Non-Technical Summary

Introduction
In September 2004 a planning application was submitted by Horley North West Consortium (HNWC) in respect of land at Horley North West Sector. The planning application was supported by an Environmental Statement (the original ES). The application has not yet been determined.

Following the submission of the application, the development proposals were amended and refined to address more detailed flood risk mapping and various other matters. In May 2006, a Supplement to the Environmental Statement (the First ES Supplement) was submitted, providing additional material which supplemented or clarified the original ES or identified changes in the assessment of environmental effects due to the revisions to the development proposals and other information which was then available.

At the request of Reigate & Banstead Borough Council (RBBC), the surface water drainage system for the proposed development has been further redesigned since the 2006 submission. By letter dated 20 July 2007, RBBC formally requested the submission of additional environmental information to update the Environmental Statement on the proposed amendments to the surface water drainage and attenuation strategy. A further supplement to the Environmental Statement (the Second ES Supplement) has been prepared, which provides the additional information requested by RBBC and updates on various other matters that have changed since the First ES Supplement was submitted. This NTS is a summary of the information in the Second ES Supplement.

Following submission of the First ES Supplement in May 2006, a planning application was submitted by Persimmon Homes Limited in respect of land at The Croft, Meath Green Lane. The property forms part of Horley North West Sector but had been omitted from the original application site because, at the date of submission of the original application, it was not under HNWC’s control. It is, however, covered by the original ES and the First ES Supplement and copies of those documents were submitted with the application. The Second ES Supplement applies to both the original application site and the land at The Croft.

In the First ES Supplement, HNWC was stated to comprise MF Strategic Land Limited, Charles Church Developments Limited, Charles Church South East Limited, Fairclough Homes Limited, David Wilson Homes Limited, George Wimpey UK Limited and Persimmon Homes (South East) Limited. The business of George Wimpey UK Limited has since been transferred to Taylor Wimpey UK Limited. The reference to Persimmon Homes (South East) Limited should be to Persimmon Homes Limited.

In this NTS, the Site, the Development Area and the Access Roads have the same meaning as in the 2004 NTS and the 2006 NTS.

Development Proposals
The development proposals for Horley North West Sector are described in the 2004 NTS and changes to the proposals are described in the 2006 NTS. At the time of the 2006 NTS, a gravity drainage system for surface water was proposed, draining by pipes to a number of balancing areas around the outer edge of the built development. These balancing areas, known as greenways, were linear in form, extending around much of the western outer edge of the built development.

The surface water drainage strategy has subsequently been reconsidered and has been redesigned as two separate systems operating in parallel. Much of the new road carriageways and associated paved areas within the site will have a permeable paving surface allowing water to infiltrate into stone-filled storage areas beneath the carriageway, which will discharge at a controlled rate via a piped drainage system to the River Mole and Burstow Stream. The remaining parts of the development will discharge via a piped drainage system into a number of detention basins located around the outer edges of the built development. The detention basins are more rounded and therefore less prominent than the previous greenways and have been positioned at intervals along the development edge, allowing housing along the majority of the development edge to be directly on the Riverside Green Chain. In addition to storing rainfall and surface runoff, the detention basins will deliver water quality, habitat, recreation and amenity benefits.

The reconfiguration of the surface water drainage features has resulted in consequential amendments to the arrangement of streets and housing blocks within the proposed development. However, the overall change in the net developable area is minor and there is no change in the total number of dwellings or other uses proposed, and no significant change in the mix of unit types and sizes.

At the time of the 2006 NTS, two options were under consideration with regard to an oil pipeline running through the site: either to retain the pipeline on its existing alignment but with four short sections of the pipeline lowered to provide vertical clearance for surface water drainage pipes to cross it, alternatively, to divert the pipeline so as to run around the outer edge of the development within the Riverside Green Chain. It has subsequently been decided to proceed on the basis of the second option, diversion to a new alignment within the Riverside Green Chain. Since the environmental effects of both options were assessed within the First ES Supplement, no further assessment of the effects of this option has been undertaken.

Assessment Plans 1 and 2 overlay show the revised distribution of land uses and other key aspects of the development proposals, as well as building typology. These plans differ from those in the 2006 NTS due to the changes in the surface water drainage strategy described above. These are the plans which have been assessed to identify any changes in the assessment of environmental effects set out in the original ES and the First ES Supplement.

The Environmental Impact Assessment
The Second ES Supplement identifies any changes in the assessment of environmental effects set out in the original ES and the First ES Supplement as a result of the changes to the development proposals described above. Any changes to the existing environmental baseline or to the policy context are also recorded. These matters are set out by reference to the same environmental topics as were covered in the original ES and the First ES Supplement and their associated Non-Technical Summaries. However, for four topics, the changes to the development proposals have no implications for the assessment of environmental effects, and there have been no changes to baseline information or policy context since the First ES Supplement. These topics, which are not discussed further in this NTS, are as follows:

- Ground conditions/contamination
- Land use/soils
- Noise and vibration
- Services

Planning Context
The principal change to national planning policy since the First ES Supplement is the publication of Planning Policy Guidance Note (PPG) 3 – Housing, which replaces Planning Policy Guidance Note (PPG) 25. The revised development proposals are consistent with the policies in PPG3. PPG 25 – Flooding has been replaced by PPG 25.

At a regional level, the Draft South-East Plan was published after the First ES Supplement was prepared. The strategy for the Gatwick Area Sub-Region depends upon implementing the Horley Masterplan proposals, which include Horley North West Sector.

Landscape and Visual Issues
The changes to the surface water drainage system will change the alignment of the outer edge of the Development Area and the form and landscape treatment of the surface water balancing features. However, within the context of the overall development proposals, these amendments will not change the conclusions of the previous assessment of landscape and visual effects.

Ecology
In terms of ecology, the revised development proposals differ little from the proposals against which the original ES assessment was made. The key elements of the original proposals, in terms of ecology, have been retained. The new detention areas will add a small increase in habitat variation to the Riverside area, but will not materially affect the conclusions of the previous assessment.

Water Resources and Drainage
A sensitivity test of the revised surface water drainage proposals has been undertaken using the parameters set out in PPG 25. The test, along with the flood study reported in the Second ES Supplement, provides a robust assessment that is in accordance with the standards of protection required under PPG25. This includes the additional allowance for climate change, which has increased from that required under PPG25.

The assessment of the potential flood risk remains as stated in the original ES and First ES Supplement. Subsequent work has reconfirmed that the built development will respect the 1 in 100 year floodline. Where development takes place above the 1 in 100 year floodline but within the 1 in 100 year + 20% line (which allows for climate change over the design period), comparatory floodplain will be provided elsewhere. The incorporation of Sustainable Drainage Systems (SuDS) in the form of permeable paving and detention basins has no significant change in the risk profile. The SuDS measures are designed to reduce runoff rates and will provide benefits by removing contaminants from surface water runoff before discharging into the river system. The effect of the development upon surface water runoff with the SuDS measures incorporated is as assessed in the original ES.
Cultural Heritage and Archaeology

The original ES reported the results of evaluation trenching undertaken in the central section of the site. A second phase of evaluation trenching was reported in the First ES Supplement. A third phase of evaluation trenching has subsequently been undertaken. The three evaluations produced extensive evidence for probable Iron Age and Roman settlement activity with associated field systems, and suggested that the site has the potential to contain earlier prehistoric deposits.

Construction of the surface water detention basins will directly affect archaeological features but these areas would have been affected in any case by

Recreation/Community Resources

The revisions to the edge of the built development will affect the proposed diversion of a public footpath, resulting in a reduction in the length of footpath to be diverted. The provision of areas of informal recreational open space within the detention basins will result in a slight increase in recreation provision compared with the previous proposals. However, both these changes are relatively minor and will not change the significance of the effects as previously assessed.

Transport

The Second Local Transport Plan (LTP) for Surrey was published in March 2006. The measures to be undertaken in association with the proposed development at Horley North West Sector will address the objectives set out in the LTP.

The changes to the development proposals will not materially affect the previous assessment of transport effects.

Air Quality

Since the completion of the First ES Supplement, an updated Air Quality Strategy for England, Wales, Scotland and Northern Ireland has been published. Updated air quality monitoring data has been obtained from RBBC. These have no implications for the development proposals and consequently there are no changes to the assessment of air quality effects within the original ES and First ES Supplement.

Cumulative Effects

There is no change to the assessment of cumulative effects described in the original ES.

Further Information

Further information is contained in the full Second ES Supplement, which can be inspected at Reigate Town Hall, Castlfield Road, Reigate or Horley Help Shop, 4 Victoria Square, Consort Way, Horley. The telephone number for both is 01737 278000.

Copies of the Second ES Supplement, either as hard copy or on CD, can be obtained from LDA Design, consultants to the developers. To obtain a copy, please contact Charles Crawford, LDA Design, 17 Minster Precincts, Petersborough, PE1 1XX, telephone: 01733 310471, email: charles.crawford@lda-design.co.uk. Please note that a charge will be made, to cover the costs of production and dispatch.

Key to Assessment Plan 1

- Proposed access road
- Proposed road link across Heath Green Lane
- Proposed residential development - high density (0.6-0.8 hm)
- Proposed residential development - medium density (0.4-0.6 hm)
- Proposed residential development - low density (0.2-0.4 hm)
- Neighbourhood Centre (including high density housing)
- Land outside control of HWC with capacity for low density housing if desired by landowners subject to planning Employment
- School
- Riverside Green Chain
- Larger areas of public open space
- Detention basins
- Green trees and hedges within the development area
- Amenities
- Great crested newt reserve
- Sports facilities if not accommodated in Town Park
- Indicative landscape mitigation for development and access roads
- Possible locations for community heating plant
- Existing route of oil pipeline
- Proposed diversion of oil pipeline

Key to Assessment Plan 2

- 2 and 3 storey detached, semi-detached and terraced along internal surface and secondary - 2 and 3 storey and occasional 2 storey generally detached or semi-detached building form along edges of public open space
- 2, 3 and 4 storey terraced houses and apartments - generally continuous building form
- 2, 3 and 5 storey mixed use building form around market square