

Planning for the Future LDF Newsletter Autumn 2009

CORE STRATEGY DPD

The Core Strategy was submitted to the Secretary of State in March 2009 but since then a number of issues have arisen, for example the South East Plan has been published with a different housing allocation for the borough and the Inspector raised some queries at a public exploratory meeting in May. The examination was suspended and the Council's suggested changes to the Core Strategy are being consulted on until 2 October 2009. There is a pre-examination meeting scheduled for the 1st week of November 2009. The examination will be scheduled shortly, to take place in December 2009 /January 2010.

DEVELOPMENT MANAGEMENT & SITE ALLOCATIONS (DMSA) DPD

The DMSA DPD will form part of the Council's LDF and will provide detailed policies for managing development that supports the Core

Strategy and the South East Plan 2009. These policies will be used in the consideration and determination of planning applications as the 'most local' level in the planning policy hierarchy, which consists of: Core Strategy Policies, South East Plan 2009 policies and national Planning Policy Statements/Guidance Notes. Essentially, this document will replace the current Borough Local Plan 2005.

The site allocations element of the DPD will allocate land for different types of development and detail protective designations such as the Green Belt and Conservation Areas. These allocations and designations will eventually be incorporated into a set of proposals maps to accompany the development management policies.

The policies contained in the DPD are likely to include generic policies that will apply to all types of development,

covering such issues as design principles, the impact of development on neighbouring properties and highways matters. Other policies are likely to focus on specific topics such as housing, employment and open space.

In addition the DPD will include sections on regeneration in three areas of the Borough: Preston, Merstham and Horley Town Centre. The Council has already published draft Supplementary Planning Documents (SPD's) for these areas however, in accordance with current government guidance, it is now considered more appropriate to include policies for these regeneration areas within the DPD.

The Council is planning to carry out initial consultations on the proposed content of the DPD in the near future.



Planning for the Future LDF Newsletter Autumn 2009

REDHILL AREA ACTION PLAN (RAAP)

The RAAP was scheduled for pre-submission consultation in Dec 2009/Jan 2010, but has subsequently been delayed as a result of the delays to the Core Strategy and on the premise that an Area Action Plan should follow the lead of the Core Strategy. In the interim, policy and regeneration officers have been working on furthering the development of the RAAP by managing various pieces of evidence base (traffic modelling, flood risk assessment, air quality assessment, parking strategy, etc.) to inform the RAAP and addressing concerns expressed by respondents at the last public consultation event earlier this year.

LOCAL DEVELOPMENT SCHEME (LDS)

The new LDS timetable is currently being drafted. This will be confirmed after the Inspector re-starts the Core Strategy Examination process in October.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The SCI is currently being revised and notification to stakeholders inviting comments went out during September 2009. A draft revised SCI will be put out for consultation in Autumn/Winter 2009.

SUSTAINABILITY APPRAISAL (SA)

The Scoping Report for the SA (incorporating SEA) that will be used in the appraisal of the DMSA DPD, has been out to consultation in July – Sep 2009. The revised version will be available online shortly.

THE DESIGN AND PARKING SUPPLEMENTARY PLANNING DOCUMENT (D&P SPD)

The D&P SPD will support the policies contained in the Core Strategy and Development Management and Site Allocations Development Plan Document by providing more detailed guidance in relation to design and parking matters. The SPD will

seek to promote local distinctiveness in new development and will identify elements of local character for different parts of the Borough. It will also provide advice on car parking in new developments and will introduce graduated parking standards for different areas of the Borough, based on car ownership levels and accessibility.

The Council will shortly be carrying out initial consultations to seek views on the scope and content of this SPD.

OPEN SPACE ASSESSMENT

The PPG17 Open Space Assessment is currently being revised and updated. This study is an assessment of open space, sport and recreation facilities within the borough, which enables the Council to audit the quality, quantity and accessibility of existing and future provision.

FOR MORE INFORMATION PLEASE CONTACT:

LDF@reigate-banstead.gov.uk

TEL: 01737 276000

