Estate. The main purpose of the monitoring programme being to build a high-quality long-term data set of ultrafine particle pollution measurements in the vicinity of a major UK airport in a residential setting, which is open to all for policy and research purposes. This will help to examine the impact of aviation derived ultrafine particles on the local community both as the airport grows and changes in aviation fuel occur, and as combustion powered road transport declines in favour of electric vehicles.

Noise pollution

- 9.31 Generally, noise can be defined as any unwanted sound and can occur unexpectedly or be too loud or repetitive. At certain decibels, it can be hazardous to health, with low frequency noise as damaging as loud noise. Recent research has indicated that exposure to noise pollution causes increased levels of stress hormones, which have been linked to long-term negative effects on cardiovascular disease and blood pressure. Excessive environmental noise has also been linked to impaired cognitive performance in children. (World Health Organization, Guidance on environmental noise; UK Health Security Agency, Noise pollution: mapping the health impacts of transportation noise in England; Chartered Institute of Environmental Health, Urban planning needs to consider transport noise, says UKHSA).

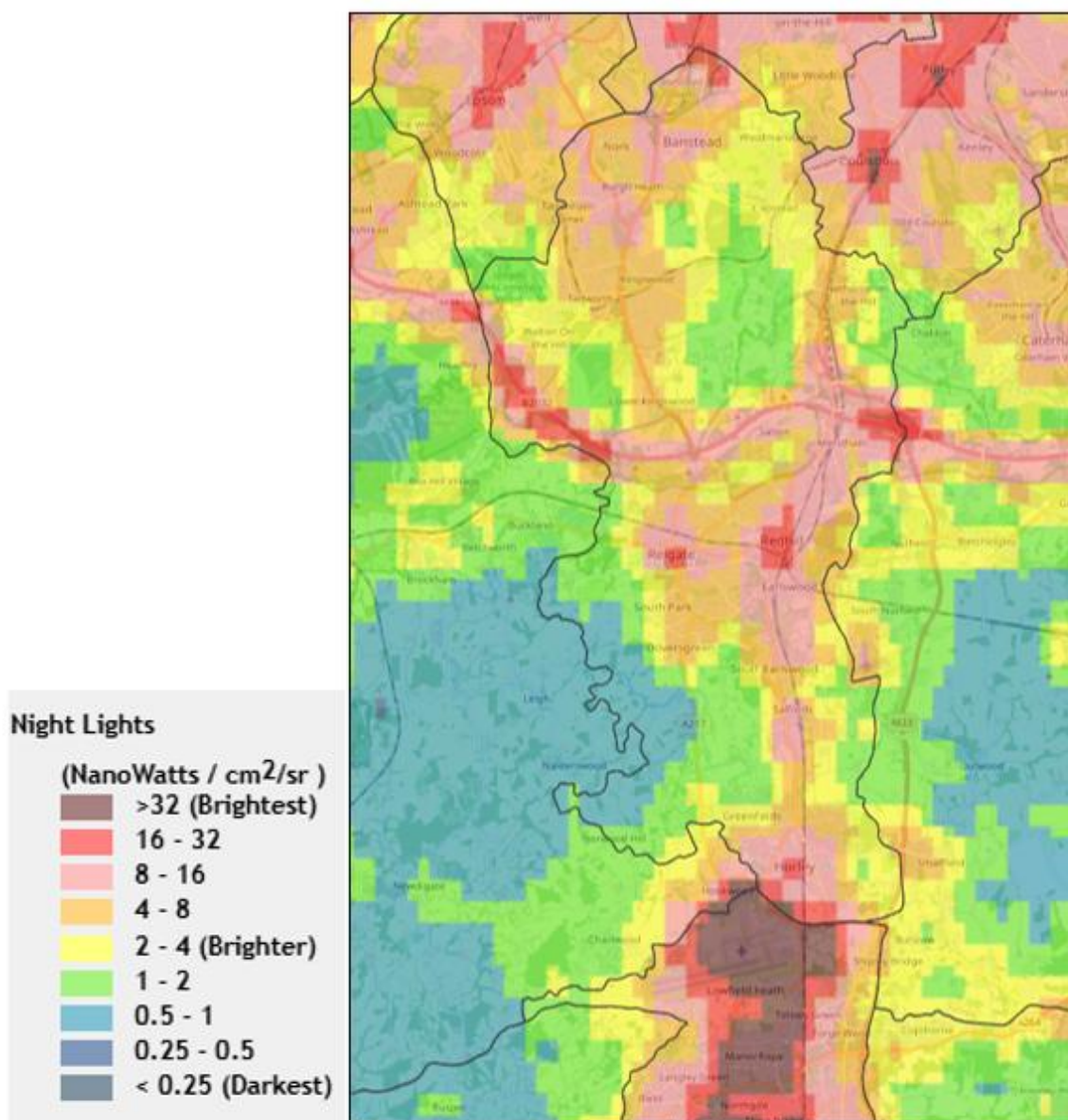
- 9.32 The planning system has a role in seeking to ensure that new noise-sensitive development, such as housing and schools, is not located close to existing sources of noise and vibration, including industrial uses and noise generated by transport. It should also ensure that potentially noise-creating uses, such as some industrial processes or some recreational activities, are not located where they would be likely to cause nuisance.
- 9.33 Potential development opportunities adjacent to either M25 or M23 that run east to west and north to south respectively are limited due to environmental constraints. Neighbouring authority Mole Valley commissioned consultants to undertake an assessment that considered the potential noise impact of road traffic from the M25. It concluded that mitigations to achieve BS 8233 noise criteria should include building design including the use of sound proofing and room layout.
- 9.34 Borough residents are also affected by noise from aircraft using Gatwick and Heathrow airports and Redhill aerodrome. Some controls exist to the development of an airport through the town and country planning legislation. However, Reigate & Banstead Borough Council is heavily involved in local aircraft noise and pollution issues through response to government consultations and attendance of the Gatwick Airport Consultative Committee (GATCOM). Whilst as regulator the DfT is the organisation to be contacted regarding noise from Gatwick Airport or its air traffic, in practice Gatwick Airport Limited (GAL) undertakes the service of complaint collection, investigating and reporting on the DfT's behalf.
- 9.35 In terms of the Gatwick Airport Northern Runway DCO, concerns have been raised on the noise generated by the proposed airport expansion both in construction and operation. The proposed operations would see greater air traffic movements in the early morning and evenings. Many of the additional air traffic movements will take place before 7am in the morning and more after 10pm at night. This increased aviation activity has the potential to impact on neighbouring residential properties in the Horley area.

- 9.36 More intensive airport operations will mean more delays especially when there are external disruptions such as air traffic controller strikes, faulty aircraft, weather conditions (particularly as more extremes take place with climate change). This is likely to result in more flights at night as aircraft return to Gatwick prior to the morning departures. More flights at night will impact on human health for those living adjacent to airport and under the approach and departure route flight paths. Noise and vibration during construction also have the potential for short term disturbance for existing communities living in the south of the borough.

Light Pollution

- 9.37 Minimising the amount of light pollution within the borough is important for the protection and enhancement of the natural environment including the Surrey Hills National Landscape, as well as people's health and wellbeing and quality of life. Lighting becomes a problem when it is excessive, poorly designed and located, badly installed or poorly maintained. It is also an issue where it is located near to sensitive receptors, such as dark sky areas or areas with specific habitats and species. Increases in lighting can have an adverse effect on native wildlife and species that have evolved to be active during the hours of darkness (i.e. bats) but also invertebrates, birds and mammals.
- 9.38 Night-time light pollution, as shown in Figure 27, affects all the built-up areas of the borough, particularly in the centre of Redhill and the southwestern area of Horley closest to the airport. The M25 is also a source of light pollution.
- 9.39 The significantly higher housing numbers required by Government, will put pressure to build on the borough's greenfield land. This is likely to create new areas of light pollution on the map below from a number of artificial sources of light such as street lighting and traffic signals, vehicles headlights and building lights such as security for homes and commercial properties.

Figure 27: Light Pollution Map



Source: CPRE's light pollution and dark skies map, 2016

The likely situation without a plan

- If development is not planned in the most sustainable locations, an increase in vehicular traffic and the potential for increased air pollution could adversely affect human health and the natural environment.

- Potential for adverse impacts on health and well-being if inappropriate new development is located near a major source of noise, for example Gatwick Airport and the M25 / M23 or locations of high traffic flow and/or congestion.
- A worsening of dark night skies and dark landscapes if lighting on new or existing development goes unchecked.

Task A3: Identifying key issues and problems

9.40 The following key issues have been identified through the baseline review for this topic:

- All the borough's nine air quality management areas have seen an improvement in air quality and seven AQMAs have been revoked in 2025.
- Although Horley AQMA has also seen a reduction in NO₂, Gatwick Airport has not returned to full capacity and the DCO for the northern runway may increase pollutants.
- Serious health concerns about the levels of ultra fine particle pollutants recorded at Horley and whether expansion at Gatwick airport will increase this.
- With regards to improvements to air quality, the new local plan presents opportunities to improve accessibility and support more local and sustainable journeys / connections.
- Increase flights and changes to flight paths could increase noise pollution to the south of the borough and prevent any further residential development within the area.
- There are limited dark skies in the borough and additional growth could increase light pollution and disrupt wildlife's natural patterns.

Task A4: Developing the SEA/sustainability assessment framework.

Sustainability Objective

SO7: Reduce air, noise and light pollution.

Key Decision Aiding Questions:

Will the option,

- Improve air quality and contribute towards achieving national air quality objectives and particulate matter reduction targets?
- Reduce exposure to poor air quality, particularly within Air Quality Management Areas and other pollution hotspots?
- Reduce emissions of pollutants from transport?
- Promote the use of low and zero emission vehicles?
- Promote enhancements in sustainable modes of transport, including walking, cycling and public transport?
- Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of pollutants?
- Encourage the creation of tranquil areas?
- Ensure that people are not exposed to greater levels of noise?
- Help reduce light pollution?

10 Water

10.1 This section of the scoping relates to the theme of water and considers water quality, water supply and wastewater treatment.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 33: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Date
National	The Water Environment (Water Framework Directive) (England and Wales) Regulations	2017
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) on water supply, wastewater and water quality.	2019
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018 Updated 2023
National	Defra- Plan for Water: our integrated plan for delivering clean and plentiful water	2023
National	Future Water: The Government's water strategy for England	2011
National	Water for Life (White paper)	2011
National	Thames River Basin District Management Plan updated	2022
Regional	Gatwick Sub-Region Water Cycle Study	2020

Summary of PPPs

10.2 The Water Environment Regulations 2017 apply to surface waters (including some coastal waters) and groundwater. They set out the requirement to prevent the deterioration of aquatic ecosystems; protect, enhance, and restore water bodies to 'good' status; and achieve compliance with standards and objectives for protected areas.

10.3 The NPPF 2026 requires planning authorities to consider both water supply and water quality when planning for growth. It seeks to ensure that development is supported by

sufficient water resources and infrastructure capacity, promotes the efficient use of water, and requires close cooperation with water providers. The Framework also seeks to protect and enhance the water environment by avoiding pollution, requiring the assessment and mitigation of impacts on water quality, particularly in relation to sensitive water bodies such as chalk streams, and supporting sustainable drainage and water management measures.

- 10.4 The PPG advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure.
- 10.5 The 25-year Environment Plan discusses measures to improve soil quality, restore and protect peatlands, use water more sustainably, reduce pollution, maximise resource efficiency and minimise environmental impacts.
- 10.6 The Water Framework Directive (WFD) remains part of UK law and continues to guide water management through national regulations. It uses a catchment-based approach to water management. In England and Wales there are 100 water catchments, and it is Defra's intention to establish a 'framework for integrated catchment management' across England.
- 10.7 The plans seek to deliver the objectives of the WFD namely:
- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems.
 - Promote the sustainable use of water.
 - Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
 - Ensure the progressive reduction of groundwater pollution.
- 10.8 Future Water: The Government's water strategy for England sets out how the water sector will look by 2030, including the improvement in rivers, canals, lakes and seas for both people and wildlife. The vision also includes valuing and protecting water resources and delivering water to customers in a fair, affordable, and cost-reflective

manner. This is achieved by breaking the water sector down into multiple sections: future water, water demand, water supply, water quality in the natural environment, surface water drainage, river and coastal flooding, greenhouse gas emissions and charging for water.

- 10.9 Water for Life highlights the government's vision for a more resilient water sector. It details the measures that will be deployed to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.
- 10.10 The Thames River Basin District Management Plan 2022 outlines strategies to protect and improve water quality across the region. It identifies key environmental challenges, such as pollution, habitat degradation, and climate change impacts, and sets objectives for sustainable water management. The plan includes measures to enhance biodiversity, reduce nutrient pollution, and improve flood resilience.
- 10.11 The Gatwick Sub-Region Water Cycle Study (WCS) 2020 assesses the impact of future development on water supply, wastewater management, and flood risk across Crawley, Horsham, Mid Sussex, and Reigate & Banstead. The study was commissioned to provide updated evidence for local planning and ensure sustainable water infrastructure.

Task A2: Collecting baseline information.

Water Quality

- 10.12 Reigate & Banstead borough has a mix of natural and man-made water features including river tributaries, streams and ponds.
- 10.13 Water quality concerns cross local authority boundaries and therefore are best considered on a catchment basis. There are eight river basin areas in England. Reigate & Banstead falls within the Thames River Basin District (Figure 28) which has 20 management catchment areas. The borough is covered by three management

catchment areas (Mole, London and Thames GW) and these include several operational catchment areas as set out at Table 34.

10.14 The Environment Agency (EA) monitors water quality within the waterbodies that are present in the catchment areas.

Figure 28: Map of the Thames River Basin District and management catchments.



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Source: [Environment Agency: River basin management plan for the Thames River Basin District, Habitats Regulations Assessment 2022](#).

Table 34: Reigate & Banstead's Operational Catchment areas within the Thames River Basin District

Management Catchments	Operational Catchments	Water body	Water Body type
Mole	Mole Lower and Rythe Operational Catchment	Horley to Dorking	River
Mole	Mole Lower and Rythe Operational Catchment	Deanoak Brook	River
Mole	Mole Upper Trib Operational Catchment	Redhill Brook	River
Mole	Mole Upper Trib Operational Catchment	Salfords Stream (Redhill Brook confluence upstream)	River
Mole	Mole Upper Trib Operational Catchment	Salfords Stream (Salfords to River Mole confluence)	River
Mole	Mole Upper Trib Operational Catchment	Burstow Stream	River
London	Beverley Brook	Beverley Brook (Motspur Park to Thames) and Pyl Brook at West Barnes	River
London	Wandle	Wandle (Croydon to Wandsworth) and the Graveney	River
London	Hogsmill	Hogsmill	River
Thames GW	Epsom and Dorking Chalk	Epsom North Downs Chalk	Groundwater body
Thames GW	Reigate Lower Greensand	Reigate Lower Greensand	Groundwater body

Source: [Environment Agency- Catchment Data Explorer](#)

10.15 Based on the latest Environment Agency classification data, none of the borough's waterbodies in the catchment areas has achieved a good ecological status. Table 35 provides the status results since 2013. Deanoak Brook has improved since its reported bad status in 2013 but maintained a poor performance and Burstow Stream has consistency stayed at a bad status. Salfords Stream (Redhill Brook confluence

upstream) changed from moderate to poor in 2015 and has continued with that status. The two groundwater bodies have a poor status.

Table 35: Water body ecological status

Management Catchment	Water body	2013	2014	2015	2016	2019	2022
Mole	Mole - Horley to Dorking	N/R	N/R	N/R	N/R	Moderate	Moderate
Mole	Deanoak Brook	Bad	Poor	Poor	Poor	Poor	Poor
Mole	Redhill Brook	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Mole	Salfords Stream (Redhill Brook)	Moderate	Moderate	Moderate	Poor	Poor	Poor
Mole	Salfords Stream (Salfords)	Poor	Poor	Poor	Poor	Poor	Poor
Mole	Burstow Stream	Bad	Bad	Bad	Bad	Bad	Bad
London	Beverley Brook	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
London	Wandle	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
London	Hogsmill	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Thames GW	Epsom North Downs Chalk	Poor	Poor	Poor	Poor	Poor	N/R
Thames GW	Reigate Lower Greensand	Poor	Poor	Poor	Poor	Poor	N/R

N/R- Not recorded.

Source: [Environment Agency- Catchment Data Explorer](#)

Mole Management Catchment

10.16 The Lower Mole and Rythe river catchment have the following two rivers located in the borough: Horley to Dorking and Deanoak Brook. In 2022, Horley to Dorking is

considered moderate in ecological status and has failed its chemical classification as the assessments are not comparable. Deanoak Brook has improved since its bad status in 2013 but has remained in poor ecological status ever since. This is due to agriculture and rural land management and pollution from towns, cities and transport.

10.17 Upper Mole Tributaries River catchment includes four rivers within the borough: Redhill Brook, Salfords Stream (Redhill Brook), Salfords Stream (Salfords) and the Burstow Stream. All of these waterbodies were previously recorded as having good chemical status. However, changes to the assessment methodology mean that historic and current classifications are not directly comparable. Ecological status currently ranges from bad to moderate across the borough's waterbodies.

10.18 Again, the problems are primarily caused by agriculture, urban and transport impacts, and the water industry. These rivers also have invasive non-native species cited as a significant water management issue.

London Management Catchment

10.19 The Wandle River catchment stretches from Croydon to Wandsworth and includes the Graveney water body. Walton on the Hill, Lower Kingswood, Hooley and Chipstead to the north of the borough are located to the south of the catchment area. The Wandle catchment was reported as chemically good in 2019, however, changes to the assessment methodology mean that historic and current classifications are not directly comparable. It has a moderate ecological status or potential, with the majority of the damage to this river coming from urban and transport impacts, and the water industry.

10.20 The Hogsmill catchment is in the north of the borough. Although extensively urbanised, the river corridor forms part of a large open space in the boroughs of Epsom and Ewell and Kingston before the lower reaches flow through Kingston Town centre. It was considered chemically good in 2019 but changes to the assessment methodology mean that historic and current classifications are not directly comparable. It currently has a moderate ecological status that has remained stable since 2013 with the majority of damage coming from urban and transport impacts and the water industry.

10.21 The north-east of Banstead is included in the southern tip of the Beverley Brook catchment. It is highly urbanised with over 880,000 people as it incorporates London boroughs, while the large open spaces create an attractive river corridor. At present, there are no measures in place within this catchment which the predicted improvements in the status of water bodies by 2021 are based upon. It was considered chemically good in 2019, however, changes to the assessment methodology mean that historic and current classifications are not directly comparable. It currently has a moderate ecological status that has remained stable since 2013 with the majority of damage coming from urban and transport impacts and the water industry.

Thames GW Management Catchment

10.22 Both Epsom North Downs Chalk and Reigate Lower Greensand groundwater catchments have received quantitatively poor and chemically poor classifications in 2019. The poor quality of water is primarily due to urban and transport impacts, industry pollution and agriculture.

Water supply

10.23 Reigate & Banstead Borough obtains its water primarily from local groundwater sources, including chalk aquifers from the North Downs Chalk Formation. These aquifers store and filter rainwater, providing a natural source of clean drinking water. Water is also collected from surface water sources and reservoirs managed by Sutton and East Surrey Water (SES) which are responsible for supplying the borough with water.

10.24 The area is classified by the Environment Agency as being under serious water stress. Future challenges include an increased demand from a growing population; the availability of raw water sources likely to reduce due to climate change; the need to mitigate the impacts of water abstractions and treatment operations on local rivers, wetlands and the wider environment.

10.25 In 2024, SES published a Water Resources Management Plan (WRMP24) 2025-2075 which is a 50-year plan to balance water supply and demand and protect the

environment. The WRMP24 was developed to address immediate and mid-term water supply challenges, considering population growth, climate change, and environmental protection.

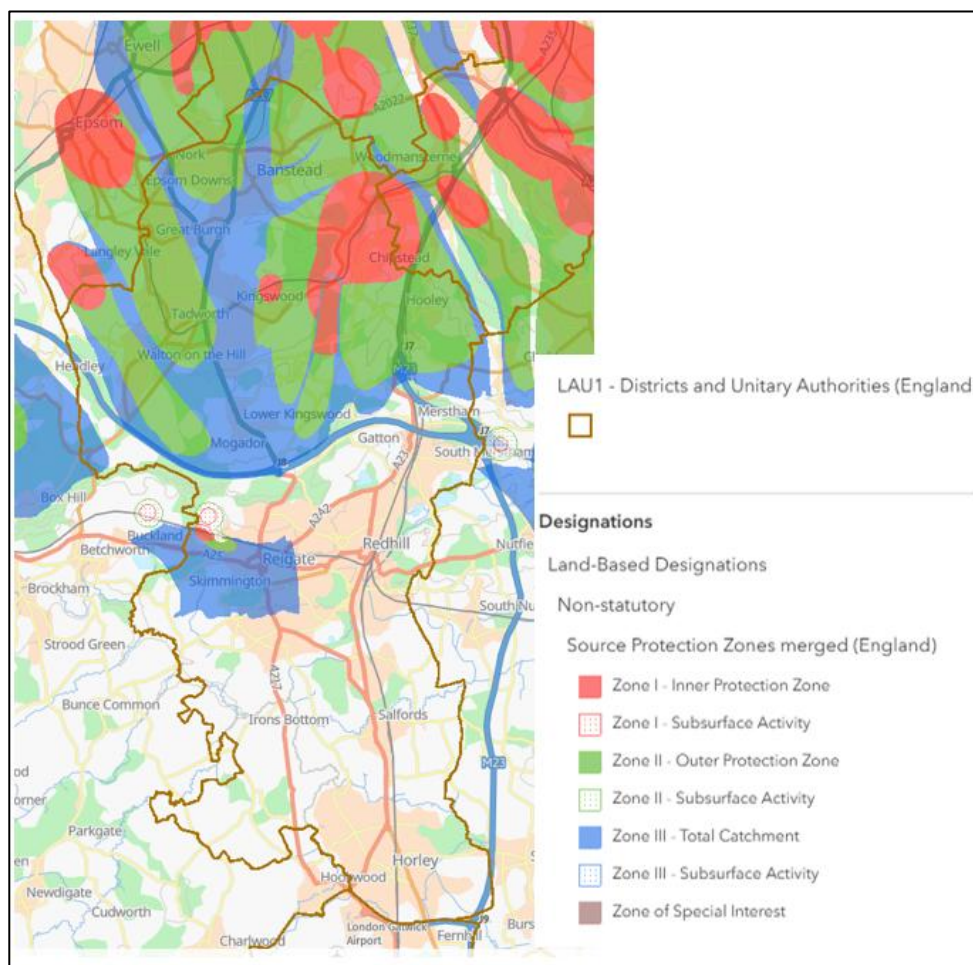
- 10.26 It concludes that although current water resources are relatively resilient, future pressures from population growth, climate change and environmental abstraction reductions will require significant action to maintain long-term water security. The preferred strategy focuses primarily on aggressive demand management measures, including smart metering, water efficiency initiatives, leakage reduction and tariff reforms, alongside a limited number of supply enhancements and regional water transfers.
- 10.27 The plan aims to achieve a 1-in-500-year drought resilience standard, reduce per capita consumption to 110 litres per person per day by 2050, significantly cut leakage, and support environmental improvements to sensitive water bodies and chalk stream habitats while continuing to accommodate planned growth across the supply area.

Groundwater source protection zones (SPZs)

- 10.28 Groundwater provides a vital source of drinking water in England (in some areas of Southern England it provides up to 80%), and it also maintains the flow in many of the country's rivers.
- 10.29 Source Protection Zones (SPZs) form a key part of the Environment Agency's approach to controlling the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. SPZs are particularly important due to the reliance on chalk aquifers for groundwater supply. This means local industries, farms, and residents must take precautions, such as managing chemicals responsibly, reducing nitrate runoff, and ensuring sustainable drainage.
- 10.30 Within Reigate & Banstead, there is a large SPZ system covering the northern portion of the borough which contains zones SPZI, SPZII and SPZIII (see figure 29). There are seven zone levels. The first two zones (SPZI, SPZII) are based on the travel time of

potential pollutants through the saturated zone. SPZIII represents the recharge area. New development is likely to put additional pressure on groundwater resources and must be managed appropriately to remove potential for pollution that may damage surface water resources.

Figure 29: Groundwater Source Protection Zones in the borough.

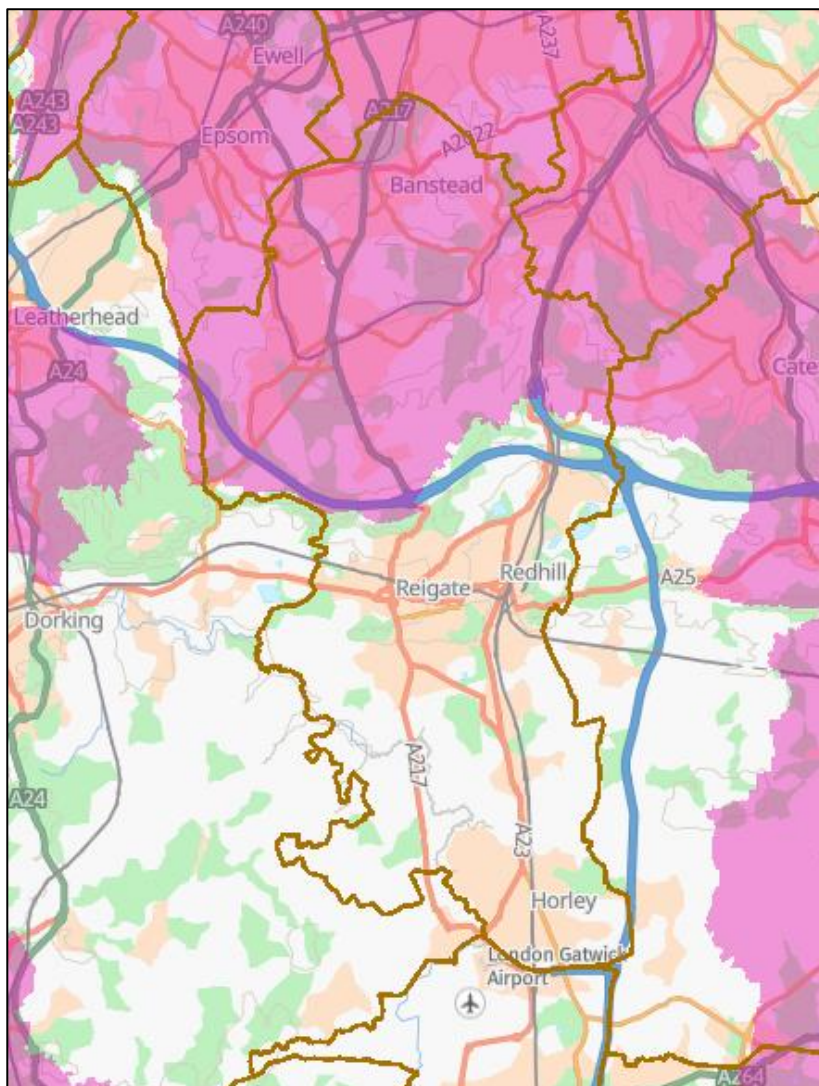


Source: [Defra: Magic Map](#)

Nitrate vulnerable zones.

10.31 Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from nitrate pollution caused by agricultural activities. A significant NVZ lies to the north of the borough, encompassing areas such as Lower Kingswood, Banstead, Chipstead, and Hooley.

Figure 30: Nitrate Vulnerable Zone



Source: [Defra: Magic Map](#)

10.32 In addition, the borough overlaps with a large drinking water safeguard zone in the south, which protects drinking water from surface water contamination. There is also a smaller safeguard zone in Banstead aimed at protecting drinking water from groundwater contamination ([Environment Agency](#)).

Wastewater treatment

10.33 Wastewater services in Reigate & Banstead are primarily managed by Thames Water, which is responsible for maintaining public sewers and wastewater treatment facilities.

- 10.34 An increase in the discharge of effluent from Wastewater Treatment Works (WwTW) as a result of development and growth in the area in which they serve can lead to a negative impact on the quality of the receiving watercourse. Under the Water Framework Directive (WFD), a watercourse is not allowed to deteriorate from its current WFD classification (either as an overall watercourse or for individual elements assessed).
- 10.35 As shown in table 35, the three main water catchment areas in the borough have a moderate or poor ecological status, and in all of the watercourses that contain a WwTW serving growth, sewage discharge was cited as one of the “reasons for not achieving good status”. The exception to this is a stretch of the River Mole upstream of Horley which is currently achieving a good ecological status. The Burstow Stream has a poor ecological status which can also be attributed to the diffuse sources of phosphate from agriculture (livestock and poor nutrient management), and in some cases from urban and transport sources.
- 10.36 Horley and surrounding areas in Reigate & Banstead have faced serious challenges with wastewater infrastructure, especially during heavy rainfall. [The Rivers Trust Sewage map](#) shows the sewer storm overflow spill counts discharging into the borough’s streams (including the Burstow Stream in Horley) over the past 6 years. Thames Water has acknowledged these issues and is actively working on improvements. It has published a Drainage and Wastewater Management Plan to reduce storm overflows and improve sewage treatment capacity. This includes upgrades to sewage treatment works, targets for meeting government regulations and timelines for infrastructure improvements.

Sustainable Drainage Systems (SuDS)

- 10.37 Sustainable drainage systems (SuDS) are the most effective way to manage rainfall where it falls and the resulting surface water runoff. SuDS are made up of interconnected features that surface water flows through. Each feature reduces pollution, flow rates, the volume of water and improves water quality. In this way, SuDS

can be used to manage the environmental risks caused by surface water run-off from new and existing development and can be designed to enhance the environment.

10.38 SuDS can help to improve water quality as well as manage surface water flood risk.

SuDS mimic natural catchment processes and provide the following benefits:

- Allow water to soak into the ground (infiltration).
- Store water and release it slowly (attenuation).
- Slowly transport (conveying) water on the surface.
- Filter out pollutants and reduce carbon.
- Allow sediments to settle out by controlling the flow of the water.
- Form attractive environments that provide pleasant, open spaces and valuable wildlife habitats.

The likely situation without a plan

- Speculative development fails to take account of the local issues in relation to water supply and wastewater treatment.
- Waterbodies within the borough continue to fail to achieve good ecological and chemical status as water quality measures are not secured through policy.
- Despite national and water company strategies to reduce water consumption, without a plan it will be more difficult to achieve a reduction in demand for water from new development.
- Without a plan, it will be difficult to achieve the highest standards of water efficiency.

Task A3: Identifying key issues and problems

10.39 The following key issues have been identified through the baseline review for this topic:

- Growth and climate change will put pressure on limited water supply resources.
- Increased development will put pressure on existing sewage infrastructure, which could lead to problems in treatment.
- The borough faces some problems with the quantity of groundwater and the ecological quality of river water due to pollution. These need to be addressed and water resources need to be enhanced.
- A large proportion of the borough is in a Nitrate Vulnerable Zone.
- As climate change is expected to increase the risk of drought and pressure on water supplies, the plan should prioritise measures that help avoid water shortages, including providing additional or improved water storage.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO8: Enhance water quality and ensure the most sustainable use of water.

Key Decision Aiding Questions:

Will the option,

- Improve quality and maintain an adequate supply of water?
- Reduce pollution of groundwater, watercourses and rivers from run-off / point-sources?
- Reduce the number of nitrates / phosphates entering the water environment?

- Provide adequate utilities infrastructure to service development to avoid unacceptable impacts on the environment?
- Minimise water consumption?
- Encourage water to be stored for re-use?
- Allow for the most efficient use of water and the reuse of grey water on site?

11 Land and soils

11.1 This section of the scoping relates to the theme of land and soils and considers land contamination, soil quality and quantity and waste and minerals.

Task A1: Identifying other relevant policies, plans, and programmes (PPPs) and sustainability objectives

Table 36: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG): Waste	2015
National	National Planning for Waste	2014
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018 Updated 2023
National	Defra Safeguarding our Soils: A Strategy for England	2009
National	Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites	2009
National	Defra Waste Management Plan for England	2021
County	Surrey Waste Local Plan	2020
County	Surrey Local Aggregate Assessment	2024

Level	Policies, plans and programmes (PPPs)	Year of publication
County	Surrey Mineral Plan	2011
County	Surrey Environmental Partnership (SEP) Strategy document	2023

Summary of PPPs

11.2 The NPPF 2026 promotes the efficient and sustainable use of land while recognising soil as an important natural resource. It seeks to optimise the use of suitable land, prioritise previously developed land where appropriate, and protect the economic and environmental value of agricultural land, including the best and most versatile soils. The Framework also requires development to address contamination, land instability and pollution risks, ensuring that land is suitable for its intended use and that adverse effects on soil and environmental quality are avoided or appropriately mitigated.

11.3 The Planning Practice Guidance (PPG) on Waste key objectives are:

- Support the waste hierarchy: prevention, reuse, recycling, recovery, and disposal.
- Ensure waste planning aligns with European Union Waste Framework Directive principles — including proximity, self-sufficiency, and environmental protection.
- Guide authorities in preparing local plans that identify sufficient sites for waste management.

11.4 The National Planning Policy for Waste (NPPW) sets out the UK government's detailed planning policies for waste management in England. Its core objectives are:

- Drive waste management up the waste hierarchy: prevention, reuse, recycling, recovery, disposal.
- Promote sustainable development and resource efficiency.

- Ensure waste is managed close to its source (proximity principle).
 - Protect human health and the environment.
 - Integrate waste planning with housing, transport, and economic development.
- 11.5 The 25-Year Environment Plan, published in 2018 and updated in 2023, outlines the government's long-term strategy for improving the environment. In terms of land and soils, the plan emphasises sustainable land management, aiming to protect and restore soil health. It promotes natural capital approaches, ensuring land use decisions consider environmental benefits. Measures include reducing soil degradation, improving soil fertility, and preventing erosion. The plan also encourages tree planting and habitat restoration to enhance biodiversity and carbon sequestration.
- 11.6 In terms of waste, the plan aims to reduce waste and pollution, promoting a circular economy. It supports minimising plastic waste, increasing recycling rates, and reducing landfill dependency. It also encourages resource efficiency, ensuring materials are reused and repurposed rather than discarded.
- 11.7 Safeguarding our Soils: A Strategy for England policy paper seeks to ensure that all soils in England will be managed sustainably, and degradation threats minimised successfully by 2030.
- 11.8 The Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009) provides guidance on protecting soil resources during construction projects. It emphasises soil as a finite and valuable resource that plays a crucial role in sustainability. The code outlines best practices for pre-construction planning, soil management during construction, and post-construction soil care.
- 11.9 The Waste Management Plan for England identifies measures being taken to move towards a zero-waste economy, including a national waste plan which seeks to identify measures to move towards a circular economy in which resources are kept in use for longer. To do this, there needs to be a maximisation in the value of resources used and a minimisation in the waste created.

11.10 The Surrey Waste Local Plan shows how and where waste will be managed in Surrey in the future. It sets out the planning framework for the development of waste management facilities and is used in determining planning applications for waste management facilities. The vision for waste development in Surrey is:

- To enable sufficient waste management capacity to support Surrey's nationally important economy.
- To develop the circular economy in Surrey where residents and businesses produce less waste and treat more waste as a resource by re-use, recycling and recovery.
- To recognise, protect and enhance Surrey's environment and maintain the high standards of wellbeing enjoyed by our residents when permitting waste facilities.

11.11 A Local Aggregate Assessment (LAA) is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's (MPA) area. The Surrey LAA is prepared by the MPA in accordance with national policy and guidance and supplementary guidance adopted by the South East England Aggregates Working Party (SEEAWP) and draws on data from various sources.

11.12 The Surrey Minerals Plan Core Strategy Development Plan Document provides strategic policies and site-specific proposals for the period to 2026. The Strategy includes policies dealing with development management and consequently, where relevant, guidance is provided on the information required to support planning applications.

11.13 The Surrey Environment Partnership (SEP) Strategy outlines a collaborative plan to reduce waste, improve recycling, and promote environmental sustainability across Surrey's 12 local authorities. It sets clear targets and actions to move towards zero waste and a circular economy.

Task A2: Collecting baseline information.

Previously Developed Land (PDL) - Brownfield land

11.14 The NPPF 2026 continues to prioritise the use of brownfield (previously developed land (PDL)) before greenfield sites. Reigate & Banstead's Core Strategy policy CS10 states that, 'Development will make efficient use of land, giving priority to previously developed land and buildings within the built-up area'. This approach is encouraged to make land use more efficient and sustainable.

11.15 The borough's 'Environment and Sustainability monitor' reports that within the last twelve months, 75.7% of residential dwellings were built on PDL, which is above the Core Strategy monitoring target of at least 50%, but slightly below the previous year's monitoring figure of 78.1%. It notes that a high proportion of completions on land not previously developed comes from a major development at Horley Northwest Sector which is a major site allocation in the former borough local plan (1,510 dwellings) and was previously greenfield land. In addition, 100% of the retail and employment floorspace completed within the past year was on previously developed land, which is above the Core Strategy monitoring target of 90.0%.

Table 37: Number and percentage of new dwellings built on PDL throughout the local plan period.

	Dwellings on PDL	% on PDL
2012/13	360	69.4%
2013/14	149	31.4%
2014/15	303	61.8%
2015/16	438	68.7%
2016/17	418	69.2%
2017/18	253	43.9%
2018/19	219	39.0%
2019/20	266	52.6%
2020/21	655	79.4%

	Dwellings on PDL	% on PDL
2021/22	499	63.4%
2022/23	463	68.1%
2023/24	414	78.1%
2024/25	208	75.7%

Source: Reigate & Banstead - Environment and Sustainability Monitor, 2025

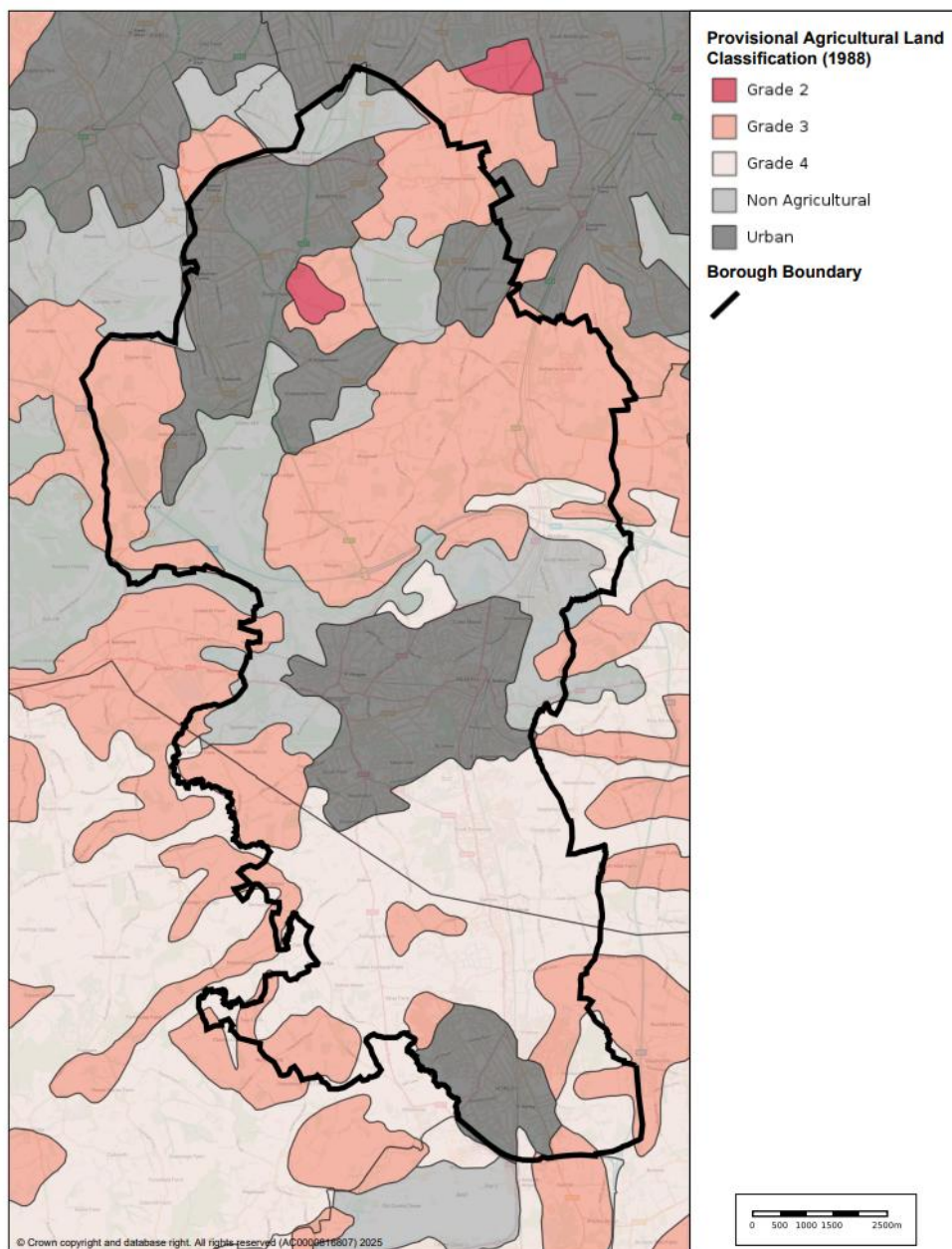
- 11.16 To continue to deliver housing on PDL, in accordance with the Core Strategy ‘urban areas first approach’ the Council continues to be proactive in identifying additional previously developed sites through the Housing and Economic Land Availability Assessment (HELAA) and brownfield land register. However, the supply of available sites within the urban area is becoming increasingly limited and there is pressure to develop greenfield land to deliver the mix of family homes needed and the quantum expected by the standard method.
- 11.17 Through the DMP process, a number of sites were released from the Green Belt for sustainable urban extensions (SUEs) 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 can respond effectively and decisively to evidence of a current or future shortfall in the five-year land supply in a plan-led manner.
- 11.18 Even though the current local plan has been successful in meeting its development needs in the urban area, the higher housing need figures from the standard method may be difficult to accommodate wholly within the existing urban area even with the SUEs. Developing on greenfield land can have significant environmental impacts including soil degradation, soil erosion, compaction and contamination. These can all

affect natural ecosystems. It will be a challenge to balance this development pressure with environmental sustainability for the new local plan.

Agricultural land

- 11.19 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors, together with the interactions between them, form the basis for classifying land into one of five grades, where Grade 1 describes land as excellent (land of high agricultural quality and potential), and Grade 5 describes land as very poor (land of low agricultural quality and potential). Grades 1 to 3a are recognised as being the 'best and most versatile' (BMV) land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality BMV agricultural land.
- 11.20 Figure 31 provides the ALC distribution map for Reigate & Banstead. There is no Grade 1 agricultural land ('excellent quality') in the borough, and only a very small amount of Grade 2 ('very good quality') agricultural land near Banstead. Grade 3 agricultural land ('good to moderate quality') is predominantly found in the north of the borough, above Reigate and Redhill. Grade 4 ('poor quality') is located mainly in the south with the rest of the land (falling outside of these scores) is deemed to be primarily in 'non-agricultural' use, or land predominantly in 'urban' use.
- 11.21 The map at figure 31, identifies Grade 3 land but does not distinguish between Grade 3a (good quality) and Grade 3b (moderate quality). Grade 3a is considered Best and Most Versatile (BMV) agricultural land, which receives strong protection against non-agricultural developments like housing. Grade 3b does not have this same high level of protection, making it more viable for alternative planning uses. Detailed soil surveys are typically required to draw the exact boundary between 3a and 3b on a specific site.

Figure 31: Provisional Agricultural Land Classification Post 1988



Source: Agricultural Land Classification (ALC) Grades - Post 1988, Natural England

Contaminated land

11.22 Contaminated land is land polluted by substances that are potentially harmful to human health and the wider environment, there are estimated to be 325,000 potentially contaminated sites within the UK. Land contamination can occur through several ways

including industrial activities (e.g. former gas works, tanneries and factories), waste disposal (e.g. historical landfills) or accidental release of chemicals (e.g. leaking oil tanks). In some cases, there are naturally occurring high levels of chemicals, contaminating land.

11.23 Reigate & Banstead Borough Council maintains a Contaminated Land Register as required under Part 2A of the Environmental Protection Act 1990. However, as of the latest update, there are no entries on the public register. The council conducts ongoing assessments to identify potentially contaminated sites. Investigations follow a phased approach, starting with desk studies and progressing to site testing if necessary. If land is found to pose a significant risk, enforcement action may be taken to ensure remediation.

11.24 The register is monitored regularly, and any potential new entries are published within 48 hours of formal designation. If the development is within 250m of a landfill site, or it is suspected of having the potential to generate ground gas, a contaminated risk assessment is required and if appropriate this includes gas protection measures to be included in the development design.

Waste

11.25 Surrey County Council is the waste planning authority for the county and is responsible for preparing and maintaining the Surrey Waste Local Plan. It sets out how and where waste will be managed across Surrey and includes:

- Identifying suitable sites for waste management facilities.
- Creating policies to guide planning applications for waste-related development.
- Ensuring sustainability and minimal environmental impact.
- Safeguarding existing infrastructure and planning for future needs.

11.26 Surrey County Council and Reigate & Banstead work together to ensure the provision of suitable and sufficient waste management infrastructure as well as the safeguarding

of existing waste management facilities. The Earlswood Depot in Redhill is the borough's waste management site and functions as a licensed Waste Transfer Station. There are also multiple recycling points across the borough.

11.27 Even though Surrey sets the overarching waste planning strategy, Reigate & Banstead support this by helping to ensure waste is managed effectively and by promoting sustainable practices in everyday life. For that reason, it is important that the new local plan will contain policies that support the waste strategy and accord with the waste hierarchy (figure 32) prioritising waste prevention and reuse over recycling, recovery, and disposal.

Figure 32: Waste hierarchy



Source: [Surrey Environment Partnership SEP 2025](#)

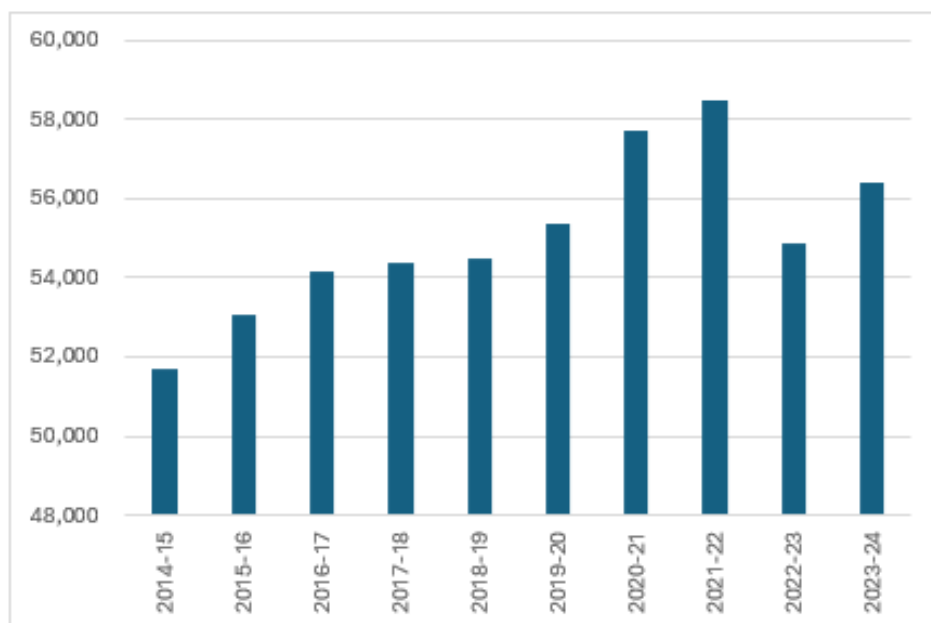
11.28 It is important to note that commercial waste is managed separately from household waste in Reigate & Banstead. The council provides dedicated collection services for

businesses, including general refuse and paper/card recycling, while household waste is handled through standard domestic collections and supported by Community Recycling Centres operated by Surrey County Council.

11.29 Design standards for waste storage and collection are also relevant and will help to ensure there is adequate space for bins, recycling and access for collection vehicles. Updated in 2024, Reigate & Banstead produced specific guidance titled 'Making Space for Waste Management in New Developments' for developers and designers of residential, commercial and mixed-use properties.

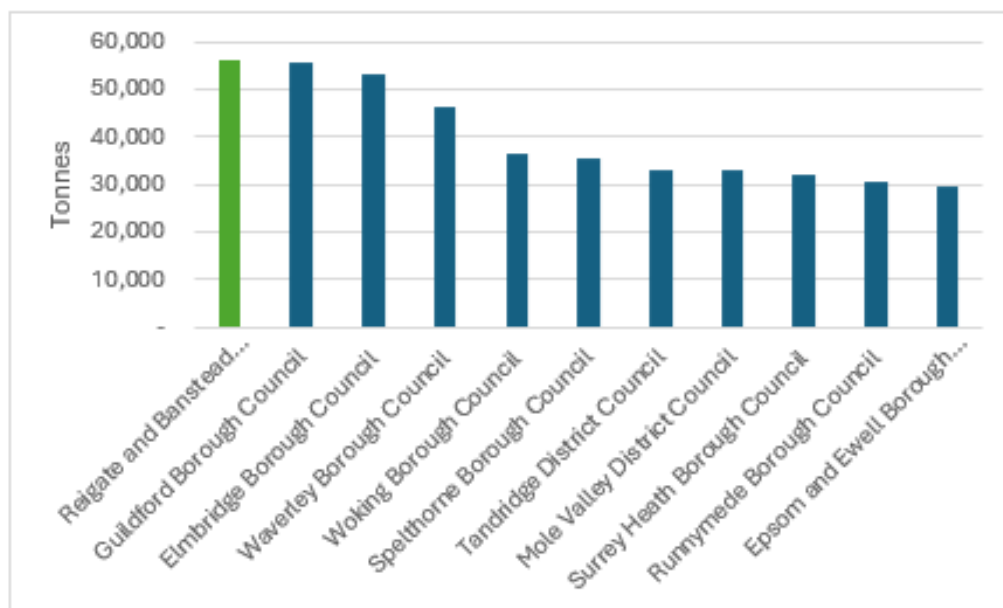
11.30 Reigate & Banstead Environment and Sustainability monitor presents the latest data available regarding the household and non-household waste collected for the year. In the latest data from Defra (2023-24), Reigate & Banstead collected 56,378 tonnes of waste from households and businesses, an increase of 2.8 per cent on the previous year. Over the last ten years this amount has gradually increased with a significant increase seen in 2021-22.

Figure 33: Reigate & Banstead total collected waste (in tonnes) from 2014 to 2024.



Source: [Local authority collected waste management - annual results](#)

Figure 34: All Surrey Local Authorities total collected waste in 2023/24.

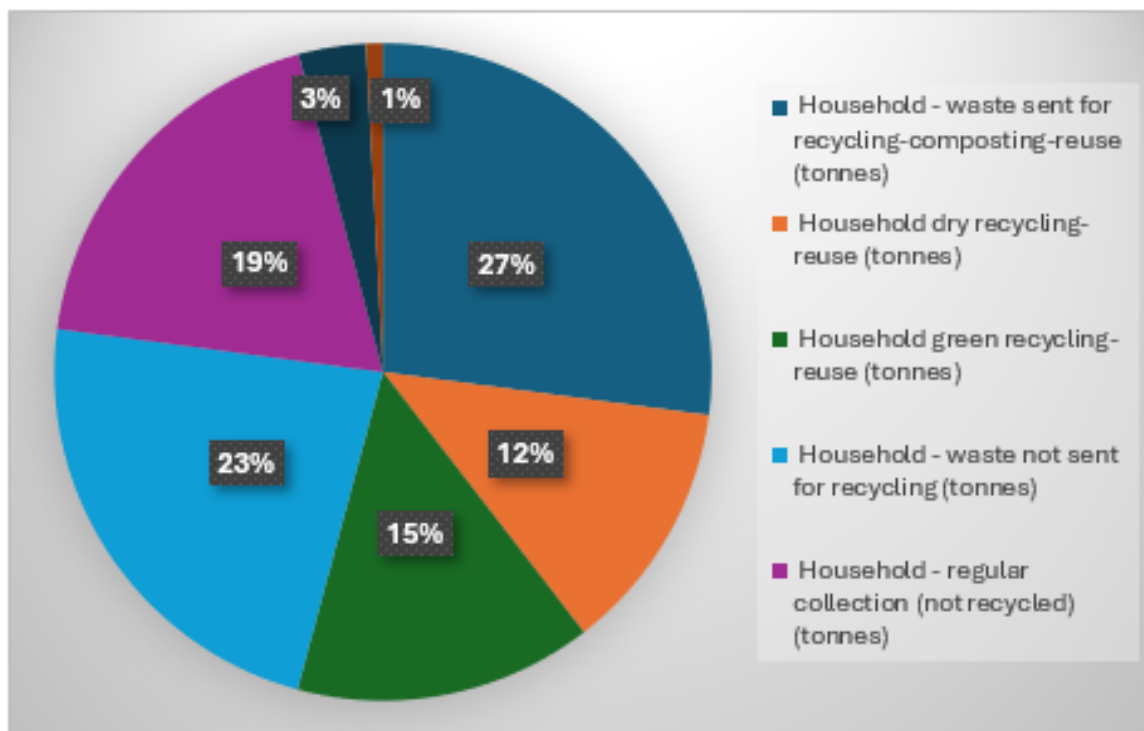


Source: [Local authority collected waste management - annual results](#)

11.31 When compared with Surrey authorities, in 2023/24 Reigate & Banstead collected the most waste.

11.32 In terms of household waste only, figure 35 breaks down the type of waste being collected including recycling and non- recycling from April 2023 to March 2024. It shows that the majority of the household waste collected was sent for recycling, composting or re-use, green and dry recycling. This is a trend that has continued to increase since 2014 however waste not sent for recycling has also increased through the years.

Figure 35: Collected household waste 2023/24 in Reigate & Banstead



Source: [Local authority collected waste management - annual results](#)

11.33 The expected growth in population will lead to more waste generation in terms of household waste. Recycling, reduction and sustainable consumption can help mitigate the impact, but population growth will continue to increase waste levels.

Minerals

11.34 Surrey County Council also holds the strategic role as the Minerals Planning Authority (MPA) for the county and is responsible for planning how minerals are extracted, safeguarded, and managed across Surrey. Reigate & Banstead must have regard to the Mineral Plan when allocating land for housing, employment and infrastructure. Its role is to support the strategic plan and protect resources ensuring development does not undermine mineral supply.

11.35 For planning purposes minerals are divided into two broad categories: aggregates (bulk minerals used in building and construction like rock, sand and gravel); and non-

aggregates (all the other types of minerals such as silica sand, clay and energy minerals (oil and gas)). There are Mineral Safeguarding Areas for silica sand and soft sand (minerals of local and national importance) which extend into the borough.

11.36 Minerals include primary (dug from the ground) and recycled (e.g. crushed concrete obtained from the demolition of buildings). Secondary aggregates are from mineral wastes (e.g. colliery spoil and slate waste), other industrial wastes (e.g. pulverised fuel ash and blast furnace slag). There are limited sources of secondary aggregates local to Surrey, and to increase their level of use it will be necessary to import them from other parts of the country. It is therefore important that the environmental implications of importing secondary aggregates (such as the requirement for rail aggregate depots to unload the material, or additional long-distance lorry movements) are not overlooked (Surrey Local Aggregate Assessment 2023).

Aggregate Production

11.37 Aggregates are used in construction and are principally primary aggregates and consist of sand, gravel, crushed rock. Despite falling inflation and a slight reduction in interest rates, economic uncertainty and low construction activity persists nationally which is reflected in decreasing sales of primary, recycled and secondary aggregates when compared to 2022. The Surrey Local Aggregate Assessment 2023 outlines future supply options for aggregate production in the region, including land-won sand and gravel, recycled and secondary aggregates, and imports through rail aggregate depots. The report highlights a shift towards greater reliance on recycled and secondary aggregates to meet sustainability goals and reduce environmental impact.

Aggregate Recycling - Construction, Demolition and Excavation (CD&E) recycling facilities.

11.38 There is also need for construction, demolition and excavation (CD&E) recycling facilities and site allocations are included in the Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plan. There are thirteen permanent, and nine temporary aggregate recycling facilities located in Surrey

including two aggregate recycling facilities in Reigate & Banstead: Little Orchard Farm, Hookwood and 2 Perrylands Lane, Smallfield. The aim of the County Council in seeking to make increased provision for aggregate recycling is to support production at these existing facilities.

11.39 Salfords Depot, Redhill was identified in Policy AR2 of the Aggregates Recycling Joint Development Plan Document as a potential new site and is safeguarded for a Rail Aggregate Depot (RAD) in the SMP Core Strategy DPD. It is 5.2 ha site. The configuration of the site and other potential future development including a replacement rail aggregate depot and new access site may constrain the scale of activity that could take place.

11.40 The challenge is to search for suitable locations that will be taken up by waste operators or landowners whilst ensuring that residents' amenity and the environment are not subjected to significant adverse impacts. There are limited locations across Surrey where aggregates recycling activities are likely to be both feasible and acceptable to the local community.

The likely situation without a plan

- Without an evidence-based local plan in place, opportunities would be lost to address development in a planned way, such as making the best use of PDL and to consider the need for any local approach to housing density.
- Loss of soil biodiversity through inappropriate development, increased disturbance, compaction and erosion.
- Loss of carbon to the atmosphere because of soil disturbance and impaired ability of soil to store carbon.
- Significant increased waste generation associated with new development.

Task A3: Identifying key issues and problems

11.41 The following key issues have been identified through the baseline review for this topic:

- A limited supply of brownfield land may increase pressure for development on greenfield sites.
- Development requirements need to be managed to maintain soil quality and composition.
- Waste management facilities must be protected from incompatible development and retained to meet future capacity needs.
- An increase in households and businesses will lead to an increase in waste generation including construction waste.
- The borough has a good record of recycling waste but will need to increase recycling rates and ensure that facilities are available for dealing with waste locally.
- There is a need to prioritise waste prevention and reuse over recycling, recovery, and disposal.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective

SO9: Protect land and soils, safeguard natural resources and minimise waste.

Key Decision Aiding Questions:

Will the option,

- support a brownfield first approach to new development opportunities?
- make efficient use of previously developed land?
- avoid the loss of the BMV agricultural land?

- minimise disturbance to natural carbon stores such as soils, woodland, trees and hedgerows?
- reduce the risk of land contamination and protect good quality soil?
- reduce the risk of creating further contamination?
- support the remediation of contaminated land?
- protect the integrity of mineral resources?
- encourage the efficient use of mineral resources?
- minimise the production of waste and manage waste responsibly?
- promote reuse and recycling of materials?

12 Landscape, biodiversity and green infrastructure

12.1 This section of the scoping report relates to the theme of landscape, biodiversity and green infrastructure.

Task A1: Identification of other relevant policies, plans and programmes (PPPs) and sustainability objectives

Table 38: Policies, plans and programmes

Level	Policies, plans and programmes (PPPs)	Year of publication
National	Levelling Up and Regeneration Act	2023
National	Natural Environment and Rural Communities Act	2006
National	Environment Act	2021
National	National Planning Policy Framework (NPPF)	2026
National	Planning Practice Guidance (PPG) Natural Environment and Biodiversity Net Gain	2016 updated 2024 and 2025
National	A Green Future: Our 25-Year Plan to Improve the Environment	2018
National	Corporate Report: Environmental Improvement Plan	2023
National	National Character Area Profiles, various	
National	The National Design Guide	2019
National	National Model Design Code	2021
National	JNCC UK Biodiversity Action Plan (UK BAP)	1994
National	Natural England: Green Infrastructure Framework	2023
National	The Woodland Trust- Emergency Tree Plan for the UK	2020
County	Surrey Hills National Landscape Management Plan 2025-2030	2025
County	The Surrey Local Nature Recovery Strategy	2025
County	Surrey Nature Partnership- Biodiversity & Planning in Surrey	2019
County	Surrey Nature Partnership: The State of Surrey's Nature	2017

Level	Policies, plans and programmes (PPPs)	Year of publication
Local	Reigate & Banstead Environmental Sustainability Strategy	2024
Local	Reigate & Banstead Landscape and Townscape Character Assessment	2008
Local	Reigate & Banstead Greenspaces Strategy	2025

Summary of PPPs

- 12.2 The Levelling-up and Regeneration Act 2023, specifically Section 245, introduces a strengthened legal duty for public bodies and statutory undertakers when making decisions that affect Protected Landscapes in England including National Landscapes (formerly known as Areas of Outstanding Natural Beauty (AONBs)).
- 12.3 The Natural Environment and Rural Communities (NERC) Act 2006 is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering government policy.
- 12.4 The Environment Act 2021 is a landmark piece of UK legislation aimed at improving environmental governance and sustainability. It strengthens and expands legislation in the NERC 2006. In terms of biodiversity,
- It introduces a strengthened biodiversity duty for public authorities, requiring them to actively conserve and enhance biodiversity.
 - Establishes Local Nature Recovery Strategies, which map out priority areas for nature restoration and environmental improvement.
 - Mandates biodiversity net gain for new developments, ensuring that habitats are left in a measurably better state than before.
- 12.5 In terms of landscape, it supports the protection and enhancement of natural landscapes, ensuring that environmental targets include species abundance and

habitat conservation and encourages environmental improvement plans, which set out long-term strategies for maintaining and restoring landscapes.

- 12.6 The Act supports the integration of green infrastructure through wider environmental improvement measures. This has subsequently been supported by Natural England's Green Infrastructure Framework, which helps local authorities and developers integrate green spaces into urban planning and provides guidance on green infrastructure standards, ensuring that developments include accessible and high-quality green spaces. It also supports better planning for parks, urban greenery, and nature corridors, improving connections between natural landscapes and urban areas.
- 12.7 The NPPF 2026 gives the highest level of protection to nationally designated landscapes, including National Parks, the Broads and National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within these areas should conserve and enhance their natural beauty and special qualities, while development affecting their setting should be sensitively located and designed to avoid or minimise adverse impacts. The Framework also recognises the importance of protecting and enhancing landscape character and securing positive environmental outcomes through the planning system.
- 12.8 The NPPF 2026 recognises the important role of green infrastructure, nature recovery and multifunctional landscapes in supporting biodiversity, climate resilience, health and wellbeing. It requires planning to consider designated biodiversity sites, priority habitats, woodland, agricultural land, geological features, water environments, and cultural and historic landscapes, while supporting opportunities to improve environmental quality and strengthen ecological networks.
- 12.9 Chapter 19 of the NPPF 2026 requires development plans to protect, restore and enhance the natural environment by:
- identifying, mapping and safeguarding important habitats, ecological networks and wildlife corridors;

- supporting Nature Recovery Networks and opportunities for habitat creation, restoration and enhancement;
- conserving and enhancing priority habitats, species and sites of biodiversity importance;
- protecting internationally, nationally and locally designated sites; and
- securing measurable improvements for biodiversity and contributing towards nature recovery objectives.

12.10 The Framework supports the creation of coherent and resilient ecological networks that can respond to development pressures and climate change. It continues to recognise the important contribution that trees, woodland and other green infrastructure make to biodiversity, landscape character, climate change mitigation and adaptation, and the quality of urban environments. Planning policies and development proposals should therefore seek opportunities to retain, enhance and expand tree cover and green infrastructure as part of well-designed and sustainable development.

12.11 Planning Practice Guidance (PPG) on the Natural Environment explains key issues in implementing policy to protect and enhance the natural environment, including local requirements. It covers soil, green infrastructure, biodiversity, landscape and local nature recovery strategy.

12.12 The 25-year Environment Plan (25YEP) aims for a cleaner, greener country which puts the environment first and celebrates the variety of natural landscapes and habitats. In terms of biodiversity, the 25YEP sets out strategies to restore and protect habitats, increase biodiversity net gain, and develop nature recovery networks. The plan recognises the UK as one of the world's most nature-depleted countries and emphasises the need for rapid and effective action.

Key biodiversity-related goals include:

- Expanding protected areas to safeguard wildlife.

- Enhancing natural habitats to support species recovery.
- Reducing biodiversity loss through sustainable land management.
- Strengthening environmental governance to ensure long-term conservation.

12.13 The plan also integrates biodiversity into broader environmental policies, ensuring that nature recovery is prioritised alongside climate action.

12.14 The 2023 Corporate Report: Environmental Improvement Plan (EIP23) is the UK government's official update to the 25YEP, originally published in 2018. It sets out how England will restore nature, improve environmental quality, and meet legally binding targets under the Environment Act 2021.

12.15 National Character Area (NCA) Profiles are published by Natural England and divide England in 159 distinct natural areas based on their landscape, biodiversity, geodiversity, historic, cultural, and economic characteristics. NCAs follow natural features in the landscape and are not aligned with administrative boundaries. NCA profiles describe the features which shape each of these landscapes, providing a broad context to its character. They also provide Statements of Environmental Opportunities to protect and enhance the special qualities of these areas. Additionally, the Government's 25YEP states the intention to work with relevant authorities to deliver environmental enhancements within all 159 NCAs across England.

12.16 The UK Biodiversity Action Plan (BAP) is a strategic document that sets out actions to conserve and enhance biodiversity in a specific area. Although the UK BAP has been superseded, BAP priority species and habitats have been used to draw up statutory lists of priority species and habitats in England as required by the NERC. These have helped biodiversity opportunity areas (BOAs) being identified and mapped.

12.17 Natural England's Green Infrastructure Framework 2023 is designed to help towns and cities become greener by integrating nature into urban planning. The framework aims to increase green cover to 40% in residential areas and ensure that everyone has access to high-quality green spaces within a 15-minute walk from their home.

- 12.18 The Surrey Hills National Management Plan 2025-2030 sets out a long-term vision for the Surrey Hills as a designated National Landscape for the next century.
- 12.19 The Surrey Local Nature Recovery Strategy (LNRS) sets out a county-wide framework to guide nature restoration, biodiversity enhancement, and climate resilience. It identifies priority habitats and areas of 'high' strategic significance for nature conservation, helping inform planning, investment, and land management decisions.
- 12.20 The Surrey Nature Partnership- Biodiversity & Planning in Surrey guidance 2019 provides a framework to help Surrey authorities integrate biodiversity into development decisions and meet their biodiversity duty. It identifies 50 BOAs which are central to achieving the nature recovery network goals.
- 12.21 The report "The State of Surrey's Nature" was published in 2017 by the Surrey Wildlife Trust on behalf of the Surrey Nature Partnership. It serves as a foundational biodiversity assessment for the county, helping guide conservation efforts and track ecological changes over time. This data has informed the baseline for measuring future trends and setting priorities in the Local Nature Recovery Strategy which went live on 31 March 2026.
- 12.22 At the local level, and in relation to this topic, the Reigate & Banstead Landscape and Townscape Character Assessment 2008 provide a detailed evaluation of the borough's natural and built environments. It identifies key landscape and townscape characteristics, assesses their sensitivity to development, and offers policy recommendations for conservation and sustainable growth.
- 12.23 The Reigate & Banstead Greenspaces Strategy sets out a 10-year vision to enhance, protect, and manage the Reigate & Banstead's parks and open spaces. It is designed to align with the Council's Corporate Plan 2030 and Environmental Sustainability Strategy (2024), ensuring greenspaces contribute to climate resilience, biodiversity, and community wellbeing.

Task A2: Collecting baseline information.

12.24 Reigate & Banstead borough has several sites that are internationally and nationally recognised for nature conservation (see table 39). Other sites in the borough are locally recognised as being important for geology and/or biodiversity. In addition to this, across the borough there are areas where the opportunity exists to enhance habitats and the biodiversity they support. Trees, hedges and woodlands make a particularly valuable contribution to the landscape and biodiversity of the borough. They support a wide range of species and provide visual interest contributing to the character of the borough.

Table 39: Statutory landscape and biodiversity designations in the borough

Name	Type of Designation	Area (ha)	% of borough
Surrey Hills National Landscape	National, Landscape	1,549	12%
Area of Great Landscape Value (AGLV)	Local, Landscape	4,740	37%
Mole Gap to Reigate Escarpment Special Area of Conservation (SAC)	International, biodiversity	450	3%
Sites of Special Scientific Interest (SSSI)	National, biodiversity	796	6%
Ancient Woodland	National, biodiversity	597	4.6%
Sites of Nature Conservation Importance (SNCI)	Local, biodiversity	1,352	10.5%
Local Nature Reserves (LNR)	Local, biodiversity	291	2.2%

Source: Environmental Sustainability Strategy, 2024

Statutory landscape designations

Surrey Hills National Landscape

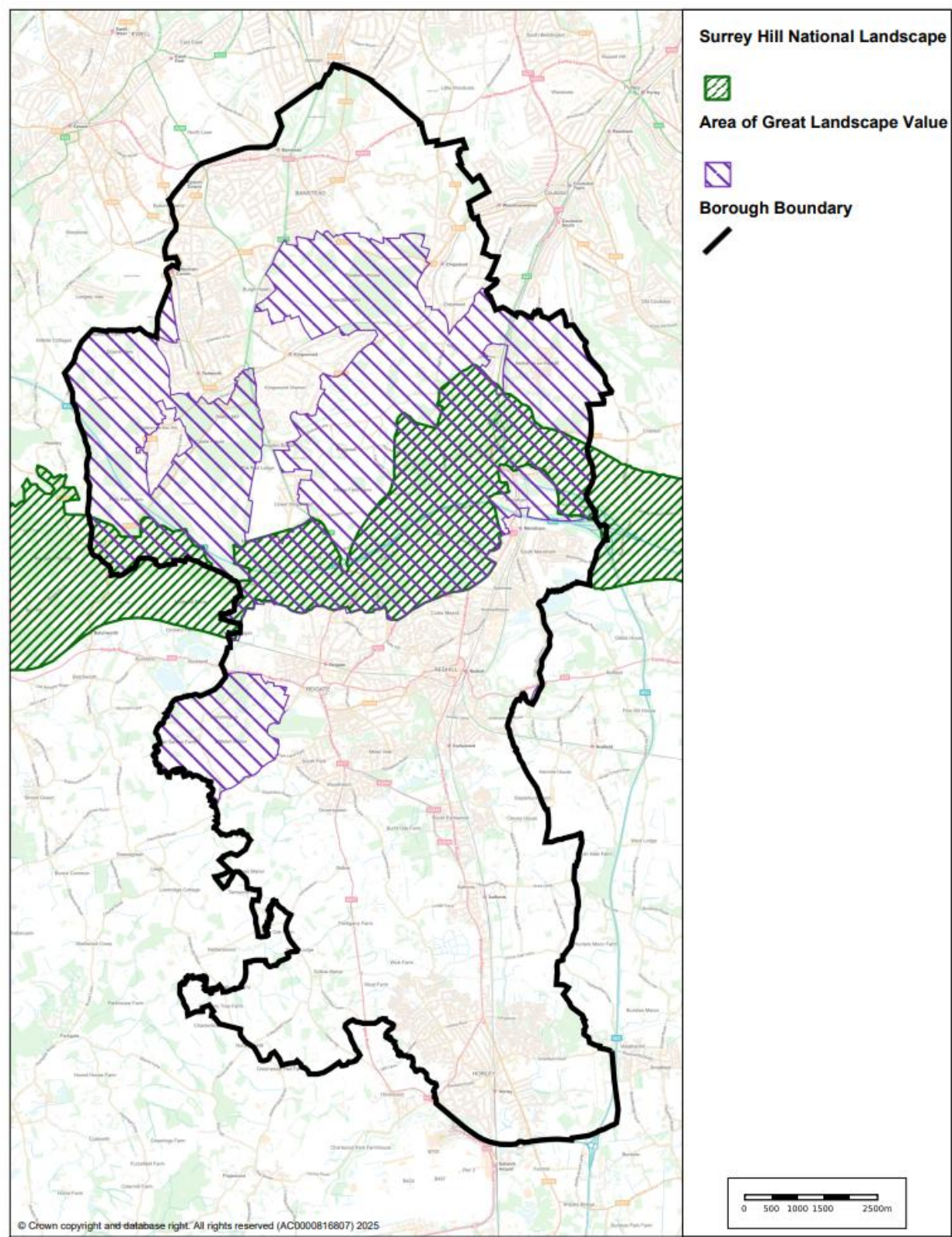
12.25 The Surrey Hills National Landscape (formally known as an Area of Outstanding Natural Beauty (AONB)), is located within Reigate & Banstead borough, and contains a number of areas including Reigate Hill, Colley Hill, and Gatton Park (Figure 36). These locations are protected for their natural beauty and ecological significance. It stretches across Surrey, meeting with the Kent Downs National Landscape to the east and the South Downs National Park to the south and west. A formal boundary review is currently underway by Natural England, which is considering the case for extending the boundary of the Surrey Hills with the Secretary of State for the Environment's decision expected in summer 2026. Future development within Reigate & Banstead may have a greater impact on the national landscape if the boundary is extended within the borough.

Area of Great Landscape Value (AGLV)

12.26 An Area of Great Landscape Value (AGLV) is an area designated by Surrey Council and adopted within the borough's local plan. The local plan affords the AGLV a level of policy protection comparable to that applied to the National Landscape.

12.27 It is recognised for its high visual quality, distinctiveness, and contribution to the setting of towns, villages, or natural features. In Reigate & Banstead, the Surrey Hills Area of Great Landscape Value (AGLV) was first identified in 1958 and is closely linked to the Surrey Hills National Landscape acting as an extension. It has been reviewed multiple times to ensure its continued protection and will assist Natural England when reviewing the National Landscape boundary review. Figure 36 shows that it covers the whole of the Surrey Hills National Landscape area and extends to the north of the borough. It also includes a small area to the west of the borough, south of Reigate Heath.

Figure 36: Surrey Hills National Landscape and the borough's Area of Great Landscape Value.



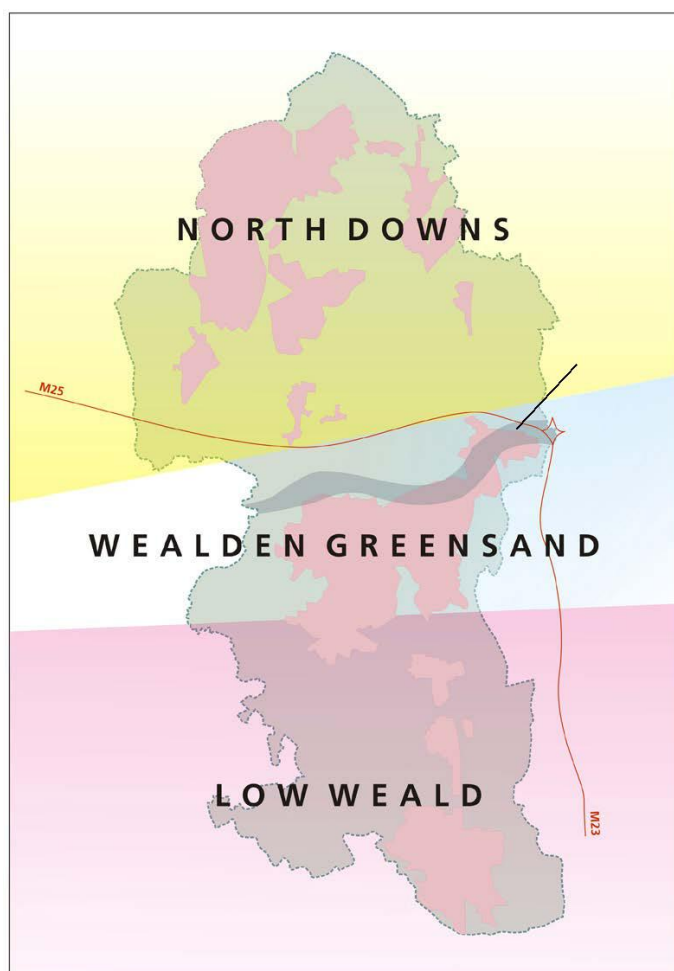
Non statutory landscape designations

National Character Areas (NCAs)

12.28 Natural England has divided England into 159 [National Character Areas](#) (NCAs), each of which are regarded as distinct natural areas. A unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity defines each area. The boundaries of each NCA relate to how these elements have combined to form the landscape and do not relate to administrative boundaries.

12.29 The borough is divided by three NCAs: North Downs, Wealden Greensand and Low Weald (Figure 37). A short description, reference number and a summary of the Statement of Environmental Opportunities (SEOs) are detailed below.

Figure 37: Reigate & Banstead National Character Areas



Source: RBBC Character and Distinctiveness Design Guide SPD

North Downs (NCA 119)

12.30 The North Downs area comprises chalk hills (heath, downland and scrubland) and woodlands and is located to the north of the borough. SEO 1 aims to conserve the area's historic character, rural tranquillity, and heritage sites while supporting sustainable tourism. SEO 2 focusses on woodland restoration, biodiversity enhancement, and climate resilience through active management and habitat connectivity. SEO 3 promotes sustainable farming, especially the revival of chalk grasslands, and SEO 4 advocates multifunctional green infrastructure around urban fringes to integrate nature into planning, improve access, and connect communities to nature and heritage.

Wealden Greensand (NCA120)

12.31 The Wealden Greensand area of clay valleys, covering the more central area of the borough, forms an undulating landscape with significant areas of mixed woodland and conifer plantations. Key environmental opportunities for this area includes SO 1, which aims to conserve and enhance historic landscape character, tranquillity, sense of place, and the rich historical and geological heritage of the Wealden Greensand. Where appropriate enhancing access provision to maintain public benefit from and enjoyment of the area is recommended.

12.32 SEO 2 aims to expand and connect ancient woodlands, lowland heathlands, and hedgerows to boost biodiversity, pollination, and climate resilience. SEO 3 aims to manage and significantly enhance the quality of the characteristic wetland and water environment of the Greensand. This will contribute to sustainable flood risk management, will benefit the regulation of water quality and water availability, as well as enhancing the sense of place, biodiversity, recreation and wetland habitat adaptation to climate change. SEO 4 seeks to integrate nature into urban development, especially near National Landscapes and National Parks, to reinforce landscape character and community wellbeing.

Low Weald (NCA 121)

- 12.33 The Low Weald forms a broad low lying clay vale that wraps around the High Weald. It is known for its wet, wooded, and pastoral character, shaped by centuries of piecemeal woodland clearance and traditional farming. Environment statements for this area outline strategic actions to conserve the areas rich mosaic of ancient woodlands, hedgerows, meadows, and watercourses across a low-lying clay landscape.
- 12.34 SEO 1 promotes restoring traditional woodland management, enhancing biodiversity, and improving public access to nature. SEO 2 seeks to protect the area's historic features, especially those linked to the Wealden iron industry, and geological sites. SEO 3 features the improvement of water quality and flood resilience through catchment-scale river restoration and SEO 4 encourages sustainable pastoral farming to maintain unimproved grasslands and support pollinators, with a focus on reconnecting fragmented habitats and reinforcing the area's rural identity.

Geological features

- 12.35 The geodiversity of the borough is an important asset. Geodiversity is the collective term describing the geological variety of the Earth's rocks, fossils, minerals, soils and landscapes together with the natural process which form and shape them. Geodiversity underpins biodiversity by providing diversity of habitat, with the soil being the link between them. It also embraces the built environment by providing the basis for neighbourhood character and local distinctiveness through building stone and material.
- 12.36 Whilst there are no Regionally Important Geodiversity Sites in the borough, there are two SSSIs notified for geological features within the Mole Gap to Reigate Escarpment SAC.

Statutory biodiversity designations

Special Area of Conservation (SAC)

12.37 The Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is important internationally and requires the highest level of protection. Covering 892.3 hectares in total (450ha in Reigate & Banstead) it is located to the west of the borough and crosses into neighbouring authority Mole Valley District Council. It features 60% broad-leaved deciduous woodland, 25% dry grassland and 15% heath/scrub. Most of this site is a mosaic of chalk downland habitats, ranging from open chalk grassland to scrub and broadleaved semi-natural woodland on the scarp slope of the North Downs.

12.38 The Mole Gap is the only known outstanding locality in the United Kingdom of stable communities of Box woodland *Buxus sempervirens* on rock slopes (the total extent of this community in the United Kingdom is estimated to be less than 100 hectares). This occurs on steep chalk slopes where the river Mole has cut into the North Downs Escarpment. The site is considered to be one of the best areas in the United Kingdom for chalk grassland *Festuco-Brometalia*, important orchid sites and Yew *Taxus baccata* woodland. The site is also considered to support a significant presence of European dry heaths, beech forests *Asperulo-Fagetum*; Great Crested Newt *Triturus cristatus*; and Bechstein's bat *Myotis bechsteinii*.

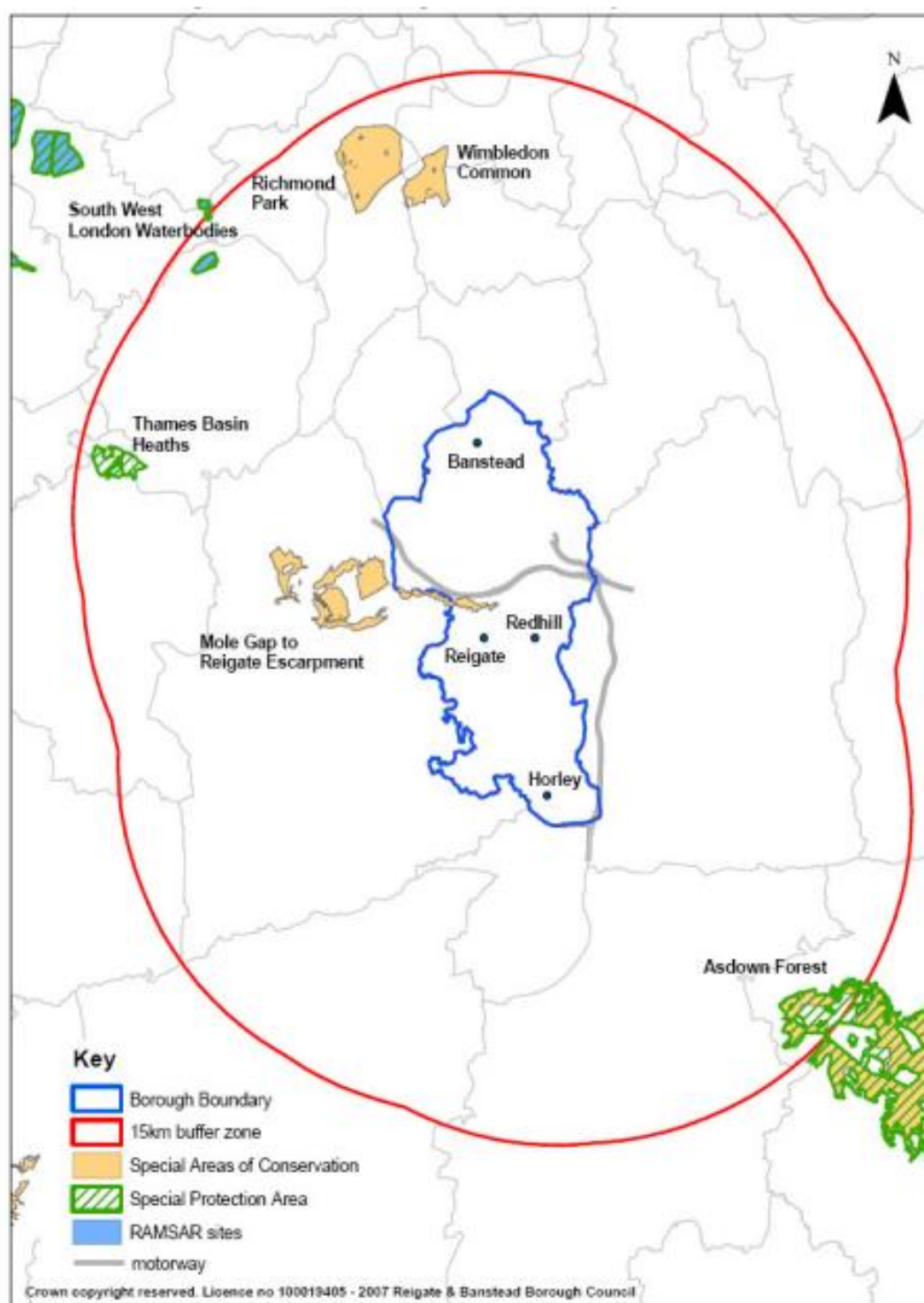
12.39 The Mole Gap to Reigate Escarpment SAC supports a population of Bechstein's bat (*Myotis bechsteinii*). The species uses the site throughout the year as a hibernaculum, autumn 'swarming' site, and as feeding habitat. Natural England has worked with local bat surveyors to locate maternity roosts, and to gain a better understanding of the movements and requirements of bats on this site. Bechstein's bat is one of the UK's rarest mammals, recorded from only a small number of sites in southern England and Wales. It is closely associated with mature deciduous woodland and appears to select old woodpecker holes or rot holes in trees for breeding.

12.40 The Habitats Regulations Assessment (HRA) for the Development Management Plan 2019 highlighted the following potential impacts of future development on the Mole Gap to Reigate Escarpment SAC:

- increased recreation use,
- maintenance (and risk of cessation) of grazing,
- increased air pollution, and
- potential disturbance to roosting populations of Bechstein bats.

12.41 As well as the SAC, there are five European sites within 15 km of the borough (Figure 38). The effects of growth on these sites and their qualifying species will need to be assessed in more detail through the Habitats Regulations Assessment of the emerging local plan. Achieving the high level of growth, reducing pollution and minimising adverse effects on habitats are major challenges.

Figure 38: European sites falling within 15 km of Reigate & Banstead

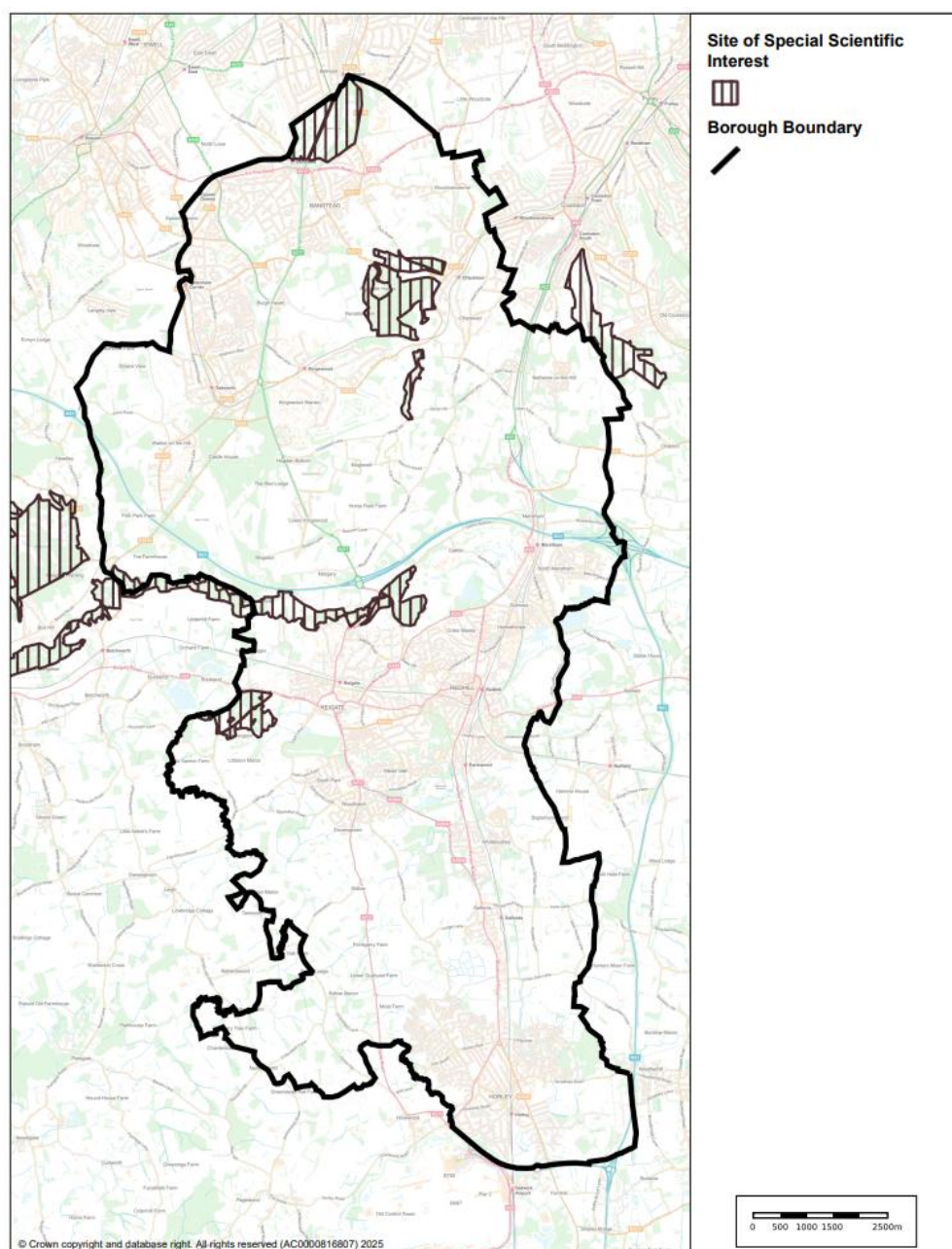


Source: [Reigate & Banstead- DMP Proposed Submission: Habitats Regulation Assessment, 2017 -2018 \(Page 11\)](#)

Sites of Special Scientific Interest (SSSI)

12.42 Designated by Natural England under the Wildlife and Countryside Act 1981, Sites of Special Scientific Interest (SSSI) are the finest sites for wildlife and natural features in England, supporting rare and endangered species, habitats and natural features. The borough contains four SSSIs (see figure 39).

Figure 39: Sites of Special Scientific Interest



12.43 The condition of SSSIs in England is strictly regulated by Natural England and assessed based on their special features, species or habitats. The latest conditions of SSSI sites in the borough are set out in table 40.

Table 40: Condition of Reigate & Banstead's SSSIs, 2025

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	120	76.0	38	24.0	0	0.0	0	0.0	158	100.0	158
Mole Gap to Reigate Escarpment	508	50.0	475	46.8	5	0.5	28	2.8	983	96.8	1,016
Reigate Heath	49	75.4	13	20.0	3	4.7	0	0.0	62	95.3	65
Total	721	52.8	609	44.6	8	0.6	28	2.0	1,330	97.4	1,366

Source: Reigate & Banstead, reported in the Environment and Sustainability Monitor, 2025

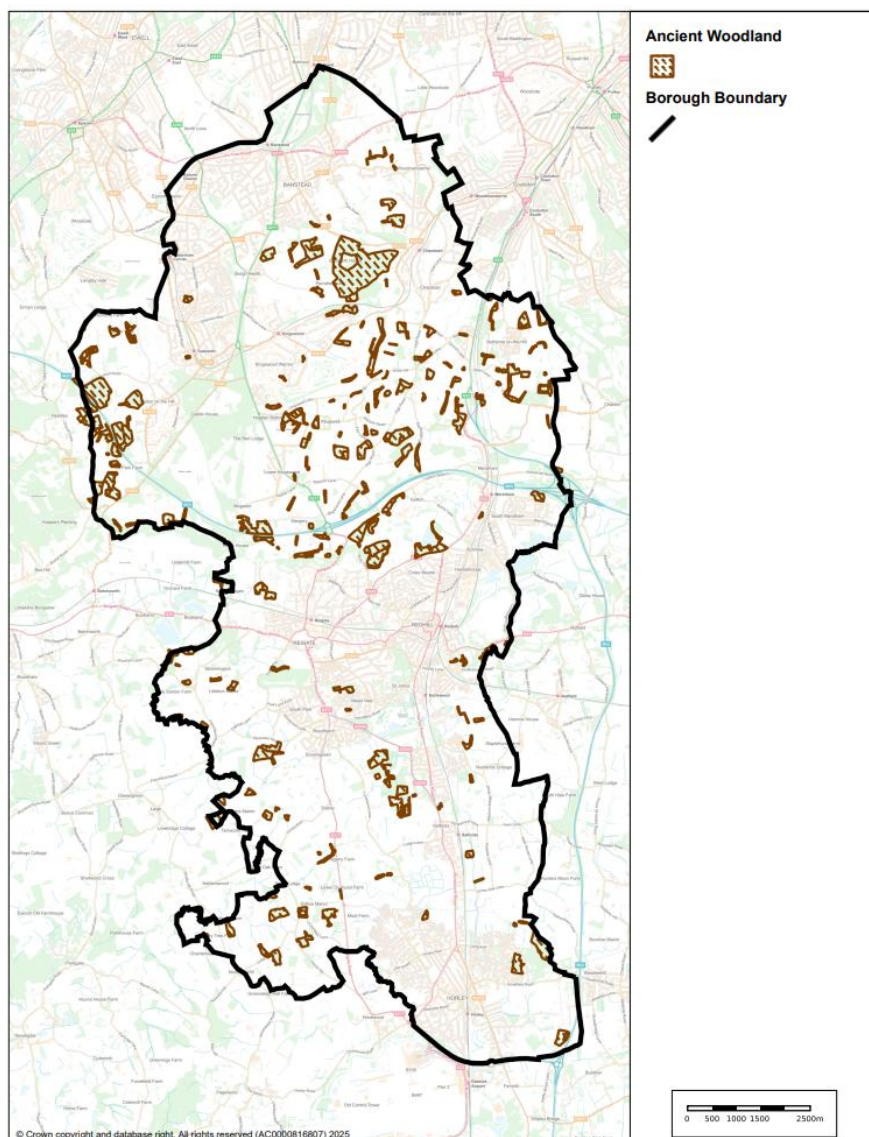
12.44 There are no SSSI in the borough that are destroyed or partially destroyed and only 2.8% of the land at Mole Gap to Reigate Escarpment SSSI is in an unfavourable status and declining. No other SSSI is declining in condition. Factors contributing to the decline are the loss of traditional grazing leading to scrub encroachment, soil erosion affecting chalk grassland stability, climate change impacts altering species composition and human activity such as recreation or development pressures. ([Natural England, Condition of Features](#))

12.45 Banstead Downs SSSI condition is improving but pressures from land management regarding under grazing and scrub encroachment are still active. Chipstead Downs and Reigate Heath have the highest percentages of favourable conditions but there is also pressure from land management regarding under grazing and Reigate Heath has additional pressures relating to water level changes and water abstraction ([Natural England, SSSI Pressures](#)).

Ancient woodland

12.46 Ancient woodland is defined in the 2026 NPPF glossary, as an area that has been wooded continuously since at least 1600 AD. As shown at figure 40, there are 246 ancient woodland sites (comprising 597 ha) located across the borough. Almost all of these sites are small and disconnected with the largest ancient woodland site at Perrotts Wood in Banstead Wood to the north of the borough.

Figure 40: Ancient Woodland sites in Reigate & Banstead



12.47 Ancient woodland is an irreplaceable habitat of high ecological value. Development pressures, particularly in areas adjoining ancient woodland, have the potential to result in habitat loss, fragmentation, increased recreational pressure and other indirect impacts. The protection and enhancement of ancient woodland is an important consideration in planning for future growth. National and local evidence highlights the ongoing decline of this resource and the need to safeguard it from the effects of urban encroachment and infrastructure development.

Sites of Nature Conservation Importance (SNCI)

12.48 Sites of Nature Conservation Importance are areas of open space that contains a species or group of flora, fauna or habitat that is of local importance. Sites are selected for this designation and monitored by the Surrey Nature Partnership, which is made up of representatives from County Council, Local Authorities and non-government organisations. There are 53 Sites of Nature Conservation Importance (SNCI) within Reigate & Banstead covering a total of 1,352 ha. Existing DMP 2019 policy NHE2 protects these sites in line with national policy.

Local Nature Reserves (LNR)

12.49 Local Nature Reserves (LNRs) are declared and managed for nature conservation purposes under the National Parks and Access to the Countryside Act 1949. Local Authorities manage LNRs to maintain and enhance their special wildlife and geology. LNRs provide opportunities for research, education, or for residents and visitors to simply enjoy and have contact with nature. There are three local nature reserves in the borough which are all owned by the Council.

Table 41: Local Nature Reserves in Reigate & Banstead

Local Nature Reserve	Hectares (ha)
Banstead Woods and Chipstead Downs (Also a SSSI)	150 ha
Earlswood Common	89 ha
Reigate Heath (Also a SSSI)	52 ha

Green Infrastructure

12.50 Green infrastructure is defined in the 2026 NPPF glossary as ‘A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. It includes parks and gardens, green spaces, green corridors such as rivers and canals,

sustainable drainage systems, features for species, street trees and community orchards.’ (page 106)

12.51 As well as the statutory areas already discussed, there are also a range of other areas in the borough that can be classified as green infrastructure. These include:

Urban Open Space

12.52 Sites designated as Urban Open Space make an important contribution to the environmental quality of the borough. These are part of the green fabric and often fulfil multiple purposes for example, recreational use, biodiversity value, visual contribution to the character of an area and food production.

12.53 There are 218 urban open spaces in the borough comprising recreation grounds, school fields, amenity land, gardens of remembrance and allotments. The DMP 2019 explains that these spaces are under development pressure and policy ORS1 seeks to safeguard the most important urban open spaces and ensure they continue to benefit current and future residents.

Common land

12.54 A significant portion of the borough is designated common land, a legal designation established under the Commons Registration Act 1965 and updated by the Commons Act 2006. It ensures public access for walking and recreation under the Countryside and Rights of Way Act 2000 and protects land from inappropriate development which supports conservation. Surrey County Council is the Commons Registration Authority, and Reigate & Banstead borough manage the nature conservation and enhancement of the commons.

Biodiversity Opportunity Areas

12.55 Biodiversity Opportunity Areas (BOAs) identify the most important areas for wildlife conservation in Surrey, where targeted conservation action will have the greatest benefit. The main aim within BOAs is to recover declining biodiversity at a landscape scale through the maintenance, restoration and creation of priority habitats. There are

BOAs in the borough either alone or shared with Mole Valley or Tandridge. These BOAs have been taken into account when producing the Local Nature Recovery Strategy for Surrey.

Trees

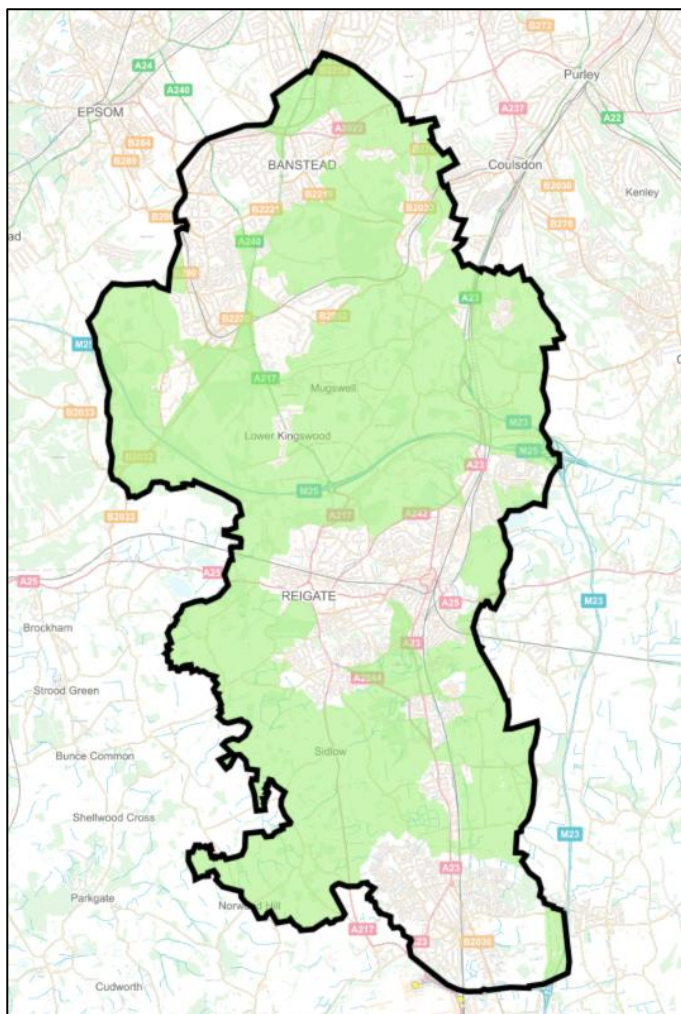
- 12.56 The borough contains 1,313 trees that are protected by Tree Preservation Orders (TPOs). Trees and woodland make a valuable contribution to the borough's landscape character, contribute to cooling and shade, and offer a range of important habitats. According to the Woodland's Trust '[State of the UK's Woods and Trees](#)' report published in 2025, there is an ongoing decline in traditional woodland management practices, and this under-management of woodlands and copses is resulting in the loss of species diversity across the region.
- 12.57 There is also pressure on semi-natural woodlands (including ancient woodland) from inappropriate management, leading to the introduction of non-native garden species or the spread of invasive alien species (such as Japanese knotweed, Himalayan Balsam and giant hogweed) in parts of the borough, which can prevent regeneration of native woodland.
- 12.58 Climate change resulting in more extreme weather could alter the species composition of existing species-rich woodlands and hedgerows, favouring species with lower water demand. Increasing incidences of pathogens may change the species mix of woodlands and higher temperatures and prolonged drought are likely to put woodlands under further stress and increase the risk of wildfires.

Green Belt

- 12.59 Approximately 8,888 hectares (66%) of the borough is designated Green Belt which purpose is to prevent the merging of urban areas and to maintain a sense of openness. The 2024 NPPF introduced significant changes to Green Belt policy, including the identification of grey belt land. There is pressure to amend green belt boundaries and use this land to meet future development needs including the high housing numbers. Even though the Green Belt is not a landscape or ecological

designation, the fact that much of this land is undeveloped means changes to this land designation is likely to impact the borough's landscape character, setting and natural environment.

Figure 41: Map of the borough's Green Belt



Blue Infrastructure - rivers and bodies of water.

12.60 Rivers (and their surrounding floodplains), waterways, ponds and lakes are important habitats and eco-corridors supporting a range of rare and protected species in Reigate & Banstead borough. In addition to being a lifeline for all other habitat types, they also provide important recreational infrastructure. The central and southern parts of the borough are shaped in part through rivers, waterways and water bodies. Areas

including Reigate, Redhill and Merstham, and south towards Horley are criss-crossed by rivers and tributaries.

12.61 Despite the considerable green and blue infrastructure 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 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 (recorded in the Open Space, Sport and Recreation Assessment 2017), which limits opportunities for the cultural functions of green infrastructure to be accessed by residents.

The likely situation without a plan

- Increased development pressure on greenfield land could impact on sensitive landscape areas.
- Inappropriate development could impact the landscape and townscape.
- Potential deterioration of designated sites and priority habitats as a result of speculative development.
- The isolation and fragmentation of priority and other important habitats.
- The potential decline in biodiversity (species and habitats) due to speculative development pressures.

Task A3: Identifying key issues and problems

12.62 The following key issues have been identified through the baseline review for this topic:

- New development has the potential to lead to changes in landscape, townscape and village scape character and quality in and around Reigate & Banstead.

- Potential loss of landscape features and areas with an important visual amenity value.
- The need to accommodate growth while avoiding adverse effects on internationally important habitats and species.
- To continue to protect, restore and maintain designated sites and priority habitats and species.
- Limited brownfield development opportunities mean that new development will mainly be delivered on greenfield sites and could contribute to biodiversity loss.

Task A4: Developing the SEA/sustainability assessment framework

Sustainability Objective:

SO10: Protect and enhance the borough's landscapes, habitats, greenspaces and increase biodiversity.

Key Decision Aiding Questions:

Will the option,

- Protect the integrity of internationally and nationally designated sites within the borough.
- Manage pressures (including recreational, development and climate related pressures) on locally designated sites for biodiversity and geodiversity.
- Protect and enhance the landscape character areas within the authority area?
- Protect and enhance natural urban greenspace?
- Prevent fragmentation, increase connectivity and create more habitats?
- Achieve a net gain and secure enhancement in biodiversity in all new development?

- Protect and enhance protected and priority species?

13 SEA / sustainability assessment framework

Purpose of an SEA / sustainability assessment framework

- 13.1 The SEA / sustainability assessment framework provides the basis for assessing the likely social, economic and environmental effects of the local plan and its alternatives. Sustainability objectives are used to assess the likely sustainability effects of options and policies within the plan. These cover a full cross-section of sustainability issues relevant to the borough and have been presented at table 42 in order of their social, economic and environmental effects. However as explained in the various topics within the scoping report many of these topics overlap and are inter-related.
- 13.2 The previous local plan (Core Strategy 2014 and Development Management Plan 2019) used the former East Surrey Local Planning Authority (LPA) sustainability objectives. Although these objectives have evolved over time, it was considered appropriate to develop a revised framework that better reflects the sustainability issues identified through this scoping process. The former East Surrey LPA sustainability objectives were used as a starting point, with some being retained, amended or combined. This resulted in 10 sustainability objectives rather than the previous 16. Appendix 2 outlines the revisions and amendments to the former East Surrey LPA's sustainability objectives.
- 13.3 Table 42 presents the 10 revised sustainability objectives, the headline sustainability issue/s set out in schedule 2 of the SEA Regulations and the decision aiding questions to help assess the sustainability of the option.

Table 42: Proposed Sustainability Framework

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
Theme: Social Topic: Housing SO1: Provide sufficient housing to enable people to live in a good quality home suitable to their needs which they can afford.	(b) population (c) human health (j) material assets	• significantly boost the supply of housing? • increase the supply of affordable homes to meet identified needs? • reduce the number of people experiencing homelessness in the borough? • provide homes that are of a suitable size and type to meet identified needs? • improve the availability and quality of the housing stock? • increase the amount of older people accommodation? • increase the supply of pitches for Gypsies and Travellers and Travelling Showpeople? • increase the supply of self-build and custom housing plots available?
Theme: Social Topic: Health SO2: Improve the health and wellbeing of residents and reduce inequalities	(b) population (c) human health	• help to improve the health of the community? • improve access to health provision? • encourage healthy lifestyles? • increase access to urban green space? • help people to remain independent and provide assistance to single parents, the elderly, those with ill health or disability? • reduce crime and fear of crime? • help overcome social exclusion? • help address the issues of deprivation and poverty?

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
Theme: Social and Economic Topic: Accessibility SO3: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.	(b) population (c) human health	• improve access to key services (education, employment, recreation, health, community services, cultural assets)? • reduce the need to travel, especially by private motorised vehicles? • provide charging infrastructure for electric vehicles? • reduce congestion or minimise unavoidable increases in congestion? • reduce the need for car ownership? • help provide walking / cycling / public transport infrastructure, including choice and interchange? • provide accessible, safe and connected walking, wheeling and cycling routes that support active travel and contribute to improved physical and mental health and wellbeing? • improve access to the countryside, natural urban greenspaces and historic environments?
Theme: Economic Topic: Economy SO4: Encourage sustainable economic development, access to work and skills and enhance vitality and viability of the borough's town and local centres.	(b) population (c) human health	• meet local employment land requirements? • encourage the provision of a range of jobs that are accessible to residents? • support traditional and emerging sectors for Reigate & Banstead's economy? • promote the viability, vitality, and competitiveness of town centres and encourage their commercial success? • support local services and businesses within local centres? • increase training and educational opportunities?

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
Theme: Environment Topic: Heritage SO5: Conserve and enhance the borough's heritage assets and their contexts and settings.	(k) cultural Heritage (j) material assets	• conserve and enhance the significance of buildings and structures of historic interest, both designated and non- designated, and their setting? • conserve and enhance the special interest, character and appearance of registered parks and gardens, and their settings? • conserve and enhance the special interest, character and appearance of conservation areas and their setting? • identify, protect and enhance sites and features of archaeological value? • promote and develop and where appropriate increase access to cultural and heritage assets and settings? • promote sensitive re-use of important buildings where appropriate? • conserve and enhance the significance, fabric and setting of heritage assets while ensuring they are resilient to climate change impacts, including flooding, water stress, ground movement/subsidence and extreme weather?
Theme: Environment Topic: Climate Change SO6: Support the borough's resilience to the potential effects of climate change.	(i) climatic factors (d) fauna (e) flora (c) human health	• promote the use of sustainable modes of transport, including walking, cycling and public transport? • increase the number of new developments meeting or exceeding sustainable design criteria? • generate energy from low or zero carbon sources? • reduce energy consumption from non-renewable resources? • ensure that development does not take place in areas at medium to high risk of flooding, considering the likely future effects of climate change?

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
		• improve and extend green infrastructure networks to support adaptation to the potential effects of climate change? • sustainably manage water run-off through the use of SuDS, reducing surface water runoff without increasing flood risk elsewhere? • ensure that the potential risks associated with climate change are considered through new development areas? • facilitate the take up of EVs and BEVs by ensuring the availability of a vehicle charging network? • support adaptation measures to cope with the impacts of climate change on local communities and infrastructure?
Theme: Environment Topic: Pollution SO7: Reduce air, noise and light pollution.	(h) air (i) climatic factors (d) fauna (e) flora (c) human health	• improve air quality and contribute towards achieving national air quality objectives and particulate matter reduction targets? • reduce exposure to poor air quality, particularly within Air Quality Management Areas and other pollution hotspots? • reduce emissions of pollutants from transport? • promote the use of low and zero emission vehicles? • promote enhancements in sustainable modes of transport, including walking, cycling and public transport? • promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of pollutants? • encourage the creation of tranquil areas? • ensure that people are not exposed to greater levels of noise? • help reduce light pollution?

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
Theme: Environment Topic: Water SO8: Enhance water quality and ensure the most sustainable use of water.	(g) water (d) fauna (e) flora (c) human health	• improve quality and maintain an adequate supply of water? • reduce pollution of groundwater, watercourses and rivers from run-off / point-sources? • reduce the number of nitrates / phosphates entering the water environment? • provide adequate utilities infrastructure to service development to avoid unacceptable impacts on the environment? • minimise water consumption? • encourage water to be stored for re-use? • allow for the most efficient use of water and the reuse of grey water on site?
Theme: Environment Topic: Land and soils SO9: Protect land and soils, safeguard natural resources and minimise waste.	(f) soil (d) fauna (e) flora (c) human health	• support a brownfield first approach to new development opportunities? • make efficient use of land? • avoid the loss of the BMV agricultural land? • minimise disturbance to natural carbon stores such as soils, woodland, trees and hedgerows? • reduce the risk of land contamination and protect good quality soil? • reduce the risk of creating further contamination? • support the remediation of contaminated land? • protect the integrity of mineral resources? • encourage the efficient use of mineral resources? • minimise the production of waste and manage waste responsibly?

Sustainability Theme, Topic and objective	SEA Regulations Schedule 2	Decision Making Appraisal question. Will the option-
Theme: Environment Topic: Landscape, biodiversity and green infrastructure SO10: Protect and enhance the borough's landscapes, habitats, greenspaces and increase biodiversity.	(l) landscape (a) biodiversity (d) fauna (e) flora (c) human health	• promote reuse and recycling of materials? • protect the integrity of internationally and nationally designated sites within the borough? • manage pressures (including climate related pressures) on locally designated sites for biodiversity and geodiversity? • protect and enhance the landscape character areas within the authority area? • protect and enhance natural urban greenspace? • prevent fragmentation, increase connectivity and create more habitats? • achieve a net gain and secure enhancement in biodiversity in all new development? • Protect and enhance protected and priority species?

14 Consultation and next steps

Task A5: Consulting on the scope of SEA

- 14.1 To meet the requirements of the SEA Regulations, this scoping report is subject to consultation with the three statutory consultees (Environment Agency, Historic England and Natural England) and published for comment alongside the **Local Plan 2044 Scoping Consultation** which runs from 14 September 2026 to 26 October 2026. Further detail on the consultation is available here: www.reigate-banstead.gov.uk/scoping-consultation
- 14.2 Consultees are invited to provide any comments on the draft SEA Scoping Report. The following questions are provided to help focus responses, but they are not exhaustive and consultees may raise any other relevant matters.
1. Are there any additional plans, policies or programmes that are relevant to the SEA policy context that should be included?
 2. Have the key policies, plans and programmes and sustainability objectives listed been adequately taken account of?
 3. Does the existing and emerging baseline information provide a suitable baseline?
 4. Can you suggest or provide any other baseline information that would be relevant to the local plan?
 5. Are there any additional sustainability issues relevant to Reigate & Banstead Borough that should be included?
 6. Is the proposed SEA Framework appropriate and does it include a suitable set of objectives and appraisal questions for assessing the effects of the future local plan?

Responses must be received no later than 5pm on 26 October 2026.

Next steps

- 14.3 Responses from consultees will be reviewed and appropriate amendments made to the scoping report, including the baseline, policy context and SEA Framework where necessary. The baseline information and key sustainability issues will also be updated at each stage in the SEA to reflect new data and studies that become available. The updated SEA findings will be published alongside the next consultation stage of the local plan process.

Appendix 1: SEA Checklist

Table 43 provides a checklist to show how the requirements in Schedule 2 (Regulation 12 (3)) of The Environmental Assessment of Plans and Programmes Regulations (SEA Regulations) 2004 have been met in the Scoping Report.

Table 43: SEA Regulations checklist

The SEA Regulations requirement	Where this is addressed in the Scoping Report
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	The introduction includes an outline of the contents and main objectives of the plan. Paragraphs 2.16 to 2.20 explain the relationship with other assessments.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Task A2 in every topic chapter includes an assessment of the current state of the environment. At the end of task A2, 'The likely situation without a plan' is presented.
3. The environmental characteristics of areas likely to be significantly affected.	Discussed in Task A2 'The Existing and Predicted Baseline' in every topic chapter.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as a European site.	Discussed in Task A2 'The Existing and Predicted Baseline' in every topic chapter.
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Set out in Task A1: Identification of other Relevant Policies, Plans and Programmes and Sustainability Objectives in every topic chapter.

The SEA Regulations requirement	Where this is addressed in the Scoping Report
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as a. biodiversity b. population c. human health d. fauna e. flora f. soil g. water h. air i. climatic factors j. material assets k. cultural heritage, including architectural and archaeological heritage. l. landscape m. and the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).	The plan's likely significant effects on the environment including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects will be addressed and appraised using the SEA framework in subsequent SEA reports. Each topic area relates to an issue presented in the list. The SEA framework (task A4) at chapter 13 includes a table with a column setting out how the sustainability objective relates to the list of issues a) to (l). Many of them include inter-related issues as highlighted at point (m).
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	This will form part of the future SEA report.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	This will form part of the future SEA report.

The SEA Regulations requirement	Where this is addressed in the Scoping Report
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	This will form part of the future SEA report.
10. A non-technical summary of the information provided under paragraphs 1 to 9.	This will form part of the future SEA report.

Appendix 2: Changes to previous sustainability objectives

Table 44: Changes to previous sustainability objectives

Previous SA Objective	Revision/ amendment	Final Sustainability Objective
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Revised text.	SO1: Provide sufficient housing to enable people to live in a good quality home suitable to their needs which they can afford.
2. To facilitate the improved health and wellbeing of the whole population.	Revised text	SO2: Improve the health and wellbeing of residents and reduce inequalities.
3. To conserve and enhance, archaeological, historic and cultural assets and their settings.	Changed SO number and revised text	SO5: Conserve and enhance the borough's heritage assets and their contexts and settings.
4- To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.	Changed SO number and revised text	SO3: Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.
5- To make the best use of previously developed land and existing buildings.	Deleted objective as covered in SO9.	SO9: Protect land and soils, safeguard natural resources and minimise waste.
6- To support economic growth which is inclusive, innovative and sustainable.	Combined with SO6 and created SO4	SO4: Encourage sustainable economic development, access to work and skills and enhance vitality and viability of the borough's town and local centres.
7- To provide for employment opportunities to meet the needs of the local economy.	Combined with SO6 and created SO4	SO4: Encourage sustainable economic development, access to work and skills and enhance vitality and viability of the borough's town and local centres.

Previous SA Objective	Revision/ amendment	Final Sustainability Objective
8- To reduce greenhouse gas emissions and move to a low carbon economy.	Deleted and incorporated into SO6.	SO6: Support the borough's resilience to the potential effects of climate change.
9- To use natural resources prudently.	Deleted and incorporated into SO9.	SO9: Protect land and soils and safeguard natural resources and minimise waste.
10- To adapt to the changing climate	Revised SO number and text	SO6: Support the borough's resilience to the potential effects of climate change.
11- To reduce flood risk	Deleted and incorporated into SO6	SO6: Support the borough's resilience to the potential effects of climate change.
12- To improve the water quality of rivers and groundwater, and maintain an adequate supply of water	Re-numbered and revised text.	SO8: Enhance water quality and ensure the most sustainable use of water.
13- To reduce land contamination and safeguard soil quality and quantity.	Re-numbered and revised text.	SO9: Protect land and soils and safeguard natural resources and minimise waste.
14- To ensure air quality continues to improve and noise and light pollution are reduced.	Re-numbered and revised text.	SO7: Reduce air, noise and light pollution.
15- To protect and enhance landscape character.	Merged into SO10	SO10: Protect and enhance the borough's landscapes, habitats, greenspaces and increase biodiversity.
16- To conserve and enhance biodiversity.	Merged into SO10	SO10: Protect and enhance the borough's landscapes, habitats, greenspaces and increase biodiversity.

Appendix 3: Glossary of acronyms

Acronym	Full form
AGLV	Area of Great Landscape Value
ALC	Agricultural Land Classification
AMR	Annual Monitoring Report
AONB	Areas of Outstanding Natural Beauty (now branded as National Landscape)
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BEV	Battery Electric Vehicles
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
BOA	Biodiversity Opportunity Areas
BTEC	Business and Technology Education Council
CNI	Community Needs Index
CS	Core Strategy
CWIS	Cycling and Walking Investment Strategy
DCO	Development Consent Order
Defra	Department for Environment, Food & Rural Affairs
DfT	Department for Transport
DMP	Development Management Plan
EA	Environment Agency
EV	Electric Vehicles
FEMA	Functional Economic Market Area
GAL	Gatwick Airport Limited
GATCOM	Gatwick Airport Consultative Committee
GCE	General Certificate of Education
GCSE	General Certificate of Secondary Education
GVA	Gross Value Added
GW	Groundwater
HDT	Housing Delivery Test

Acronym	Full form
HELAA	Housing and Economic Land Availability Assessment
HMA	Housing Market Area
HNC	Higher National Certificate
HND	Higher National Diploma
HRA	Habitats Regulations Assessment
ICB	Integrated Care Board
IDBR	Inter-Departmental Business Register
IMD	Index of Multiple Deprivation
LAA	Local Aggregate Assessment
LCWIP	Local Cycling and Walking Infrastructure Plan
LEP	Local Enterprise Partnership (abolished)
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSOA	Lower-layer Super Output Areas
LTN	Local Transport Note
LTP	Local Transport Plan
MPA	Mineral Planning Authority
NCA	National Character Area
NERC	Natural Environment and Rural Communities
NHLE	National Heritage List for England
NHS	National Health Service
NPPF	National Planning Policy Framework
NPPW	National Planning Policy for Waste
NVQ	National Vocational Qualification
NVZ	Nitrate Vulnerable Zones
OHID	Office for Health Improvement and Disparities
ONS	Office for National Statistics
PAYE	Pay As You Earn
PDL	Previously Developed Land

Acronym	Full form
PHE	Public Health England (former public health agency)
PPG	Planning Practice Guidance
PPPs	Plans, policies and programmes
PPTS	Planning Policy for Traveller Sites
PRoW	Public Rights of Way
RIS	Road Investment Strategy
RSA	Royal Society of Arts
RTPI	Royal Town Planning Institute
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SEA	Strategic Environment Assessment
SEEAWP	South East England Aggregates Working Party
SEND	Special Educational Needs and Disabilities
SEO	Statement of Environmental Opportunities
SES	Sutton and East Surrey Water Company
SNCI	Sites of Nature Conservation Importance
SO	Sustainability Objective
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zones
SRN	Strategic Road Network
SSSI	Sites of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SUE	Sustainable Urban Extension
SWMP	Surface Water Management Plan
TCPA	Town and Country Planning Association
TPO	Tree Preservation Order
ULEV	Ultra Low Emission Vehicle
ULEZ	Ultra Low Emission Zone
VAT	Value-Added Tax

Acronym	Full form
VCE	Victorian Certificate of Education (Australian qualification)
WCS	Water Cycle Study
WFD	Water Framework Directive
WwTW	Wastewater Treatment Works
ZEV	Zero Emission Vehicles