

# Planning for the Future LDF Newsletter June 2010

## **STATEMENT OF COMMUNITY INVOLVEMENT (SCI) ADOPTED MARCH 2010**

A revised version of the SCI was adopted by the Executive on 25<sup>th</sup> March 2010. It was updated to reflect recent changes in government legislation. It was also an opportunity to ensure that the current best practice on consultation was recognised in the SCI. The revised SCI is now available at [www.reigate-banstead.gov.uk/planning\\_policies/LDF](http://www.reigate-banstead.gov.uk/planning_policies/LDF)

## **CORE STRATEGY WITHDRAWN**

The Core Strategy was withdrawn in March, at the Secretary of State's direction following a request from the Council, prior to the issue of the Inspector's report.

It was clear at the Examination in Public hearings in January that the Inspector had some continuing concerns, particularly about housing delivery and transport improvements needed to support the Redhill-Reigate regional transport hub. The fact that he cancelled the last day of the hearings scheduled in February indicated that he would not find the Core Strategy 'sound'.

One of the Inspector's main concerns was that although the housing delivery evidence showed that the Borough could provide land to deliver the 10,000 houses required by the South East Plan (which the Coalition Government has announced will be abolished), there was not a sufficient 'cushion' to ensure that this figure could be achieved if some sites failed to come forward. Another was that the Core Strategy did not identify the transport improvements key to the development of the regional hub at Redhill-Reigate.

A number of other issues that concerned the Inspector have been addressed by the suggested

amendments which were made by the Council during the course of the Examination.

As a result of a third party Freedom of Information request, the Inspector's draft report has been released by the Planning Inspectorate. This was not subject to the usual Council fact check and remains a draft version. A copy can be viewed at [www.reigate-banstead.gov.uk/planning\\_policies/LDF](http://www.reigate-banstead.gov.uk/planning_policies/LDF)

In the light of the Examination and the feedback received from the Planning Inspectorate, the way forward was discussed by the Council's Executive Committee on 27<sup>th</sup> May. It has been agreed that further work will be undertaken to revise and update evidence base studies to address the Inspector's concerns. A revised Core Strategy which is informed by this further evidence and any further changes to the plan-making system will be produced and, following informal and formal consultation, resubmitted as soon as possible. The Council considers it important to put in place a clear plan to direct where growth will be accommodated and which will ensure the protection of the Borough's environmental quality and Green Belt.

A timetable for the resubmission of the Core Strategy has been drafted in discussion with the Government Office for the South East, please see LDS section below for more detail.

## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) UPDATE 2010**

The 2010 SHLAA review and update is currently under way, and we are aiming to capture as many potential housing sites as possible to ensure that this is a robust evidence base to support the re-submitted Core Strategy. If you know of a potential site, please contact us using the details below.



# Planning for the Future

## LDF Newsletter

### June 2010

#### **REVISED LOCAL DEVELOPMENT SCHEME (LDS)**

The revised LDF timetable (the LDS) will be produced in the next month and submitted to the Government Office for the South East for approval and can be seen in full on our website. It is important to note that the Core Strategy must be adopted before the more detailed policy documents that follow it can be progressed to their final stages of preparation. Here are some of the draft dates:

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#### Core Strategy

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Post EiP targeted consultation: July–Sept 2010

Public consultation on draft: January 2011

Pre-submission consultation: May 2011

Re-Submission to SoS: July 2011

Examination: November 2011

Adoption: April 2012

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#### Development Management & Site Allocations

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Early public consultation: November 2010

Further public consultation: June 2011

Pre-submission consultation: June 2012

Submission to SoS: August 2012

Examination: November 2012

Adoption: May 2013

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#### Redhill Town Centre Area Action Plan

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Further public consultation: October 2010

Preferred approach public cons: March 2011

Pre-submission consultation: March/Apr 2012

Submission to SoS: May/June 2012

Examination: Aug/Sept 2012

Adoption: Feb/Mar 2013

#### **DEVELOPMENT MANAGEMENT & SITE ALLOCATIONS (DMSA) DPD UPDATE**

The DMSA DPD will set out detailed policies for development management and will allocate land for development. Together with the Core Strategy and other Development Plan Documents (DPDs), the DMSA DPD will be used in determining planning applications. This document will take direction from and support the policies of the revised Core Strategy.

Prior to the Core Strategy Examination, work had started on the production of this DPD and this work will now be reviewed in the light of the Inspector's report. We will be carrying out a consultation on Issues and Options in November, which will seek views on what should be covered by Development Management policies and which sites should be allocated for development.

#### **REDHILL TOWN CENTRE AREA ACTION PLAN**

The AAP will address the revitalisation and regeneration of Redhill town centre and set out policies for this part of the Borough. Its progress has been affected by delays to and issues arising from the Core Strategy. Further work has been recently carried out on key sites, parking management, traffic modelling, flood risk and air quality assessment and public consultation on the findings is planned for later this year.

#### **FURTHER INFORMATION**

If you would like more information or would like to suggest potential housing sites, please contact the LDF team at:

[LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)

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