









**DEVELOPMENT PLAN DOCUMENT PROFILE*****First Alteration to the Borough Local Plan 1994*****Overview**

What does the Council want to achieve?	Introduces new policies in relation to nature conservation and updates other Borough wide policies. Sets out the Council's policies for the provision of the Horley housing allocation (2600 homes).
Where does it cover?	Borough wide

**Timescale**

<b>Stage</b>	<b>Date</b>
Public Consultation	1998, 1999, 2000 & 2004
Independently tested	Jan-March 2001
Estimated Date of Adoption	April 2005

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives.
Political Management	Formal Member Groups throughout process. Executive Decision to approve Modifications for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee on Modifications. Full Council to adopt.
Internal Resources	Policy Development Team.
External Resources	Consultants to verify work on flooding and transport. Environment Agency Surrey County Council (Highway Authority & Service provider).
Community & Stakeholder Involvement	Stakeholder workshops, MORI polls and public meetings.

**Details**

Chain of conformity	Surrey Structure Plan 1994 and 2004.
Status	Local Plan – will form part of a saved plan

**DEVELOPMENT PLAN DOCUMENT PROFILE****STATEMENT OF COMMUNITY INVOLVEMENT****Overview**

What does the Council want to achieve?	Sets out the Council's policy for involving the community in the preparation, alteration and continuing review of all LDDs and in Development Control decisions. It will set out standards in a clear public statement, enabling the community to know when and how it will be involved, including the groups, organisations etc. involved and the techniques to involve them.
Where does it cover?	Borough wide

**Timescale**

<b>Stage</b>	<b>Date</b>
Public Consultation	Sept/Oct 2005
Submission to SoS	Feb 2006
Independently tested	June 2006
Estimated Date of Adoption	Sept 2006

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives / Head of Building & Development Services.
Political Management*	Formal Member Steering Group throughout process. Executive Decision to approve for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at options and public consultation stage. Full Council to adopt.
Internal Resources	Policy Development Team and representatives from Building & Development Services, Corporate Development and Community Liaison.
External Resources	None.
Stakeholder Resources	Local Strategic Partnership to provide key link to community planning consultation processes.
Community & Stakeholder Involvement	Prior to consultation, specific and general consultation bodies will be canvassed for their views on how they would like to be engaged in the process and advice will be sought from the Local Strategic Partnership on realistic and reasonable options.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity	Town & Country Planning (Local Development) (England) Regulations 2004. It will link to the Council's Consultation Strategy and Community Liaison work including Local Community Action Plans (LCAPs).
Status	Special (Non Development Plan) Local Development Document

## DEVELOPMENT PLAN DOCUMENT PROFILE

### CORE STRATEGY

#### Overview

What does the Council want to achieve?

Strategic document setting out a statement of core policies, setting out the long-term spatial vision, for a period of at least 10 years from the date of adoption. It will include:

- Spatial Strategy (building upon the Community Plan) including drawing in the Green Belt around Horley,
- Key Diagram to show broad locations to meet specific requirements, key transportation elements, and main patterns of movement and relationships to other strategies and with other local authority areas,
- Delivery mechanisms – planning contributions, including the provision of affordable housing.

Where does it cover? Borough wide

#### Timescale

##### Stage

Issues and Options Consultation  
Public Consultation  
Submission to SoS  
Pre-Examination Meeting  
Examination  
Estimated Date of Adoption

##### Date

Nov/Dec 2005  
May/June 2006  
Nov 2006  
Feb 2007  
June 2007  
December 2007

#### Arrangements for Production

Organisational Lead

Head of Policy & Community Initiatives.

Political Management\*

Formal Member Steering Group throughout process. Executive Decision to approve for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at options and public consultation stage. Full Council to adopt.

Internal Resources

Policy Development Team. All service units in providing information to support the evidence base and inform policy. GIS Unit to assist with Key Diagram. Community Liaison to assist with consultation.

External Resources

Consultants to validate ongoing SA/SEA work and to assist with Public Examination work. Development Industry expertise.

Stakeholder Resources

Specialist advice from Surrey County Council. Local Strategic Partnership to provide key link to community planning consultation processes. Representatives of stakeholder groups to attend meetings and focus groups.

Community & Stakeholder Involvement

Prior to consultation on options, consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options.

\* Delegation scheme to be amended July 2005.

#### Details

Chain of conformity

Existing RPG and emerging RSS, Structure Plan. Link to Corporate Plan / Community Plan themes.

Status

Development Plan Document

**DEVELOPMENT PLAN DOCUMENT PROFILE****REDHILL TOWN CENTRE AREA ACTION PLAN****Overview**

What does the Council want to achieve? Action Plan to improve vitality and viability and the town centre environment in Redhill, and support its position as a centre of strategic importance. This will build on recent revitalisation work to improve the street scene. A key tool to direct housing growth to the appropriate locations and secure appropriate infrastructure.

Where does it cover? Redhill Town Centre and surrounding area

**Timescale**

<b>Stage</b>	<b>Date</b>
Issues and Options Consultation	Nov/Dec 2005
Public Consultation	May/June 2006
Submission to SoS	Nov 2006
Pre-Examination Meeting	Feb 2007
Examination	June 2007
Estimated Date of Adoption	December 2007

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives.
Political Management*	Formal Member Steering Group throughout process. Executive Decision to approve for consultation. Consultation with Town Centre Management Steering Group, Overview & Scrutiny Committee and Planning Committee at options and public consultation stage. Full Council to adopt.
Internal Resources	Policy Development and Community Initiatives Teams. GIS Unit to assist with maps. Property Services to advise on viability.
External Resources	Colin Buchanan and Partners have been appointed to advise on key 'opportunity' sites and assist with the development of an urban design framework. Surrey County Council are contributing 50% consultancy costs and providing property input.
Stakeholder Resources	Local Strategic Partnership to provide key link to community planning consultation processes. Representatives of stakeholder groups to attend meetings and focus groups.
Community & Stakeholder Involvement	Prior to consultation on options, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options. Local interest groups, Residents' Associations and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity	Structure Plan, emerging Core Strategy. Linked to Corporate Plan / Community Plan.
Status	Development Plan Document

**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****HORLEY DESIGN GUIDE****Overview**

What does the Council want to achieve? To facilitate new development that reflects visual qualities & characteristics of the area and which subservient to the car.

Where does it cover? Horley

**Timescale****Stage**

Public Consultation  
(Examination)

Estimated Date of Adoption

**Date**

Sept 2005  
(Jan 2001)

Jan 2006

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives
Political Management*	Environment Committee approved consultation on the guide to support the First Alteration to the Local Plan in 1998. A revised draft was published in 1999. Executive Decision to approve for re-consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at public consultation stage. Full Council to adopt.
Internal Resources	Policy Development and Community Initiatives Teams.
External Resources	Consultants were used in the guide's production
Stakeholder Resources	Sector Developers (including their own Design Guidance).
Community & Stakeholder Involvement	Statutory consultees, local groups and developer interests.

\* *Delegation scheme to be amended July 2005.*

**Details**

Chain of conformity	Borough Local Plan 2005.
Status	Supplementary Planning Document

**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****HORLEY INFRASTRUCTURE PROVISION****Overview**

What does the Council want to achieve? To enable developers to consider the infrastructure requirements at an early stage.

Where does it cover? Horley.

**Timescale****Stage**

Public Consultation  
(Examination)  
Estimated Date of Adoption

**Date**

Sept 2005  
(Jan 2001)  
Jan 2006

**Arrangements for Production**

Organisational Lead Head of Policy & Community Initiatives

Political Management Environment Committee approved consultation on the draft to support the First Alteration to the Local Plan. The draft was published in 1999. Executive Decision to approve for re-consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at public consultation stage. Full Council to adopt.

Internal Resources Policy Development Team.

External Resources Denton Wilde Sapte are retained for Legal Advice. Turner Morum are providing advice on viability.

Stakeholder Resources Surrey County Council and other service providers.

Community & Stakeholder Involvement Statutory consultees, local groups and developer interests.

*\* Delegation scheme to be amended July 2005.*

**Details**

Chain of conformity Borough Local Plan 2005.

Status Supplementary Planning Document

**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****INCLUSIVE ACCESS****Overview**

What does the Council want to achieve?	To provide advice on inclusive access, building on the work of the Council's Town Centre Disabled Access Scrutiny Review Panel.
Where does it cover?	Borough wide

**Timescale****Stage**

Public Consultation  
Estimated Date of Adoption

**Date**

April 2007  
Oct 2007

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives
Political Management*	Executive Decision to approve for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at public consultation stage. Full Council to adopt.
Internal Resources	Policy Development and Community Initiatives Teams.
External Resources	Surrey County Council
Stakeholder Resources	Local Strategic Partnership to provide key link to community planning consultation processes. Representatives of stakeholder groups to attend meetings and focus groups.
Community & Stakeholder Involvement	Prior to consultation, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity	Core Strategy.
Status	Supplementary Planning Document

**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****PRESTON REGENERATION****Overview**

What does the Council want to achieve? Comprehensive Action Plan to facilitate regeneration in Preston and implement the Preston Area Regeneration Plan. A key tool to direct housing growth to the appropriate locations.

Where does it cover? Preston Ward and surrounding area

**Timescale****Stage**

Public Consultation

**Date**

April 2005 &amp; March 2006

Estimated Date of Adoption

Nov 2006

**Arrangements for Production**

Organisational Lead Head of Policy & Community Initiatives.

Political Management\* Joint Member / Community Project Board throughout process. Executive Decision to approve for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at public consultation stage.  
Full Council to adopt.

Internal Resources Policy Development and Housing Teams. GIS Unit to assist with maps.

External Resources Consultants, Urban Practitioners have been appointed to use the opinions of local people to inform a regeneration master plan. CBRE are providing advice on viability. Working in partnership with Surrey County Council.

Stakeholder Resources Local Strategic Partnership to provide key link to community planning consultation processes.  
Representatives of stakeholder groups to attend meetings and focus groups.

Community & Stakeholder Involvement Prior to consultation, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options.  
Local interest groups, Residents' Associations and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity Status Core Strategy. Linked to Corporate Plan / Community Plan.  
Supplementary Planning Document

**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****HORLEY TOWN CENTRE****Overview**

What does the Council want to achieve? Action Plan to improve vitality and viability and the town centre environment in Horley, and secure appropriate development on a number of key sites. A key tool to direct housing growth to the appropriate locations.

Where does it cover? Horley Town Centre

**Timescale****Stage**

Public Consultation

**Date**

April 2005 & March 2006

Estimated Date of Adoption

Nov 2006

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives.
Political Management*	Joint Member Project Board throughout process. Executive Decision to approve for consultation. Consultation with Town Centre Management Steering Group, Overview & Scrutiny Committee and Planning Committee at public consultation stage. Full Council to adopt.
Internal Resources	Policy Development and Community Initiatives Teams. GIS Unit to assist with maps.
External Resources	Consultants, Roger Evans and Associates have been appointed to advise on key 'opportunity' sites and assist with the development of an urban design framework. Grimleys are providing advice on viability.
Stakeholder Resources	Local Strategic Partnership to provide key link to community planning consultation processes. Representatives of stakeholder groups to attend meetings and focus groups.
Community & Stakeholder Involvement	Prior to consultation, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options. Horley Town Council, local interest groups, Residents' Associations and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity Status	Core Strategy. Linked to Corporate Plan / Community Plan. Supplementary Planning Document
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**SUPPLEMENTARY PLANNING DOCUMENT PROFILE****MERSTHAM REGENERATION****Overview**

What does the Council want to achieve? To facilitate regeneration in Portland Drive, Merstham, working in partnership with RB Housing Trust and Surrey County Council. Also a tool to guide housing growth to the appropriate locations.

Where does it cover? Portland Drive and surrounding area of Merstham

**Timescale****Stage**

Public Consultation

Estimated Date of Adoption

**Date**

June 2006

Dec 2006

**Arrangements for Production**

Organisational Lead	Head of Policy & Community Initiatives / Head of Housing.
Political Management*	Joint Project Board with RBHT throughout process. Executive Decision to approve for consultation. Consultation with Overview & Scrutiny Committee and Planning Committee at public consultation stage. Full Council to adopt.
Internal Resources	Policy Development and Housing Teams. GIS Unit to assist with maps.
External Resources	Partnership working with RB Housing Trust and Surrey County Council. Consultants, HTA, have been appointed by RBHT to produce and consult on a Master Plan.
Stakeholder Resources	Local Strategic Partnership to provide key link to community planning consultation processes. Representatives of stakeholder groups to attend meetings and focus groups.
Community & Stakeholder Involvement	Prior to consultation, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Local Strategic Partnership on realistic and reasonable options. Local interest groups, Residents' Associations and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

\* Delegation scheme to be amended July 2005.

**Details**

Chain of conformity Status	Core Strategy. Linked to Corporate Plan / Community Plan. Supplementary Planning Document
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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94)	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Policy Title							
<b>PROTECTION OF EXISTING CHARACTER</b>	-						
<b>LANDSCAPE AND NATURE CONSERVATION</b>	-						
Area of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLVs)	Pc 1					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Sites of Special Scientific Interest (SSSIs), Areas of High Ecological Quality (AHEQs), and Local Nature Reserves (LNRs)	Pc 2			✓			Replaced by Policies Pc 2A-G in the First Alteration.
Woodlands	Pc 3					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Tree Protection	Pc 4					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Countryside Management	Pc 5		✓				Replaced by Leisure Strategy and Surrey Hills Action Plan etc.
Urban Open Land	Pc 6					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
River Mole Open Setting	Pc 7			✓			Policy Hr 38 of the First Alteration replaces this policy area.
<b>HERITAGE SITES</b>	-						-
Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Potential	Pc 8					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

\* subject to approval by GOSE in a future LDS

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SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94)	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Policy Title							
Buildings of Special Architectural or Historic Interest	Pc 9					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Buildings of Local Architectural or Historic Interest	Pc 10					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Historic Gardens	Pc 11					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>CONSERVATION AREAS</b>	-						-
Retention of Character	Pc 12			✓			This issue will be addressed in the Core Strategy.
Control of Development	Pc 13					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Additional Guidance and Future Action	Pc 14				✓		This LDS does not propose additional supplementary planning guidance.
<b>COUNTRYSIDE</b>	-						-
<b>METROPOLITAN GREEN BELT</b>	-						-
Setting and Maintenance of the Green Belt	Co 1			✓			Policy updated in the First Alteration as Co1.
Agricultural Considerations	Co 2					✓	The policy accords with national policy.
Redundant Rural Buildings	Co 3			✓			Policy updated in the First Alteration as Co 3.
New Institutional Development	Co 4		✓				Policy deleted in the First Alteration.
Development at Existing Institutional and Other Establishments	Co 5		✓				Policy deleted in the First Alteration.
Redundant Institutional Land and Buildings	Co 6			✓			Policy updated in the First Alteration as Co 6.

\* subject to approval by GOSE in a future LDS

## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Horse Keeping	Co 7			✓			Policy updated in the First Alteration as Co 7.
<b>COUNTRYSIDE BEYOND THE METROPOLITAN GREEN BELT</b>	-						-
Countryside in the Horley Area	Co 8			✓			Replaced by Hr 36 in First Alteration.
Gatwick Airport Open Setting	Co 9			✓			Replaced by Hr 37 in First Alteration.
<b>HOUSING</b>	-						-
<b>HOUSING – GENERAL</b>	-						-
Retention of the Housing Stock	Ho 1					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Housing Needs	Ho 2			✓			Policy updated in First Alteration as Ho 2.
Small Dwellings	Ho 3			✓			Policy updated in First Alteration as Ho 3.
Residential Caravans and Mobile Homes	Ho 4					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Gypsy Sites	Ho 5				✓		This policy needs to be reconsidered.
Housing Provision 1993-1996	Ho 6		✓				Proposed developments completed.
Housing Provision Post 1996	Ho 7		✓				Proposed developments completed.
Safeguarded Sites	Ho 8				✓		One safeguarded site remains. This is retained as it forms a potential key element of the Preston SPD.
Design and Layout	Ho 9			✓			Updated by policy Ho 9 in the First Alteration.
Noise	Ho 10			✓			Gatwick noise covered by new policy Hr 19. Amenity issues also covered elsewhere in the Plan.

\* subject to approval by GOSE in a future LDS

## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Satellite T.V. Receiving Dishes	Ho 11					✓	The policies are of local significance and are saved until replaced by a generic policy in Development Control DPD.
Improvement and Housing Environment	Ho 12			✓			Issue to be addressed in the Core Strategy.
<b>HOUSING IN URBAN AREAS</b>	-						-
Maintenance of Character and Amenity	Ho 13				✓		The primacy given to character does not reflect PPG 3. Issue to be addressed in the Core Strategy.
Development involving back garden land	Ho 14					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Residential Areas of Special Character	Ho 15					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Frontage Plots and Extensions	Ho 16					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Curtilage Buildings including Stables and Loose Boxes	Ho 17					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Conversions	Ho 18					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Bedsitters and Hostels	Ho 19					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Sheltered accommodation for the elderly	Ho 20					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
New Nursing Homes and Other Similar Institutions	Ho 21					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

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SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Conversion to Homes or Flats for the Elderly or to Nursing Homes and other similar Institutions	Ho 22					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>HOUSING OUTSIDE URBAN AREAS</b>	-						-
Agricultural and Service Dwellings	Ho 23					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Rebuilding and Extensions	Ho 24			✓			Policy updated as Ho 24 in First Alteration.
Garages and other ancillary Domestic Curtilage Buildings including Stables and Loose Boxes	Ho 25		✓				Deleted by First Alteration.
Conversion of Large Dwellings	Ho 26					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>EMPLOYMENT</b>	-						-
<b>EMPLOYMENT - GENERAL</b>	-						-
General Approach	Em 1			✓			Issue to be addressed by Core Strategy.
Assessment and Regulation	Em 2			✓			The regulated approach is no longer realistic. Issue to be addressed in Core Strategy.
Design and Layout	Em 3					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>EMPLOYMENT IN TOWN CENTRES</b>	-						-
Town Centre Business Areas	Em 4					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Town Centre Shopping Areas	Em 5				✓		As policies Sh 7, Sh 8, Ho 1, Re 1, and Cf 1 address the matters of concern this policy will need to be reconsidered.
Areas for Small Businesses	Em 6					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Integrated Mixed Use Schemes	Em 7				✓		Only 3 sites remain – Warren Road Dairy, Reigate covered by policy Rg 9 - NW and SE Quadrants Redhill will be addressed in the Redhill AAP.
<b>EMPLOYMENT IN EMPLOYMENT AREAS</b>	-						-
General Approach	Em 8					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD. Note: a consequential change has been made as a result of new policy Em 1A.
New Land for Industrial, and Storage and Distribution Uses	Em 9					✓	One remaining allocation needs to be safeguarded. Update to reflect that all schemes completed apart from Salfords Goods Yard.
<b>EMPLOYMENT OUTSIDE EMPLOYMENT POLICY AREAS</b>	-						-
General Approach	Em 10			✓			Issue will be considered in the Core Strategy.
<b>AIRPORT RELATED ACTIVITIES</b>	-						-
Gatwick Airport	Em 11					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Redhill Aerodrome	Em 12					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
<b>SHOPPING</b>	-						-
<b>SHOPPING - GENERAL</b>	-						-
General Approach	Sh 1					✓	Saved until replaced by a generic policy in Development Control DPD.
Design and Layout	Sh 2					✓	The policies are of local significance and are saved until replaced by a generic policy in Development Control DPD.
<b>SHOPPING IN TOWN CENTRES</b>	-						-
New Provision	Sh 3			✓			All built except for NW Quadrant which will be addressed in Redhill AAP.
Other Retail Provision	Sh 5					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Open Air Markets	Sh 6		✓				Proposed developments completed.
Control of Class A2 and A3 uses in Redhill, Reigate and Horley Town Centre Shopping Areas	Sh 7			✓			Policy updated in First Alteration as Sh 7.
Control of Class A2 and A3 uses in Banstead Village Shopping Area	Sh 8			✓			Policy updated in First Alteration as Sh 8.
Control of Sale of Food and Drink Uses	Sh 9					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>LOCAL SHOPPING</b>	-						-
New Retail Provision	Sh 10					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Proposals involving the loss of Local Shopping	Sh 11					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

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SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Control of sale of food and drink uses	Sh 12					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Improvements to Local Shopping Centres	Sh 13					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>OUT OF CENTRE SHOPPING</b>	-						-
Superstores	Sh 14			✓			Existing Sh 14, 15 & 16 combined and updated in First Alteration as Sh 14.
Major Out-of-Centre retail developments	Sh 15			✓			Existing Sh 14, 15 & 16 combined and updated in First Alteration as Sh 14.
Retail Warehouses and Garden Centres	Sh 16			✓			Existing Sh 14, 15 & 16 combined and updated in First Alteration as Sh 14.
<b>RECREATION</b>	-						-
<b>RECREATION - GENERAL</b>	-						-
Retention of Existing Recreation Uses	Re 1					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Design and Layout	Re 2					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>OUTDOOR RECREATION</b>	-						-
Public Open Space Proposals	Re 3			✓			Three proposed developments completed. One proposal replaced by Hr 33 in First Alteration and the one remaining proposal will be addressed in Merstham SPD.
Dual Use of Existing Facilities	Re 4				✓		The policy has not been effective in encouraging the dual use of other facilities and will need to be reconsidered.

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SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Play Areas and Small Local Open Spaces	Re 5				✓		The policy has not been effective in encouraging the private use of play space and will need to be reconsidered.
Open Space in New Housing Developments	Re 6			✓			Policy updated as Re 6 of First Alteration.
Allotments	Re 7					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Outdoor Recreation Provision outside Urban Areas	Re 8					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Golf Courses	Re 9		✓				Since the adoption of the Plan new facilities have been provided elsewhere in the Borough.
<b>INDOOR RECREATION</b>	-						-
Multi-Purpose Recreation Centres	Re 10				✓		More a matter for the Council's future Leisure Strategy and will need to be reconsidered.
Dual-Use of Existing Facilities	Re 11				✓		The policy has not been effective in encouraging the dual use of other facilities and will need to be reconsidered.
Sports and Cultural Facilities	Re 12				✓		The policy will need to be reconsidered.
<b>TOURISM</b>	-						-
<b>GENERAL APPROACH</b>	-						-
Hotels and Guest Houses	Re 13					✓	Saved until replaced by a generic policy in Development Control DPD.

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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
<b>COMMUNITY FACILITIES</b>	-						-
<b>COMMUNITY FACILITIES - GENERAL</b>	-						-
Retention of existing community buildings and uses	Cf 1					✓	The policies are of local significance and are saved until replaced by a generic policy in Development Control DPD.
Design and Layout	Cf 2					✓	Saved until replaced by generic policy in Development Control DPD.
New Community Facilities Provision	Cf 3		✓				The new facilities for the major development in Horley are provided by specific policies in the First Alteration.
<b>EDUCATION AND CHILD CARE</b>	-						-
Education	Cf 4		✓				Proposed development completed.
Day-Care for Children	Cf 5					✓	Saved until replaced by a generic policy in Development Control DPD.
<b>COUNTY COUNCIL SERVICES</b>	-						-
County Council Area Offices	Cf 6		✓				Proposed development completed on an alternative site.
<b>UTILITIES</b>	-						-
<b>UTILITIES - GENERAL</b>	-						-
Design and Layout	Ut 1					✓	Saved until replaced by a generic policy in Development Control DPD.
Communication Masts	Ut 2					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
<b>SEWERAGE AND FLOODING</b>	-						-
Foul Sewerage and Sewage Treatment	Ut 3				✓		The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.

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SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94) Policy Title	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Surface Water Sewerage	-						-
Flooding	Ut 4			✓			Updated in First Alteration as Ut 4.
<b>MOVEMENT</b>	-						-
<b>ROADS AND TRAFFIC MANAGEMENT</b>	-						-
Major Highway Schemes (Reigate Town Centre)	Mo 1					✓	Need to safeguard until decision from SCC on whether or not the road schemes are go ahead.
Minor Highway Schemes	Mo 2		✓				The Borough is no longer highway agent for the County Council.
Regulating Commercial Vehicle Movements	Mo 3				✓		
<b>VEHICULAR PROVISION FOR NEW DEVELOPMENTS</b>	-						-
Development related Funding for Highway Schemes	Mo 4				✓		
Design of Roads within New Development	Mo 5					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Servicing Provision within New Development	Mo 6					✓	The policy is of local significance and is saved until replaced by a generic policy in Development Control DPD.
Vehicle Parking Standards	Mo 7			✓			Updated by Policy Mo 7 in First Alteration.
Shared Parking Opportunities	Mo 8			✓			Updated by Policy Mo 8 in First Alteration.
<b>PUBLIC TRANSPORT</b>	-						-
Bus Services and Accommodation	Mo 9			✓			Matter will be addressed in Redhill AAP.
Rail Services	Mo 10				✓		
<b>PEDESTRIANS AND CYCLISTS</b>	-						-

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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94)	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Policy Title							
Pedestrian Priority Areas	Mo 11		✓				Development completed and/or replaced by Policy Hr 26.
Public Rights of Way Network	Mo 12				✓		
Provision for Cyclists	Mo 13				✓		
<b>REDHILL TOWN CENTRE INSET AREA</b>	-						-
<b>ENHANCEMENT</b>	-						-
Pedestrian Priority Area	Rd 1		✓				Work undertaken.
Parking Provision (Gloucester Road)	Rd 2			✓			The matter will be addressed in the Redhill AAP.
<b>INTEGRATED MIXED USE SCHEMES</b>	-						-
South-East Quadrant, Redhill	Rd 3		✓				To be replaced by Redhill AAP.
North-West Quadrant, Redhill	Rd 4			✓			To be replaced by Redhill AAP.
2-8 Gloucester Road, Redhill	Rd 5		✓				Proposed development completed.
27-37, Brighton Road, Redhill	Rd 6		✓				Proposed development completed.
<b>REIGATE TOWN CENTRE INSET AREA</b>	-						-
<b>ENHANCEMENT</b>	-						-
Control of Development	Rg 1				✓		As the policy repeats Conservation Area policies it will need to be reconsidered.
Enhancement Schemes	Rg 2		✓				Works completed or not to be undertaken.
Pedestrian Priority Area	Rg 3				✓		Options for Reigate Town Centre will need to be reconsidered.
<b>INTEGRATED MIXED USE SCHEMES</b>	-						-
Land at Castlefield Road, Reigate	Rg 5				✓		Options for Reigate Town Centre will need to be reconsidered.
15-25 West Street, Reigate	Rg 6		✓				Proposed development completed.

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## TABLE OF SAVED POLICIES

SAVED PLAN BOROUGH LOCAL PLAN 1994 (BLP 94)	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Policy Title							
14-16 London Road, Reigate	Rg 7		✓				Proposed development substantially completed.
Council Depot and former RNIB Premises Holmesdale Road, Reigate	Rg 8		✓				Proposed development completed.
Dairy Site, Warren Road, Reigate	Rg 9				✓		The prospect of this site allocation being implemented should become clearer during this time.
<b>HORLEY TOWN CENTRE INSET AREA</b>	-						-
<b>ENHANCEMENT</b>	-						-
Pedestrian Priority Areas	Hr 1			✓			Replaced by Policy Hr 26 in First Alteration.
Parking Provision (Proposals to deck Victoria Road)	Hr 2		✓				Not carried forward in First Alteration.
<b>INTEGRATED MIXED USE SCHEMES</b>	-						-
Land on the North side of High Street, Horley	Hr 3		✓				Proposed development completed.
Central Car Park, Horley	Hr 4			✓			Replaced by Policy Hr 28 in First Alteration
Former Henry's Garage Area, Victoria Road, Horley	Hr 5			✓			Replaced by Policy Hr 29 in First Alteration.
<b>BANSTEAD VILLAGE INSET AREA</b>	-						-
<b>ENHANCEMENT</b>	-						-
Environmental Improvements	Bn 1		✓				Improvements have taken place.
Parking Provision	Bn 2				✓		An issue for the Borough Parking Strategy.
<b>INTEGRATED MIXED USE SCHEMES</b>	-						-
3-17 and 27 High Street, Banstead	Bn 3		✓				Proposed development completed.

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## TABLE OF SAVED POLICIES

<b>SAVED PLAN</b> <b>BOROUGH LOCAL PLAN 1994 (BLP 94)</b>	<b>PROPOSED POLICY BASE</b>						<b>Comment</b>
	<b>Policy number</b>	<b>New Policy</b>	<b>Factual Updating</b>	<b>Save Until Replaced</b>	<b>Saved for 3 years</b>	<b>Saved beyond 3 years *</b>	
<b>Policy Title</b>							
<b>IMPLEMENTATION AND MONITORING</b>	-						-
<b>MONITORING OF THE POLICIES</b>	-						
The Need for Monitoring	Im 1		✓				This is a requirement of PPS12, therefore no need for a policy.

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## TABLE OF SAVED POLICIES

FIRST ALTERATION TO BLP 1994	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Special Areas of Conservation	Pc 2A	✓					
Sites of Special Scientific Interest (SSSIs)	Pc 2B	✓					
Sites of Nature Conservation Importance (SNCIs)	Pc 2C	✓					
Potential Sites of Nature Conservation Importance (pSNCIs)	Pc 2D	✓					
Existing and Proposed Local Nature Reserves (LNRs)	Pc 2E	✓					
Regionally Important Geological Sites (RIGS)	Pc 2F	✓					
Local Nature Conservation Interest	Pc 2G	✓					
Setting and Maintenance of the Green Belt	Co 1	✓					
Re-Use and Adaptation of Rural Buildings	Co 3	✓					
Major Existing Developed Sites in the Green Belt	Co 6	✓					
Horse Keeping	Co 7	✓					
Affordable Housing	Ho 2	✓					
Housing Mix	Ho 3	✓					
Phasing of Unidentified Sites	Ho 3A	✓					
Design and Layout	Ho 9	✓					
Housing Density and Making the Best Use of Land	Ho 9A	✓					
Replacement of Dwellings	Ho 24	✓					
Extensions to Dwellings	Ho 24A	✓					

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FIRST ALTERATION TO BLP 1994	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
Loss of Employment Land	Em1A	✓					
Control of Class A2 and A3 Uses in Redhill and Reigate Town Centres	Sh 7	✓					
Control of Class A2 and A3 Uses in Horley Town Centre and Banstead Village Centre	Sh 8	✓					
Retail Development outside Town Centres	Sh 14	✓					
Open Space in New Housing Developments	Re 6	✓					
Sewerage and Flooding	Ut 4	✓					
Car Parking Strategy and Standards	Mo 7	✓					
Shared Parking Opportunities	Mo 8	✓					
<b>HORLEY INCLUDING HORLEY TOWN CENTRE INSET</b>	-						
<b>INTRODUCTION</b>	-						
<b>GENERAL POLICIES</b>	-						
General Policy on Comprehensive Approach	Hr 1	✓					
Local Flooding and Transportation Models	Hr 2A	✓					
Quality and Sustainable Development	Hr 2B	✓					
Infrastructure Contributions	Hr 3	✓					
<b>HOUSING PROVISION</b>	-						
Land at The Grove, Horley	Hr 8	✓					
Land at Whitmore Way, Horley	Hr 9	✓					
Land at Meath Green Lane, Horley (NW Sector)	Hr 14	✓					
Land at Langshott and Lake Lane, Horley (NE Sector)	Hr 16	✓					

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FIRST ALTERATION TO BLP 1994	PROPOSED POLICY BASE						Comment
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	
North side Victoria Road, Horley	Hr 17	✓					
Development in areas affected by Aircraft Noise	Hr 19	✓					
<b>MOVEMENT</b>	-						
Public Transport	Hr 21	✓					
Interchange Facilities	Hr 22	✓					
Pedestrian and Cycle Routes	Hr 23	✓					
New Roads and Junction Improvements	Hr 24	✓					
<b>HORLEY TOWN CENTRE</b>	-						
Enhancing Vitality and Viability	Hr 25	✓					
Pedestrian Priority Area	Hr 26	✓					
Land West of Horley Station fronting Victoria Road and 1,3,5,7, & 9 The Drive, Horley	Hr 31	✓					
<b>RECREATION AND LEISURE</b>	-	✓					
Land allocations for Public Open Space	Hr 33	✓					
Land allocation for Leisure Centre	Hr 34	✓					
Allotment Provision for Horley	Hr 35	✓					
The Rural Surrounds of Horley	Hr 36	✓					
Gatwick Airport Open Setting	Hr 37	✓					
Riverside Green Chain	Hr 38	✓					
<b>EDUCATION FACILITIES</b>	-						
Primary Schools	Hr 39	✓					
Secondary School Extension at Oakwood School	Hr 40	✓					

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**TABLE OF SAVED POLICIES**

FIRST ALTERATION TO BLP 1994	PROPOSED POLICY BASE						
	Policy number	New Policy	Factual Updating	Save Until Replaced	Saved for 3 years	Saved beyond 3 years *	Comment
<b>COMMUNITY FACILITIES</b>	-						
Neighbourhood Centres	Hr 41	✓					
Healthy Living Centre	Hr 42		✓				Replaced by Policy Hr 42A.
Library and Community Information Centre	Hr 42A	✓					

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## SUPPLEMENTARY PLANNING GUIDANCE

All our existing Supplementary Planning Guidance (SPG) will be saved into the LDF as non-statutory local authority approved Planning Guidance until the relevant Local Plan policy is reviewed. The SPGs will retain status as a material consideration while the Policy they hang off is saved. The Borough Council has the following adopted SPG:

- Planning & Archaeology - while Policy Pc 8 is saved.
- Appropriate Uses for Historic Barns - while Policy Co 3 is saved.
- Retail Changes of Use - while Policies Sh 7 and Sh 8 are saved.
- Outdoor Playing Space Provision - while Policy Re 6 is saved.
- Horse Keeping - while Policy Co 7 is saved.
- Affordable Housing Provision - while Policy Ho 2 is saved.
- List of Buildings of Architectural and Historic Interest - while Policies Pc 9 and Pc 10 are saved.
- Reigate Shop Front Design Guide - while Policy Sh 2 is saved.
- Shop Front and Shop Sign Design Guide - while Policy Sh 2 is saved.
- Horley Shopfront Design Guide - while Policy Sh 2 is saved.
- Historic Parks and Gardens - while Policy Pc 11 is saved.
- Householder Extensions and Alterations (2003) - while Policy Ho 16 is saved.
- Local Distinctiveness Design Guide (2003) - while Policy Ho 9 is saved.
- Parking Standards (2003) - while Policy Mo7 is saved

The County Council has produced the following SPGs, which the Borough Council considers should be retained:

- Surrey Design (2002)
- Infrastructure Good Practice Guide (2002)
- Archaeology & Historic Landscapes (1999)
- Nature Conservation (1999)
- Guidelines for the Development of New Golf Facilities in Surrey (1992)

## THE EVIDENCE BASE

### Existing

- ✓ Community Plan
- ✓ Corporate Plan 2003-6
- ✓ Housing Survey Needs Review 2002
- ✓ Surrey Housing Capacity Study 2003
- ✓ Revised Horley Urban Capacity Study 2000
- ✓ Local Distinctiveness Design Guide 2003
- ✓ Surrey Design 2002
- ✓ Horley Town Centre Strategy – Omega 1999
- ✓ Horley Town Centre Strategy – Donaldsons 2003
- ✓ Redhill Town Centre Strategy Report - Drivers Jonas 2001
- ✓ Census 2001
- ✓ Housing Monitor
- ✓ Town Centre Monitor
- ✓ Local Shopping Centre Monitor
- ✓ Area for Small Business Monitor
- ✓ Commercial Commitments Monitor
- ✓ Industrial Estates Monitor
- ✓ Further Assessment of Air Quality Management Areas 2003 and 2004
- ✓ M25 Air Quality Action Plan 2004

### In Production

- Horley Town Centre Development Framework
- Redhill Town Centre Development Framework
- Preston Master Plan
- Merstham Master Plan
- Housing Needs Survey *PPG 3 – Housing*
- Corporate Plan 2006-9
- Gatwick Air Quality Action Plan
- Reigate Air Quality Action Plan
- Annual Monitoring Report 2004/05
  - Town Centre Monitor
  - Local Shopping Centre Monitor
  - Area for Small Business Monitor
  - Commercial Monitor
- Borough Parking Strategy

### Proposed

- Community Plan
- Open Space Survey *PPS 17 – Planning for Open Space, Sport & Recreation*
- Economic & Employment Land Review *Employment Land Reviews – Guidance Note*
- Impact of proposed policies on viability of Market Housing
- Retail Study *PPG6 – Town Centres & Retail Development*