

Planning for the Future Newsletter: Summer 2008

1. Planning for the Future: An Update

Welcome to the latest edition of the Council's Planning for the Future newsletter. Our previous newsletters are available on the Council's website. In this edition we provide an update on the progress of the Core Strategy, Redhill Area Action Plan and recent consultation on Supplementary Planning Documents.

2. Local Development Framework Timetable

Core Strategy

In our last newsletter we told you that we would be producing an updated set of preferred options for consultation in Summer 2008. We now anticipate that these will be available from mid-July 2008 for six weeks. You will be notified as soon as they are ready.

This new consultation will ensure that you will be able to review all of our evidence base, in order to help you understand how we chose our preferred options. A complete evidence base will also help you to comment more fully on our preferred options.

As a result of this extra period of consultation, our timetable to the adoption of our Core Strategy has been extended. Following approval by GOSE on 5th March 2008, our Local Development Scheme (LDS) came into effect on 19th March 2008. The LDS sets out our new timetable to bring the Core Strategy to adoption.

Core Strategy Timetable

Table 1

Stage	Date
Preferred Options Consultation (Updated)	July 2008
Submission to Secretary of State	December 2008/January 2009
Pre-Examination meeting	April/May 2009
Examination	June/July 2009
Adoption	January 2010

Redhill Town Centre Area Action Plan

As with our Core Strategy we have also reviewed the evidence base for the Redhill Town Centre Area Action Plan. The Council has commissioned a consortium led by Tribal's Urban Studio team who are now undertaking the masterplanning process. This will help to assist in reducing development risk through the production of detailed development briefs for key sites. The current round of consultation builds on the issues identified in the previous rounds of public consultation held in 2006.

The current consultation is revisiting the 'Issues and Options' stage and is taking place under regulation 25 of the Town and Country Planning Act. This stage of consultation has run from 30th May 2008 and will close on 27th June 2008. If you would like to comment on the Redhill Area Action Plan, the plan and associated documents are available in the Borough's libraries, Help shops and on the [Council's website](#).

It is anticipated that, as before, the timetable for the Redhill Town Centre Area Action Plan will sit just behind the production of the Core Strategy to allow an Inspector to examine the Core Strategy first.

Redhill Town Centre Area Action Plan Timetable

Table 2

Stage	Date
Issues and Options (based on Masterplanning process)	June 2008
Preferred Options Consultation	September 2008
Submission to Secretary of State	March 2009
Pre-examination meeting	July 2009
Examination	October 2009
Adoption	May 2010

Supplementary Planning Documents (SPDs)

The Planning Obligations and Infrastructure SPD was adopted on 24th April 2008. The SPD provides detailed formal guidance to help developers understand the improved planning obligation procedure. It also contains detail about what infrastructure contributions are required to facilitate new development in the Borough. The SPD and all the supporting documents are available to view [on the Council's website](#).

Consultation on the Horley Infrastructure Provision SPD closed on 6th June 2008. It is anticipated that this SPD will be adopted in early Autumn 2008. The SPD was originally adopted in 2006 and is being updated to reflect revised education provision requirements, along with new contributions for community travel planning and investment in the public realm in Horley town centre.

3. What is happening now?

Strategic Housing Land Availability Assessment (SHLAA)

In line with Government guidance we are currently preparing a SHLAA. The SHLAA will assess and demonstrate that sufficient housing may be delivered in the Borough to meet the requirements of the Draft South East Plan. The assessment will provide further evidence for the housing component of the Core Strategy.

The Primary role of a Strategic Housing Land Availability Assessment (SHLAA) is to:

- Identify sites with housing potential;
- Assess the housing potential of sites; and

- Assess when sites are likely to be developed.

We are currently consulting on the proposed methodology for our SHLAA. The consultation runs until 11 July 2008 and is available to view [on the Council's website](http://www.reigate-banstead.gov.uk) (www.reigate-banstead.gov.uk) or is available from the Town Hall (tel: 01737 276000).

Evidence Base

During this extended consultation period we have been concentrating on ensuring our evidence base is comprehensive and considering the findings of the previous consultation, our further work and working towards drafting our preferred options.

The following is a list of evidence that will support the Core Strategy and Redhill Town Centre Area Action Plan:

- Retail and Leisure Needs Assessment for retail and leisure, particularly focusing on Redhill Town Centre
- Open Space Assessment for both the Core Strategy and to help the Council determine applications for the creation or loss of open space
- Affordable Housing Viability Study
- Housing : More detailed work on housing trajectories and a Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment (SHLAA): Consultation is currently under way on the proposed methodology for our SHLAA.
- Landscape Character: A Study considering accessibility, parking, densities and character of landscape and townscape areas in the Borough.
- Environmental designations: such as the Area of Great Landscape Value and the Special Area of Conservation
- Community Facilities and Infrastructure: A needs assessment
- Strategic Flood Risk Assessment in conjunction with the Upper River Mole Strategy Group
- Employment: A land review
- Gypsy and Travellers' Accommodation Assessment
- Transport: An assessment for the Borough
- Redhill Town Centre Master Plan
- A scheme for Balance Trading to work towards Zero Carbon Housing.

To see a summary of these pieces of work as they are completed, please visit the [Evidence Base pages](#) of the Council's website.

4. Need More Information?

For the latest information on the LDF please:

- [refer to our website](http://www.reigate-banstead.gov.uk) (www.reigate-banstead.gov.uk)
- telephone our helpline on 01737 276000
- email us : ldf@reigate-banstead.gov.uk

Regular updates and newsletters will be made available on the website, see above.

Mailing List

If you no longer wish to be on our mailing list please email us with your details.