

Planning for the Future: Summer 2007 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

As outlined in our last newsletter, the consultation we held last year helped us to highlight the elements of the Core Strategy and Area Action Plan that need further development in order to meet the tests of soundness that will be applied by the Planning Inspectorate when we submit revised documents. In addition, particularly as some other authorities Core Strategy documents have been rejected as unsound, we are undertaking additional detailed work, particularly on our evidence base that underlies our Core Strategy and Area Action Plan for Redhill Town Centre Area Action Plan.

These factors extended the timetable for submission of our Core Strategy and Redhill Town Centre AAP and we decided to hold back from submitting these documents as planned in November 2006.

Our revised project plan is set out in the Local Development Scheme (LDS). In summary, the Council's Executive agreed amendments in January and the Government Office for the South East (GOSE) has now approved the revised LDS. The revised timetable shows the following key milestones:-

Core Strategy

Submission and Public Consultation: November 2007

Date of Examination: June/July 2008

Adoption: January 2009

Redhill Town Centre Area Action Plan

(We have been advised that the timetable for this should sit just behind the Core Strategy to allow an Inspector to examine the Core Strategy first.)

Submission and Public Consultation: February 2008

Date of Examination: September / October 2008

Adoption: May 2009

Submission is the next formal stage when a draft document is submitted to the Secretary of State, which starts a 6 week consultation period and the comments raised are sent to the Planning Inspectorate. A Public Examination follows this, where the Inspector considers the soundness of the document against a number of tests, before issuing a binding report. If the document is found to be sound it can then be adopted.

3. Supplementary Planning Documents (SPDs)

The Core Strategy revised timetable also means the Preston and Merstham Regeneration SPDs are still awaiting adoption. The overarching objectives will be addressed through the Core Strategy process, alongside ongoing work towards their implementation, and then the SPDs will be able to be adopted in 2009, albeit with another round of consultation if any circumstances have

changed. The production of the Inclusive Access SPD has also been delayed to sit behind the Core Strategy. A new Infrastructure Provision SPD has now been introduced, to enable the collection of 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 – a draft SPD will be published for consultation in Aug/Sept 2007.

The full revised LDS is available on our website at www.reigate-banstead.gov.uk - in the Local Development Framework section there is a web page titled the [Local Development Scheme](#).

4. What is happening now?

During this extended evidence gathering 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 policies for submission. As more detail emerges, and particularly if there are any new findings, we will be making available the information and carrying out targeted consultation with key interested parties relevant to the various pieces of work or areas.

The following is a list of evidence either being prepared or that are programmed for the future:

- 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

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](#).

5. Regeneration - Horley, Preston and Merstham

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

Horley

The extensive policy background put in place to facilitate the Horley Masterplan is now being realised with site preparation works starting on

the North East Sector. The developers currently forecast first homes being available for occupation in 2008 with a six year build programme.

The Borough's regeneration plans for the town centre are resulting in strong commercial confidence. The Collingwood Batchelor department store is expanding, Weatherspoons have opened and Scottish and Southern Energy is due to relocate 150 staff into a town centre office building.

Infrastructure contributions that have been taken through the SPD from small sites already developed in Horley will be used to fund cycle and pedestrian improvements around the town centre over the summer.

Work is underway to look at traffic circulation within the town centre looking at the impact of proposed new developments and the opportunities for highway improvements. This will also consider the long term car parking requirements.

Preston

We are now reviewing the results of two new studies, commissioned to help us decide how we can meet some of the core aims of this regeneration project. Consultants are finalising their report concerning the ease of getting into and out of the Preston estate, including traffic movement, road safety and parking within the estate. We also have the first draft of a report on sustainable energy objectives and are optimistic about the potential to achieve carbon dioxide reductions well in excess of Government targets on all new development in the Preston regeneration area.

Merstham

Plans for a new community centre in Merstham are under review in the light of feasibility studies into the capital financing aspects of the scheme and the ongoing operating costs and options for long term ownership and management. The

community facility may now be focused primarily on the needs of core tenants –libraries, the Church of the Epiphany and the Moat House Surgery, whilst still providing a shared hall and some other communal spaces to meet the needs of the Jelly Beans nursery and other groups.

New Growth Points

The New Growth Points Initiative forms part of the Governments response to the Barker Review of Housing Supply and seeks to enter into partnerships with areas in order to bring forward future housing growth. We have been given an in principle approval for £2 million of funding through the Department for Communities and Local Government (DCLG) towards infrastructure works required to support new housing developments in the Borough that we are already bringing forward.

Subject to appraisal, 2007 will see work starting on a number of projects including:

- A transport study for Redhill (this will also feed into our evidence base work for the Core Strategy and Redhill AAP)
- Improvements to Redhill Bus Station
- Feasibility work on the extension of Fastway to Redhill
- A range of innovative water and energy conservation measures focused initially in Preston (and complementing the regeneration work)

6. 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 will have to represent the broad principles of the LDF and be consistent with national policy whereas the deleted policies are likely to be unnecessary as they are covered by legislation or guidance elsewhere. Both the saved and non saved policies have now been sent to the Government Office for the South East (GOSE) for their final approval (due by September 2007). The final list of policies will be made available in Autumn 2007.

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

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.

7. 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 and you will find updates on the webpage about the [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