

Epsom & Ewell Local Plan Examination
Matter 8:
The Natural Environment and Green Infrastructure

12 September 2025

Issue 10: Are the Plans policies in relation to the natural environment and green infrastructure positively prepared, justified, effective and consistent with national policy?

Policy DM19 Open Space, Sport and Recreation

Q10.1 The Framework is clear that Local Green Space (LGS) should only be designated when they are capable of enduring beyond the end of the plan period. With reference to paragraph 105 of the Framework, and in light of the significant shortfall in meeting housing needs over the plan period, would the approach be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services?

- 10.1 The Council's open space audit (document reference [NE11](#)) Table 5, page 10 finds overall the Borough is well provided for however with a slight under provision in terms of Parks, Garden and recreation grounds and children and young people play areas. The recommendation therefore is to seek for 'no net loss' of publicly accessible open space. Policy DM19 supports the proposals for new and improved facilities, optimising accessibility to all users.
- 10.2 The Council undertook a Local Green Space study (document reference [NE13](#)) which demonstrates that a clear methodology has been followed to identify and recommend green spaces for designation as Local Green Spaces within the Borough. Whilst there is no prescribed standard methodology, the approach taken was consistent with the criteria set out in paragraph 106 of the NPPF (December 2023). All sites in the Open Space Audit 2024 were considered for designation as Local Green Spaces, in total 31 sites were assessed and only 11 sites have been recommended for Local Green Space designation. The Council believes that these sites are capable of enduring beyond the plan period to provide open spaces to deliver sustainable development and complement investment in homes, jobs and other services.

Q10.2 Given the acknowledged significant shortfall in housing provision that the Plan would deliver, would it be reasonable to take a precautionary approach to the designation of LGS, if at all?

- 10.3 Following on from Q.10.1. The Council does consider the proposed designations to be reasonably cautious. The Local Green Space Study (document reference NE13) sets out a clear methodology for identifying and designating Local Green Space base on the criteria set out in national policy. The council has had regard to the Planning Practice Guidance, which sets out when it may not be appropriate to designate LGS; e.g. where there is planning permission or where there is a statutory designation and therefore consideration should be given to whether additional local benefit would be gained by designating land already protected by statutory designation (see paragraph 2.3-2.7 3.17, 3.30-3.36 and 4.1). The council is proposing 11 sites (listed in paragraph 4.3 on page 18 of the study) be designated as Local Green Spaces out of 31 assessed in detail (Table 2 Outputs and Recommendations, page 22-25) and over 200 considered (Table 1 list of open spaces in the Borough, page 9-10 and mapped on page 1 of the study).
- 10.4 The Council is also conscious that Local Green Space can also be designated through Neighbourhood Plans. Stoneleigh and Auriol Neighbourhood Forum have proposed designating a number of sites in their Neighbourhood Plan which is currently subject to Examination after being submitted to the Council on the 18 May 2025.

Q10.3 The evidence base appears to consists of NE13 Local Green Space Study as well as NE11 Open Space Audit, is this correct?

- 10.5 Yes, these are the main evidence base for Local Green Space designation, but this has been informed from information from site visits, desk-based review against (GIS) constraints data e.g. heritage assets, the natural environment designations.
- 10.6 The Council has undertaken a number of 'call for sites' exercises where the public or landowners could put forward nominations for Local Green Space. Although, no sites were put forward through this process (document reference NE13, paragraph 3.11). The Council has also taken into account feedback from representations at the Regulation 18 consultation nominating sites (document reference NE13, paragraph 3.11) for further consideration of which only one site was put forward Clarendon Park from various representations (including comment ID 283,374, 709, 917, 951, 957, 963, 967 Responses Draft Local Plan Reg18)

Q10.4 Is the approach to the proposed designations supported by a clear methodology?

- 10.7 Yes. The Local Green Space study (document reference NE13) outlines a clear methodology has been undertaken. Whilst there is no prescribed standard methodology for Green Space designation, the methodology followed is consistent with the NPPF criteria set out in paragraph 106 and the Planning Practice Guidance PPG.

Q10.5 Page 7 of document NE13 refers to the designation of strategic open spaces – which document designates these spaces?

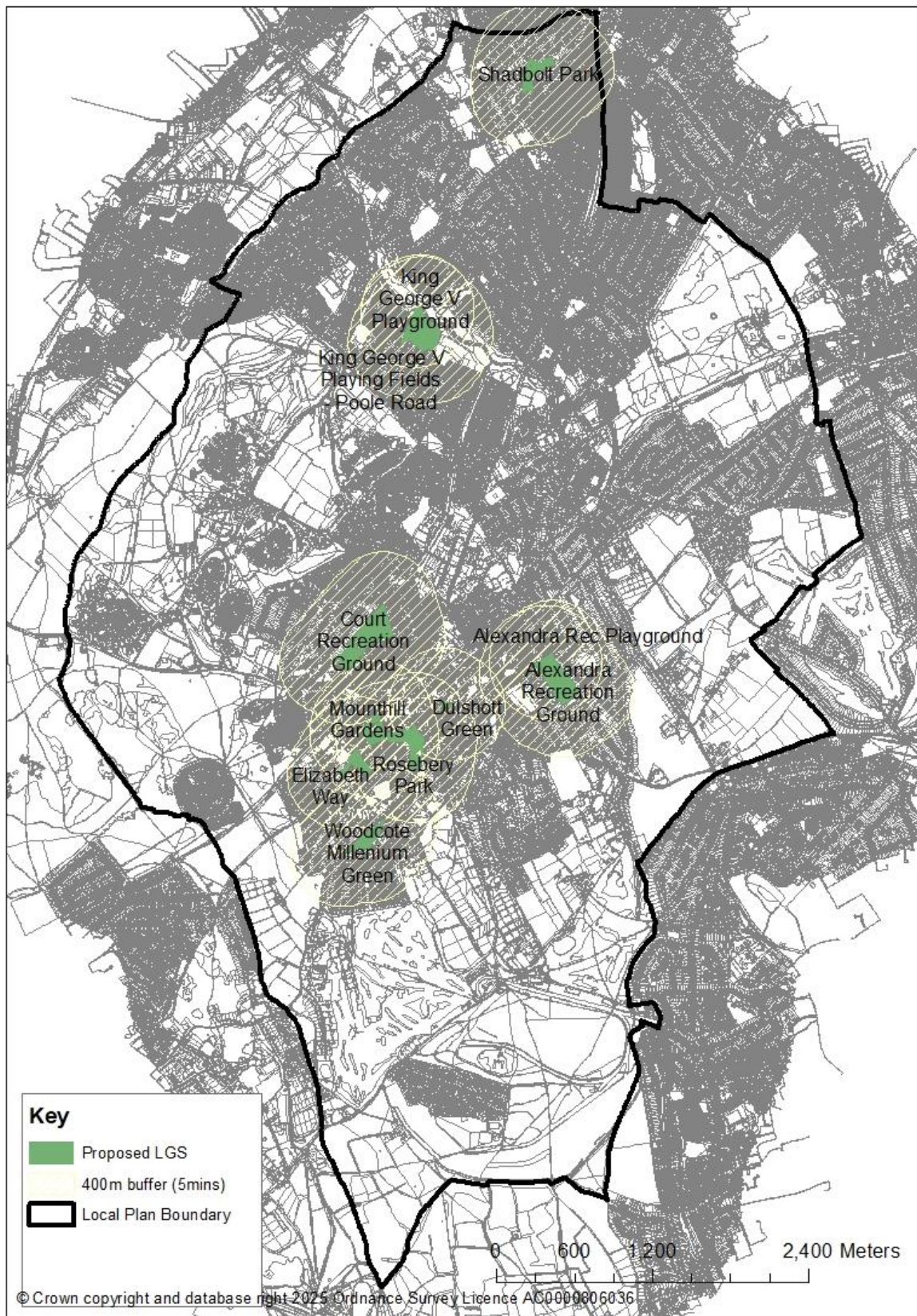
- 10.8 These are existing designations, comprising of Nonsuch Park and Hogsmill Local Nature Reserve. These are designated in the existing Core Strategy 2007 (document reference DP01), policy CS4, paragraph 3.5.2 and 3.5.3 page 19-21.

Q10.6 Is the reference within part 6 of the policy to very special circumstances in accordance with national policy?

- 10.9 The council considers part 6 of the policy to be consistent with Paragraph 107 of the National Planning Policy Framework (NPPF Dec 2023) sets out that *“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*
- 10.10 Para 152 of the NPPF (December 2023) in relation to proposals affecting the Green Belt states that ‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’.

Q10.7 The Council’s approach appears to be that most areas will be in reasonable proximity to the local community. Is this a justified approach? Please can the Council produce an inset map for each Local Green Space which shows the proposed designation so that the relationship to the community it serves can be assessed?

- 10.11 Map 3 in the Local Green Space study shows that open green spaces in the Borough with a 5-minute (400m) buffer which indicates that most of the Borough’s green spaces are within 5 minutes walking distance from the built-up areas in the Borough.
- 10.12 Please find a map below of the 11 local green spaces and their proximity to local communities (a larger A1 map provided in Appendix M8a)



Q10.8 A number of representations have expressed concerns that existing open space, such as the Francis Schnadhorst Memorial Ground (see representation 056) Clarendon Park Kickabout (representation 111) Longmead Open Space and Bakers Field (representation 118) were excluded from the assessment. What is the rationale for this? I understand that Clarendon Park is within the Green Belt. However what is the rationale for excluding the other sites? The text on table 2, page 22 of document NE13 in relation to Bakers Field is incomplete.

10.13 In response to each site

1. Epsom Sports Club, Woodcote Road otherwise known as the Francis Schnadhorst Memorial Ground: This is not an open green space it is a private sports facility- it is contained in the Sports Facility Assessment (document reference IS08) and the Playing Pitch Strategy (document reference IS07).
2. Longmead open space was not considered further as it is a green corridor and therefore considered to be an extensive tract of land
3. Bakers field was assessed but was not considered further for LGS designation as it was not considered to be demonstrably special to the local community under the criteria set out and was assessed as benefitting from improvement. The representor has not provided any additional/supporting information why the site met the criteria set out paragraph 106 in the NPPF to support its designation. With regards to the text in table 2 of document NE13 being incomplete, this was due to formatting issues but should have read '*This site is not recommended for LGS designation*'.

Policy DM17 Trees, Woodlands and Hedgerows

Q10.9 Is the policy wording at part b sufficiently clear or should reference be made to the maintenance of appropriate planting?

10.14 Yes, the policy is sufficiently clear and consistent with the NPPF (December 2023) wording in paragraph 186 (c) which provides protection against the loss or damage to ancient woodland and ancient or veteran trees and including trees protected by TPOs. It is considered that part b) of the policy be read in conjunction with the preceding supporting policy text (paragraph 7.62) which clarifies the expectations regarding maintenance of trees to be specified by condition. It is therefore not considered that the policy requires reference to be made specifically within part (b) for it to be sound, however that the inclusion of 'maintenance of appropriate planting' could further support the direction of the compensatory strategy within the policy.

10.15 To include further emphasis, the following modification (wording underlined) could be included in the policy;

b) they do not result in the loss of or damage to ancient woodland, ancient or veteran trees or trees protected by Tree Preservation Order (TPO) unless there are exceptional circumstances and appropriate planting to mitigate the loss in biodiversity and natural asset is proposed and maintained

Q10.10 In light of the representation from the Woodland Trust (representation 156) is the policy positively prepared?

- 10.16 Yes, the policy as written is positively prepared and supports sustainable development to meet the needs of the boroughs priorities in the balance of addressing economic, social and environmental priorities as set out by paragraphs 15 and 16 of the NPPF (December 2023).
- 10.17 The policy is considered to strike the right balance and flexibility where the policy takes account of the need to retain and enhance woodlands, trees and hedgerows as well as protecting ancient woodland, ancient and veteran trees when considering proposals for development. Representation 156 (Woodland Trust) proposes that policy wording should be changed from permissive to prescriptive. Amongst other wording changes, it proposes that wording should include 'development will not be permitted unless'. It is considered that wording to this effect would have prohibitive effects on development and as such contrary to the achievement of sustainable development and being positively prepared.
- 10.18 The wording proposed further suggests; 'buffer zones must be provided'. The Council considers that Policy DM17 (b) captures the need to protect ancient woodland, ancient or veteran trees or trees protected by Tree Preservation Order (TPO) from loss and damage sufficiently. However, the Council has submitted a proposed additional modification for inclusion in the Local Plan to address the concerns raised, this is PM48 contained in the Schedule of Proposed Modifications (document reference [SD13](#)). Modification PM48 suggests the inclusion of a new paragraph of supporting text as follows: 'buffer zones of a minimum 15m must be provided (in line with Natural England's Standing Advice)'.
- 10.19 Notwithstanding this, applicants submitting proposals that are likely to impact on ancient woodland, ancient trees and veteran trees should consider Natural England's guidance as a whole and in a manner that is appropriate to the site's circumstances and with advice from the Council's tree officer where this is appropriate. Whilst not duplicating policy within the NPPF, the policy as worded is consistent with national policy and achieving sustainable development in line with the NPPF.

Policy S3 Climate Change and Mitigation

Q10.11 Is this policy as drafted effective in relation to groundwater flooding?

10.20 Yes, the policy is effective in relation to groundwater because 2) c) of policy S3 states that “New development will be permitted which is resilient to climate change and contributes to healthy living where it is:

c) addressing existing and future flood risk”

10.21 It was not considered necessary to distinguish between coastal, fluvial, pluvial or groundwater within this part of the policy because:

- a) all types of flooding are inferred by the words “existing and future flood risk” and it is unlikely any reader of the plan with flooding in mind would consider S3 in isolation. They would also have regard to the flood risk policy and national policy and guidance, which is more specific in relation to all types of flooding, including pluvial fluvial.
- b) flooding is covered in more detail in the flood risk policy and the Strategic Flood Risk Assessment; and
- c) we have been careful to keep the wording of policies as concise, focused and accessible as possible, in line with planning practice guidance.

Policy S15 Biodiversity Net Gain

10.12 The PPG states that it would be generally inappropriate for decision makers, when determining a planning application for a development subject to biodiversity net gain, to refuse an application on the grounds that the biodiversity gain objective will not be met. In light of this is part 1 of the policy positively prepared?

10.22 The PPG reference comes from Paragraph: 019 Reference ID: 74-019-20240214. Whilst acknowledging the reference, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). And it is expected that development proposals are able to demonstrate that at least 10% BNG can be achieved. However, we understand that process of this involves the discharge of the BNG condition following the grant of permission. It is also noted in the Planning Practice Guidance (Paragraph: 019 Reference ID: 74-019-20240214) states that decision makers may consider whether the BNG condition is capable of being successfully discharged. Therefore in that regard, it is still required that BNG can be demonstrated for permission to be provided.

10.23 The Schedule of Proposed Modifications (document reference SD13) does propose a word ('be') be inserted into the text this is referenced under PM46, page 13.

10.24 The Council believes it is positively prepared. However, we could be more aligned with the NPPG by changing the wording suggested below if the Inspector considers this to be helpful.

Proposed Modification Reference	Policy or Paragraph reference	Page no.	Proposed Additional Modification. Deleted (strikethrough) and new / additional text (bold)
MIQ10.12a	S15 1)	118	Planning applications, other than those that are exempt in accordance with the regulations, will be permitted provided that it can be demonstrated the council is satisfied that at least 10% biodiversity net gain can be achieved (unless a higher requirement has been specified in a site allocation policy).

Q10.13 Is the hierarchy of part 2 of the policy consistent with the PPG?

10.25 Yes, the policy is consistent. The Planning Practice Guidance sets out the Biodiversity Gain Hierarchy in Paragraph: 008 Reference ID: 74-008-20240214. Policy S15, part 2 summarises the hierarchy whereas the PPG is more detailed and providing additional information such as that.

- the hierarchy does not apply to irreplaceable habitats
- the first step is to ensure that onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects

10.26 A potential modification is that we add the Planning Practice Guidance to the list of 'Key supporting documents' in the policy. We will welcome suggested amendments from the Inspector to provide clarity in the policy wording.

Proposed Modification Reference	Policy or Paragraph reference	Page no.	Proposed Additional Modification. Deleted (strikethrough) and new / additional text (bold)
MIQ10.13a	S15 Under Key Supporting Documents	118	Key supporting documents • Planning Practice Guidance Biodiversity Net Gain

Q10.14 Part 1 of the policy identifies a higher BNG requirement in relation to site allocation policies. As the policy reads, a greenfield site which is not subject to a site allocation would only be looking to achieve a 10% BNG requirement - is that the Councils intention?

10.27 Yes, the higher requirement is set out in the individual site allocation policies.

Q10.15 The PPG is clear that in order to justify such policies, they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented. Where is the evidence base to support the approach adopted within the Plan?

10.28 The evidence base includes Surrey Nature Partnership Position Statement and Viability Assessment (document reference [EV03](#) and [EV04](#)) these are explained in detail in the Council's initial response to the Inspector [COUD_001Response to Inspector's initial questions](#) under the sub-heading 'Biodiversity Net Gain requirements for specific greenfield site allocations'.

10.29 In summary the Council's evidence base on the topic comes from the Surrey Nature Partnership Position Statement, which makes a strong case for the application of a blanket 20% BNG requirement Surrey wide. This is based on higher recorded extinction rates and a high natural capital in the County. This higher-level requirement is also supported by the Council's Local Plan Viability Evidence, specifically the Viability Update Note (2024) (document reference [EV04](#)).

10.30 In terms of implementation, the options for provision include on-site, off-site or the use of statutory biodiversity credits. The Council has commissioned the assessment of its own sites to determine whether they are suitable for proving off site biodiversity net gain mitigation to enable development in the borough.

Q10.16 A number of representations have raised concerns regarding the 20% biodiversity net gain being sought by the Plan on greenfield site allocations - are these concerns valid? Which sites would be subject to the higher BNG requirement? As far as I can see, it would be sites SA33, SA34, SA35, is this correct?

10.31 The Council believes the 20% requirement is justified, this is set out in its response to Q10.15

10.32 Yes, the site allocations where a minimum of 20% BNG will apply are SA33 Land at Chantilly Way, SA34 Hook Road Arena, SA35 Land at Horton Farm.

Q10.17 Paragraph 7.53 of the supporting text indicates that 20% BNG will be sought on greenfield site allocations. Is this wording effective?

10.33 The paragraph explains requirements, however we consider that the following modification could make the wording more effective.

Proposed Modification Reference	Policy or Paragraph reference	Page no.	Proposed Additional Modification. Deleted (strikethrough) and new / additional text (bold)
MIQ10.17a	7.53	117	This policy will require at least 10% BNG on qualifying development proposals and 20% BNG from three three greenfield site allocations SA33, SA34 and SA35 SA33, SA34 and SA35 where the where the This higher requirement is detailed in the site allocation policy

Q10.18 Part of the justification for this policy appears to rely on costings from Kent County Council. What is the relevance of these costings to the Borough?

10.34 The Viability Note 2024 (document reference [EV03](#)) uses costing from Kent County Council. Data from Kent County Council has been used as Kent in an authority that borders London (as is the case with the County of Surrey that Epsom and Ewell forms part of) and there are few published costs in relation to seeking higher levels of BNG. The Council has not undertaken specific research into the costs in this regard and there are no published England wide or Surrey wide data in this regard. Therefore, it is considered appropriate to utilise the data from Kent County Council.

10.35 The more recent *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) sets out the following costs – which, again is adjacent to London:

Typology	Site size (Ha)	Total Costs 10% BNG			Total Costs 20% BNG onsite (where possible)			Total Costs 20% BNG offsite		
		Site	Per ha	Per Unit	Site	Per ha	Per Unit	Site	Per ha	Per Unit
5000 Unit Greenfield	285.71	£2,470,000	£8,645	£494	£2,856,500	£9,998	£571	£3,627,403	£12,696	£725
800 Unit Greenfield	20.41	£478,873	£23,463	£398	£514,876	£25,192	£61	£514,379	£25,162	£61
100 Unit Greenfield	2.94	£74,150	£25,221	£742	£90,050	£30,629	£901	£90,050	£30,629	£901
25 Unit Greenfield	1.39	£44,834	£32,251	£1,793	£52,635	£37,796	£2,101	£52,635	£37,796	£2,101
500 Unit Brownfield	13.89	£38,256	£2,754	£77	£51,758	£3,728	£104	£66,640	£4,798	£133
100 Unit Brownfield	1.91	£574	£300	£7	£1,675	£828	£18	£1,229	£641	£12
25 Unit Brownfield	0.28	£11,545	£44,404	£462	£24,145	£92,865	£966	£11,595	£44,596	£464
Large Industrial	2.05	£18,810	£9,130		£19,800	£9,647		£32,310	£15,707	
Small Industrial	0.125	£248	£1,984		£248	£1,984		£448	£3,584	
Offices	0.25	£150	£600		£1,086	£4,380		£250	£1,000	

Source: Table 6-2: Delivery costs for 10% and 20% net gain. *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024).

10.36 The report concludes:

The key headline findings for BNG policy in Essex are as follows:

- a. *A shift from 10% to 20% BNG will not materially affect viability in the majority of instances when delivered onsite or offsite.*
- b. *The biggest cost in most cases is to get to the mandatory, minimum 10% BNG. The cost increase to 20% BNG is, in most cases, much less and is generally small or negligible. Based on our scenario testing we estimate that:*
 - i) *the additional cost of achieving 20% BNG ranges from £2 -£27 per residential unit on brownfield sites¹ and from £77 to £308 per residential unit on greenfield sites.*
 - ii) *this additional cost would impact residual land values by <0.1% for brownfield development land and <1.4% for greenfield development land.*
- c. *Because BNG costs are low when compared to other policy and development costs, in very few cases are they likely to be what renders development unviable for BNG policy of up to 20%.*

10.37 This more recent research is consistent with the earlier Kent work, providing the Council confidence.

Policy S14 Biodiversity and Geodiversity

Q10.19 Is the policy wording effective?

10.38 The Council considers the policy to be effective and deliverable over the plan period. In response to comments made at Regulation 19 consultation, summarised in the Consultation Statement (document reference [SD09a](#)), the Council has noted comments that could strengthen and provide clarity,

including references to designated sites such as Epsom and Ashted Common SSSI and reference to the Great Crested Newt District Licencing Scheme.

- 10.39 In response to the comments made, some minor changes have been suggested to the policy in the Schedule of Proposed Modifications (document reference SD13): PM42, PM43, PM44 and PM45 on page 12 and page 13 of the document SD13.

Q10.20 Does the policy require modifications in relation to soundness in light of the representations made by the Environmental Agency?

- 10.40 The Environmental Agency representation (Representation 131) recommended additional wording be included in the supporting text for Policy S14 as set out below:

“Development in proximity to watercourses should explore and maximise opportunities for river restoration and enhancements through the implementation of Water Framework Directive mitigation measures.”

- 10.41 Whilst the Council does not consider the absence of the wording to impact ‘soundness’, the Council has suggested a modification (PM45) in its Schedule of Proposed Modifications (document reference SD13) which would add the Water Framework directive as a key supporting document to the Policy.

Q10.21 Should the policy make a specific reference to Hogsmill River and would this be necessary for soundness?

- 10.42 The Council does not consider the absence of reference to the Hogsmill River to impact ‘soundness’. The policy refers to key supporting documents including Epsom and Ewell Biodiversity Action Plan (2020-2030) and the emerging Local Nature Recovery Strategy which will identify areas of particular importance including the Hogsmill River.

Policy S16 Flood Risk and Sustainable Drainage

Q10.22 Does the definition provided within paragraph 7.66 accord with the policy and in light of the representations made by the Environment Agency, does this definition need to be updated?

- 10.43 Yes, the definition needs to be updated to accord with the Environment Agency’s (EA) comments. The definition in the SFRA was not updated to reflect the definition in the policy, which had been discussed with consultants following advice that there was a discretionary element to Flood Zone 3b. However, as the SFRA is the evidence on which the policy has been based, and having regard to table 1 of “Flood Risk and Coastal Change,” we totally

accept the EA's comments and are happy for the definition to be amended as the EA have suggested.

Q10.23 Does the policy require modifications in relation to soundness in light of the representations made by the Environmental Agency concerning part f of the policy?

10.44 Part F of Policy S16 states;

*“development will be permitted where:
It would not increase the risk of flooding to the site or its neighbours or
mitigation measures to alleviate such risks (such as Sustainable Drainage
Systems, Nature Based solutions or Natural Flood Management) will be
implemented”*

The Environment Agency has recommended this be amended to:

*“It would not increase the risk of flooding to the site or elsewhere. Mitigation
measures to address such risks should be in line with guidance from both the
LLFA and EA depending on the source of flood risk.”*

- 10.45 The main difference between the two is that policy S16 refers to “neighbours” rather than “elsewhere,” and the terms are interchangeable (as one can apply a broad definition to “neighbours”), and examples of mitigation measures (such as SUDs) have been mentioned in the policy.
- 10.46 The incorporation of examples was in response to comments from the LLFA at Regulation 18 that, despite the policy being entitled “Flood Risk and Sustainable Drainage” there was little specific mention of SuDs. It was therefore added to alleviate that concern. We are also of the opinion that “in line with guidance from the LLFA and EA” is ambiguous and risks creating a decision making deficit for a decision maker if no guidance from the LLFA or EA is received.
- 10.47 Therefore, whilst we do not feel that amending this paragraph is necessary to make the plan or the policy, sound, we are happy to amend it as per the recommendations from the EA.
- 10.48 We would, however, like to delete the following from para 7.67 “It should be noted that areas of Surface Water Flooding are defined with the Surface Water Management Plan (2011) as “Critical Drainage Areas” (CDAs). These are not the same as the national designations of the same name defined by the Environment Agency, and should not be conflated.” This is because it may cause unnecessary confusion.

Q10.24 Is part b of the policy as currently drafted effective?

- 10.49 b) states that “development will be permitted where:
Where necessary (as defined by Government Policy and Guidance),
sequential and subsequent exception tests have been passed.”
- 10.50 This is an effective part of the policy which signposts to the NPPF and Planning Practice Guidance. It is also resilient insofar as policy and guidance on both the sequential and exception tests have recently been amended.

Q10.25 Does the policy and associated supporting text as drafted take into account the representations made by Thames Water?

- 10.51 In relation to S16, Thames Water has written that the policy does not adequately take into account Sustainable Drainage Systems as a flood risk mitigation technique, and have suggested that the policy set out the SuDs hierarchy in the policy.
- 10.52 Guidance on the use of SuDs is found in the NPPF, Planning Practice Guidance and Defra guidance National standards for sustainable drainage systems (SuDS) - GOV.UK. The hierarchy itself is in Standard 1: runoff destinations.
- 10.53 As a starting point, the Council does not wish to duplicate guidance, which exists elsewhere, having regard to planning practice guidance that requires plans to be concise, focused and accessible. It is also mindful that such guidance on SuDs may change during the life of the plan.
- 10.54 Although it is acknowledged that the specific mention of SuDs in sub para f) is minor in proportion to the rest of the policy, it is no less clear about how the Council expects flooding to be mitigated and the role of SuDs in achieving that aim.
- 10.55 It should also be noted that that in their representations, the Environment Agency have recommended (perhaps unintentionally) removing reference to SuDs in part F altogether, requiring decision makers to default straight to the Lead Local Flood Authority and the Environment Agency for determination as to the best flood mitigation strategy.
- 10.56 We therefore consider that the policy and supporting text take into account the representations

Policy DM11 Sustainable Water Use

Q10.26 Is the policy wording effective?

- 10.57 The wording of the policy is considered effective. The 2022 Viability Assessment (document reference EV04, paragraph 8.26 (b) page 112) suggest that the cost of reducing water use would add a modest cost (page 112) of approximately £5-7 a dwelling.
- 10.58 The Council received a Representation from Thames Water (Representation 091 at Regulation 19 consultation, the response supports the requirement but has raised concern regarding the implementation. Specifically, to any potential updates to building regulations dating the policy and the need for the use of conditions to secure the higher water efficiency standards or it would risk them not being implemented.
- 10.59 The Council welcomes the comments made by Thames Water and in response to the comments has proposed changes to policy DM11 set out in the Schedule of Proposed Modifications (document reference SD13) under PM36 and PM37 on page 10.

Q10.27 Is the policy wording concerning greywater recycling justified by the evidence base?

- 10.60 Yes it is. The infrastructure Baseline (document reference IS03) notes that the Thames Water region is seriously water stressed and demand for water is greater than supply, with pressure on future supply set to continue particularly in the context of population growth and climate change. The Climate Change Study (document reference NE01) also notes that reduced summer precipitation could increase the frequency of droughts and compound water scarcity issues that exist in the borough.
- 10.61 The policy requires that new development incorporate measures for storage and use of rainwater (greywater recycling). The 2022 Viability Assessment (document reference EV04) suggest that the cost of reducing water use is a modest cost (page 112) and paragraph 8.49 sets out that it is assumed that the costs of SUDS are included within the additional costs on brownfield sites, and on larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.
- 10.62 The policy wording expects that new schemes incorporate measures for the storage and use of rainwater but does not state the specific measures, for smaller schemes it may be possible to simply include down pipes and water butts, for larger schemes these may incorporate the form of Sustainable Urban Drainage Systems SUDs as part of the landscape schemes. The

specific measures are not set out and could include simple measures that are not considered to be onerous.

- 10.63 The policy provides flexibility by stating that it is an expectation (as opposed to a requirement) and acknowledges there may be circumstances where grey water cycling is not feasible from development.

Policy S18 Green and Blue Infrastructure

Q10.28 Is there any repetition between parts 1 c and 2 of the policy? The wording appears to be directed at the same matter (loss or harm/adverse impacts) but the assessment differs. Does this wording make the policy effective as a result?

- 10.64 Yes, it appears that there are similarities between 1c and 2, however 1c refers to the Green Infrastructure network whereas 2 is specific to Green and blue infrastructure. 2 places particular emphasis on loss and refers also to blue infrastructure.
- 10.65 We do not consider this affects the effectiveness of the policy but a potential modification would be to remove 2 and amend 1c. see below

Proposed Modification Reference	Policy Paragraph reference or	Page no.	Proposed Additional Modification. Deleted (strikethrough) and new / additional text (bold)
MIQ10.28a	S18	128	<p>1. Development will be supported provided that:</p> <p>a) it protects and enhances the integrity, quality, connectivity and multifunctionality of the existing green and blue infrastructure network and individual sites and components of the network;</p> <p>b) it enhances green and blue infrastructure, through provision of appropriate green or blue features within the network;</p> <p>c) any loss or adverse impacts on the green and blue infrastructure network are fully mitigated through the replacement /provision of green infrastructure of equivalent or better value on-site or, where feasible, through appropriate off-site compensatory measures; and</p> <p>d) where new green infrastructure is provided within new development, suitable arrangements are in place for its future funding, maintenance and management. This could be through seeking contributions from developers or through a site management company, where appropriate.</p> <p>2. Development proposals that would result in the loss or harm of green and blue infrastructure will only be supported if an</p>

			appropriate replacement is provided that is of equivalent or better value in terms of quantity, quality, and accessibility.
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Policy DM22 Aerodrome Safeguarding

Q10.29 With reference to the supporting text at paragraph 8.40 and the representation received from London Gatwick Airport, is the supporting text correct?

10.66 The Council acknowledges the supporting text requires amendment in line with the London Gatwick Airport representation. This change was suggested as part of the Schedule of Proposed Modifications (document reference SD13), PM59.