

# Planning for the Future

# LDF newsletter

## February 2011

### Development Management & Site Allocations (DMSA) DPD

This is the start of the interesting part of policy development when we start to set out detailed policies for development management and the designation of land both for protection and 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.

Councillor Miller, Executive Member for Planning Transport and Housing, said: *"This is a key opportunity for people to get involved in shaping their neighbourhoods. Everyone's views count and will help to make changes in the borough in the coming years."*

The DMSA DPD has been out to consultation now since December, and we have spoken with many of you to gain a clear understanding of what you see as the main issues that need to be addressed in this plan. We have held seminars and received some very valuable feedback.

**You still have time to respond to the DMSA consultation. Consultation ends 11 February 2011.**

### Document name

We have received feedback during the consultation process that the name 'Development

Management and Site Allocations Development Plan Document' is cumbersome. Would a name like 'Development Policies and Sites' be more accessible and easier to engage with? Let us know what you think. [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)

### Core strategy

We think that in most areas we were almost there with the Core Strategy when we got to the Public Inquiry stage. However we were unable to address all of the Inspectors concerns so further work is being undertaken to revise and update evidence base studies. A revised Core Strategy which is informed by this further evidence and any further changes to the plan-making system is being produced and, following informal and formal consultation, will be resubmitted as soon as possible.

The timetable for production of the Core Strategy has been delayed slightly due to the introduction of the Localism Bill and other legislation. In order for these changes to be accommodated within the Core Strategy, consultation on a revised version is expected to take place during summer 2011.

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.

## Strategic Housing Land Availability Assessment (SHLAA) update 2010

The latter stages of the SHLAA are currently being undertaken; potential housing sites are now being assessed for their suitability, availability and viability. The findings of the SHLAA will be used to inform the Core Strategy. It is anticipated that the assessment will be completed in the spring.

## Revised Local Development Scheme (LDS)

The timetable for the Local Development Framework is currently being revised in order to ensure that the Localism Bill is fully taken into account. It is anticipated that the revised timetable will be published on the 25 February 2011, subject to the approval of the Executive Committee. 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.

## Drop in policy help desk

If you would like to discuss any planning policy issues, or talk to a planning policy officer about one of our consultation documents, you can now just drop in to the Town Hall. Every Tuesday from 2pm until 4pm there will be a policy officer available to see you and discuss the LDF and policy issues with you.

**Drop in Policy Help Desk starts 2pm Tuesday 15 February 2011.**

## Horley regeneration update

In spite of the snow in December, work is progressing well on the new Horley Leisure Centre and it is still on schedule to be open by 2012.

The second phase of the public realm works to improve Horley Town Centre is nearing completion.

The Reserved Matters for phase 2 of the link road have been granted approval.

## New forum for Redhill regeneration

The Redhill Regeneration Forum met for the first time on 17 January 2011. Over thirty people from a wide range of Redhill business

and community stakeholders contributed to a lively inaugural meeting which agreed terms of reference for the Forum.

The meeting also elected Councillor Mrs Natalie Bramhall (Member for Redhill West ward) as Chairman of the Forum, with Councillor Allen Kay (Member for Horley Central ward and Executive Portfolio Holder for Regeneration) elected as Vice-Chairman of the Forum.

The Redhill Regeneration Forum will be a strategic group providing the advice, expertise, local knowledge, energy and influence needed to drive forward the regeneration of Redhill. The focus of the Forum will be firmly on delivering practical action rather than acting as a talking shop.

As well as coordinating the efforts of a wide range of partners working towards the overall regeneration of Redhill, the Forum will have a key role to play in ensuring that the shared vision for regenerating Redhill is fully reflected by the emerging Redhill Town Centre Area Action Plan.

Councillor Mrs Natalie Bramhall said: *"We are now at a crucial point in the long term regeneration of Redhill and I am delighted to be able to act as Chairman of the Redhill Regeneration Forum for the next twelve months."*

*"The first meeting of the Forum confirmed that there is a real appetite for change in Redhill and a strong consensus on the overall vision for Redhill regeneration. Our aim is to make Redhill a thriving town centre which is a prominent commercial location, a competitive retail destination and a great place to live."*

For further information on the Redhill Regeneration Forum, please contact Mark Teasdale, Redhill Regeneration Project Manager on (01737) 276 202 or at [mark.teasdale@reigate-banstead.gov.uk](mailto:mark.teasdale@reigate-banstead.gov.uk)

## Further information

If you would like more information on the LDF please contact the LDF team at:

**LDF@reigate-banstead.gov.uk**  
**tel 01737 276000.**