

Welcome to the latest edition of the Council's Planning for the Future newsletter. We have a great deal to report since our May edition. In this newsletter we provide an update on the progress of the Core Strategy, Redhill Area Action Plan, Horley, Preston, Merstham and New Growth Points. In the future we plan to publish more regular updates and make them available on our website.

## Core Strategy and Redhill Town Centre Area Action Plan Preferred Options Consultation

Our recent consultation 'Planning for the Future - Core Strategy and Redhill Town Centre Area Action Plan, Preferred Options' closed in July 2006. The comments made have helped us to think about the overall planning strategy for Reigate and Banstead, and the issues and trends it must encompass.

Workshops were held in Banstead, Horley and Redhill which provided us with useful feedback.

We were pleased to received 144 responses about the Core Strategy. Overall only 11% of respondents objected to the draft vision and only 10% of respondents objected to the draft spatial objectives.

We also received over 50 responses to the Redhill Town Centre Area Action Plan. Overall only 6% of respondents objected to the draft vision and only 4% objected to the draft spatial objective.

The consultation also 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 at the next formal stage in the process, when we submit revised documents. It is also the case that emerging guidance from the Government means that we have to take account of new legislation, in particular pieces of work to implement new Gypsy and Traveller guidance and strategic flood risk assessment.

## Developing a Core Strategy and Area Action Plan that are sound

We have been following the progress of those authorities that have already submitted their

Core Strategy documents to the Planning Inspectorate for examination. The first two were rejected as unsound and both Councils have had to withdraw their core strategies and start again. As a result many Councils (ourselves included) are planning additional work, particularly on our evidence base that underlies our Core Strategy, as we have learnt lessons from the issues raised by the Inspectorate.

The following is a list of evidence either being prepared or that we will need:

- 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
- More detailed work on housing trajectories
- Landscape Character Study considering accessibility, parking, densities, and character
- Further consideration of environmental designations such as the Area of Great Landscape Value and Special Area of Conservation
- Community Facilities and Infrastructure needs assessment
- Strategic Flood Risk Assessment in conjunction with the Upper River Mole Strategy Group
- Employment land review

## Changes to our Core Strategy and Area Action Plan Timetable

As a result of the factors above we have extended the timetable for submission of our Core Strategy and Area Action Plan. We will no longer be producing these documents for submission in November 2006; instead we will concentrate on ensuring that our evidence base is up to date and that the Strategy will take forward the spatial elements of our Community Plan. During this additional time, we will be considering the findings of the 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. Look out for more information on the Council's LDF section of the website.

We will be able to confirm the new timetable in January 2007 and will be producing another newsletter early in the New Year to inform you of the changes.

## **Regeneration: Horley, Preston and Merstham**

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

**Horley:** The policy documents which deliver the Horley Master Plan have now been completed with the adoption of Supplementary Planning Documents (SPDs); Horley Infrastructure Provision, Horley Design Guide and Horley Town Centre Regeneration. The implementation of these documents will guide the delivery of a package of infrastructure improvements including the new town park, a leisure centre, library, highway improvements, Fastway, new cycle and pedestrian links and additional public open space. In Horley town centre the Council has helped to facilitate regeneration by purchasing Newman House, a key development site. Work is also due to start in Spring 2007 on a suite of improvements including a new car park and bus turnaround.

**Preston and Merstham:** Earlier this year we consulted on draft Preston and Merstham SPDs to assist in their regeneration. We received a number of useful comments which are being considered. However, because of the delay to the Core Strategy these SPDs are still awaiting adoption. The timetable will also be finalised early next year. In the meantime we are still working on implementing much of the planned regeneration in line with the commitments in our Corporate Plan. In Merstham we are working closely with key partners to firm up proposals for a multi-purpose community facility, which could incorporate a new GP surgery, library, church halls, meeting rooms, an internet café and other community space.

In Preston we are preparing a Statement of Intent between ourselves and Surrey County Council which will set out shared objectives for the estate's regeneration, as well as indicating how those objectives will be achieved and how the regeneration will be funded.

## **New Growth Points**

The New Growth Points Initiative forms part of the Government's 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)
- Improvements to Redhill Bus Station
- Feasibility work on extension of Fastway to Redhill
- A range of innovative water and energy conservation measures focussed initially in Preston (and complementing the regeneration work)

## **Other LDF work**

Our Statement of Community Involvement (SCI) - an examination by an independent Inspector, who reviewed all the comments received on the draft SCI, found that subject to some minor changes it was a sound document. After incorporating these changes, we adopted the SCI in September 2006.

## **Annual Monitoring Report**

Our 2nd Annual Monitoring Report (AMR) will be submitted to the Government by the end of the year. It will report progress on the LDF and on key issues such as the delivery of housing. The AMR will cover the period from 1st April 2005 to 31st March 2006. It will be available on our website in January.

## **Changes in LDF & Regeneration Team**

Robert Cottrill (Head of Policy and Regeneration) left us in August to become the Director of Planning and Development at Tunbridge Wells.

Tony Walker (Policy Development Manager) retired in August and Brian Betts (Community Initiatives Manager) retired in October.

## **Need More Information:**

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

Refer to our website [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk)  
Telephone the Help Line on 01737 276000  
email [ldf@reigate-banstead.gov.uk](mailto:ldf@reigate-banstead.gov.uk)

## **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](mailto:ldf@reigate-banstead.gov.uk)