

Planning for the Future: January 2008 Update

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, Horley, Preston, Merstham and New Growth Points.

2. Local Development Framework Timetable

Core Strategy

You will recall that, in our last newsletter, we set out our anticipated changes to our timetable for submission of our Core Strategy. Having now undertaken a full review of the extensive evidence base required to produce a sound core strategy, we have decided to hold a further round of consultation prior to the final submission. This will take the form of an updated set of preferred options.

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.

This extra period of consultation has extended the timetable for the submission of our Core Strategy. Our revised project plan was agreed at January's Executive Committee; the new timetable will be set out in the Local Development Scheme (LDS). We will publish another newsletter when the timetable has been approved by GOSE.

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, again making the decision that we need to consult more fully on the Action Plan. To this end we are proposing to undertake a Redhill masterplanning process. This master plan will help to assist in reducing development risk through the production of detailed development briefs for key sites and will provide plenty of opportunity for consultation.

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.

Supplementary Planning Documents (SPDs)

On 1st November 2007 the Council introduced the planning obligations code of practice whereby infrastructure contributions would be sought towards the provision of county wide and local services in respect of developments of dwellings of 14 or less and larger commercial developments. A new Infrastructure Provision SPD will be introduced, to enable the collection of this funding for Infrastructure requirements – initially this will focus on Surrey wide infrastructure elements which have been the subject of a joint collaboration project with other authorities in Surrey – this draft SPD was consulted on during December and finished in January 2008. The SPD is due to be adopted in April 2008. See www.reigate-banstead.gov.uk for the draft SPD and supporting documents.

3. What is happening now?

During this extended consultation period we are concentrating on ensuring that 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 the 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
- 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 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: Specific studies for Redhill Town Centre, including a transport study, improvements to Redhill Bus Station, and feasibility work on the extension of Fastway to Redhill
- 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 new Evidence Base pages on the Council's website in the [Local Development Framework section](#).

4. Regeneration - Redhill, Horley, Preston and Merstham

We are also still very busy with our regeneration work particularly in Redhill, Horley, Preston and Merstham.

Redhill

To support the renaissance of Redhill the Borough and our Partners will be undertaking a design led master plan for Redhill Town Centre. The master planning process will review current site allocations and test the planning, urban design and development capacities of these and alternative sites. The output of the master plan will:

- Define the current and future role of Redhill and how we can sustainably accommodate housing and employment growth;
- Identify the potential the Town centre has in terms of attracting and developing economic activity in all sectors including retail, leisure, and housing; and
- Deliver an integrated transport interchange based around a redeveloped Rail station.

The Borough are currently in the process of procuring a world class masterplanning team, who will be in place by January 2008, with the majority of the work being concluded by September 2008.

Horley New Neighbourhoods and Town Centre Regeneration

We were pleased to hear that our approach to standardised development contributions through the Horley Infrastructure Supplementary Planning Document is considered a model of good practice by Treasury and was a consideration in their review of the proposed Planning Gain Supplement. The infrastructure contribution has been levied in Horley since 2003 and is being used to fund a range of facilities and services including public transport, recreation and leisure and education.

£1m is currently being invested in Horley Station to create a state of the art transport interchange. This work is being delivered as a partnership between Surrey County Council, Southern Railway, Network Rail and Reigate and Banstead Borough Council. These improvements will be completed by January 2008. Southern Railway recently announced that the Department for Transport has approved funding to make Horley Station fully accessible by providing lift access to all platforms. This work is planned for completion between 2009 and 2011.

The Horley Regeneration Forum met for the first time in October. The Forum consists of public, private and community representatives involved in the future of the two new neighbourhoods and regeneration of the town centre. The first meeting was extremely positive with strong commitment from partners and a sharing of key issues and opportunities. The Forum will meet quarterly.

If you would like further information the Horley pages on RBBC's website have recently been updated and can be accessed by following this link www.reigate-banstead.gov.uk

Preston

We are delighted that the Preston statement of intent has now been approved by both RBBC and SCC Executives. This confirms both authorities' financial commitment to the regeneration plans, and sets the common objectives which will be pursued. We are now working with the County Council, Raven Housing Trust, and the local community, to move forward with the delivery of the regeneration plans. Further information will be available on www.reigate-banstead.gov.uk later in the year.

Merstham

Plans for a new community centre in Merstham are moving forwards. Further design and costing work needs to be completed, before each partner will be in a position to confirm their commitment to the project, and before public consultation can take place. It is hoped that this will be achieved early in 2008. The Council is no longer considering the verge along Bletchingly Road and the top of the recreation ground in Malmstone Avenue as possible sites for housing to fund its regeneration plans: Further information will be available on www.reigate-banstead.gov.uk later in the year.

New Growth Points

The successful 2007 New Growth Point grant of £2m from Department of Communities and Local Government has allowed the Council to deliver the nationally acclaimed Waterwise resource management project in Preston, as well a raft of transport improvements including the extension of the Fastway Express bus service from Horley to Redhill. To facilitate Fastway there will be civil engineering works along the A23, introduction of Real Time passenger information, intelligent bus priority signalling and new state-of-the-art buses. The extensive refurbishment of Redhill Bus interchange is due to start in early February 2008 and will be completed in May 2008.

Building on the success of the first bid, the Borough and our partners submitted a second bid and have been awarded a sum in the region of £5.3m covering the next 3 years. This sum will be used for a range of infrastructure improvements needed to support the delivery of housing growth in the Borough. Projects that could be supported include improvements to the public areas of Redhill and Horley, support for new cultural, leisure and medical services, further improvements to transport infrastructure and strategic land acquisitions to bring forward growth.

5. Borough Local Plan 2005

Saved Policies

The new Local Development Framework system, introduced in 2004, originally allowed for "saved policies" taken from our existing Local Plan to have a three year lifespan. In 2006 a requirement was issued for local authorities to decide, by 1 April 2007, which policies they would like to see saved beyond the three year period and which policies that it would no longer be necessary to save. The saved policies represent the broad principles of the LDF and are required to be consistent with national policy. The Government Office for the South East (GOSE), on behalf of the Secretary of State, has now issued a direction stating which Local Plan policies will be retained and used in determining planning applications, and those that are no longer retained.

139 policies were saved out of a total of 149. In general, policies that were not saved were considered to be merely repeating national or regional policy, or were out of date. Those policies not saved expired on 27 September 2007, with the exception of Policy Ho 3A from the Alteration which will expire in April 2008.

For further information and to see those policies that were saved visit www.reigate-banstead.gov.uk and go to the Business and Planning pages.

Borough Local Plan Interactive Version

April also saw the launch of the Interactive Version of the Borough Local Plan, together with the Proposals Map. You can now click on any site on the Proposals Map and be shown a list of policies that apply to it, and then by clicking on the relevant policy you will be taken into the text.

[For further information visit www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk) and go to the [Business and Planning pages](#).

This page will also direct you to the errata sheet which has highlighted a small number of errors found in the Borough Local Plan 2005.

6. Need More Information?

As always, for the latest information on the LDF please:

Refer to our website

www.reigate-banstead.gov.uk

Telephone the Help Line on

01737 276000

email ldf@reigate-banstead.gov.uk

Regular updates and newsletters will be made available on the website – please search for the Local Development Framework section, where, in due course, you will be able to see the revised [Local Development Scheme](#).

Mailing List

If you no longer wish to be on our mailing list please e-mail us with your details: ldf@reigate-banstead.gov.uk