



**Local Plan**

# **Monitoring Report**

**Covering the period: 1 April 2014 to 31 March 2015**

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# Executive Summary

Following changes to Town and Country Planning (Local Planning) Regulations in 2012 and the Government's planning practice guidance; local planning authorities are encouraged to report, as frequently as possible, on planning matters to their local communities. Council's are also required to publish, at least annually, a report covering:

- Progress with Local Plan preparation (including implementation of any Local Plans)
- Activities carried out in relation to the Duty to Cooperate
- The implementation and effectiveness of policies in the Local Plan




This annual report provides details on the matters above. In addition, the Council produces on a regular basis a series of topic specific monitoring reports which cover the detailed analysis of Local Plan policy performance and effectiveness. This report brings together this detailed monitoring information and summarises performance against the indicators and targets in the Council's Local Plan Monitoring Framework and highlighting where any further investigation or management actions are required to ensure performance remains on track.

## Introduction

This report covers performance during the period from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015. The figures in the results column under each of the key themes listed below cover this monitoring period. The monitoring process is divided up into 6 key themes set out below, all of which have a series of indicators and targets:

- **Development Strategy**
- **Housing Delivery**
- **Business & Town Centres**
- **Environment & Townscape**
- **Infrastructure, Community Facilities & Regeneration**
- **Sustainable Construction**

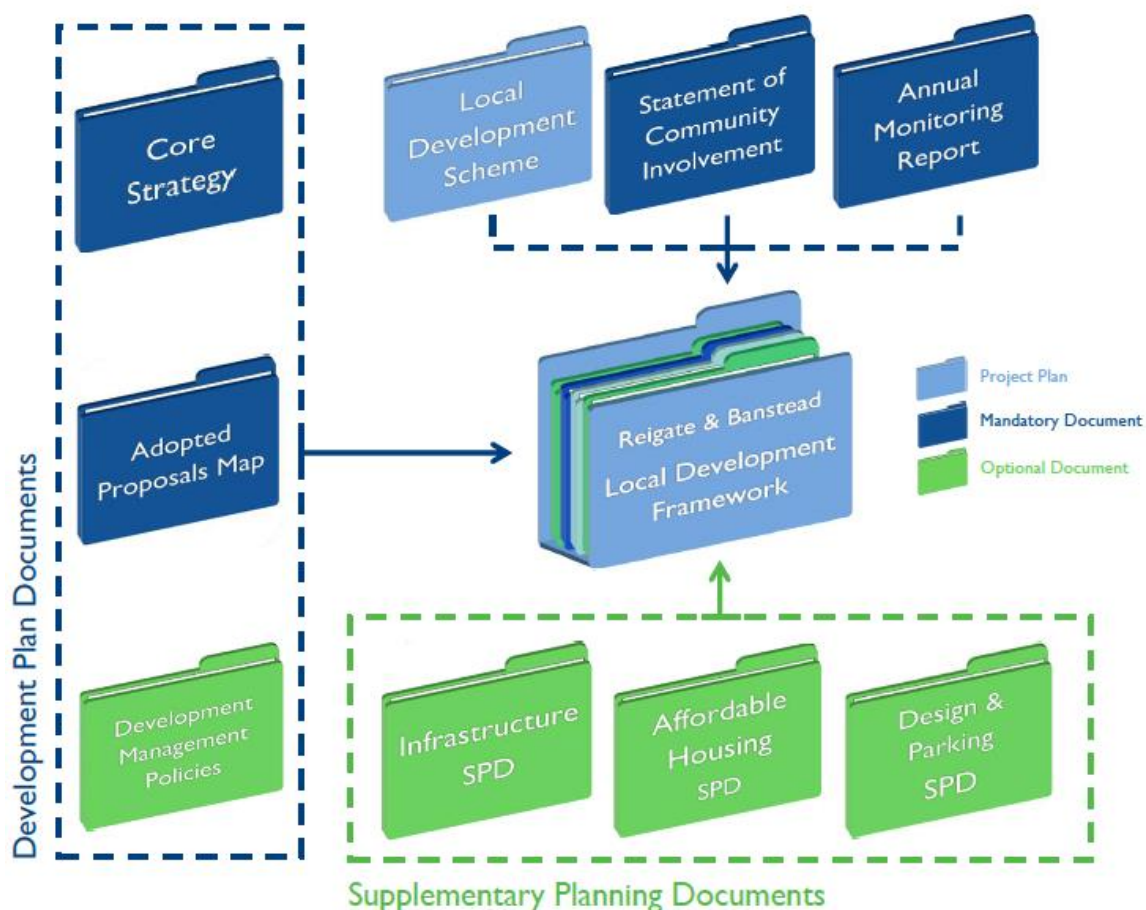
Each of the key themes above are assessed against a number of policy and contextual indicators set out in the adopted Core Strategy Monitoring Framework highlighting current performance in the borough against the targets, indicators and policies. All of these are given a scoring against their performance as follows:

| Performance   | Scoring   | Future Action   |
|---|---|---|
| Performance improved<br>Target achieved or exceeded |  | <b>Maintain:</b><br>Continue monitoring annually                      |
| Performance stable<br>Target partially achieved     |  | <b>Monitor:</b><br>Continue monitoring at more regular intervals      |
| Performance declined<br>Target missed               |  | <b>Manage:</b><br>Further investigation; implement management actions |

# Plan-Making Progress

The Council sets out its anticipated work programme for the preparation of Local Plan documents within its Local Development Scheme (LDS). Figure 1 below shows the composition of the borough’s Local Plan.

Figure 1 – Reigate & Banstead New Local Plan Documents



The various sections below demonstrate progress and performance as of 31 March 2015 against the timetable set out in the LDS published on September 2013.

## Core Strategy

The Core Strategy was formally adopted on 3 July 2014. It details how much growth will take place over the next 15 years and contains policies to ensure that the boroughs Green Belt, attractive natural environment and valued townscapes are protected and enhanced over the plan period.

The Core Strategy now forms part of the Development Plan for the borough and will be used in decision-making on planning applications.

Further information can be found on the Core Strategy webpages of the [Council's website](#).





## Development Management Plan

Following the adoption of the Core Strategy, the Council is in the process of preparing the Development Management Plan (DMP). The DMP will set out detailed policies for managing development to deliver the objectives of the Core Strategy. It will include a wide variety of detailed issues including design and character, economic development and open spaces; and allocate land for different types of development.

The delay in the adoption of the Core Strategy has led to a delay in the progress of the DMP; the estimated date of adoption is now February 2018.

During the monitoring period, the Council commenced evidence gathering in relation to the policies and allocations to be included in the Development Management Plan. Informal consultation with a range of stakeholders was also carried out.

Table 2 – Development Management Plan

| Stage                                       | Timetable            | Progress  |
|---|----------------------|---|
| <b>Issues and Options consultation</b>      | December 2010        | -   |
| <b>Consultation on preferred approaches</b> | Summer 2016          |    |
| <b>Consultation on submission version*</b>  | Spring 2017          |   |
| <b>Examination</b>                          | June – November 2017 |  |
| <b>Estimated date of adoption*</b>          | February 2018        |  |

Further information can be found on the [Development Management Plan](#) webpages of the Council's website.






## Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge that local communities can set on new development in order to raise funds to help pay for the infrastructure, facilities and services needed to support growth such as road improvements, schools and community facilities.

The levy is intended to offer a fairness and transparency to local authorities, communities and developers alike, balancing the need to fund infrastructure with the viability of development.

During the monitoring period, the Council consulted on both its Preliminary Draft Charging Schedule and Draft Charging Schedule. The Council remains on track to submit the Charging Schedule for independent examination in June.

Table 3 – Community Infrastructure Levy Timetable

| Stage  | Timetable      | Progress  |
|--|----------------|---|
| <b>Consultation on revised Preliminary Draft Charging Schedule</b> | December 2014  |  |
| <b>Consultation on Draft Charging Schedule</b>                     | April 2015     |  |
| <b>Submission</b>  | June 2015      |  |
| <b>Examination</b>   | September 2015 |  |
| <b>Adoption/Implementation</b>                                     | March 2016     |  |

Further information can be found on the [Community Infrastructure Levy](#) webpages on the Council's website.

## Neighbourhood Planning

The Localism Act 2012 sets out a range of mechanisms to hand greater power to local councils and local communities, and give people a greater say in decisions that affect their neighbourhoods. Neighbourhood planning is optional, but can enable communities to become more actively involved in how development happens in their local area.

Neighbourhood planning includes neighbourhood development plans which are voluntary local planning policy documents written and developed by the community; and neighbourhood development orders and community right to build orders which are mechanisms by which communities can allow particular development or types of development to go ahead without the need for planning permission.

In March 2015, the Tadworth Forum applied to the Council to be designated as a Neighbourhood Forum, which would give it the powers to prepare a Neighbourhood Development Plan for the Tadworth Area. The Forum also applied for land in Tadworth to be formally designated as the geographic area for which a future plan could be prepared. Both applications were considered by the Council's Executive on 25 June 2015, they were both unsuccessful.

## Policy Indicators

### **CS5 – Valued People & Economic Development**

| Policy | Monitoring Indicator  | Result | Symbol  |
|--------|---|--------|---|
| CS5    | Number of neighbourhood/ community plans being progressed.<br>..... | 0      |  |

Further information can be found on the [Neighbourhood Planning webpages](#) on the Council's website.

## Duty to Cooperate

Introduced in the Localism Act 2011, the duty to cooperate amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Within the monitoring period, the Council have engaged with prescribed bodies following a number of strategic joint working mechanisms (appendix 1).

### Cooperation in relation to Local Plan Preparation

As part of the Duty to Cooperate, the Council has responded to a number of consultations in relation to local plan preparation across the wider area, including in relation to future planning for unmet housing and employment needs:

- National Consultation on the Adequacy of Housing Provision in Local Plans
- Crawley Draft Consultation on Crawley Housing Economic Development Needs Assessment
- Elmbridge Local Settlement Plans Methodology
- Elmbridge Duty to Cooperate Scoping Statement
- Guildford Local Plan Forum
- Horsham Local Plan Submission
- Mayor of London Alterations to the London Plan Consultation
- Mid Sussex Draft Local Plan
- Oxfordshire Duty to Cooperate Cross Boundary Waste Movement Consultation
- Spelthorne Scoping Statement Paper: Review of Existing Local Plan
- Runneymede Draft Functional Economic Area
- Runneymede Duty to Cooperate Scoping Statement
- Sutton Draft Sustainable Transport Strategy
- Tandridge Duty to Cooperate Scoping Statement
- Tandridge SHLAA revised methodology and call for sites
- Tandridge Evidence Paper for Local Plan



## **Cooperation in relation to the Development Management Plan (DMP)**

Early conversations were also held with duty to cooperate bodies about the scope and content of the DMP, including NHS Surrey, Environment Agency, adjoining districts and boroughs and Surrey County Council (including education, public health, environment and transport teams).

Cooperation in relation to the Council's developing evidence base included in relation to traveller accommodation update (Surrey authorities), infrastructure delivery plan update (infrastructure providers including Surrey County Council and Environment Agency) and review of sustainability appraisal objectives (East Surrey authorities in consultation with statutory agencies).

## **Cooperation in relation to the Infrastructure Delivery Plan (IDP)**

The Council has also cooperated with a number of bodies in relation to the IDP. These bodies include:

- The Environment Agency
- The Highways Agency
- Surrey & Sussex NHS Trust
- Surrey County Council's Education, Flooding, Libraries and Transport teams
- Surrey Police
- Sutton & East Surrey Water
- Thames Water

# Delivery and Strategy





## Overall Objective

To ensure the Council approaches planning proposals in line with the presumption in favour of sustainable development.

## Summary

In line with the National Planning Policy Framework, the Council applies the principles of 'presumption in favour of sustainable development'; working proactively with applicants to secure development that improves the economic, social and environmental conditions of an area within a timely manner.

## Policy indicators

| Policy | Monitoring Indicator  | Result                          | Symbol  | Comments  |
|--------|---|---------------------------------|---|---|
|        | Number of pre-application requests  | 366                             |    | Increased number of pre-application requests (from 248).  |
|        | Number of proposals where pre-application advice is given which are subsequently refused. | 32                              |  | Pre-application advice is effective as the majority of subsequent planning applications were approved.  |
| CS1    | Percentage of applications determined within statutory timescales                         | <u>Major:</u><br>908<br>(89%)   |  | Exceeded the targets set out in the Core Strategy Monitoring Framework: <ul style="list-style-type: none"> <li>- 60% major applications determined within 13 weeks</li> <li>- 65% minor applications determined in 8 weeks</li> </ul> |
|        |   | <u>Minor:</u><br>1,427<br>(81%) |  |   |



# Housing Delivery

## Overall Objective

To provide sustainable housing that meets the needs of the community in line with the targets and objectives of the relevant local and national plans.

A more detailed analysis is available in the annual [Housing Delivery Monitor](#).

## Contextual indicators

| Strategic Objective | Monitoring Indicator  | Result          | Status  |
|---------------------|---|-----------------|---|
| <b>SO2; SO11</b>    | Average House Prices in the borough                                       | £404,000        | —   |
| <b>SO2; SO11</b>    | Affordability ratio based on average house price against average earnings | 9.03            |    |
| <b>SO11</b>         | Stock breakdown by council tax band (2014 VOA)                            | 58,861          | —   |
|                     | Band A – 1.8%   | Band E – 17.9%  |   |
|                     | Band B – 6.2%   | Band F – 12.1%  |   |
|                     | Band C – 19.8%  | Band G – 12.0%  |   |
|                     | Band D – 28.6%  | Band H – 1.7%   |   |
| <b>SO11</b>         | Total number of vacant dwellings  | 1,143<br>(2014) |  |









## Overview










In line with much of Surrey, average house prices within the borough are significantly above regional and national averages. Within this monitoring period the local housing market has continued to show strong growth, average house prices have increased by 5.2% to £404,000.

The adopted Core Strategy plans for the development of at least 6,900 homes, equivalent to 460 homes per year, over the plan period (2012-2027). Within this monitoring period 420 additional dwellings were completed, this leaves a residual requirement of 5,578 dwellings.

In order to create sustainable communities, the Council seeks to develop a range of housing mix including affordable homes and housing for the elderly. Of the 420 additional dwellings completed within this monitoring period 129 were affordable, this is above the monitoring target of 100 per annum.

## Policy Indicators and Performance

| Policy | Monitoring Indicator   | Result                                  |   | Comments  |
|--------|--|---|---|---|
| CS6    | Percentage of allocations and housing completions in priority locations for growth and regeneration      | 100.0% allocations<br>52.9% completions |    | Continue to ensure development is prioritised within identified areas for growth and regeneration. Over half of completions over the past year have been in priority locations for growth/regeneration. The priority locations for growth and regeneration are Redhill and Horley town centres, Preston, Merstham and Horley North East and North West sectors. |
|        | Percentage of residential development on unallocated sites outside the urban area.                       | 4.5% - residential                      |    | On going monitoring and where necessary review existing allocated growth and regeneration areas within the borough where consistently under delivering.   |
| CS10   | Percentage of new residential dwellings built on previously developed land (PDL).                        | 69%                                     |   | Above the Core Strategy monitoring target (50%). Improvement since last monitoring period (47%) as fewer homes were built on the allocated Horley North East Sector. Continue to review land allocations to resist development on non-previously developed land where sufficient previously developed sites have been identified.                               |
| CS13   | Number of additional dwellings delivered and additional facilities provided in new housing developments. | 420                                     |  | Total net completion slightly below the target of 460 units.  |
|        | 5 year housing supply.   | 2,889                                   |  | This is above the 5 year requirement (5.9 years) of 2,422 dwellings including a 5% buffer.  |
|        | Potential net additional dwellings from extant planning permissions.                                     | 2,421                                   |  | A large permission was granted for 1,510 dwellings on the Horley North West Sector. There are a number of large extant permissions including Redhill Railway redevelopment.   |
|        | Type and size of market dwellings completed across the borough   | 52% (1 & 2 bed)<br>48% (3+ bed)         |  | Whilst an overprovision of 1 & 2 bed properties continued, the mix is moving towards the SHMA recommendations (40% 1 & 2 and 60% 3&4).  |
|        | Type and size of affordable dwellings completed across the borough.                                      | 115 flats & 14 houses                   |  | The 2012 SHMA identifies a need to provide 49% smaller and 51% larger affordable dwellings. The high delivery of 1&2 bedroom flats was particularly driven by the 90 units completed on the former Newman House site in Horley.   |

|             |  |   |   |  |
|-------------|--|---|---|--|
| <b>CS14</b> | Number of additional retirement and extra care housing units delivered.  | 1 care home completed providing 87 residences and 24 specialist dementia suites |    | Amherst House, 80 bed care home, is due to be completed in early April.<br>Planning permission has been granted for the development of a 87 bedroom care home in Reigate, a 34 bedroom care home in Merstham and for the extension of a care home in Horley (providing an additional 16 bedrooms). |
|             | Number of additional affordable homes delivered  | 129 (gross)   |    | Above the Core Strategy Monitoring Target of 100 dwellings per year.   |
|             | Tenure mix of affordable homes delivered   | 23% social rent<br>77% intermediate   |    | Whilst the 2012 SHMA recommends that the tenure should be 40% social/ affordable rent and 60% intermediate, it recognises that in the short term there may be a need to over provide intermediate dwellings due to existing stock levels.  |
|             | Percentage of schemes over 15 units providing at least 30% of affordable housing on site   | 100% of schemes completed   |    | Two schemes over 15 units were completed, they both provided at least 30% affordable housing.  |
| <b>CS15</b> | Percentage of schemes of less than 15 units providing financial contribution towards affordable housing in line with policy requirements | -   |  | As the Core Strategy was only formally adopted in July 2014 financial contributions for the full year 2014/15 are not available.   |
|             | Spending of affordable housing financial contributions/ commuted sums  | £642,973 (Sec 106 receipts available)   |  | Affordable housing S106 pot stood at £2,096,873 at March 2015.<br>Receipt of £280,456 in S106 payments from developers and a spend of £642,973 on affordable housing projects within this monitoring period.   |
|             | Developments resulting in a net loss of affordable housing.  | 0   |  | No developments were permitted which led to a net loss of affordable homes outside of regeneration areas.  |
| <b>CS16</b> | 5 year supply of traveller sites   | Gypsies and Travellers: 0 pitches<br>Travelling show people: 13                 |  | Planning permission was granted for the replacement of a caravan with a chalet.<br>The Council is able to demonstrate a five year supply for travelling show people plots but not for gypsy and traveller pitches.   |
|             | Site allocations for additional plots and pitches  | None  |  | Site allocations will be progressed in the Development Management Plan.  |

## **Future Actions and Management Mechanisms**

- Review land supply evidence and continue to work with development partners and land owners to ensure sufficient land allocations to meet development targets
- Review existing and proposed site allocations where development is not coming forward through planning applications.








# Business & Town Centres

## Overall Objective

To identify, provide and protect a range of industrial, commercial and retail sites in order to support the needs of existing and future businesses and provide a variety of employment opportunities in line with the targets and objectives of local and national plans.

A more detailed analysis is available in the annual [Town Centre](#), [Local Centre](#), [Industrial Estate](#) and [Commercial Commitments Monitor](#).

## Contextual indicators

| Strategic Objective | Monitoring Indicator                                       | Result  | Status  |
|---------------------|--|---|---|
| <b>SO1; SO20</b>    | Vacancy rates in town centres (units)                      | 33 (5.8%)   |    |
| <b>SO17</b>         | Vacancy rates in local centres (units)                     | 24 (6.3%)   |    |
| <b>SO20</b>         | Ranking of Redhill as a retail destination                 | 253 (2008)  |  |
| <b>SO1; SO19</b>    | Number of business units and;<br>Annual business start ups | 7,020(2014)<br>900(2013)                                      |  |
|                     | Competiveness Ranking                                      | 28 <sup>th</sup> (2013)                                       |  |
| <b>SO19; SO20</b>   | Vacant office and industrial floorspace                    | Office:<br>33,63sqm<br>Industrial/<br>Warehouse:<br>24,957sqm |  |
|                     | Vacancies on industrial estates                            | 15.6%<br>(63 units)   |  |

## Overview





The borough occupies a strong strategic location for business and has a buoyant local economy. There has been a sustained interest from businesses in the borough: 38 new occupiers have moved into the industrial estates and a further 39 new occupiers have moved into the town centres.

Delivering additional employment land and floorspace is essential to ensure that future economic growth is supported. The Core Strategy plans for the development of at least 10,000sqm of additional B1(a) floorspace and at least 33,000sqm of additional B8 floorspace by 2027. Within this monitoring period there was no net gain of employment floorspace.

Temporary permitted development rights allowing the conversion of office accommodation to residential accommodation have the potential to lead to significant losses of office accommodation (9,611sqm).

The Core Strategy promotes the reuse of existing land; within this monitoring period all new development was built on previously developed land.

## Policy Indicators and Performance

| Policy | Monitoring Indicator  | Result                               | Symbol  | Comments   |
|--------|---|--------------------------------------|---|--|
| CS5    | Additional employment development (B1-B8) located within town centres and industrial estates            | <u>Town Centre:</u><br>0sqm          |    | No additional employment floorspace was created within the town centres.   |
|        |   | <u>Industrial Estates:</u><br>755sqm |   | 2 new units were constructed on the Holmethorpe Industrial Estate. Employment development has been limited in recent years.  |
|        | Outstanding permissions for B1-B8 floorspace.   | -8,778sqm (net)                      |    | Need to review current land allocations through DMP to ensure that sufficient land is available to meet economic needs   |
|        | Loss of B1-B8 floorspace to non employment (including residential) uses in designated employment areas. | 5,587sqm (net) completions           |  | Need to review current land allocation to ensure that allocated employment land remains suitable and viable.   |
|        |   | 0 (net) extant                       |   | Significant net loss due to permitted development rights allowing the conversion of office to residential accommodation and due to regeneration works in Redhill.          |
|        |   | 2,200sqm (net) completions           |   | Extant permissions have the potential to deliver a net increase of retail (448sqm).  |
|        |   | 4,222sqm (net) under construction    |   | Permitted development rights have the potential to lead to a significant loss of employment floorspace within the borough.   |
|        | Large scale loss of B1-B8 floorspace to non employment uses outside designated employment areas.        | 5,389sqm (net) not started           |  | The Core Strategy says that no schemes should be permitted which result in large scale losses of B1-B8 floorspace in designated employment areas.                          |
|        |   | 1,337sqm (net) completions           |   | Within this monitoring period 1 development outside of designated employment areas has been completed increasing employment floorspace (extension to Drift Bridge Garage). |
|        |   | 6,599sqm (net) extant                |   |  |



|     |   |  |   |  |
|-----|---|--|---|--|
| CS6 | Development will be prioritised on priority locations across the borough identified for growth and regeneration.        | —  | — | See <a href="#">Sustainable Development &amp; Construction Section</a> for more detailed breakdown of development within priority growth and regeneration areas.   |
|     | Percentage of non-residential development on unallocated sites outside the urban area                                   | 0%   | 😊 | Continue to ensure that development is prioritised within the identified areas for growth and regeneration.  |
|     | Percentage of new retail development located within town centres and local centres.                                     | 89%  | 😊 | Whilst the majority of the completed retail developments within this monitoring period have been within the town centres and local centres it is below the monitoring target of 95%.   |
|     | Percentage of additional comparison retail, convenience retail and leisure floorspace delivered in Redhill town centre. | 0 sqm  | 😞 | Whilst no developments were completed in this monitoring period, work has started on the new Sainsbury's/ Warwick Quadrant development.  |
| CS7 | Outstanding permissions for comparison and convenience floorspace.  | Convenience<br>12,182sqm   | 😊 | The majority of the extant applications are for large developments in Redhill town centre.   |
|     |   | Comparison<br>1,379sqm   | 😊 | Small net gain of convenience retail due to the construction of a new pharmacy in Walton on the Hill local centre, a new unit on the Waterhouse Lane local centre and an extension to a unit in Tattenham Corner local centre.                                   |
|     | Completions   |  |   | Net loss of comparison retail due to the conversion of a unit on Slipshatch Road to residential accommodation, loss of a unit in Nutfield Road local centre to residential accommodation, and a change of use of a unit in Woodhatch local centre to a dentists. |
|     | Completions for comparison and convenience floorspace.  | Convenience<br>233sqm (net)                                      | 😊 |  |
|     |   | Comparison -<br>326sqm (net)                                     | 😊 |  |
|     |   |  |   |  |
|     | Loss of retail (A1-A5) floorspace within town centres. (completions)  | 200sqm (net)   | 😊 | Small net loss of retail (A1-A5).  |
|     | Loss of retail (A1-A5) floorspace and community services (D1/D2) floorspace in local centres. (completions)             | 119sqm retail floorspace (net)<br>0 sqm community services (net) | 😊 | Relatively small net loss in local centres due to changes of use. No net loss of community services.   |
|     | Number of additional hotels/ guesthouse bedrooms  | 0 completions<br>68 additional                                   | 😊 | Whilst no additional hotel/guestroom developments were completed in this monitoring period, 3 permissions are under  |

|             |   |                                     |   |   |
|-------------|---|-------------------------------------|---|---|
|             |   | bedrooms<br>(extant<br>permissions) |   | development (they will provide 11 bedrooms).<br>As part of the Warwick Quadrant redevelopment there is an extant permission for the development of a 68 bedroom Travelodge. |
| <b>CS10</b> | Percentage of additional non residential floorspace built on previously developed land (PDL). | 100%                                |  | All additional completed employment and retail floorspace in this monitoring period was on PDL.   |

## Future Actions and Management Mechanisms

- Continue to review retail and commercial need across the borough in order to maintain an adequate mix that reflects the current economic market.
- Review site allocations (employment and commercial use) to ensure there is sufficient, suitable and viable land to enable delivery where development is not being delivered or coming forward from planning applications.
- Continue to engage with consultants, neighbouring authorities and partners in the Gatwick Diamond to ensure the potential impacts of the borough are recognised and evidenced with regards to the future expansion of Gatwick Airport.
- Continue to monitor the amount of office accommodation converted to residential development under temporary permitted development rights.

## Additional Information

Additional information can be found in the [Infrastructure Development Plan](#), [Landscape & Townscape Character Assessment](#), [Retail & Leisure Needs Assessment](#); and the [Economic Evidence](#) and [Redhill Area Action Plan](#) webpages of the Council's website.









# Environment & Townscape

## Overall Objective

To protect and enhance the natural environment, biodiversity and green fabric of the borough as well as the valued character and built heritage of the borough's towns.

A more detailed analysis is available in the [Environment and Sustainability Monitor](#).

## Contextual indicators

| Strategic Objective    | Monitoring Indicator  | Result   | Status  |
|------------------------|---|--|---|
| <b>SO4; SO5</b>        | Participation in sport/ active recreation   | 32.7% adults<br>52.6% under 16 years                   |    |
| <b>SO1; SO6</b>        | % of SSSIs in favourable or recovering condition  | 95%  |    |
| <b>SO1/ SO6/ SO8</b>   | Number of SNCIs under positive management   | 6  |    |
| <b>SO9</b>             | Number of anti-social behaviour incidents   | 4,559  |  |
|                        | Total number of notifiable offences   | 6,752  |  |
| <b>SO1/ SO10</b>       | Local emissions from <ul style="list-style-type: none"> <li>• Commercial (non domestic households)</li> <li>• Domestic</li> </ul> | 257.5kt<br>343.5kt                                     |  |
|                        | Collected household waste per person  | 346KG<br>(2012/13)                                     |  |
| <b>SO1/ SO10/ SO14</b> | Emissions recorded in AQMAs   | 7 saw<br>Improvement/ no<br>change; 2 saw<br>increases |  |










## Overview








In order to sustain a high quality of life for local residents, there is a need to improve the local environment and protect the natural environment:

- There has been a fall in the number of anti-social behaviour incidents (6.9%) and notifiable crimes (6.9%)
- There has been an improvement in the number of carbon dioxide emissions produced by local businesses and households (18.7kt)
- The percentage of Sites of Special Scientific Interest (SSSIs) in favourable or recovering condition has increased (from 92% to 95%)
- No planning permissions have been granted contrary to either Natural England or English Heritage advice

- No permissions were granted which would lead to a significant loss of Green Belt land, would affect protected areas or protected buildings.

## Policy Indicators and Performance

| Policy | Monitoring Indicator  | Result  | Symbol  | Comments  |  |
|--------|---|---|---|---|--|
| CS2    | Number of planning permissions granted contrary to Natural England (NE) advice.   | None  |    | NE was notified on 23 applications, none were permitted contrary to the advice received.  |  |
|        | Permissions for major development within and around Area of Outstanding Natural Beauty (AONB).                            | None  |    | Planning permission was granted for a temporary boarding house at the Royal Alexander and Albert School and for the erection of 2 replacement dwellings.  |  |
|        | Major developments in close proximity to the Special Area of Conservation (SAC)   | None  |    | One planning permission was granted for the development of 5 dwellings (3 additional dwellings) in close proximity of the SAC.  |  |
|        | Delivery of measures to mitigate and avoid pressure on the Special Area of Conservation.                                  | None  |    | The Green Infrastructure Strategy is currently being produced.  |  |
|        |   | 1,975ha (total).                                    |   |   |  |
|        | Extent of SSSI, SNCI, LNR and Ancient Woodlands (hectares)  | 95% of SSSIs in favourable or recovering condition. |  | In line with the Core Strategy monitoring target, the percentage of SSSIs in favourable or recovering condition has increased from 92% to 95%.  |  |
| CS3    | Implementation of the Green Infrastructure Strategy and Action Plan.  | In preparation                                      |  | The Green Infrastructure Strategy is currently being prepared.  |  |
|        |   | 8 dwellings (additional)                            |  | Reduction in the number of homes permitted in this monitoring period (58 to 8) due to the previous monitoring period having a number of large permissions such as the conversion of Darby House into 26 residential units (13/01660/P3JPA). |  |
|        | Amount of homes and non residential floorspace granted on greenfield sites in the Green Belt (excluding allocated sites). | 4,046sqm of non-residential floorspace (additional) |  | Increase in the amount of non-residential floorspace permitted (2,437sqm to 4,002sqm). This is due to a large permission granted for a new ward as part of redevelopment works at East Surrey Hospital (3,920sqm).                          |  |
|        | Amount of additional homes and non residential floorspace granted on brownfield sites in the Green Belt (excluding        | None  |  | None  |  |

|             |  |             |   |   |
|-------------|--|-------------|---|---|
|             | allocated sites).  |             |   |   |
|             | Progress in undertaking a Green Belt Review.   | On-going    |    | The Green Belt review is currently is currently being prepared to inform the DMP  |
|             | Planning permission granted contrary to English Heritage (EH) advice.  | None        |    | EH were consulted on 62 applications, none were permitted contrary to advice.   |
| <b>CS4</b>  | Loss of statutory and locally listed buildings.  | None        |    | The Council received 106 applications for development of/ adjacent to statutory and locally listed buildings. None were permitted which would lead to a loss of listed buildings.   |
|             | Number of heritage assets on the at risk register.   | 2           |    | Two heritage assets (Church of St. Andrew and Alderstead Fort) on the at risk register. Further information is available on the <a href="#">Heritage At Risk Register</a> website.  |
| <b>CS6</b>  | Delivery of projects identified in the Green Infrastructure Strategy and action plan                                       | In progress |    | The Green Infrastructure Strategy is currently being prepared.  |
|             | Number of additional dwellings permitted in areas of flood risk.   | 90          |  | In line with the Core Strategy, no additional dwellings were permitted in areas of flood risk outside of Redhill town centre. The 90 additional dwellings include a revised application for the development of 76 flats on the former Liquid and Envy site in Redhill – an appropriate flood risk assessment was provided and approved. |
| <b>CS10</b> | Number of planning permissions granted contrary to Environmental Agency (EA) advice regarding flood risk or water quality. | None        |  | No new developments were granted contrary to EA advice.   |

## Future Actions and Management Mechanisms

- Continue to prepare the Green Belt Review, Infrastructure Strategy and Action Plan and incorporate the findings into the future Development Management Policies.
- Work to adopt the Green Infrastructure Strategy and commence implementation of projects on the action plan
- Review site allocations and land supply capable of delivering and meeting future need in terms of housing, employment and infrastructure.

- Closely monitor and engage with consultations relating to environmental issues around biodiversity and future designations of national and locally important sites and natural environments.
- Continue to work jointly with neighbouring authorities and statutory bodies to protect and manage impacts on the natural environment.

## **Additional Information**

Additional information can be found in the [Borough Quality of Life Profile](#), [Landscape, Townscape and Natural Environment Evidence](#) webpage, [Sustainability Appraisal](#) webpage and [Habitats Regulations Assessment](#) webpage on the Council's website.

# Infrastructure, Community Facilities & Regeneration







## Overall Objective

To improve transport options within the borough in order to promote more sustainable modes of travel and reduce dependence on personal car use.

To ensure the delivery of necessary infrastructure to support new development within the borough, provide enhancements to public realm and ensure the delivery of key regeneration projects in order to promote sustainable communities and successful town centres.

A more detailed analysis is available in the [Environment and Sustainability Monitor](#).

## Contextual indicators

| Strategic Objective | Monitoring Indicator   | Result   | Status  |
|---------------------|--|--|---|
| <b>SO1; SO13</b>    | Is road pollution/ local emissions being tackled effectively?          | 180.1kt CO <sub>2</sub> (2012)   |   |
| <b>SO16</b>         | Emission levels at Horley/ existing AQMA monitoring stations           | 28.5µg m <sup>-3</sup> at RG2<br>27µg m <sup>-3</sup> and RB59<br><br>7 have seen improvements/<br>no change |  |
| <b>SO13</b>         | Public transport usage increasing (Patronage at borough rail stations) | 8,755,692 (2013/14)  |  |
| <b>SO13; SO20</b>   | Interchanges at Redhill rail station (total patronages)                | 1,240,227 (2013/14)  |  |
| <b>SO1; SO18</b>    | Overall borough IMD score  | 292/326  |  |
| <b>SO1; SO18</b>    | Percentage of working age population claiming JSA                      | 0.9% (March 2015)  |  |

## Summary







In order to sustain a high quality of life and environment for local residents, there is a need to regenerate certain areas of the borough, provide infrastructure and community facilities:

- Considerable regeneration progress has been made: Memorial Park has reopened following a £1.5million makeover; work has begun on the construction of a new leisure centre, community facility and youth centre in Preston; and planning


permission has been granted for the Horley North West sector and Merstham development

- A new school (Trinity Oaks Primary School) has opened in the Horley North East Sector and Langshott Infant School has expanded into a primary school
- Four community facilities have been completed, 4 are under construction and a further 12 have not been started.

## Policy Indicators

| Policy | Monitoring Indicator  | Result   |   | Comments  |
|--------|---|--|---|---|
| CS5    | Progress of sites within regeneration areas.  | See appendix 5   |    | Excellent progress has been made so far. Appendix 5 provides more information.  |
|        | Percentage of completed non-residential floorspace located within 15 minutes of a public transport stop or walking distance to a town centre. | 94%  |    | The majority of residential and non-residential completions are located within 15 minutes of a public transport stop or walking distance of a town centre.  |
| CS17   | Percentage of completed residential dwellings located within 15 minutes of a public transport stop or walking distance to a town centre.      | 95%  |   | Both are significantly above the Core Strategy monitoring target of 80%.  |
|        | Percentage of major residential and commercial developments committing to a travel plan or located within town centres                        | 100%   |  | All major residential and commercial developments either committed to a travel plan or were located within a town centre.   |
|        | Parking levels achieved on residential and non residential developments and in the most sustainable locations.                                | <u>Residential:</u><br>1.6 per dwelling<br><br><u>Retail:</u><br>1 per 68sqm |  | Parking standards on residential developments has increased to slightly above the borough average parking standard of 1.5spaces. Average parking provision on retail developments has fallen further away from the borough average parking standard of 1 space per 30sqm. Moving forward new parking standards will be set out in the DMP.  |
| CS5    | Number of additional school places/ new schools provided. New further education provision.  | 1 school completed;<br>1 school expanded                                     |  | New primary school has opened in the North West Sector (Trinity Oaks). Langshott Infant School has expanded to provide 240 junior school places.<br>Lime Tree Primary School has started construction on their new site in Merstham.<br>A special needs unit is currently being constructed at St Matthews School.<br>Planning permission has been constructed for the development of a student support facility at Reigate College and for the construction of a |



|   |   |   |   |
|---|---|---|---|
|   |   |   | modular classroom at Chipstead Valley Primary School<br>The Glyn Learning Foundation have expressed an interest in opening a secondary school in Merstham.<br>Further information can be found in the <a href="#">Surrey School Organisation Plan</a> . |
| Delivery of projects identified in the Green Infrastructure Strategy and action plan.       | GI Strategy in progress                                 | —   | The GI strategy is currently in the process of being prepared.  |
| Delivery of infrastructure projects identified in the Infrastructure Development Plan (IDP) | Review in progress                                      | —   | IDP Addendum providing the most up-to-date information was created in March 2015. It is available on the <a href="#">Council's website</a> .  |
| Provision of community and leisure facilities.  | 4 completed;<br>4 under construction;<br>12 not started |  | Detailed information is found in appendix 4.  |

## Future Actions and Management Mechanisms

- Review land and site allocations to ensure there is sufficient land available to deliver the necessary infrastructure for regeneration projects, leisure and community facilities.
- Adopt and commence implementation of CIL in order to generate further contributions to support delivery of IDP projects.
- Review site allocations for infrastructure where development is not coming forward through planning applications to ensure delivery.
- Work jointly with neighbouring authorities, neighbourhoods and partners in Surrey to deliver the required infrastructure and meet the needs of the wider community in the borough.


# Sustainable Construction

## Overall Objective

To ensure the delivery of well designed places in line with the required standards for sustainable construction of new developments.

A more detailed analysis is available in the [Environment and Sustainability Monitor](#).

## Contextual indicators

| Strategic Objective | Monitoring Indicator   | Result  | Status  |
|---------------------|--|---|---|
| SO1; SO10           | Are Households and businesses in the borough effectively reducing emissions? (Carbon dioxide – CO <sub>2</sub> ) | Domestic:<br>327.1 CO <sub>2</sub><br>Industry and Commercial:<br>264.7kt CO <sub>2</sub><br>(2013) |  |

## Summary

In order to achieve Surrey Climate Change Partnership's aim of reducing carbon emissions by 40% by 2020 (using a 2005 baseline figure), the Council needs to ensure that new developments are built as sustainably as possible and that businesses and households reduce their carbon dioxide emissions:

- Businesses and households have so far reduced their carbon dioxide emissions by 13%.
- The Council has continued to expect new homes to meet the Code for Sustainable Homes and non-residential developments to meet or exceed BREEAM 'very good' standards despite recent government changes to legislation. When these changes have either been incorporated into Building Regulations or locally into the Development Management Plan, the Council will adopt new regulations.

## Policy Indicators

| Policy | Monitoring Indicator   | Result | Symbol | Comments   |
|--------|--|--------|--------|--|
| CS11   | Percentage of new homes meeting or exceeding Code for Sustainable Homes Level 4      | -      | -      | Despite adopting the policy in July 2014, the Government has now withdrawn the Code for Sustainable Homes for new housing schemes. No schemes have therefore met this requirement. |
|        | Percentage of non-residential developments achieving or exceeding BREEAM 'very good' | -      | -      | The policy requiring BREEAM was only adopted in July 2014. No completions have therefore met this policy to date.  |

**CS11  
(cont)**

Development of  
decentralised networks  
and percentage of  
development connected 0



As within the previous monitoring period, no decentralised networks have been developed and no developments have been connected to a decentralised network.

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## Future Actions and Management Mechanisms

- Continue to encourage householders and businesses to reduce their carbon dioxide emissions.
- Work with developers and other partners to encourage and promote the development of decentralised and renewable low carbon energy.
- Continue to review Government announcements on housing standards and ensure that adequate requirements in place of the Code for Sustainable Homes are incorporated into local policy through the DMP.

### Additional Information

Additional information is available on the [Energy Efficiency and Renewable Energy](#) webpage of the Council's website and national guidance for the [Code for Sustainable Homes \(Level 4\)](#) and [BREEAM](#) can be accessed online.

# Appendices

## Appendix 1 – Strategic Joint Working Mechanisms

| Initiative  | Scope  | Members   |
|---|--|---|
| Gatwick Diamond Initiative (sub-area within Coast to Capital LEP) | Groups including Overview Forum, Leaders Forum and Management Group, task groups including technical planning officer project group. Shared priorities include: local economy, people places and communities, countryside and landscape, low carbon economy, transport and infrastructure. | Public and private sector partners including:<br><br>Surrey County Council, West Sussex County Council, Crawley Borough Council, Horsham District Council, Mid Sussex District Council, Mole Valley District Council, Reigate & Banstead Borough Council, Tandridge District Council, Epsom and Ewell Borough Council |
| Surrey Leaders Group  | Issues of county-wide relevance and/or concern   | Council Leaders from Surrey districts and boroughs and the County Council   |
| Public Sector Board   | Member/management forum to progress actions to improve public services and local environment, in particular in relation to regeneration and infrastructure (including waste).  | SCC members and senior management<br><br>RBBC members and senior management   |
| County-level officer engagement                                   | Surrey Chief Executives Group, Surrey Planning Officers Association, Planning Working Group.<br><br>Discussion of wide range of planning, development and transport issues; joint working on issues of shared priority.  | Officers from all Surrey districts and boroughs and the County Council.   |
| Surrey Health and Wellbeing Board                                 | Public health and healthcare integration   | Surrey County Council, borough and district authorities and healthcare providers.   |
| Coast to Capital Local Enterprise Partnership                     | Economic growth  | Member level representation via Coast to Capital Joint Committee  |
| Gatwick Airport   | Groupings including Gatwick Airport Consultative Committee, Gatwick Airport Transport Forum, and Gatwick Officer Group, and associated task groups. Covering both strategic aviation issues and matters relation to the operation and  | Public and private sector partners including county councils, borough and district authorities in Surrey and West Sussex. Transport service providers, including Gatwick  |

|   |  |  |
|---|--|--|
|   | planning of Gatwick Airport and associated infrastructure. | Airport.   |
| Transport for Surrey                    | Strategic transport issues in Surrey.                      | Surrey districts and boroughs and the County Council, and transport providers  |
| Transport for Redhill and Reigate       | Transport issues in Redhill and Reigate.                   | RBBC, SCC, and transport providers. Now incorporated within Redhill Regeneration Forum.  |
| Rail Partnership Meeting                | Rail issues pertinent to the borough                       | RBBC officers and Network Rail representatives   |
| Upper River Mole Strategy Working Group | Flood mitigation/alleviation in the Upper Mole catchment   | Relevant Surrey and West Sussex county, district and borough authorities, Gatwick Airport, Environment Agency, Highways Agency, Thames Water |
| Surrey Hills AONB Board                 | Management of the AONB                                     | Includes district, borough and county members, Natural England and other parties.  |

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## Appendix 2 – Core Strategy Policies

| Policy Ref  | Policy Name                                      | Relevant Indicators  |
|-------------|--|--|
| <b>CS0</b>  | Presumption in favour of sustainable development |  |
| <b>CS1a</b> | Valued Landscapes and Natural Environment        | E2/RE4   |
| <b>CS1b</b> | Green Belt                                       | E2/RE4   |
| <b>CS2</b>  | Valued Townscapes and the Historic Environment   | H6/RE6/RE5/RE7/RC3   |
| <b>CS3</b>  | Valued People and Economic Development           | BD1/BD3/RBD6/RC2   |
| <b>CS4</b>  | Allocations of land for Development              | H3/H2/RH9/BD2/BD3/BD4/RBD5/RBD6                                |
| <b>CS5</b>  | Town and Local Centres                           | BD4/RBD7   |
| <b>CS6</b>  | Area 1 – The North Downs                         |  |
| <b>CS6</b>  | Area 2a – Redhill 4                              | H1/RH9/BD4/RBD5/RBD6/RC2/RC3                                   |
| <b>CS6</b>  | Area 2b – Reigate and the remainder of Area 2    |  |
| <b>CS6</b>  | Area 3 – The Low Weald                           |  |
| <b>CS7</b>  | Gatwick Airport                                  | RE6  |
| <b>CS8</b>  | Sustainable Development                          | H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/RT3/RT4/RT5/RC1 |
| <b>CS9</b>  | Sustainable Construction                         | H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/RT3/RT4/RT5/RC1 |
| <b>CS10</b> | Infrastructure                                   | BD4/RT4/RC1/RC4  |
| <b>CS11</b> | Housing Delivery                                 | H1/H2/H3   |
| <b>CS12</b> | Housing Needs of the Community                   | H6/RH7   |
| <b>CS13</b> | Affordable Housing                               | H5   |
| <b>CS14</b> | Gypsies, Travellers and Travelling Show people   | H4   |
| <b>CS15</b> | Travel Options and Accessibility                 | RT1/RT2/RT3/RT4/RT5  |

## Appendix 3 – Glossary & Index of Abbreviations

| Abbreviation | Full Name                               | Description/ Explanation  |
|--------------|---|---|
|              | Affordable Housing                      | Housing for rent, shared ownership or outright purchase is provided at a cost considered affordable in relation to incomes that are average or below average or in relation to the price of the general housing market.   |
|              | Affordable Rent                         | Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime, but is subject to other rent controls that require a rent of no more than 80% of the local market rent.                      |
| <b>AMR</b>   | Annual Monitoring Report                | The Council's annual monitor of the effectiveness of policies and proposals in each LDD. Available to view on the Reigate & Banstead AMR website.   |
| <b>AGLV</b>  | Area of Great Landscape Value           | The four areas designated by the Council as being sufficient visual quality to merit special protection.  |
| <b>AONB</b>  | Area of Outstanding Natural Beauty      | An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscape. AONB are designated by Natural England.<br>There are currently four designated AONBs in the borough. |
|              | Brownfield land/ site                   | Previously developed land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure prior to being redeveloped – see also PDL.  |
|              | Change of Use                           | A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another. Recent reforms to planning legislation enable certain changed of use to occur through PD.   |
| <b>CIL</b>   | Community Infrastructure Levy           |   |
| <b>CS</b>    | Core Strategy                           | The Primary Development Plan Document setting out the spatial vision and strategic objectives of the planning   |
| <b>DECC</b>  | Department of Energy and Climate Change | The leading public organization for ensuring delivery of clean, affordable energy supplies and promotes international action to mitigate against climate change.  |
| <b>DPD</b>   | Development Plan Document               | Local development documents which have the statutory development plan status used to determine planning applications. They are subject to independent examinations.   |
| <b>Dph</b>   | Dwellings per hectare                   | A measure of the density of housing development obtained by the number of   |

|             |  |   |
|-------------|--|---|
|             |  | <p>dwelling by the site area (in hectares).</p> <p>The leading public organisation for protecting and improving the environment in England and Wales</p> <p>Government advisors responsible for protecting and promoting all aspects of the historic environment.</p> <p>High risk of flooding from rivers, annual probability greater than 1%</p> <p>A park or garden of special historic interest. Graded 1 (high quality), II* or II. Designated by English Heritage.</p> <p>The number of dwelling units per hectare on a site – see also dph</p> <p>The nine areas in the Borough identified in the Local Plan as key employment areas. Land is reserved primarily for industrial, storage and distribution uses in these areas.</p> <p>Housing offered at prices or rents above those of social rent dwellings but below market levels. This includes shared ownership/ equity products (such as Home Buy/ Mortgage Rescue) and intermediate rent.</p> <p>Residential development of 10 units or more.</p> <p>New style local development plan, referring to the suite of Local Development Documents, which will replace the Local Plan.</p> <p>A scheduled project plan setting out the timetable for the production and preparation of Local Development Documents.</p> <p>The eighteen smaller local shopping centres in the Borough with 10 or more units. These are annually monitored with the reports available on the councils Monitors webpage.</p> <p>Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts.</p> <p>Recent reforms by the Government to planning legislation allow certain changes of use to occur without planning permission (prior approval required/ not required) from B1(a) office to C3 residential, retail to residential.</p> <p>Land that has been previously developed – see also brownfield.</p> <p>Areas identified in the Borough for improvement – currently Preston, Merstham, Redhill and Horley town centre.</p> <p>The eight residential Borough Areas that retain special character of substantial dwellings in spatial grounds.</p> |
| <b>EA</b>   | Environment Agency                     |   |
| <b>EH</b>   | English Heritage                       |   |
|             | Extent of Extreme Flooding             |   |
| <b>HPG</b>  | Historic Parks and Gardens             |   |
|             | Housing Density                        |   |
|             | Industrial Estates                     |   |
|             | Intermediate                           |   |
|             | Large Sites                            |   |
| <b>LDF</b>  | Local Development Framework            |   |
| <b>LDS</b>  | Local Development Scheme               |   |
| <b>LCS</b>  | Local Shopping Centres                 |   |
|             | Natural England                        |   |
| <b>PD</b>   | Permitted Development                  |   |
| <b>PDL</b>  | Previously Developed Land              |   |
|             | Regeneration Areas                     |   |
| <b>RASC</b> | Residential Areas of Special Character |   |



|              |  |  |
|--------------|--|--|
| <b>SHLAA</b> | Strategic Housing Land Availability Assessment | An assessment that is required by National Planning Policy set out in Planning Policy Statement 3 (PPS3)   |
| <b>SNCI</b>  | Sites of Nature Conservation Importance        | Locally important sites of nature conservation adopted by local authorities for planning purposes. There are currently 40 designated by the Council.   |
|              | Social Rented                                  | Rented housing owned by local authorities and registered social landlords for which rents are determined through the national rent regime. This also includes housing owned by other persons which is offered under equivalent rental agreements to the above.   |
| <b>SSSI</b>  | Sites of Special Scientific Interest           | A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). These are areas of special interest by reason of any of its flora, fauna, geological or physical features, Designated by Natural England. There are currently four in the borough. |
|              | Small sites                                    | Residential developments of 1-9 units.   |
| <b>SAC</b>   | Special Areas of Conservation                  | A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.  |
| <b>SPD</b>   | Supplementary Planning Document                | A Supplementary Planning Document is a Local Development Document that may cover a range of issues thematic or site specific. They provide further detail of policies and proposals in a 'parent' Development Plan Document.   |

## Appendix 4 – Leisure and Community Developments

| Address/ Site   | Planning Ref | Description of Works  | Status at 31 March 2014 |
|---|--------------|---|-------------------------|
| <b>Banstead Baptist Church, Banstead</b>  | 12/02085/F   | Extension and refurbishment to provide a replacement church hall, function room, etc.   | Not Started             |
| <b>Church of the Good Shepherd, Station Approach, Tadworth</b>                        | 14/01175/F   | Demolish the existing shed and rear lobby and construct a new single storey Centenary Chapel  | Not Started             |
| <b>Gatwick Bangladeshi Islamic Centre, The Old College, 51-53 High Street, Horley</b> | 14/00484/CU  | Change of use of ground floor from office to community facility   | Not Started             |
| <b>L/A Geoffrey Knight Playing Fields, Reigate</b>                                    | 14/00379/CU  | Change of use from pastureland to 3 rugby pitches   | Not Started             |
| <b>Land Parcel Corner of Portland Drive and Bletchingley Road, Merstham</b>           | 14/00849/F   | Development of community hub and youth skills centre  | Not Started             |
| <b>Merland Rise Church, Tadworth</b>  | 13/01988/F   | Demolition of existing church and construction of new church building   | Not Started             |
| <b>Redhill &amp; Reigate YMCA, Princes Road, Redhill</b>                              | 13/01845/F   | New indoor sports centre  | Not Started             |
| <b>Reigate Scout Group, Reigate</b>   | 13/00182/F   | Two storey rear extension   | Not Started             |
| <b>St. John's Church, Redhill</b>   | 12/01483/F   | Construction of a new church hall providing a net gain of 603sqm of D2 floorspace   | Not Started             |
| <b>St. Ann's Presbytery, 4 Brighton Road, Banstead</b>                                | 13/00262/F   | Extension to existing church hall   | Not Started             |
| <b>Subud Hall, Reigate</b>  | 12/01812/F   | Extension to existing hall  | Not Started             |
| <b>The Sea Cadet Association, Hooley Lane, Redhill</b>                                | 14/00935F    | Demolition of an existing storage building used by Reigate Sea Cadet Association and erection of 11 residential apartments  | Not Started             |
| <b>Horley Lawn Tennis Club, Horley</b>  | 12/02208/F   | Demolition of existing tennis club house and construction of replacement club house   | Under Construction      |
| <b>Recreation Ground, Merland Rise, Tadworth</b>                                      | 13/00128/F   | Demolition of existing community leisure centre and construction of a new leisure & community centre with a separate youth centre. Facilities include swimming pools, sport hall, fitness gym/ studio, etc. | Under Construction      |
| <b>Sainsbury's Redhill</b>  | 12/01852/F   | Extension and redevelopment of Sainsbury's to include a new gym   | Under Construction      |
| <b>St. Josephs Church, Ladbroke Road, Redhill</b>                                     | 13/00396/F   | Extension to provide first floor scout hall   | Under Construction      |
| <b>3-4 Waterhouse Lane, Kingswood</b>   | 14/00177/CU  | Change of use from A1 to D1 gym   | Completed               |
| <b>Inoxpa, 16 Ormside Way, Redhill</b>  | 13/0237/CU   | Change of use from B1(c)/B8 (light industrial/ storage and warehouse) to gym  | Completed               |
| <b>Reigate Priory Cricket Club,</b>   | 12/01154/F   | Extension to existing pavilion  | Completed               |

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**Reigate**

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|                                   |            |   |           |
|-----------------------------------|------------|---|-----------|
| <b>St. Mary's Church, Reigate</b> | 11/01952/F | Demolition of existing building and construction of new church hall | Completed |
|-----------------------------------|------------|---|-----------|

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Memorial Park was also reopened following a £1.5 million makeover. New facilities include a new café, children's play area, a trim trail and a community orchard and sensory garden. Further information is available on the [Memorial Park Improvements](#) webpage.







## Appendix 5 – Regeneration Area Progress Update



### Performance Overview

Regeneration is a key theme identified in the latest five year plan. Whilst the majority of the borough benefits from a high quality of life and relative affluence there are a number of areas which are more deprived. The four principal regeneration areas identified include Redhill, Horley, Merstham and Preston. Table 6 below provides an outline of progress made against the Core Strategy Monitoring Framework as of 31<sup>st</sup> March 2015, more information can be found on the Council's [regeneration webpages](#).

Table 6 – Regeneration Project Progress Summary

| Area    | Priority                         | Progress  | Status  |
|---------|----------------------------------|---|---|
| Redhill |                                  | Application for proposed food store on Cromwell Road was withdrawn by the applicant in February 2014. Alternative options for the site are currently being considered by the Council.   |   |
|         |                                  | A letter of intent has been issued to Co Plan Estates; we are working to agree the final contract for them to be Development and Project Manager.   |   |
|         | Development & regeneration sites | Planning permission was granted in January 2014 for the regeneration of Redhill railway station. The £50 million upgrade will include a new food store, 150 apartments and a 450 space multi-storey car park.   |    |
|         |                                  | A revised planning application for the development of the former Liquid and Envy site was approved by the Council for 76 apartments and a ground floor retail unit. Mar City Homes has demolished the former building, retaining the façade. Construction work is underway. |   |
|         |                                  | The first phase of work to create a new Sainsbury's supermarket, hotel and gym has begun with the demolition of Lombard House. Construction work is expected to start in Autumn 2015 and be completed in Spring 2017.   |   |
|         | Sustainable Travel               | The majority of the Redhill Balanced Network Scheme was completed during 2014/15 with some resurfacing work to follow in 2015/16. Junction modifications to accommodate the Sainsbury's redevelopment and development at Redhill Station will also follow.                  |  |
|         |                                  | Surrey County Council has applied for funding from the Coast to Capital Local Enterprise Partnership to improve sustainable travel options in the greater Redhill area. Consultation is   |   |

|                 |   |   |   |
|-----------------|---|---|---|
|                 |   | expected to happen in early 2015.   |   |
|                 | Town Centre Improvements                        | Memorial Park has reopened following a £1.5 million makeover. Improvement works include a new café, children's play area, sports zone and trim train.   |    |
|                 |   | At 31 March 2015 673 dwellings had been completed on the North East Sector, 160 of which are affordable homes.  |   |
|                 | North East Sector                               | Trinity Oaks Primary School opened in September 2015 providing 30 places for reception aged children.   |    |
| <b>Horley</b>   |   | The first allotment site has been transferred to Horley Town Council and plots are being prepared for allotment holders.  |   |
|                 |   | The majority of the play areas have been completed and opened to the public.  |   |
|                 |   | Detailed designs have been submitted for Riverside Green.   |   |
|                 | North West Sector                               | Outline planning permission was granted in December 2014 for 1,510 dwellings following the completion of a section 106 legal agreement which secures over £40 million investment in infrastructure and services for Horley.             |    |
|                 |   | Developers have undertaken vegetative clearance to make way for transport infrastructure.   |   |
|                 | Town Centre Regeneration                        | Redevelopment work to create 90 affordable homes and 1,100sqm of commercial floorspace on the former Newman House site was completed in March 2015.   |    |
|                 | Improved Community Facilities                   | A revised planning application has been approved for the development of community facilities including a youth skills centre, library, training rooms and IT café area and 4 retail/food outlets on the Triangle site.                  |  |
| <b>Merstham</b> |   | Planning was also approved for a new food store and retail units to be completed on the former Iron Horse site. The occupiers have been announced as Morrison's, Day Lewis pharmacy, William Hill bookmakers and Goodrich dry cleaners. |   |
|                 | Merstham Estate Local Centre Planning Framework | The Local Centre Planning Framework was successfully approved in November 2011.   |  |

|                       |  |  |   |
|-----------------------|--|--|---|
|                       | <p>.....</p> <p>Delivering new and improved affordable housing</p> | <p>At 31 March 2015 11 affordable units have been completed in Purbeck Close, a further 17 are due to be completed in September 2015 and the final 10 completed in Autumn 2016.</p> <p>Work has also started on the construction of 20 market dwellings on the former Darby House site.</p> <p>Work is due to start imminently on the construction of 10 shared ownership flats on the former Iron Horse site.</p> <p>Outline planning permission has been granted for the demolition of the existing Portland Drive flats. The site will be used for market housing. Demolition is expected to take place in Winter 2015.</p>   |  |
| <p><b>Preston</b></p> | <p>Improving the physical environment</p>                          | <p>The first phase of the car parking and dropped kerb project has been completed; the second phase is due to start in Summer 2015.</p> <p>Burgh Heath/ A240 path improvements have virtually been completed. The remaining work is due to be completed in Spring 2015.</p> <p>Work has begun on the construction of Preston Manor Road; work is due to be completed in September 2015</p> <p>Whilst no new homes have been completed within this monitoring period Raven Housing Trust is currently building 26 homes to rent: 10 houses, 7 chalet bungalows and 6 flats on Longfield Crescent and Longmere Gardens. Work is due to be completed in Summer 2015.</p> <p>Outline planning permission was granted in October 2013 for the development of 130 homes on the current leisure centre site and a small part of the recreation ground at Merland Rise.</p> <p>The majority of the reserved matters have been cleared. Croudace Homes will start building homes on the current leisure centre site in Autumn 2015 after the new Tadworth &amp; Community Centre and Phoenix Youth Centre opens.</p> <p>Reigate and Banstead Borough Council have received an outline planning application for the development of 180 homes on the former De Burgh school playing fields site. A decision is expected in Spring 2015.</p> |  |

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Developing new  
community facilities

Work has started to improve Merland Rise Recreation Ground. Improvements planned include a new multi-use games area, new paths, benches and bins, and substantial tree and shrub planting. In response to views of the local community, as part of the improvement works the recreation ground, it will be renamed Preston Park.



Construction has started on the new Tadworth Leisure and Community Centre and Phoenix Youth Centre. The new facilities including a new community room are due to be opened in Autumn 2015.

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## **Public Realm**

### **Redhill**

A number of public realm improvements have been planned for and are being delivered in Redhill town centre. These will be delivered through a number of regeneration schemes and projects bringing about the necessary improvements to the town centre.

Within this monitoring period Memorial Park reopened following a £1.5 million investment. Improvements made included a new café, children's play area, sports zone and trim trail. In addition, the Borough and County Councils have worked together to deliver the Redhill Balanced Network, which involves a series of junction and public realm improvements, and the conversion of the one-way system to two way working. The public realm improvements, funded by Reigate & Banstead Borough Council, focus on transforming the environment of Station Road East in Redhill.

The planned Redhill regeneration plans for a number of public realm improvements, namely:

- A New piazza and widened pedestrian footpath along Princess Way to the north
- Improvements to the local environment through S106 contributions including enhancing the subway to the south of the site (rear of the station – Redstone Hill) through landscaping and environmental improvements
- Pedestrian and cycleway improvements to the crossing between the train and bus station

The planned Sainsbury's redevelopment also includes a number of public realm improvements:

- The removal of the existing out-dated canopy on London Road
- Improved access to the Harlequin Theatre and Redhill Library
- Improvements to the public space alongside Warwick Quadrant with new trees and public seating

- Provision of additional town centre car parking



# Monitoring Publications

## Regular Monitors:

### Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace

### Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers

### Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres

### Town centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the Borough's four Town and Village Centres

## Population and Demographic Information

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These publications are available on the Council website:

<http://www.reigate-banstead.gov.uk>

Search for: *"monitors"*:

For further information on the content or other planning policy monitoring, please contact:

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