



Local Development Framework Annual Monitoring Report

1 April 2012 to 31 March 2013

Published: January 2014

Annual Monitoring Report

1st April 2012 to 31st March 2013

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Executive Summary












The Department for Communities and Local Government has withdrawn guidance on monitoring indicators (02/2008) and removed the requirement to report to the Secretary of State. As a result it is no longer compulsory for local planning authorities to publish an Annual Monitoring Report. However the Council has decided to continue producing and publishing an Annual Monitoring Report, as it is considered to be an important element in good planning and demonstrates how the Council is delivering the emerging Core Strategy and other DPDs on schedule. The monitoring report will be reviewed once the Core Strategy is adopted to ensure that policies, targets and indicators set out in the Council's proposed Monitoring Framework are being met.


The monitoring process is divided up into 5 key themes, all of which have a series of indicators:

- **Housing Delivery**
- **Economic Development**
- **Environment & Heritage**
- **Transport**
- **Infrastructure & Regeneration**

The following table summarises the headlines under each indicator and provides an indication of the performance against identified targets:

	Indicator	Performance Headlines	Status
Housing Delivery	H1/H2	4,678 net additional dwellings completed since 2006	
	H3	80% of new dwelling across whole Borough were on previously developed land. 83% when Horley New Neighbourhood excluded	
	H4	2 planning applications were submitted for 9 new gypsy and traveler pitches. 2 appeals lodged against 2 applications refused planning permission proposing 6 new pitches and 3 mobile homes.	
	H5	74 gross affordable housing completions. 78% of units on sites of 15 or more were social rented.	
	RH7	Mix of dwelling sizes on sites inline with demand and need in areas across the borough.	
	RH8	Average 54 dwellings per hectare density achieved 58% of completed developments fell below 40dph	
Economic Development	BD1	Net loss of employment floorspace (-681sqm) within the borough	
	BD2	100% of commercial development was located on previously developed land	
	BD3	Approximately 23,000sqm employment floorspace lost to residential	
	BD4	660sq m of net completed floorspace within town centres 81% of extant retail developments located in town or local centres 10% of extant office developments located in town centres	
	RBD5	Redhill AAP incorporated into emerging Core Strategy and DPD A couple of applications have been submitted to the council proposing an increase in comparison/convenience floor space	
	RBD6	6.2% of ground floor town centre units vacant. Increase compared to 2012	
	RBD7	17% of industrial estate units vacant Decrease compared to 2012	

Environment & Heritage	E1	No planning permissions were granted contrary to Environment Agency advice on flooding/water quality	
	E2	6 of the boroughs 42 Sites of Nature Conservation Importance are under positive management 92% by area of Sites of Special Scientific Interest in favourable/recovering condition	
	E3	Insufficient evidence to provide quantitative analysis (renewable energy generation)	<i>i</i>
	RE4	No permissions were granted contrary to Natural England advice on biodiversity/environmental grounds	
	RE5	No permissions were granted contrary to English Heritage advice	
	RE6	Levels of NO ₂ associated with Gatwick Airport remain below 2006 baseline	
Transport	RT1	Average 1.54 spaces per dwelling on completed residential developments Average 1.57 spaces per dwelling on all residential permissions	
	RT2	94% of completed residential developments within 1,200m (15 mins walk) of public transport stop 100% of completed non-residential developments within 1,200m of public transport stop	
	RT3	£80,000 spent on integrated transport schemes	
Infrastructure	RC1	S106 and PIC receipts of £4.03 million have been collected for infrastructure delivery.	
	RC2	Positive progress made in all regeneration areas	
	RC3	Public real works proposed on London Road and the East Section of Station Road, Redhill.	

 Target achieved or exceeded

 Target partially achieved

 Target missed

i Information unavailable or not robust

Introduction

This Annual Monitoring Report (AMR) covers the period 1st April 2012 to 31st March 2013. It also includes some longer term analysis, particularly with regards to housing, where it is deemed useful to identify trends and trajectories.

The AMR represents a key part of the local plan-making process for Reigate & Banstead and monitors performance against the adopted Borough Local Plan 2005 and, where relevant, emerging Core Strategy policies against a series of indicators and targets. The Government recently removed monitoring guidance contained in Circular 02/2008 and as such the indicators within the document are no longer mandatory. However, the Council believes that monitoring is an essential part of good planning and remains committed to the Plan, Monitor, and Manage approach to ensure effective delivery.

The AMR is intended to consider the following key points:

- Whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met; the progress which has been made towards meeting them and, where relevant, the reasons why progress is not on track.
- Whether policies and targets within the local development documents have been met or the progress being made towards meeting them.
- The impact of local policies in respect of national and regional targets.
- The effect that implementation of policies is having on social, environmental and economic objectives; in effect sustainability
- Whether any policies within the local development documents require modification in order to improve their effectiveness or to reflect changes in national or regional policy.

The Council is currently reviewing annual monitoring arrangements and welcomes any suggestions or recommendations as to how the process can be taken forward to provide the most accessible, efficient and meaningful information to the local community.

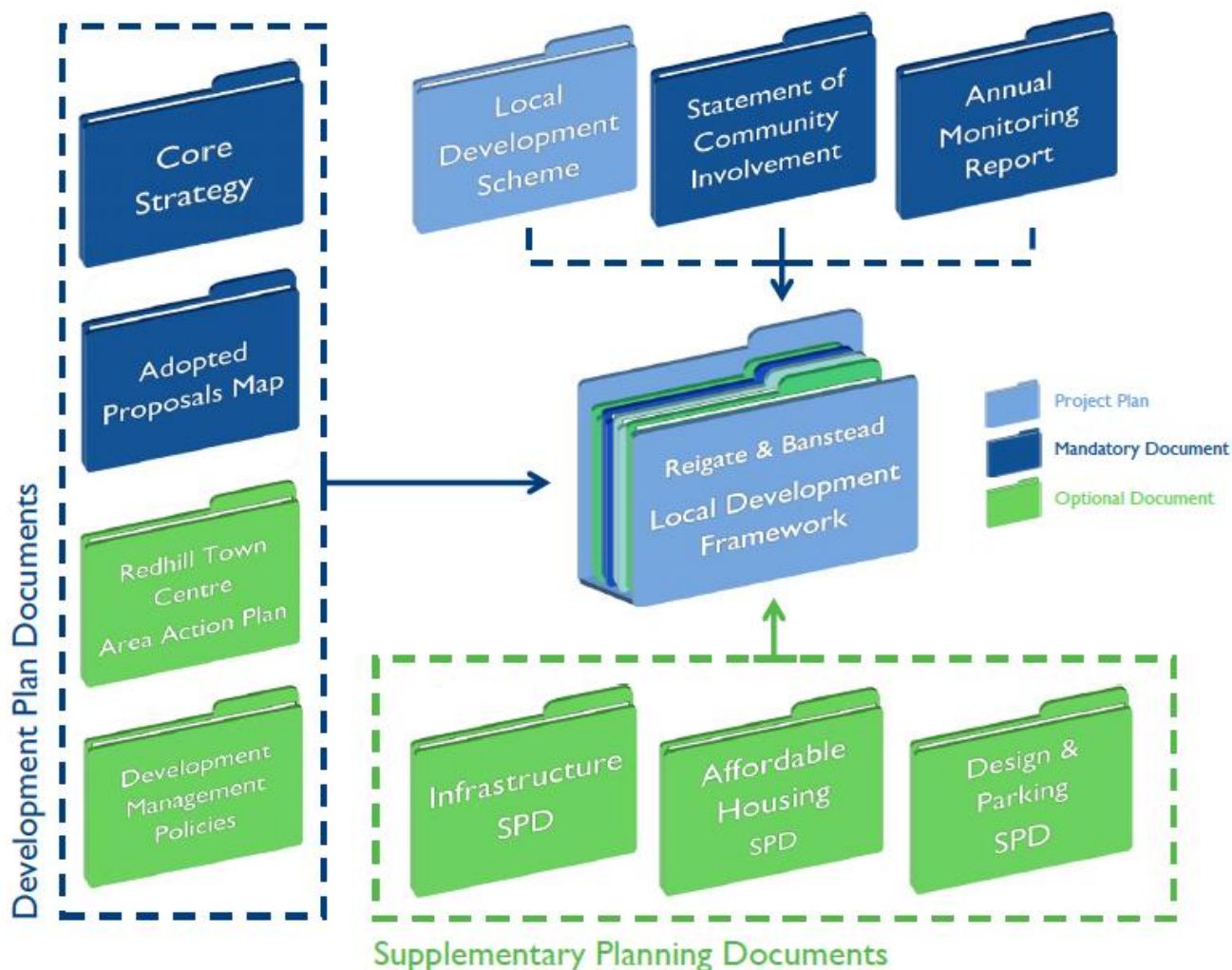
Please email any comments to the Planning Policy Team at LDF@reigate-banstead.gov.uk or send written suggestions to:

Planning Policy
Reigate & Banstead Borough Council
Town Hall
Castlefield Road
Reigate
Surrey
RH2 0SH

Local Development Scheme

The Local Development Scheme (LDS) is a work programme which sets out the Council's schedule for the preparation of the various documents which comprise the new Local Plan. Figure INT1 shows the composition of the Reigate & Banstead Local Development Framework.

Figure INT1 – Reigate & Banstead Local Development Framework



This section of the report reviews performance against the Local Development Scheme timetable and milestones as of the 31 March 2013. In particular, the AMR considers:

- Whether the Council has met, or is on track to meet, the timetable for the preparation of documents
- If relevant, reasons why the Council is behind schedule or failing to meet milestones contained within the Local Development Scheme
- The need to update and review the LDS and any future actions required.

In September 2011 consultation on outstanding issues was undertaken by the Council. This covered a range of different issues around housing numbers, location of economic development and new shops and where this should be focused. In addition to the necessary infrastructure and services needed to support future development across the borough. This has been taken into consideration and amendments made to the Core Strategy following final consultation in April 2012. The final Core Strategy was submitted to the government in May 2012. Several pieces of key evidence were published over the past year including:

- Updated Strategic Housing Land Availability Assessment (SHLAA)
- Sustainable Urban Extensions: Broad Geographic Locations Technical Report
- Core Strategy Updated Traffic and Transport Modelling Report

- Updated Strategic Flood Risk Assessment (SFRA)
- Revised Core Strategy and Urban Extensions Sequential Test
- Traveller Accommodation Assessment

Table INT1 below outlines the revised Local Development Scheme.

Progress towards adoption of the Core Strategy over the past year has been positive and a number of key milestones have been met. The document was submitted for examination in May 2012. The appointed Inspector raised some concerns about the soundness of the plan at an Exploratory Meeting, at which point the Council committed to undertake additional work to address the issues raised. This work has now been completed and a revised document incorporating the changes identified by the new evidence has been submitted. Hearing sessions to formally test the plan in public have been arranged for April 2013. The Council is confident that the submitted plan will be considered sound and on that basis anticipates adoption in early 2014.

Table INT1 – Current Revised LDS

Document	Project Milestone	Target Date in Adopted LDS
Core Strategy	Public consultation on outstanding issues	September 2011
	Pre-submission consultation	March 2012
	Submission to SoS*	May 2012
	Pre-examination meeting (exploratory meeting)	August 2012
	Examination	April 2013
	Inspectors report published (provisional)	January 2014
	Estimated date of adoption*	April 2014

Given the need to have the Core Strategy adopted before significant progress can be made on the Development Management Policies (DMP), no key milestones were planned for the past year. However, significant background work has been undertaken and evidence been produced with a view to achieving the proposed milestone of Preferred Approached consultation in Summer 2014.

Table INT2 – DMP proposed timetable

Document	Project Milestone	Target Date in Adopted LDS
Development Management Policies	Issues and Options public consultation	December 2010
	Preferred approaches consultation	July/ August 2014
	Consultation on submission version	November/ December 2014
	Examination	May 2015
	Estimated date of adoption*	September 2015

* Key Milestones

The Redhill Town Centre Area Action Plan will be incorporated into the Council's emerging DMP, which will set out more detailed polices and specific site allocations to encourage retail development/ growth in Redhill town centre, alongside additional regeneration initiatives to improve the role of Redhill's town centre. Whilst in plan-making no progress has therefore been made over the past year for Redhill town centre, there has been substantial progress in bringing forward a number of the major development sites and other regeneration initiatives. These are set out in the subsequent chapters.

The Council is also working towards adoption of the Community Infrastructure Levy (CIL). Table INT3 below sets out the timetable for the preparation and adoption of the required CIL charging schedule.

Table INT3 – CIL Charging Schedule timetable

Document	Project Milestone	Target Date in Adopted LDS
CIL Charging Schedule	Consultation draft	June 2012
	Pre-submission consultation	July 2014#
	Submission to Independent Examiner	September 2014#
	Examination	October 2014#
	Examiner's Report Due	November 2014#
	Regulation 123 Notice	January 2015#
	Estimated adoption	January 2015#

Timetable dependent on adoption of the Core Strategy

Duty to Co-operate

In this monitoring period the Council has cooperated extensively with bodies prescribed under section 33a of the Planning and Compulsory Act 2004.

Strategic Joint Working Mechanisms

The Council has engaged with prescribed bodies through the following 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 relating to transport, planning and economic growth (GROW and CONNECT), and a 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: 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
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 RBBC members and senior management
Reigate & Banstead Local Strategic Partnership and Surrey Strategic Partnership	Multi-agency partnerships responsible for development and delivery of borough and county Community Plans.	Borough/County Council representatives and a range of delivery agencies. Groups no longer operational.
County-level officer engagement	Surrey Chief Executives Group, Surrey Planning Officers Association, Planning Working Group, East Surrey Local Plans Group, CIL Working Group, SIL Steering Group Discussion of wide range of planning, development and transport issues; joint working on issues of shared priority, such as SHMA and Gypsy and traveller need assessment methodology.	Officers from all Surrey districts and boroughs and the County Council.
CIL Task Group	To oversee development of CIL in Surrey	County-level member task group supported by county, borough and district officers
Shadow 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 for component sub-areas and for counties.
Gatwick Airport	Groupings including Gatwick Airport Consultative Committee, Gatwick Airport Transport Forum,	Public and private sector partners including county councils, borough and

	and Gatwick Officer Group, and associated task groups. Covering both strategic aviation issues and matters relation to the operation and planning of Gatwick Airport and associated infrastructure.	district authorities in Surrey and West Sussex. Transport service providers, including Gatwick 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.

Cooperation in relation to the preparation of the Core Strategy

(further information is provided in the Council's Duty to Cooperate Statement to the Inspector - http://www.reigate-banstead.gov.uk/Images/RBBC-3DutytoCooperate_tcm9-49241.pdf)

Formal consultation: Consultation on the Core Strategy at the following stages included prescribed duty to cooperate bodies:

Key	Submission	Further Amendments
	March 2012	Dec 2012
√ = body was consulted		
√ = body responded		
Environment Agency	√	√
English Heritage	√	√
Natural England	√	√
Mayor of London	√	√
Civil Aviation Authority	√	√
Homes and Communities Agency	√	√
Primary Care Trust [1]	√	√
Office of Rail Regulation	*	*
Transport for London	√	√
Integrated Transport Authority [2]	n/a	n/a
Highway Authority (Surrey CC)	√	√
Highway Authority (Highways Agency)	√	√
Marine Management Organisation [3]	n/a	n/a
Surrey County Council	√	√
West Sussex County Council	√	√
Crawley Borough Council	√	√

Horsham District Council	√	√
Mid Sussex District Council	√	√
London Borough of Croydon	√	√
London Borough of Sutton	√	√
Elmbridge Borough Council	√	√
Epsom and Ewell Borough Council	√	√
Mole Valley District Council	√	√
Tandridge District Council	√	√
Other Surrey Districts	√	√#

[1] Health authorities consulted have included South East Coast Strategic Health Authority; Surrey & Sussex Strategic Health Authority; NHS South Coast; NHS Surrey; Surrey & Sussex Healthcare NHS Trust; Surrey PCT; East Elmbridge & Mid Surrey Locality PCT; East Surrey PCT; Surrey PCT. [2] Not applicable as relevant body does not exist in Surrey. [3] Not applicable to plan making in Reigate and Banstead.

*The Department for Transport was consulted at each of the consultation stages, along with Network Rail, and rail companies.

Guildford Borough Council

Informal consultation: Informal consultation was carried out with prescribed bodies as part of the Council's technical work to identify areas of search for sustainable urban extensions as follows:

Body	Outcome
Environment Agency	Advice from EA has informed technical assessment of areas of search. Further engagement will be sought in relation to sequential test work. Future engagement will be important as design/siting of new development is considered in relation to avoidance/mitigation of impact; efficiency measures etc.
English Heritage	Advice from EH has informed technical assessment of areas in relation to heritage issues. Further discussions with EH to be held as required as preferred locations are identified. Input from EH into revised wording for CS policy CS2.
Natural England	Advice from NE has informed the technical assessment of areas of search. Future engagement will be important as preferred locations are taken forward, including in relation to local interest features and design and siting related avoidance and mitigation measures.
Mayor of London	GLA do not wish to get involved in this work; RBBC will continue to consult with the Mayor at statutory/formal public consultation stages.
Civil Aviation Authority	Gatwick Airport Safeguarding consulted - Advice from GAL has informed technical assessment. Ongoing engagement will be important as work progresses if development is located in sensitive areas.
Homes and Communities Agency	Agreement to engage with HCA as site allocations work progresses.
Primary Care Trust	Advice from PCT has informed technical assessment. Ongoing engagement with both the public health team and GPs commissioning consortia will be essential as more detail about siting and scale becomes available.
Highways Agency	HA recommends that at the consultation stage the evidence base is up to date.
Surrey County Council	Agreed to provide further information to transport and education teams once preferred locations have been identified, for assessment/modelling.

Crawley Borough Council	CBC comments have informed technical work, particularly in relation to landscape. Agreed commitment to continued joint working on issues of shared interest.
London Borough of Croydon	LB Croydon comments have informed technical work to identify preferred broad locations, particularly in relation to accessibility considerations. Agreed commitment to continued joint working on issues of shared interest.
London Borough of Sutton	LB Sutton comments have informed technical work to identify preferred broad locations, particularly in relation to infrastructure considerations. Agreed commitment to continued joint working on issues of shared interest.
Epsom and Ewell Borough Council	EEBC comments have informed technical work to identified preferred broad locations, including in relation to landscape, biodiversity, transport and services. Agreed commitment to continued joint working on issues of shared interest.
Mole Valley District Council	MVDC comments have informed technical work to identify preferred broad locations, particularly in relation to landscape/green belt assessment. Agreed commitment to continued joint working on issues of shared interest.
Tandridge District Council	TDC comments have informed technical work to identify preferred broad locations, in relation to landscape, green belt and infrastructure considerations. Agreed commitment to continued joint working on issues of shared interest.
Gatwick Diamond (LEP sub-area)	Ongoing joint working with Gatwick Diamond authorities as proposals progress.

* Further information is available in the Sustainable Urban Extensions Broad Locations Technical Report - http://www.reigate-banstead.gov.uk/Images/Annex6Consultationwithotherbodies_tcm9-50361.pdf

Resolving objections: The following actions were taken to resolve objections to/questions about the Core Strategy from prescribed bodies:

Body	Issue	Resolved how?
Crawley Borough Council	Housing	Amended CS wording. Preparation of statement of common ground
	Retail	Amended CS wording. Preparation of statement of common ground
Mole Valley District Council	Sustainable urban extensions	Ongoing joint working
	Affordable housing	Discussion of evidence base
Gatwick Airport	Aerodrome safeguarding	Minor modification
Surrey County Council	Waste/transport	Minor modification
	Historic environment	Minor modification
English Heritage	Historic environment	Minor modification

Cooperation in relation to the production of evidence

The Council also collaborated with a range of the prescribed bodies through the production of technical evidence.

Evidence	Nature of collaboration
Sustainability Appraisal	Appraisal based on SA objectives jointly agreed between E Surrey authorities. Appraisal process included input from officers from other E Surrey authorities. Consultation throughout with statutory agencies.
Strategic Flood Risk Assessment	Internally led study included consultation with NE, EA and adjoining authorities
Surrey-wide Traveller Accommodation Assessment methodology	Jointly prepared with other Surrey authorities to ensure consistent approach to TAAs.
Sustainable Urban Extensions Broad Locations Report	See above
Sustainable Urban Extensions Strategic Flood Risk Assessment	Included consultation with EA.

Consultation on other authorities plans

The Council was consulted on various documents by adjoining authorities. It responded to the following:

- Crawley Borough Council: Crawley 2029: Preferred Strategy Local Plan
- London Borough of Croydon: Coulsdon Masterplan.

Output Indicators

The purpose of Output Indicators is to measure the activities and consequences directly related to the implementation of local planning policies. These Output Indicators are derived from two main sources:

- **Core Output Indicators** – indicators originally prescribed by Government as a mandatory standard set of indicators (DCLG Update 02/2008) but have since been withdrawn (March 2011). Some of these core indicators have now be subsumed into the local monitoring framework.
- **Local Output Indicators** – produced by the Council to address the local outputs of local policies which are not covered by the Core Indicators and designed to reflect locally important issues..

The table below lists the indicators, corresponding targets and the LDF Core Strategy Policies which are relevant to each area.

	Ref	Indicator Description	Performance Target	Core Strategy Policies
Housing Delivery	H1	Plan period delivery & housing targets	10,000 to 2026 (SEP)	
	H2a	Net additional dwellings –previous years	-	
	H2b	Net additional dwellings – reporting year	500 units	CS13
	H2c	Net additional dwellings – future years	6,900 units 2012 to 2027	
	H2d	Managed housing delivery target	460 units	
	H3	Net dwellings on previously developed land (PDL)	50% of new dwellings on PDL	CS6/CS10
	H4	Net additional pitches (Gypsy & Traveller)	Plan for additional gypsy/traveller pitches	CS16
	H5	Gross affordable housing completions	100 units per year	CS15
	RH7	Housing mix	Mix of dwelling sizes on sites to meet demand and need	CS14
RH8	Density of housing developments	40 dph average	CS10	
Economic Development	BD1	Amount of additional employment floorspace	Provision of additional employment floorspace to meet demand	CS5
	BD2	Additional employment floorspace on previously developed land (PDL)	90% of commercial development on PDL	CS5/CS10
	BD3	Employment land available	No loss of employment land	CS5/CS6/CS10
	BD4	Completed floorspace for 'town centre uses'	Direct retail and office development to Town and Local Centres No loss of leisure facilities	CS5/CS7/CS8/CS12
	RBD5	Convenience and comparison floorspace in Redhill	Increase comparison and convenience floorspace in Redhill	CS7
	RBD6	Vacancy levels in ground floor town centre units	Not to exceed 5%	CS5/CS6/CS7

	RBD7	Vacancy levels of Industrial Estate units	Not to exceed 5%	CS5/CS10
Environment & Heritage	E1	Permissions contrary to Environment Agency advice	No permissions contrary to Environment Agency advice	CS10
	E2	Changes in areas of biodiversity importance	Number of SNCIs under positive management/98% of SSSIs in favourable condition	CS2/CS10
	E3	Renewable energy generation	10% of energy requirements of new developments (exceeding 500 sq) from renewable resources	CS11/CS12
	RE4	Managing the natural environment	No permissions granted contrary to Natural England advice	CS2/CS3/CS10
	RE5	Changes in sites of heritage importance	No permissions granted contrary to English Heritage advice	CS2/CS4/CS10/CS11
	RE6	Gatwick airport air quality	No increase in NO ₂ levels at Horley air quality monitoring stations	CS2/CS10
Transport	RT1	Car parking provision	Car parking on new developments to be in accordance with local standards	CS17
	RT2	Access to public transport – commercial and residential	80% of completed developments within 1,200m of public transport stop	CS10/CS17
	RT3	Integrated transport schemes/footpaths & cycleways	Promote walking and cycling	CS10/CS17
Infrastructure	RC1	Infrastructure delivery	Provide infrastructure	CS10/CS12
	RC2	Progress on regeneration projects	Complete regeneration projects in accordance with timescales	CS5/CS6/CS7/CS8
	RC3	Public realm improvements	Implement public realm improvements in accordance with objectives	CS4/CS5/CS7/CS12

Housing

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

INDICATORS

Housing Delivery

Previously Developed Land

Gypsy & Traveller Pitches

Affordable Housing

Housing Quality

Mix of Housing Types & Sizes

Density of Housing Developments

Housing Completions by Area

HOUSING STOCK

Total number of dwellings		2011 Census		
Dwelling Type	Number	Percentage	%Surrey	%England
Detached	16,169	28.3%	32.9%	22.3%
Semi-Detached	16,845	29.5%	29.1%	30.7%
Terraced	9,499	16.6%	15.7%	24.5%
Flat	14,267	21.8%	21.5%	22.1%
Non-Permanent	370	0.6%	0.8%	0.4%
Of which are Vacant	1,727	3.0%	0.4%	0.7%
Tenure (2011 Census)	Number	Percentage	%Surrey	%England
Owner Occupied	41,159	74.3%	73.9%	64.2%
Social Rented	6,605	11.9%	11.4%	17.7%
Other Rented	7,659	13.8%	14.7%	18.1%
House Prices		Source: Land Registry		
Type	R & B	Surrey	South East	
Average	£379,591	£419,957	£419,957	
Detached	£674,196	£696,095	£4454,002	
Semi-Detached	£344,556	£367,292	£262,716	
Terraced	£309,103	£298,609	£217,824	
Flat	£206,547	£224,936	£470,964	
Affordability of Housing Ratio		R & B	Surrey	England
Average House Price/Average Earnings		7.65	9.41	6.70

Average house prices across Reigate and Banstead are below Surrey county average, Reigate and Banstead having the 5th lowest house prices in Surrey. However average house prices across the borough continue to be above the regional and national average. Average house prices across the borough have increased in the last 12 months, particularly in detached and terrace properties.

In the last 12 months average sales volumes across the borough have stayed the same. Sales volumes continue to remain below the peak levels achieved prior to the economic downturn, which had a direct impact on property sales. However the market is showing signs of recovery as sales volumes are now above 2009 figures. In total there was an average of 2,061 sales transactions at the end of March 2013, a slight increase from the previous year's figure of 2,027.

With 70% of the borough designated as Metropolitan Green Belt, there is significant development pressure on the existing major settlement areas to accommodate the 460 homes per year over the plan period (2012-2027), set out in the emerging Core Strategy for Reigate and Banstead.

Housing Delivery Target

Core Output Indicator H1: Plan period delivery & housing targets

Relevant Policies & Indicators

- NPPF – Meet objectively assessed need and deliver a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS13 – Housing Delivery (6,900 homes between 2012-2027)

Table H1 – Plan Period Housing Target

Start of Plan Period	End of Plan Period	Total Housing Required	Source
2012	2027	6,900	Emerging Core Strategy

Future Actions

- In line with recent reforms to national planning in the UK, Planning Policy Statements (PPS) have been replaced by the NPPF as of March 2012. Under the NPPF, local planning authorities are required to develop their own local plans to boost their supply and choice of housing. In line with NPPF guidelines the Council plans to deliver a total of 6,900 new houses over the plan period (2012-2027) to ensure local housing requirements are met across the borough in the future. This will be set out in Council's emerging Core Strategy.

Core Output Indicator H2(a): Net additional dwellings – previous years

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS13 – Housing Delivery (6,900 homes between 2012-2027)

Performance

Table H2 – Housing Supply in Previous 7 Years

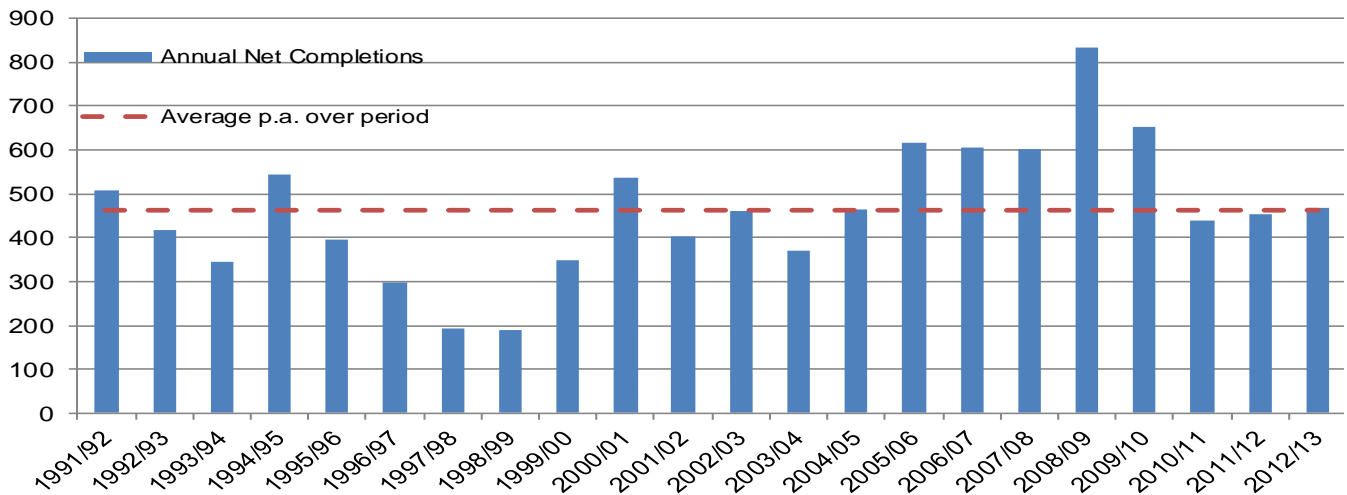
Indicator	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
H2(a)	607	602	836	654	439	455	469

The Council monitors housing permissions and completions on an on-going basis through a combination of development management and building control records as well as NHBC returns and regular site visits. Full details of all housing developments within the borough are contained within the annually produced Housing Monitor which is available on the Council's website.

Over the previous 7-year period (1 April 2006 to 31 March 2013), a total of 4,062 net dwellings were completed within the borough, an increase from the previous year (3,593). This equates to an annual average of 580 dwellings per annum.

Figure H1 overleaf, shows borough completions over a longer period from 1991- 2013. Over the past 22 year period a total of 10,151 dwellings have been completed, an average of 461 per year.

Figure H1 – Long Term Annual Completion Trend



Core Output Indicator H2(b): Net additional dwellings – reporting year

Relevant Policies

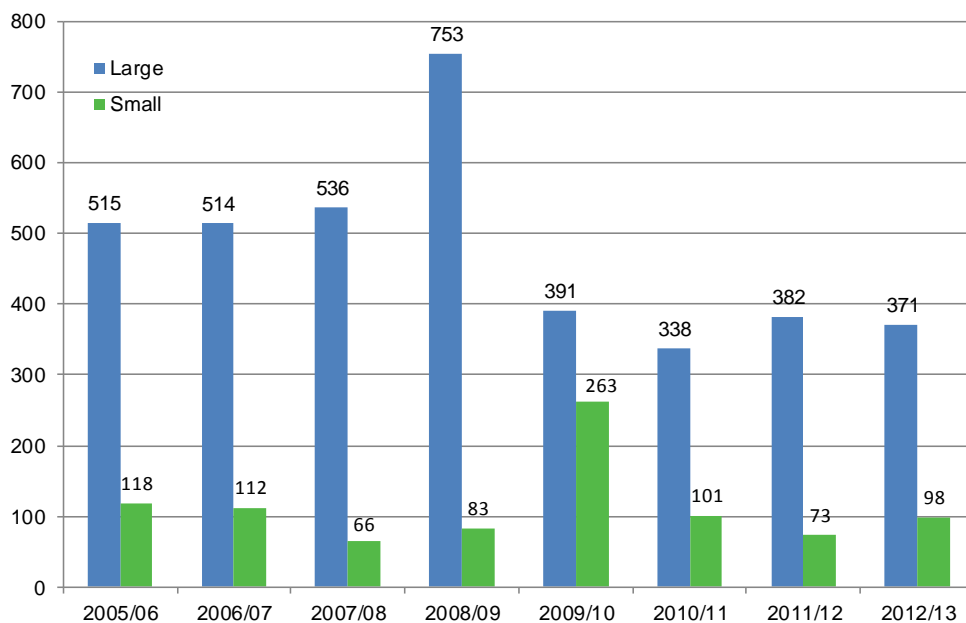
- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS13 – Housing Delivery (6,900 homes between 2012-2027)

Performance

The number of net additional dwellings completed within the borough during the period from 1 April 2012 to 31 March 2013 was 469, just above the Core Strategy requirement of 460 dwellings per annum. This net figure is derived from a total of 508 gross completions from new build, conversion or changes of use whilst 39 units were effectively “lost” due to conversion, change of use, or demolition.

In gross terms, 76% (388) of completed units were on large sites (10+ dwellings) whilst the remaining 24% (120) were from small sites (1-9 dwellings). Between 2011/12 and 2012/13 total net completions on small sites increased, whilst total net completions on large sites over the same period dropped, contributing on average 79% of the total net increase in dwellings. This is considerably lower than the figures prior to the economic recession.

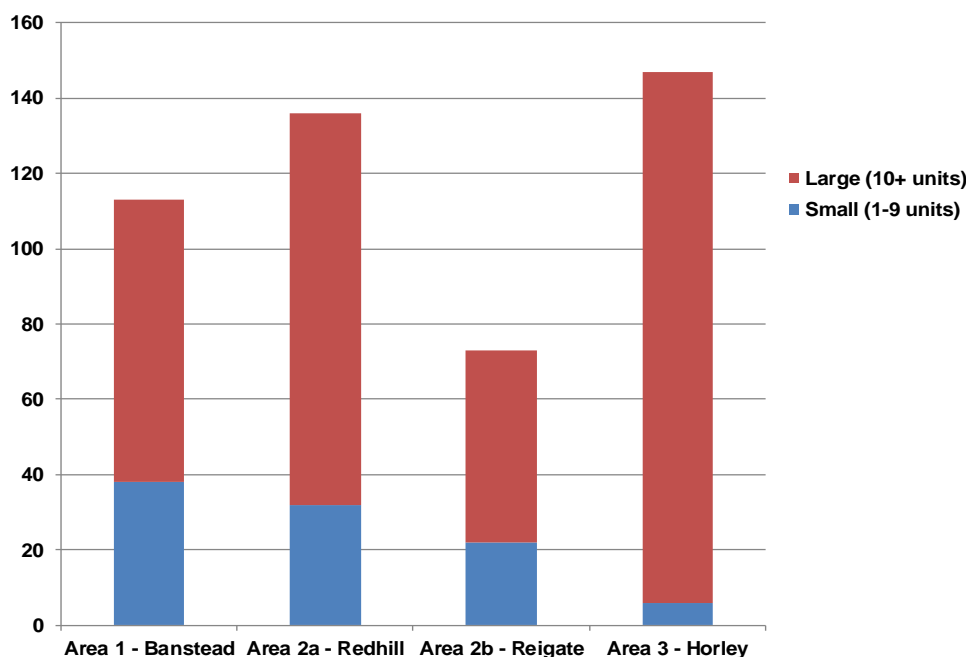
Figure H2 – Net Completions from Large and Small Sites



In addition to the completions during this period, the Council gave planning permission for a further 547 gross dwellings (net: 445). This represents around 42% increase in permissions compared to the previous year,

corresponding with somewhat of an upturn in the local housing market. The majority (66%) of units granted over the past year were on large sites (10+) units whilst small site permissions accounted for 34% (net) of total permissions. Geographically, the majority of new permissions were in Redhill (Area 2a) and Banstead (Area 1) which accounted for 32% (173) and 31% (170) of the total gross figure. Reigate (Area 2b) on the other hand made the smallest contribution of 15% (90) to the total gross figure for new permissions.

Figure H3 – Net Completions by Size of Site and Borough Area



Future Housing Supply

Core Output Indicator H2(c): Net additional dwellings – future years

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS13 – Housing Delivery (6,900 homes between 2012-2027)

Performance

Housing supply over the plan period is derived from the following sources:

- Completions from the start of the plan period (2012) to the 31 March 2013
- Outstanding planning permissions on large and small sites

This element includes sites with extant planning permission which are currently under construction or those considered likely to be implemented. Historic implementation rates (i.e. proportion of planning permissions which are actually delivered) have been applied to extant small site permissions to produce a discounted figure. Implementation of large sites is based upon information received from landowners, agents and applicants through the SHLAA.

More detail on outstanding planning permissions is contained within the annual [Housing Delivery Monitor](#) available on request or on the Council's website (click on the underlined text).

- Sites allocated in the Local Plan, yet to have planning permission granted
- Specific sites without planning permission – such as sites identified as deliverable/developable in the Strategic Housing Land Availability Assessment (SHLAA)
- Broad locations for future development identified through the SHLAA and emerging Core Strategy
- A windfall allowance in line with the provisions of paragraph 48 of the NPPF.

Table H3 – Plan Period Housing Supply and Delivery Summary

Completions to date	Site with permission (under construction)	Sites with permission (unimplemented)	Outstanding Housing Allocations	Specific sites without permission	Urban Broad Locations	Sustainable urban locations	Small site windfalls
469	816	406	1,570	1,579	435	1,600	750

* Factor reduction applied to unimplemented small site permissions based upon previous implementation rates

Table H3 above shows that the borough is on target to meet the level of housing provision set out in the emerging Core Strategy over the plan period (2012 -2027). In the first year, 469 net additional dwellings were completed against the requirement of 460. This slight overprovision in dwellings leaves an outstanding requirement of 6,431 additional dwellings over the next 14 years, equivalent to just over 459 additional homes per annum.

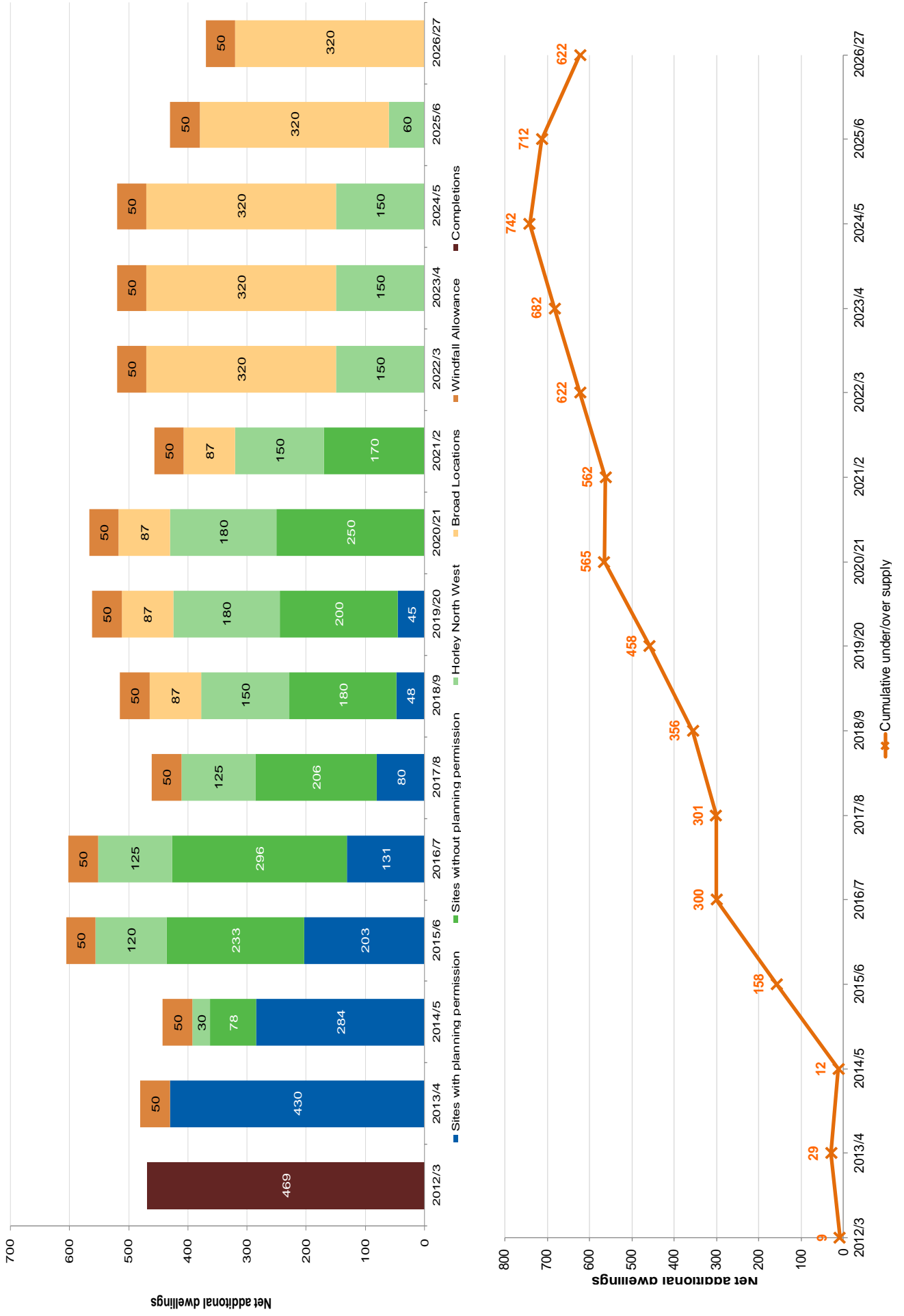
Figure H4 on the next page sets out the Council’s present plan period trajectory (2012-2027) for housing for the borough, which includes completions, permissions under construction, SHLAA sites, regeneration, outstanding allocations and broad locations.

Over the next five years (2013-18) of the trajectory demonstrate an annual average of around 518 460 dwellings per annum, in excess of the residual need. Supply will increase slightly for the following five year period (2017-22), achieving an annual average of 2,562 dwellings per annum. The final five year tranche (2022-27) will deliver an average of 472 dwellings each year, largely from the broad locations identified within the SHLAA.

Future Actions

- The SHLAA which underpins the housing trajectory will be regularly updated in order to ensure that it contains the most accurate intelligence of potential supply within the borough.
 - The Council will conduct a Green Belt Review in order to identify areas deemed suitable for release for housing development as part of Sustainable Urban Extensions in years 2022-2027, in line with the Council’s emerging Core Strategy.
 - This action will be implemented through policies and allocations contained within the emerging Development Management Policies DPD. Regular monitoring of the Council’s five year supply in line with the NPPF and emerging Core Strategy will determine the need to release Sustainable Urban Extensions.
-

Figure H4 & H5 – Housing Delivery Trajectory and Cumulative Supply Compared to Target



Previously Developed Land

Core Output Indicator H3: New Dwellings on Previously Developed Land

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- NPPF - Protecting Green Belt land
- NPPF - Conserving and enhancing the natural environment
- Reigate & Banstead Community Plan and Corporate Plan – Caring for the Environment
- RBBC emerging Core Strategy Policy – CS6 Allocation of Land for Development
- RBBC emerging Core Strategy Policy – CS10 Sustainable Development
- Core Strategy Monitoring Indicators & Targets (proposed) – At least 50% of new residential dwellings to be built on previously developed land (PDL)

Performance

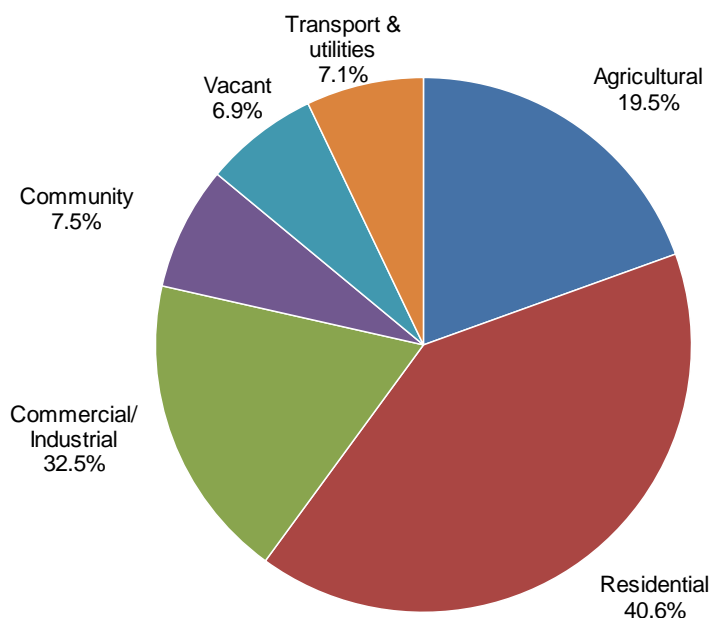
During the period from 1 April 2012 to 31 March 2013, the number of new dwellings (new build, change of use and conversions) built on previously developed land (PDL) was 408 (80%). This exceeds the Core Strategy target of 50%. Whilst this is a slight improvement from the previous year, the latest figure still remains below the levels seen prior to 2010.

Figure H6 shows the previous land use of the sites on which completions occurred this year. Almost 41% of completed dwellings on PDL were on land previously occupied by residential. Over the past year the most noticeable change of completions on PDL has been on vacant land, which has increased to around 8%, primarily coming from the redevelopment on the Former Dairy site in Reigate. A further 7% of completions on land previously used for transport & utilities came from the redevelopment of the Former Depot site at Whitmore Way, Horley providing a net gain of 36 residential dwellings.

Table H5 – Dwellings on Previously Developed Land

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of dwellings on PDL	374	394	429	627	617	614	836	632	425	381	408
% on PDL	93.8	96.7	87.6	99.4	98.9	99.4	99.9	83.9	87.1	77.4	80.3

Figure H6 – Previous Land Use of Completed Dwellings



Future Actions

- Monitoring of the PDL indicator in future years will exclude developments on the gardens of residential dwellings in line with the NPPF and RBBC emerging Core Strategy policies CS6 / CS10. However, the Council will continue to review the contribution made to overall supply by developments of this type.
 - The target for housing development on PDL may need to be reviewed, in line with the NPPF and also the Council's emerging Core Strategy.
-

Gypsies, Travellers & Travelling Showpeople

Core Output Indicator H4: Net Additional Pitches

Relevant Policies & Indicators

- NPPF
- RBBC emerging Core Strategy Policy CS16 – Gypsies, Travellers & Travelling Showpeople
- Traveller Accommodation Assessment (TAA) – 52 pitches & 13 plots in the next 15 years.

Recent Changes

The Council published its Traveller Accommodation Assessment (TAA) in February 2013 as supporting documentation for the emerging Core Strategy and other emerging DPDs. According to the TAA 52 pitches for Gypsies and Travellers and 13 plots for Travelling Showpeople are needed in the borough over the next 15 years.

Performance

The borough has four private authorised sites providing 12 pitches and 10 travelling showpeople plots. There are no public sites within the borough. At 31 March 2013 no sites were completed nor were any permissions granted. During this period 2 applications were submitted to the Council for proposed new sites, as listed below:

- 11/00178/CU – Application for 7 new plots for travelling show people
- 12/01005/CLE - Application for 2 additional plots for Travelling Show People

Future Actions

- The Development Management Policies DPD will support the implementation of this policy by allocating appropriate sites for gypsies, travellers and travelling showpeople should there be a need.

Affordable Housing

Core Output Indicator H5: Gross Affordable Housing Completions

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- Strategic Housing Market Assessment – shortfall of 366 affordable housing units per year
- RBBC emerging Core Strategy Policy - CS15 Affordable Housing
- Proposed Core Strategy Monitoring Indicators & Targets - a minimum of 1,500 affordable houses delivered in the plan period between 2012 and 2027. Percentage of affordable housing on schemes of over 15 units and level of financial contributions achieved on schemes of less than 15 units.

Performance

The Government definition of affordable housing includes:

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 arrangements to the above.

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 per cent of the local market rent.

Intermediate – Housing offered at prices or rents above those of social-rent dwellings but below market levels. This includes shared ownership/equity products (such as HomeBuy/ Mortgage Rescue) and intermediate rent.

In the last year (2012/13) a total of 74 (15% affordable units) gross affordable dwellings were completed in the borough, the majority of which are located on the Former Depot at Whitmore Way. This is a significant increase from the previous year (2011/12) when only 53 (11%) of gross affordable residential units were completed. This figure is currently below the annualized target of 100 dwellings per annum for the borough, set out in the Council's emerging Core Strategy.

Table H6 – Summary of Affordable Housing Completions

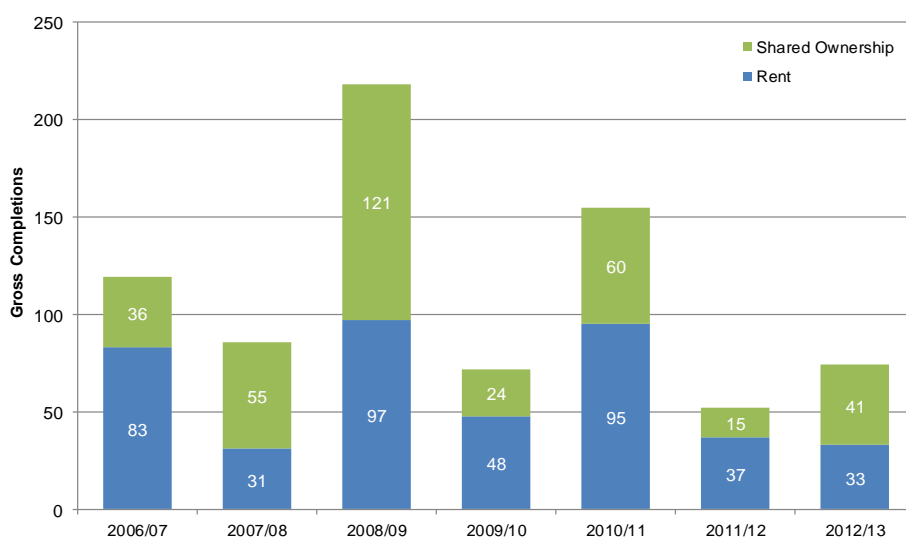
	Schemes by private developers Sites of 15 or more units	Schemes by registered providers (RPs) All sites
Gross Units Completed	238	51
<i>Of which affordable housing</i>	23	51
<i>% Affordable</i>	10%	100%
<i>Of which social rented</i>	18	15
<i>% Social rented</i>	78%	29%

Policy CS13 in the emerging Core Strategy sets a target of up to 30% affordable housing on sites with 15 or more dwellings. However, the dwellings which are currently being completed are derived from planning permissions granted under the existing target of 25% affordable housing and it is anticipated that it will be a few years before the higher requirement is fully realised within completions. This year, a gross total of 238 completions were on sites of 15 or more dwellings of which 23 (10%) were affordable; significantly below the target for affordable dwellings set out in the Council's emerging Core Strategy and existing BLP. A further 51 units were completed over the past year on affordable housing schemes delivered by Registered Providers (RPs).

Of the total 74 affordable dwellings completed during the period 1 April 2012 to 31 March 2013, 33 (45%) were social-rented.

Despite an increase in affordable housing completions in the last year, the current levels of affordable housing completions within the borough reflect the ongoing uncertainty faced with regards to affordable housing funding and the wider property market. Completions will need to be closely monitored and reviewed to ensure the council is on track to deliver at least 1,500 new units of affordable housing over the planned period (2012-2027) and identify whether any interventions or stimulation is required.

Figure H7 – Breakdown of Affordable Housing Completions by Type (2006/07-2012/13)



Future Actions

- The implementation of affordable housing policies will be achieved through the emerging Development Management Policies DPD and future Affordable Housing SPD.
- The Council will continue to monitor the breakdown of types of affordable housing completions and where necessary the Council may need to consider interventions to boost supply of affordable homes.

Housing Mix

Local Output Indicator RH7: Mix of Dwelling Sizes & Types

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- NPPF - Promoting healthy communities
- RBBC emerging Core Strategy Policy CS14 – Housing Needs of the Community
- Core Strategy Monitoring Indicators & Targets (proposed) – Size of housing developments in line with SHMA recommendations

Performance

Core Strategy Policy CS12 seeks to achieve a range of housing types and sizes throughout the borough and resist an undue concentration of any one type of dwelling in a location where the impact would be deemed to be harmful.

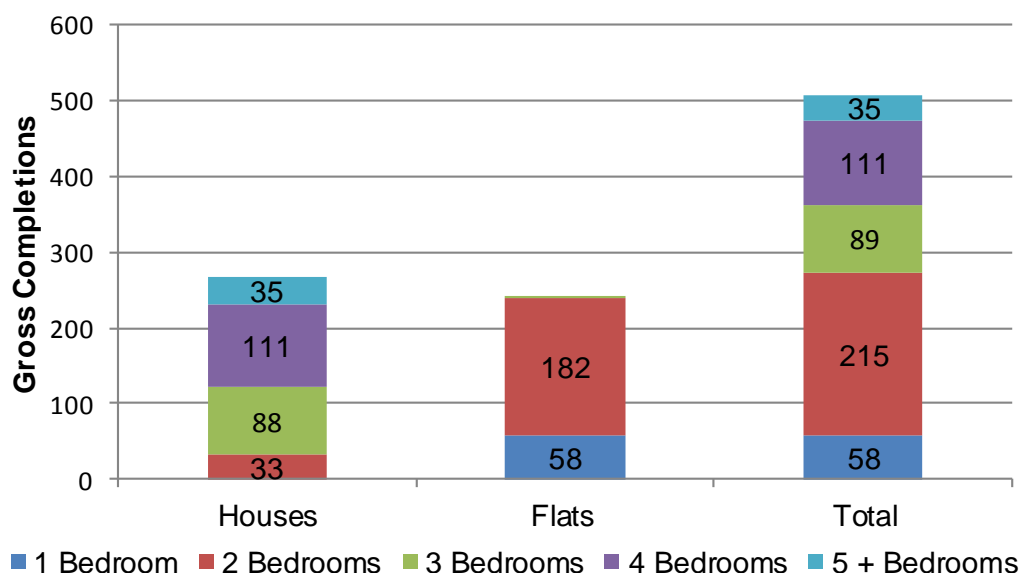
Since the last monitoring period, there has been a significant increase in the total number of houses completed as opposed to flats. In 2012/13, houses accounted for 267 units (53% of new housing stock), whilst only 241 (47% of new dwellings) were flats. The proportion of completions attributable to flats has been falling since a peak of 74% in 2008, at the height of the Park 25 and start of the Watercolour development; however, it is anticipated to increase over the coming few years as major developments in Redhill town centre come on stream. Across the borough, the mix of houses to flats varies significantly, as can be seen in Area 2b (Reigate) where more flats are completed than houses, compared to Area 1 (Banstead) and Area 3 (Horley) where the majority of completed developments are houses. This is largely reflective of the character, accessibility and land availability within each of the areas.

Table H7 – Ratio of Houses to Flats by Borough Area

	Flats	Houses
Area 1 – Banstead	39 (29%)	95 (71%)
Area 2a – Redhill	90 (62%)	55 (38%)
Area 2b - Reigate	69 (88%)	9 (12%)
Area 3 - Horley	43 (28%)	108 (72%)

The most common size of unit completed was 2 bedrooms, accounting for a total of 215 (42% new dwelling stock) units completed in the borough, between 1 April 2012 and 31 March 2013. Figure H8 below presents the breakdown of completions by type and size.

Figure H8 – Breakdown of Completions by Size and Type



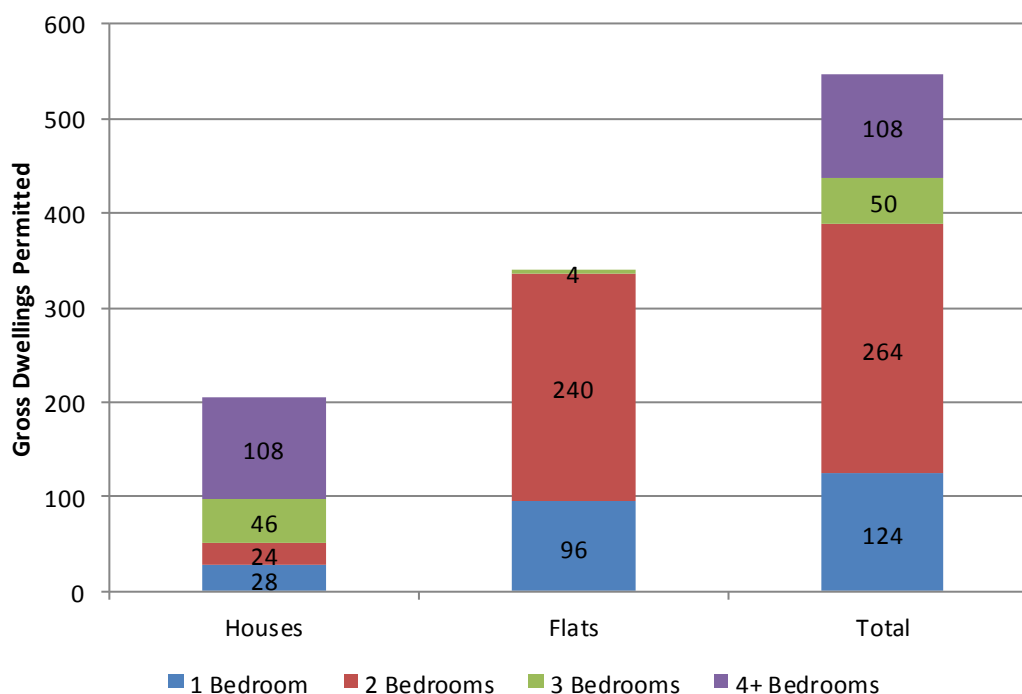
The Council's updated SHMA (2012) provides a recommended breakdown of unit sizes in order to meet future demand in the borough. Table H7 (previous page) shows that against the SHMA recommendations, the borough has overprovided in 1 and 2 bedroom units (53% of completed 1 and 2 bedrooms) which is higher than the SHMA combined target of 40% for both 1 and 2 bedroom units. Conversely, the combined percentage of 3 and 4 or more bedroom units completed is below the SHMA recommendation.

Table H8 – Comparison of Completions to SHMA Recommendation

	Completions 2012	SHMA 2012 Market Housing Recommendation
1 bedroom	11%	40%
2 bedrooms	42%	
3 bedrooms	18%	60%
4+ bedrooms	29%	

Figure H9 below shows the majority of dwellings permitted in the borough are for 2 bedroom units, most notably 2 bedroom flats accounting for 240 of the total. This is largely down to several large scale permissions granted for 1 and 2 bedroom units including; Newman House, Horley and the former Liquid & Envy Nightclub in Redhill. However, the split between 1 and 2 bedroom dwellings is significantly weighted towards 2 bedroom units which make up the majority of the combined 1 and 2 bedroom SHMA recommendations of 40% split. A significant proportion of the borough's gross dwellings permitted over the monitoring period were for 4 or more bedroom houses, accounting for 108 dwellings. The total number of 3 bedroom dwellings granted in the last year was 18%, when combined with the number of 4 or more dwellings permitted over the same period equates to 47%, which is below the SHMA combined recommendation of 60%.

Figure H9 – Breakdown of New Permissions by Size and Type



Future Actions

- The Council will continue to monitor the housing mix and types of units provided within the borough in order to ensure that it meets the needs of the existing and future residents of Reigate & Banstead. Performance against the requirements identified within the SHMA will be assessed.
- The implementation of this policy objective will be supported through the dedicated housing mix policy in the emerging Development Management Policies DPD.
- The Core Strategy sets out the borough's general approach to housing density, however this will be further supported by the Development Management Policies DPD.

Housing Density

Local Output Indicator RH8: Density Achieved on Completions

Relevant Policies & Indicators

- NPPF – Meet objectively assessed needs and deliver a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Core Strategy Monitoring Indicators & Targets – appropriate level of density in line with local character and levels of accessibility

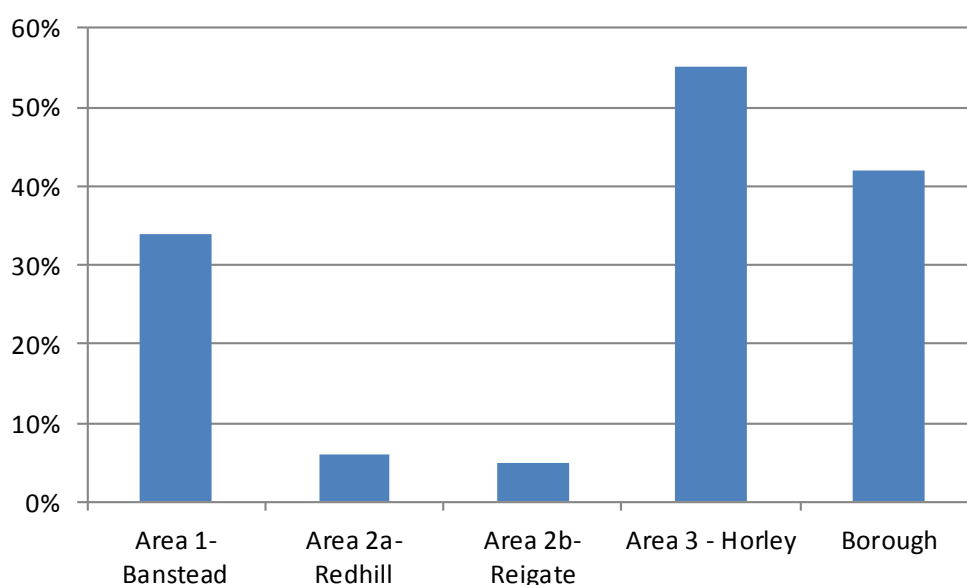
Performance

Table H9 – Density of Housing Completions

		Less than 40dph	40-60dph	60+dph
Small Sites (1-10)	Gross completions	66	15	31
	% of small site completions	59%	13%	28%
Large Sites (10+)	Gross completions	225	28	136
	% of large site completions	58%	7%	35%
Total	Gross completions	291	43	167
	% of total completions	58%	9%	33%

In this monitoring period (1 April 12 & 31 March 13) 58% of completed dwellings across the borough were at a density of less than 40dph. However, as the chart below demonstrates, the majority of completions with less than 40dph were located in Area 3 Horley (128 dwellings) followed by Area 1 Banstead (94 dwellings) and has been the case for the last few monitoring years. Both of these areas are recognized for their low density, suburban character and more limited public transport and thus lower densities may be considered more appropriate. Conversely, there are fewer lower density completions in Area 2a Redhill (6) and Area 2b Reigate (24); this is largely reflected in their denser urban character and greater accessibility to public transport. On the basis of this evidence, housing development in the borough is consistent with emerging Policy CS8 which seeks to ensure development is at an appropriate density in respect of the existing character of the borough's urban areas.

Figure H10 – Total number of Completions below 40dph



Future Actions

- The Core Strategy sets out the borough's general approach to housing density, however this will be further supported by policies within the emerging Development Management Policies DPD.

Business Development

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, regional and national plans.

INDICATORS

Employment Floorspace
Previously Developed Land
Employment Land Availability
Town Centre Use

Town Centre Vacancy & Vitality
Industrial Estate Vacancy
Redhill Area Action Plan
Office Completions

EMPLOYMENT

Total working age population	88,200	ONS Mid-year estimates 2011		
	Number	% R&B	% South East	% England
Males – Working Age	43,900	64.8%	64.6%	65.5%
Females – Working Age	44,300	62.7%	62.9%	64.7%
All People – Working Age	88,200	63.7%	63.7%	64.7%
Economic Activity	Number	% R&B	% South East	% England
All People	77,700	83.4%	79.3%	76.6%
Employment Breakdown	Number	% R&B	% South East	% England
Manufacturing	2,900	4.7%	8.1%	10.2%
Construction	3,200	5.2%	4.5%	4.8%
Distribution, Hotels & Restaurants	14,300	23.1%	24.6%	23.4%
Transport & Communications	2,100	3.5%	5.9%	5.8%
Finance, IT & Business	19,600	31.7%	24.0%	22.0%
Public Admin, Education & Health	16,700	27.1%	25.6%	27.0%
Other Services	2,300	3.7%	5.6%	5.3%
Unemployment	Number	% R&B	% South East	% England
Unemployed (March 2012- April 2013)	3,500	4.6%	5.9%	8.1%
JSA Claimant Count (March 2013)	1,591	1.8%	2.5%	3.8%
Median Earnings (Full Time) ONS 2012		R&B	South East	England
Gross Weekly Pay – Workplace		£650.0	£537.0	£513.0
Gross Weekly Pay - Residence		£689.9	£555.8	£513.2

BUSINESS

VAT/PAYE Registered Businesses	5,860	ONS Business Statistics 2013		
	Number	% R&B	% South East	% England
0-4 Employees	4,700	80.2%	77.4%	75.8%
5-9 Employees	615	10.5%	11.7%	12.5%
10-19 Employees	295	5.0%	5.8%	6.2%
20+ Employees	250	4.3%	5.1%	5.5%
VOA Commercial Floorspace (sq.m.)	Retail	Office	Industrial	Warehouse
Area 1- Banstead	56,462	81,299	24,888	9,054
Area 2(a) – Redhill	92,812	100,273	12,609	14,811
Area 2(b) – Reigate	45,946	132,314	114,237	119,587
Area 3 - Horley	26,922	27,937	27,937	11,997

Employment Floorspace

Core Output Indicator BD1: Total Amount of Additional Employment Floorspace

Relevant Policies & Indicators

- NPPF – Building a strong competitive economy
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- Core Strategy Monitoring Indicators & Targets – Delivery of additional employment floorspace within the borough

Performance

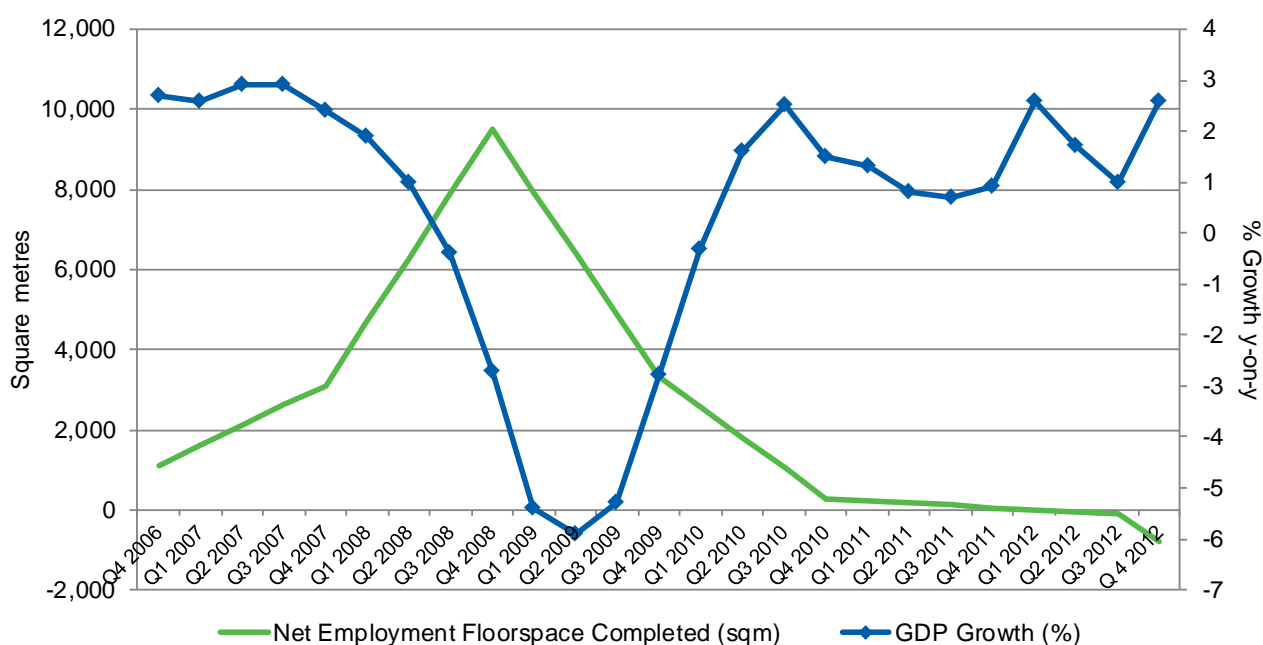
Table BD1 – Summary of Floorspace Gains and Losses

		B1(A)	B1(B)	B1(C)	B2	B8	Total
Gain	Gross New Floorspace	0	0	755	0	755	1,510
	Change of Use	162	0	0	305	162	629
	Total Gain	162	0	755	305	917	2,139
Loss	Change of Use	0	0	305	0	0	305
	Demolitions	0	2,327	188	0	0	2,515
	Total Loss	0	2,327	493	0	0	2,820
	Net Increase	162	-2,327	262	305	917	-681

As can be seen from the chart below the borough has seen a sharp drop in employment development since 2008. This year gross completions increased to 2,139 sqm, the majority of which came through new development. However when losses are subtracted, this gives a total net loss in employment floorspace across the borough of -681 sqm over the past year. Losses of employment floorspace to non-employment uses rose to 2,327 sqm this year, reflecting the on-going economic fragility and lack of demand in the commercial property market. This was largely due to the re-development at the former BBC site in Kingswood, Warren into residential use, resulting in a significant loss of B1(b) floorspace.

Figure BD1 below shows the trend at every quarter period over the last 5 years compared to national GDP growth, demonstrating the lag between market triggers for development (e.g. sustained high GDP growth) and the completion of new employment floorspace.

Figure BD1 – Annual Employment Floorspace Completion Trend



Future Actions

- The borough published an updated [economic evidence base](#) in summer 2011 identifying the demand for employment floorspace in the borough over the plan period.
- The Council will seek to liaise with local businesses, property agents and developers in order to identify the needs and requirements of existing and future businesses in Reigate & Banstead and to understand current market trends.
- This will be further implemented through the Development Management Policies DPD which will establish employment designations and policies relating to economic development and town centres.

Previously Developed Land

Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – by Type

Relevant Policies & Indicators

- NPPF – Protecting Green Belt land
- NPPF - Conserving and enhancing the natural environment
- RBBC emerging Core Strategy Policy CS5 – Valued People and Employment Development
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Emerging Core Strategy Monitoring Indicators & Targets – at least 90% across the plan period (2012-2027)

Performance

All of the employment floorspace (B1, B2 & B8 use classes) completed during the period 1 April 2012 and 31 March 2013 was located on previously developed land (PDL) in the borough and has been the case for the last 4 years. As such, this figure continues to exceed the boroughs target of 80%. Reigate & Banstead has continually met the target since monitoring began in 2005-06, largely due to the fact that the majority of commercial development occurs in either town centres or designated business areas.

Table BD2 – Commercial Completions on Previously Developed Land

	2006	2007	2008	2009	2010	2011	2012	2013
% of floorspace on PDL	98	100	100	86	100	100	100	100

Future Actions

- The updated [economic evidence base](#) identifies employment sites or business areas where intensification and redevelopment may be appropriate. The Council will keep under review the performance and availability of land in existing employment areas.
- The delivery of these objectives will be supported by the Development Management Policies DPD.

Employment Land & Floorspace

Core Output Indicator BD3: Employment Land Available by Type

Relevant Policies & Indicators

- NPPF – Building a strong competitive economy
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS6 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Emerging Core Strategy Monitoring Indicators & Targets – no loss of employment land

Performance

Across the borough vacant land in existing designated Industrial Estates and undeveloped land allocated for employment use on proposed sites provide a total of just over 10 hectares of potential employment land.

Table BD3 – Employment Land and Floorspace on Industrial Estates

Name	Total Area	Vacant	Total Floorspace	Vacant Floorspace
Albert Road North	7.61	0.26	12,910	990
Balcombe Road	4.76		18,285	690
Holmethorpe	19.20	0.58	80,880	14,240
Pitwood Park	2.87		4,630	965
Salfords	26.92	3.43	81,825	9,295
Wells Place	15.25		26,590	2,405
Kingsfield	2.33		8,205	0
Perrywood Business Park	6.92		24,690	3,095
Reading Arch Road	3.75	0.21	4,160	115
Total	89.61	4.48	262,175	31,795

Reigate & Banstead has nine designated Industrial Estates with a total area of almost 90 hectares. Across these designated estates there is 4.48 hectares of vacant allocated land which could potentially be brought into employment use. In total, there is 31,795 sqm of vacant floorspace, an increase from the previous monitoring period (26,915 sqm).

There are also 6.00 hectares of outstanding allocations for employment uses within the borough, comprised of land allocated for Industrial, Storage & Distribution and land allocated for Integrated Mixed Use Schemes. However given the current economic situation the viability of these sites for pure employment use may need to be reconsidered.

Table BD4 – Outstanding Employment Land Allocations

Site Name	Proposal	Land Available
Salfords Goods Yard	Industrial, Storage & Distribution	5.01
Gasholder Site, Balcombe Road	Industrial, Storage & Distribution	0.99
Total Land Available		6.00

At 31 March 2013, there were 10 employment developments within the borough (i.e. those with planning permission which are under construction or yet to start). The majority of this development activity is located within the borough's designated Industrial Estates.

Table BD5 – Outstanding Net Permissions

Use Class	Use	Floorspace SQ.M.		
		Not Started	Under Construction	TOTAL
B1(a)	Business - Offices	5,053	392	5,445
B1(b)	Business - Research & Development	2,205	0	2,205
B1(c)	Business - Light Industrial	1,807	246	2,053
B2	General Industry - Factory	360	0	360
B8	Storage & Distribution	5,283	1,858	7,141
	TOTAL	14,708	2,496	17,204

Table BD5 shows a further 17,204 sqm of employment floorspace could be generated across the borough from outstanding planning permissions that are either under construction or unimplemented, which would increase the total net employment floorspace. Outstanding commitments could potentially generate a total net

loss of around 14,000 sqm of employment floorspace to retail floorspace within the borough.

Around 15% of this committed space is currently under construction, which is lower than the previous monitoring period (2011-12) brought about by continued uncertainty faced in the economy. Further information on commercial development in the borough is contained within the Council's [Commercial Commitments Monitor](#), available on request or on the Council's website.

Future Actions

- The updated [economic evidence base](#) assesses the function of all designation employment areas and identifies sites or business areas where intensification and redevelopment may be appropriate.
- The Council will continue to monitor the development (and loss) of land and buildings within employment areas, town centres and elsewhere in the borough.
- The policy will be further implemented through economic development policies and employment site allocations in the Development Management Policies DPD.

Town Centre Uses

Core Output Indicator BD4: Total Amount of Floorspace for 'Town Centre Uses'

Relevant Policies & Indicators

- NPPF – Ensuring the vitality of Town Centres
- NPPF – Promoting sustainable transport
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS7 – Town and Local Centres
- RBBC emerging Core Strategy Policy CS8 – Area by Area
- RBBC emerging Core Strategy Policy CS12 – Infrastructure Delivery
- Emerging Core Strategy Monitoring Indicators & Targets – direct retail and office development to town and local centres/no loss of leisure facilities

Performance

Table BD7 – Gains and Losses of 'Town Centre Uses'

		A1	A2	B1(A)	D2	Other A Uses	Total
Town Centres/Local Centres	Gain	2,258	105	515	839	698	4,456
	Loss	2,087	0215	1,336	0	66	3,796
	Net	120	-110	-821	839	632	660
Rest of Borough	Gain	75	75	0	0	34	184
	Loss	250	0	358	0	0	608
	Net	-175	0	-358	0	34	-424
Borough Total	Net Increase	3	75	12	0	144	236

During the monitoring period, the total amount of floorspace completed for town/local centre uses was 660 sqm, all of which was in other A uses (A3 –A5 uses). There was no net gain in the remaining use classes showing that the level of commercial development across the borough's town/ local centres is very low. This is not surprising given the continued economic uncertainty in the UK. The same can also be seen across the rest of the borough with the majority of completed A use development located within the boroughs Areas of Small Businesses.

In this monitoring period there was a small gain of D2 floorspace for leisure facilities as a result of a change of use from B1(a) to D2 in Reigate which is now occupied by Reigate Pilates.

For the second year running, the total number of completions within designated areas is considerably lower than outstanding retail commitments located within town and local centres which accounts for 78% of all extant permissions. There are considerably fewer outstanding office commitments located within the borough's designated town centres or Areas of Small Businesses, instead these tend to be approved within the borough's allocated industrial estates.

Future Actions

- In light of the increasing trend towards office accommodation in industrial estates, the Council should consider a more flexible policy approach to appropriate uses in these areas in order to support their on-going viability. This could be taken forward in the Development Management Policies DPD.
- The borough will continue to monitor the effectiveness of town centre and employment policies to ensure that employment floorspace is being provided in appropriate locations.
- The Development Management Policies DPD and emerging Core Strategy will monitor and support the achievement of these targets.

Redhill Area Action Plan – (Incorporated into emerging DMP)

Core Output Indicator RBD5: Amount of Completed Comparison and Convenience Floorspace in Action Plan Area

Relevant Policies & Indicators

- NPPF – Ensuring the vitality of town centres
- NPPF - Promoting sustainable transport
- RBBC emerging Core Strategy Policy CS7 – Town and Local Centres
- Core Strategy Monitoring Indicators & Targets – Provision of comparison (15,480 sq m) and convenience (7,020 sq m) floorspace in line with Redhill RTCAPP.

Performance

The Redhill Town Centre Area Action Plan (AAP) will be substituted into the emerging Development Management Policies (DMP), which will set out specific policies and site allocations to deliver the development needs and targets set out in the emerging Core Strategy. As such, no specific progress has been made in plan-making terms for the Redhill Town Centre AAP.

A number of major applications on key opportunity sites have been approved by the Council in the last year. These applications would result in a gain of comparison and or convenience retail floorspace in Redhill Town Centre. These are as follows:

- 11/00212/F - Sainsbury's London Road, Redhill – Proposed gain of around 4,700sqm net retail floorspace
- 12/00477/F – Former Liquid and Envy Nightclub, Redhill – Proposed gain of 355 sqm retail floorspace

Future Actions

- The Council will make progress on the DMP to establish policies and site allocations to encourage retail development in Redhill Town Centre.
- Continue with regeneration initiatives to enhance the role of Redhill, including work on improving transport measures.

Town Centre Vacancies

Core Output Indicator RBD6: Vacancies in Ground Floor Town Centre Units

Relevant Policies & Indicators

- NPPF – Ensuring the vitality of town centres
- NPPF - Promoting sustainable transport
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS6 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS7– Town and Local Centres
- Core Strategy Monitoring Indicators & Targets – vacancy rates should not exceed 5%.

Performance

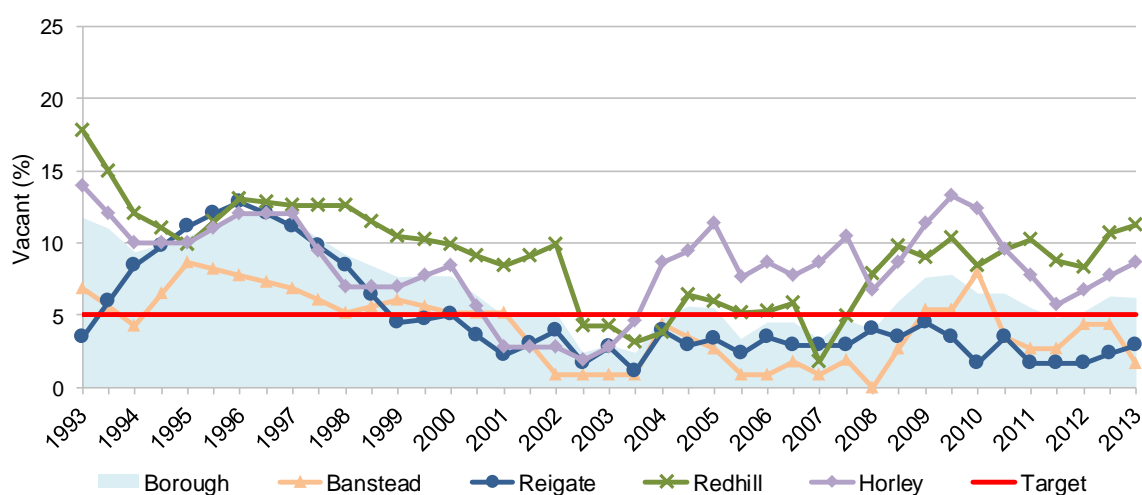
Table BD8 – Town Centre Vacancies

Area	Total Units	Total Frontage (m)	Vacancies			New Occupiers Units
			Units	Frontage (m)	Net Retail Floorspace (sqm)	
Banstead	116	943.6	2 (1.7%)	12 (1.2%)	129 (1.1 %)	5
Reigate	173	1,423.8	5 (2.9%)	35 (2.5%)	301 (1.5%)	4
Redhill	170	1,948.9	19 (11.2%)	249 (12.8%)	2,786 (7.0%)	6
Horley	104	1,032.4	9 (8.6%)	66 (6.4%)	553 (3.2%)	7
Borough	563	5,349	35 (6.2%)	362 (6.8%)	3,769 (4.2%)	22

There are 563 units located within the borough’s four town centres of which 35 (6.2%) were vacant at the end of March 2013

Since the last annual report, there has been an increase in vacancy levels across the borough’s town centres accounting for 6.2% in March 2013 compared to 5.2% in March 2012. Redhill had the biggest increase in vacancy rates which is largely due to the loss of several prominent high street retailers such as Curry’s and Jessops. Reigate and Horley also saw an increase in their total vacancy rates. Banstead was the only centre to see a drop in vacancy rates between March 2012 and March 2013 due to increased take up of previously vacant retail units. A total of 22 new occupiers moved into the borough’s town centres over the last 12 months, with Horley town centre having the highest number of new occupiers.

Figure BD2 – Town Centre Vacancies Trend



The borough’s performance across the four town centres in terms of vacancy rates exceeds the 5% target at 6.2%. Once again Banstead and Reigate fall below the 5% target, whilst Horley and Redhill are both significantly above the borough’s target. Redhill continues to have the highest vacancy rate at 11.2% as a result of the current retail downturn that has blighted the UK’s high streets. The [Town Centre Monitor](#) contains more detailed information on the performance of the borough’s four town centres.

Future Actions

- The suitability of the 5% target may need to be reassessed in light of the continued economic uncertainty.
- It may be necessary to review and reassess retail use which gives greater flexibility towards retail use across the borough's town centres.
- As a result of developments within the borough, it may be necessary to re-assess the boundaries of the borough's town centres and the frontages included within them. This assessment will be carried out as part of the emerging Development Management Policies (DMP).

Industrial Estate Vacancies

Output Indicator RBD7: Vacant Floorspace in Designated Industrial Estates

Relevant Policies & Indicators

- NPPF - Building a strong competitive economy
- NPPF – Facilitating the sustainable use of minerals
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Core Strategy Monitoring Indicators & Targets – vacancy rates should not exceed 5%.

Performance

Table BD9 – Industrial Estate Vacancies

Estate	Total Units	Total Floorspace (sq m)	Vacancies		Newly Occupied Units
			Units	Floorspace (sq m)	
Pitwood Park	14	4,630	2 (14.3%) →	965 (20.8%)	0
Albert Road North	33	12,935	5 (15.2%) ↑	990 (7.7%)	1
Holmethorpe	156	82,404	34 (21.8%) ↓	14,240 (17.3%)	7
Wells Place	9	26,590	1 (11.1%) →	2,405 (9.0%)	1
Kingsfield Business Centre	16	8,205	0 (0%) →	0 (0%)	0
Reading Arch Road	9	4,160	1 (11.1%) →	115 (2.8%)	1
Salfords	95	81,826	19 (20.0%) ↓	9,295 (11.4%)	1
Perrywood Business Park	21	24,690	4 (19.0%) ↓	3,095 (12.5%)	5
Balcombe Road	50	18,285	1 (2.0%) ↓	690 (3.8%)	2
Total	403	262,175	67 (16.9%)	31,795 (12.1%)	18

Since the last monitor was produced, there has been an increase in both vacant units and vacant floorspace. At March 2013, a total of 67 units were vacant across the borough's nine industrial estates, accounting for around 17% of total units. The total amount of vacant industrial floorspace found across the borough's nine industrial estates is 12.9%. Holmethorpe saw the biggest increase in vacancy rates (21.8%) and vacant floorspace (17.3%), whilst Balcombe Road saw a drop in vacancy rates (2%).

Once again Kingsfield (Redhill) and Balcome Road (Horley) are the only two industrial estates to meet the local 5% vacancy target, with Kingsfield Business Centre having no vacant units and has done so for a number of years now. A more detailed analysis is available in the annual [Industrial Estates Monitor](#) which is available on request or electronically by clicking on the underlined text.

Future Actions

- The suitability of the 5% target may need to be reassessed in light of the continued economic uncertainty and the high number of the borough's industrial estates missing the target. This has been the case since 2000.

- The Council should consider a more flexible policy approach to appropriate uses in these areas in order to support their on-going growth and viability. This could be taken forward in the Development Management Policies (DMP).
-

Environment

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.

INDICATORS

Developments at Risk of Flooding	The Natural Environment
Biodiversity	Cultural Heritage
Renewable Energy Capacity	Air Quality
Sustainable Construction	Gatwick Airport Noise

FLOODING

Source: Environment Agency

	Risk of Flooding from Rivers without Defence	Risk from Extent of Extreme Flood	Area 1 Banstead	Area 2(a) Redhill	Area 2(b) Reigate	Area 3 Horley
No. of Residential Properties	1,621	2,905	0	95	1,059	1,736
Area (hectares)	914	1,005				

HERITAGE

Source: Reigate & Banstead Buildings of Historic Interest List

Conservation Areas	Residential Area of Special Character	Statutory Listed Buildings	Statutory Listed Buildings (Curtilage)	Locally Listed Buildings	Ancient Monuments	Areas of Archaeological Potential	Historic Parks & Gardens
17	8	428	169	533	20	147	37

NATURAL ENVIRONMENT

Source: Environment Agency/RBBC PPG17 Assessment

	Green Belt	Areas of Outstanding Natural Beauty	Special Area of Conservation	Areas of Great Landscape Value	Local Nature Reserve	Site of Nature Conservation Importance	Sites of Special Scientific Interest
Number of Sites	-	4	1	4	2	35	14
Area (hectares)	8,888	1,549	450	4,740	140	1,039	796

PARKS & OPEN SPACE

Source: Reigate & Banstead Environment Department

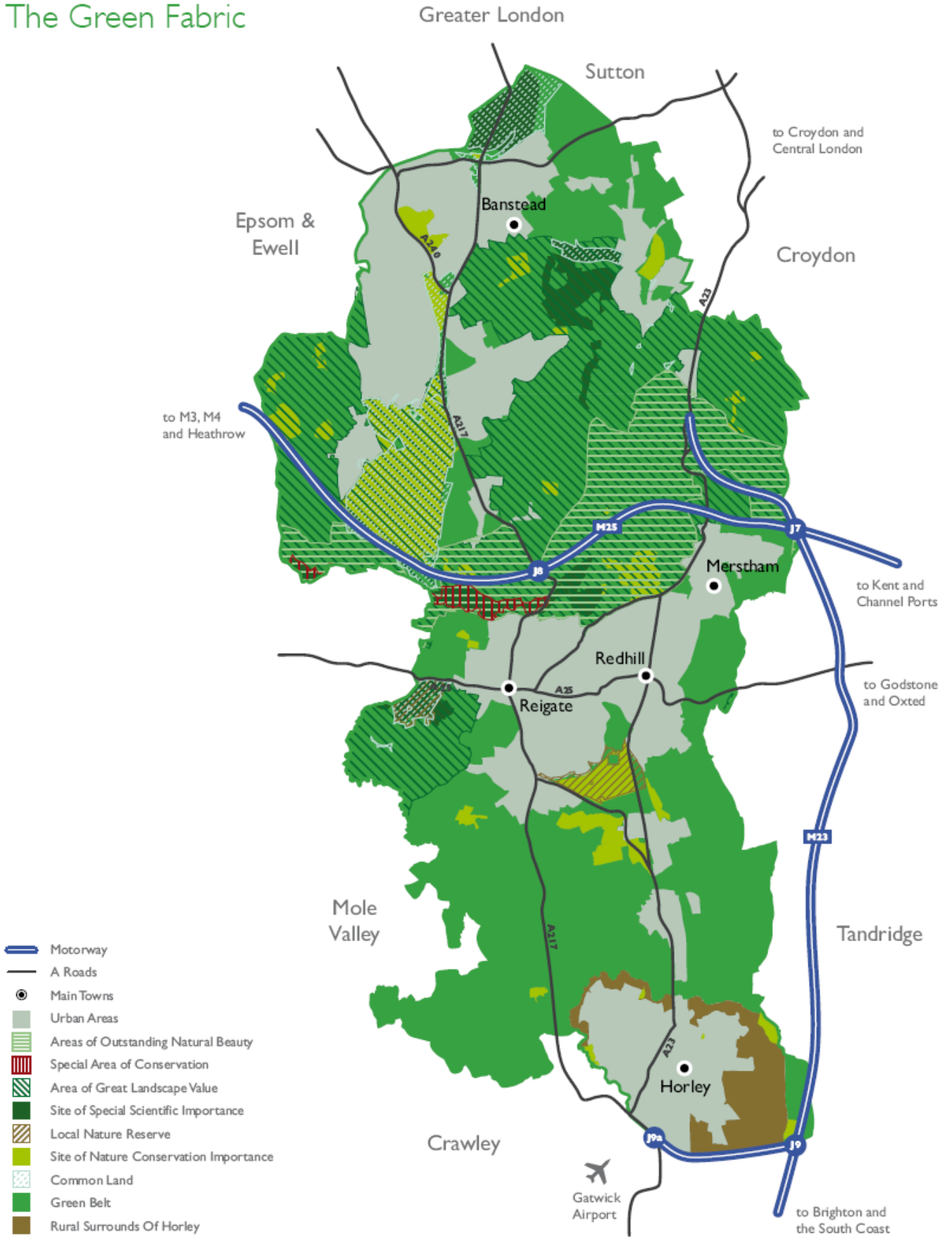
	Parks & Recreation Grounds	Commons & Countryside	Local Open Spaces	Children's Play Areas	Allotment Sites (Plots)	Churchyards / Cemeteries
Number of Sites	55	13	21	34	23 (1,018)	7

The natural environment is recognised as one of the major assets of the borough, contributing to quality of the borough as both a place to live, work and visit. Approximately 70% of the borough is covered by Green Belt designation and there are numerous locally, nationally and internationally recognised sites; such as the Mole Valley to Reigate Escarpment Special Area of Conservation (SAC), located within the borough.

In addition to this, the built heritage of the borough has numerous areas where the existing character is highly valued. In these areas, development needs to be carefully managed to ensure that this character is protected and where possible enhanced.

However, the need for development and growth within the borough can place these valuable natural and built assets under pressure and as such, there is a need to monitor the impact of planning applications which relate to these sensitive areas. The figure overleaf shows the various natural environment designations within the borough.

The Green Fabric



Flooding

Core Output Indicator E1: Planning Permissions Granted Contrary to Environment Agency Advice

Relevant Policies & Indicators

- NPPF - Meeting the challenge of climate change, flooding and coastal change
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development

Performance

Table EN1 below summarises the outcome of planning applications received by the Council during the reporting period for developments in areas potentially at risk of flooding. In total, there were 29 decisions on sites potentially liable to flooding. In most cases, applications approved on areas liable to flooding were deemed to suitably address flooding issues or have little impact on the flood risk situation. Three applications were refused of which only one was refused directly due to flooding concerns. A further two planning applications were withdrawn. No development was permitted contrary to Environment Agency advice.

Table EN1 – Applications in Areas Potentially at Risk of Flooding

Category	Approved	Approved with conditions	Refused for reasons related to designation	Refused for other reasons	Allowed on Appeal
Flood Zone 3 – High Risk	0	17	1	0	0
Flood Zone 2 – Low/Medium Risk	0	7	0	3	0

The Council applies a sequential test to new development, which means that the large majority of new housing is sited to avoid areas at risk of flooding. There are however a minority of cases where development was permitted in areas potentially at risk of flooding. Over the past year a total of 69 dwellings (66 net increase) were permitted in areas potentially at risk of flooding, the large majority of which (61 dwellings) were for a single redevelopment proposal at the former Liquid and Envy site (13/00420/F), which forms part of the Redhill town centre regeneration area. Suitable flood mitigation was included as part of the scheme

An application for one new dwelling (12/01194/F) was refused in August 2012 with flood risk cited as one of the main reasons for refusal. A further 3 applications within Flood Zone 2 were refused for reasons unrelated to flood risk.

Future Actions

- The Council will continue to seek advice from the Environment Agency regarding applications on land potentially at risk from flooding or on water quality grounds.
- The policy will be implemented through:
 - Development Management Policies DPD
 - Green Infrastructure Strategy
 - Emerging Core Strategy & DMP

Biodiversity

Core Output Indicator E2: Changes in Areas of Biodiversity Importance

Relevant Policies & Indicators

- NPPF – Protecting Green Belt land
- NPPF - Meeting the challenge of climate change, flooding and coastal change
- NPPF – Conserving and enhancing the natural environment
- RBBC emerging Core Strategy Policy CS2 – Valued Landscapes & Natural Environment
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Natural England Target – 98% of SSSI land to be in favourable condition by 2011
- UK Government Strategy ‘Biodiversity 2020’ – bring 50% of SSSIs into favourable condition by 2020
- National Indicator 197 – Proportion of local sites (SNCI) under positive conservation management

Performance

The borough benefits from a diverse green fabric and the emerging Core Strategy recognises habitats of biodiversity value and locations for wildlife species as a valued characteristic of the borough, containing policies to maintain and enhance these vital areas.

The Council monitors changes in Sites of Special Scientific Interest (SSSI) in consultation with Natural England through management plans. The borough also works alongside the Surrey Biodiversity Partnership to implement Habitat Action Plans and the Surrey Nature Conservation Liaison Group to monitor and manage Sites of Nature Conservation Importance (SNCI) within the borough.

The borough has 42 SNCI sites, six of these local sites are under positive management. A rolling programme has been established for the review of existing and new/potential SNCIs.

Accommodating further development growth within the borough’s urban areas needs to be carefully managed to ensure that development on sites near to or adjoining both designated areas of biodiversity and the wider countryside does not harm these valued areas. Once again there were very few applications deemed to potentially impact upon SNCIs or SSSIs (either through being within or nearby either designation) over the past year.

Table EN2 – Applications on or Near Areas of Biodiversity Importance

Category	Approved	Approved with conditions	Refused for reasons related to designation	Refused for other reasons	Appeal in progress
Site of Special Scientific Interest	0	6	0	1	1
Site of Nature Conservation Importance	0	1	0	0	0

In the last year seven applications located within/ adjacent to an SSSI or SNCI were approved with conditions. A further application at Sunnacres Nursery in Reigate (12/02177/F) for a replacement dwelling was refused because it was seen as inappropriate development that would harm the openness of the surrounding Green Belt. Another application (13/002569/F) is currently being considered by the council for a pair of semi detached dwellings in Tadworth.

The borough has four designated Sites of Special Scientific Interest, these are broken down into 24 separate areas (units). There have been no further assessments carried out by Natural England on the borough’s SSSI sites. According to the latest assessments carried out, 29% by area is considered to be in favourable condition, with 63% considered to be in an unfavourable but recovering condition. In total, 92% is in a favourable or recovering state, just below the 95% target. However, the condition of Reigate Heath is a cause for concern with more than one quarter of the area deemed to be in unfavourable condition with no sign of improvement. The area has suffered a significant reduction in the level of the water table, which is in part considered to be due to adjacent minerals extraction. The Council continues to support proposals for the restoration of the water table as part of the minerals site restoration process.

Table EN3 – Condition of Sites of Special Scientific Interest (SSSI)

Site	Favourable	Unfavourable Recovering	Unfavourable No Change	Unfavourable Declining	Total Area (Hectares)	% of Area Favourable or Recovering
Banstead Downs	0	3 (126.7 ha)	0	0	126.7 ha	100%
Chipstead Downs	2 (89.8 ha)	5 (68.1 ha)	0	0	157.9 ha	100%
Mole Gap to Reigate Escarpment	4 (128.2 ha)	7 (322.2 ha)	0	0	450.4 ha	100%
Reigate Heath	1 (45.7 ha)	0	1 (3.1 ha)	1 (13 ha)	61.8 ha	79%
Total	7 (263.7 ha)	15 (517 ha)	1 (3.1 ha)	1 (13 ha)	796.8 ha	98%

Banstead Downs – Excessive scrub cover in some areas the only unfavourable attribute – evidence of scrub removal and management of chalk-grassland areas

Chipstead Downs – Invasive and excessive scrub cover in some areas, limited extent of grassland a concern in some units

Mole Gap to Reigate Escarpment – Areas of laurel, scrub cover as much as 40% in some units. Bracken dominates some large areas

Reigate Heath – Severely depressed water table having significant impacts upon ground flora. Loss of groundwater is subject to ongoing investigation by Environment Agency and options for the restoration of water table through re-watering.

Future Actions

- The Council will continue to work with the Surrey Local Sites Partnership (previously known as, Surrey Nature Conservation Liaison Group) in order to identify SNCIs. The borough will also take note of the SNCI review which is in progress.
- Applications for development relating to sites of biodiversity importance will be monitored and data collected to ensure that existing levels are maintained and, where possible, enhanced through appropriate landscape design and development management processes.
- The implementation of these policies will be achieved through the emerging Development Management Policies DPD, the Surrey Hills AONB Management Plan and the emerging Green Infrastructure Strategy.

Renewable Energy Generation

Core Output Indicator E3: Renewable Energy Generation

Relevant Policies & Indicators

- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- RBBC emerging Core Strategy Policy CS11 – Sustainable Construction

Performance

Currently, the Council does not have a robust mechanism in place to monitor renewable energy installations across developments within the borough and as such, it is considered inappropriate to report aggregated figures for the renewable energy types due to the data limitations.

Following the successful trail of the C-Plan (Carbon Impact Assessment) software, the council has since adopted this software and encourages developers to use it when completing energy statements to be submitted with applications. This information will be used by Development Management Officers when determining planning applications. In future, a report from C-Plan showing all applications where an energy statement has been completed using C-Plan will be used to analyse and report on renewable energy capacity,

more accurately. In the short term and for the purposes of this monitoring report, details of proposed renewable energy installations at large developments with permission are shown in table EN4 below.

The Council is working with the 'Energy Saving Trust' to create a comprehensive long term plan to address carbon and energy issues across the Borough. In order to achieve national targets set out in the Climate Change Act, which is to reduce carbon emissions by 80% by 2050.

The Council continues to require new commercial and residential developments within the borough to provide 10% of energy requirements from renewable sources.

Conditions have been applied to the following developments, requiring details of renewable energy generation installations/ generation in the borough include:

- REF: 12/01323/F – Land Parcel between Trowers Way & Holmethorpe Avenue, Redhill
- REF: 12/02085/F – Banstead Baptist Church, 150 High Street, Banstead

Table EN4 – Renewable Provision on Major Permissions 2012/13

Site	Size of Development	Renewable Energy Measures Proposed	% Energy Requirements	% CO2 reduction
9 Dovers Green Road, Reigate	12 dwellings	26 Solar photovoltaic panels	10%	10.22%
Newman House, Victoria Road, Horley	90 dwellings	Solar photovoltaic panels Communal gas fired boiler	10%	10%
British Transport Police Training Centre, St Cross, Sandilands Grove, Walton-on-the Hill	13 dwellings	Micro Chip – combined heat and power	10%	10%
Former Dairy, Warren Street, Reigate	10 dwellings	Solar photovoltaic panels (PVs)	10%	>10%
Colne House, Linkfield Lane, Redhill	19 dwellings	Solar photovoltaic panels (PVs) Gas Boiler	10%	-
L/A Holmethorpe Quarry (Watercolour, Trowers Way, Redhill)	37 dwellings	Solar photovoltaic (PVs) or Solar Hot Water Panels	10%	10%
Church Hall, Yorke Road, Reigate	12 dwellings	Solar thermal panels	10%	10%
Wray Coppice House, Oaks Road, Reigate	13 dwellings	Cooling system, energy efficient lighting, heating system, etc	10%	79%
Dacre Cottage, Outwood Lane, Chipstead	10 dwellings	Solar photovoltaic panels (PVs), Solar thermal/ Heat pump	10%	11%
141-147 Nork Way & 37 & 39 Parsonfield Road, Banstead	10 dwellings	Solar photovoltaic panels (PVs) and domestic solar hot water	10%	14%
Former Mitsubishi, 3-4 Waterhouse Lane, Kingswood	14 dwellings	Solar photovoltaic panels (PVs)	10%	12%

Future Actions

- The Council will fully roll out the C-Plan software within Development Management to support the collection of robust and consistent data on renewable installations to allow enhanced reporting on this indicator in future years.
- Emerging Core Strategy (Policy CS11 – Sustainable Construction) will ensure new housing development complies with Code for Sustainable Homes Level 4 (as a minimum) and encourage developers/ partners to include renewable technologies in new development.
- This policy will be implemented through the Development Management & Site Allocations DPD.

Natural Environment

Local Output Indicator RE4: Developments in Areas of Environmental Importance

Relevant Policies & Indicators

- NPPF – Requiring good design
- NPPF – Conserving and enhancing the natural environment/ protecting Green Belts
- RBBC emerging Core Strategy Policy CS2 – Valued Landscapes & the Natural Environment
- RBBC emerging Core Strategy Policy CS3 – Green Belt
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- Reigate & Banstead Community Plan 2008 and Corporate Plan 2011-15
- Core Strategy Monitoring Indicators & Targets – No permissions granted contrary to Natural England Advice

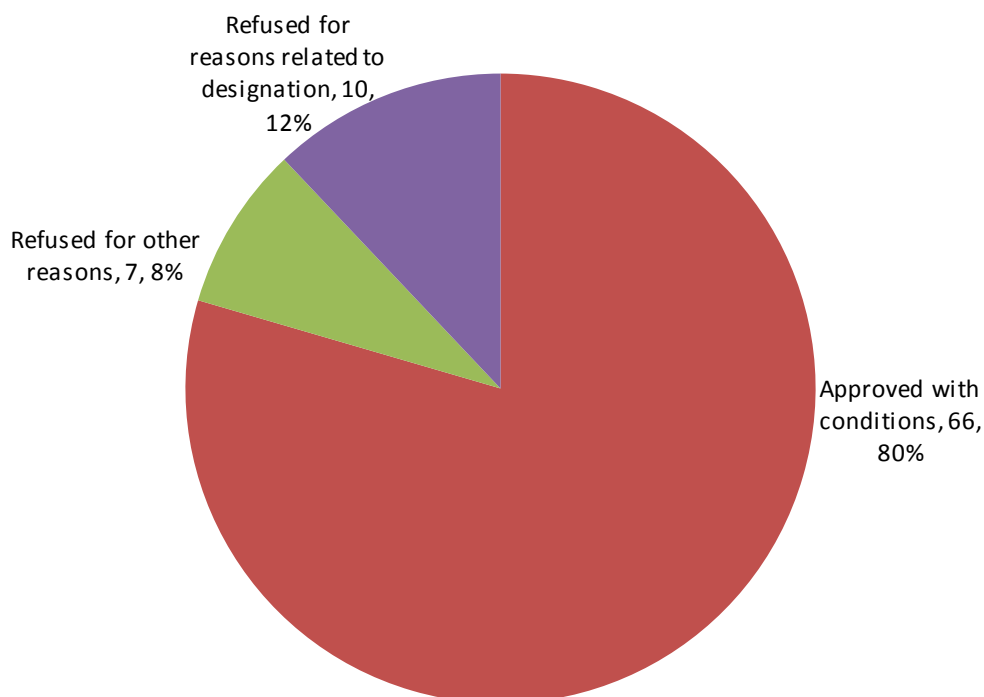
Performance

The borough benefits from a rich and varied natural environment which makes a critical and valued contribution to the character and attractiveness of the borough. As such, the Council is committed to protecting and enhancing these assets and carefully managing the impact of developments located on or near areas of environmental value. The development management process is an essential part of this and as such, the Council monitor's decisions made on applications which could potentially impact upon sites of environmental value. During the reporting period, there were 156 applications on 126 separate sites on or near the areas of environmental value discussed below.

Green Belt

The borough is covered by a significant expanse of Metropolitan Green Belt which accounts for almost 70% of the total area. As such, the Council receives a significant number of applications for development within or near to the Green Belt. Between the 1st April 2012 and 31st March 2013, the Council received a total of 83 such applications across 67 separate sites. Over three quarters of planning applications were approved with conditions (80%) whilst 12% were refused as a result of being inappropriate development in the Green Belt or development which would create an unacceptable transition to the Green Belt. A further 7 (8%) of applications relating to the Green Belt were refused for reasons unrelated to the Green Belt designation.

Figure EN1 – Outcome of Applications in or near the Green Belt



A total of 49 dwellings were permitted in the Green Belt between 1 April 2012 and 31 March 2013, the majority of which are from 2 separate applications on large sites. This includes 13 new dwellings on the former British Transport Training Centre, Walton on the Hill. The second application is for 14 new dwellings following demolition of the former Red House School and associated buildings in Tadworth.

Urban Open Land

During the year to 31 March 2013, the Council received a total of 28 applications across 22 sites within or adjacent to areas of Urban Open Land (UOL). The majority of applications relate to sites that are within and or adjacent to areas of UOL. This has been taken into account when determining applications in terms of their potential impact both visually and on the setting of the UOL.

Between 31 March 2012 and 1 April 2013 92% of applications were approved with conditions having been deemed to have no effect on designated UOL. A further 3 applications were refused on the grounds that they would be detrimental to the surrounding UOL.

Areas of Outstanding Natural Beauty (AONB) and Great Landscape Value (AGLV)

Table EN5 – Applications Within or Near AONB or AGLV

Category	Approved	Approved with conditions	Refused for reasons related to designation	Refused for other reasons	Allowed on appeal
AGLV	0	22	2	1	0
AONB	0	5	0	0	0

* The total number of applications within the table will be different to the number above as some applications fall into more than one category (e.g. both AGLV & AONB)

The majority of proposals within AGLV and AONB were approved with conditions, when combined they accounted for a total of 27 applications. Only 2 applications were refused as a result of constituting inappropriate development within, or having a detrimental impact upon both of these sensitive landscape areas.

The Council granted permission for 22 new dwellings on sites within or near AGLV or AONB with a potential net increase of 17 dwellings. The majority of which would be located on the former British Transport Training Centre in Walton on the Hill which falls within an AGLV.

The Council continues to work with partners to secure a review of the AONB boundary by Natural England and will continue to maintain the AGLV until such a review has been conducted. The Council is also developing a Green Infrastructure Strategy aimed at linking urban green spaces with rural green assets

Future Actions

- The Council will seek to review local indicators relating to the natural environment and biodiversity to ensure that they appropriately reflect and report on the key issues within the borough.
- Reigate & Banstead will continue to work with partners to secure a review of the AONB boundary by Natural England and will maintain the AGLV until such review has been carried out.
- A review of Urban Open Land designations will be carried out as part of the Development Management Policies DPD preferred approaches preparation.
- Implementation will be achieved through:
 - The Development Management Policies DPD
 - The emerging Green Infrastructure strategy
 - Surrey Hills AONB Management Plan 2009-14

Cultural & Built Heritage

Local Output Indicator RE5: Developments in Areas of Heritage Importance

Relevant Policies & Indicators

- NPPF – Requiring good design
- NPPF – Conserving and enhancing the historic environment
- RBBC emerging Core Strategy Policy CS2 – Valued Landscapes & Natural Environment
- RBBC emerging Core Strategy Policy CS4 – Valued Townscapes & the Historic Environment
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- RBBC emerging Core Strategy Policy CS11 – Sustainable Construction
- Core Strategy Monitoring Indicators & Targets – No permissions granted contrary to English Heritage advice

Performance

During the reporting period, the Council received 166 applications relating to 100 sites of heritage importance within the borough.

47 applications were referred to English Heritage. English Heritage responded in 20 cases and had no objections to any of the applications. However they did comment on 4 of the applications stating decisions should be made in accordance with national and local planning policy alongside using expert guidance from the Conservation Officer. Three of these applications were approved with conditions in line with comments received from English Heritage. A further application is currently pending consideration. A total of 37 applications were referred to Natural England. They responded to 17 of the applications mainly around the need to undertake an assessment of the direct and indirect impacts from the proposals.

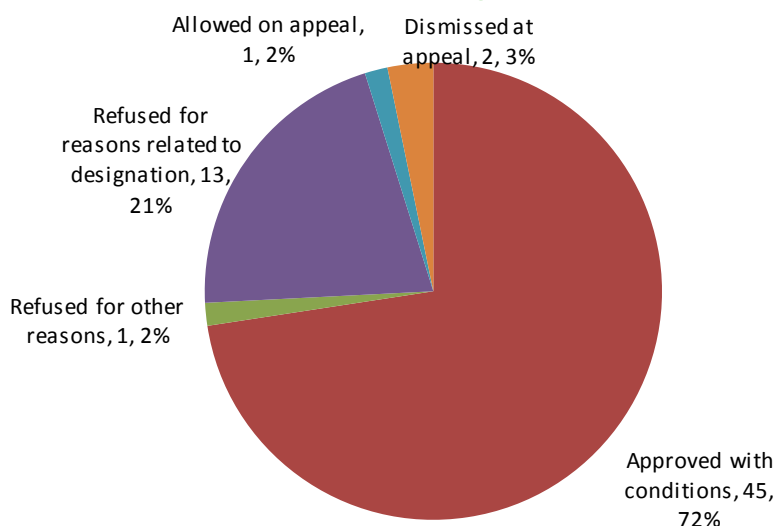
Conservation Areas

Conservation areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These designations recognise that sometimes it is necessary to protect the overall character of areas rather than individual buildings (i.e. through listing).

Over the past year there were 69 applications across 57 sites within the borough's conservation areas. Figure EN2 below shows the breakdown of the applications by outcome. Between 1 April 2012 and 31 March 2013 all approved applications had conditions attached (72% applications) and a further application was allowed on appeal for 8 new residential dwellings in the Kingswood Conservation Area.

In total, 14 applications were refused, 13 (21% applications) of which were refused directly as a result of the adverse impact on the conservation area, normally due to poor or unsympathetic design and one application was refused for other reasons. However, one of the refusals for 11 apartments in the Redstone Hill Conservation Area currently has an appeal in progress and a further 2 refusals were dismissed on appeal due to the negative impact both proposals would have on the conservation areas.

Figure EN2 – Outcome of Applications Affecting Conservation Areas



Reigate Town Centre (18) had the highest number of applications followed by Walton on the Hill which had a total of 10 applications.

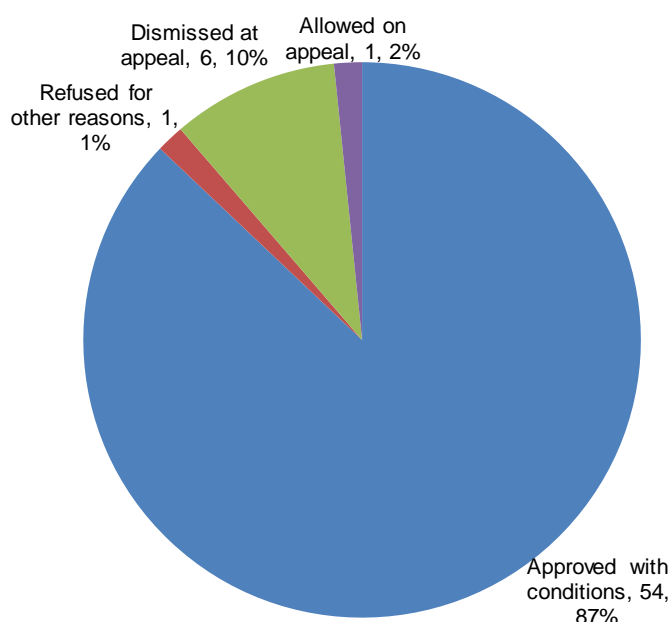
During the monitoring period, 26 new dwellings (net gain 21) were permitted in the borough's conservation areas, the majority of which are in Reigate (area 2b).

Listed Buildings

Listed buildings are those which have been judged to be of significant historical or architectural interest. Statutory listed buildings are of national interest and are designated by the Department for Culture, Media and Sport under the advice of English Heritage. Locally listed buildings are judged to have significant importance locally and are designated by the Council.

In the last year 54 applications were approved with conditions relating to either listed or locally listed buildings. A further 6 (9%) across 6 different sites were refused because of the negative impact the proposals would have on either statutory listed or locally listed buildings. Another application was refused at appeal for other reasons unrelated to listed building designation. A further application to convert an existing dwelling in Banstead was allowed on appeal.

Figure EN3 – Outcome of Applications Affecting Listed Buildings



Other Areas of Heritage Importance

There are a number of other areas designated due to heritage or conservation importance in the borough including Historic Parks & Gardens, Areas of Archaeological Potential and Ancient Monuments. The table below shows the outcome of applications considered to potentially impact upon one of these assets.

Table EN6 – Applications Within or Near Other Heritage Areas

Category	Approved	Approved with conditions	Refused for reasons related to designation	Refused for other reasons	Dismissed at appeal	Appeal withdrawn
Historic Parks & Gardens	0	17	0	0	0	0
Areas of Archaeological Potential	0	28	1	3	1	1
Ancient Monuments	0	3	0	0	0	0

Future Actions

- The borough will continue to monitor applications relating to sites or buildings of cultural/historic importance to ensure that proposed developments is not causing detriment to these assets.
- This objective will be implemented by the Development Management Policies DPD, regular maintenance of the List of Historic Buildings and Features and the application of Article IV directions where these are considered appropriate.

Air Quality

Local Output Indicator RE6: Nitrogen Dioxide Emissions (NO₂) Associated with Gatwick Airport

Relevant Policies & Indicators

- RBBC Core Strategy Policy CS1a – Valued Landscapes & The Natural Environment
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Core Strategy Monitoring Indicators & Targets – No increase in NO₂ levels at RG2 and RB59 monitoring stations compared to 2006 levels.

Performance

Good air quality is vital for human and environmental health and is a key indicator for quality of life and sustainable development measures. Air quality in the South East is generally good, although unacceptably high levels of pollution do occur. The borough hosts several major roads (e.g. M25, M23, A25, A217). Road traffic emissions are a significant contributor to air pollution. Gatwick Airport, which is both a major national generator of car journeys and aviation trips, also impacts upon air quality in the south of the borough.

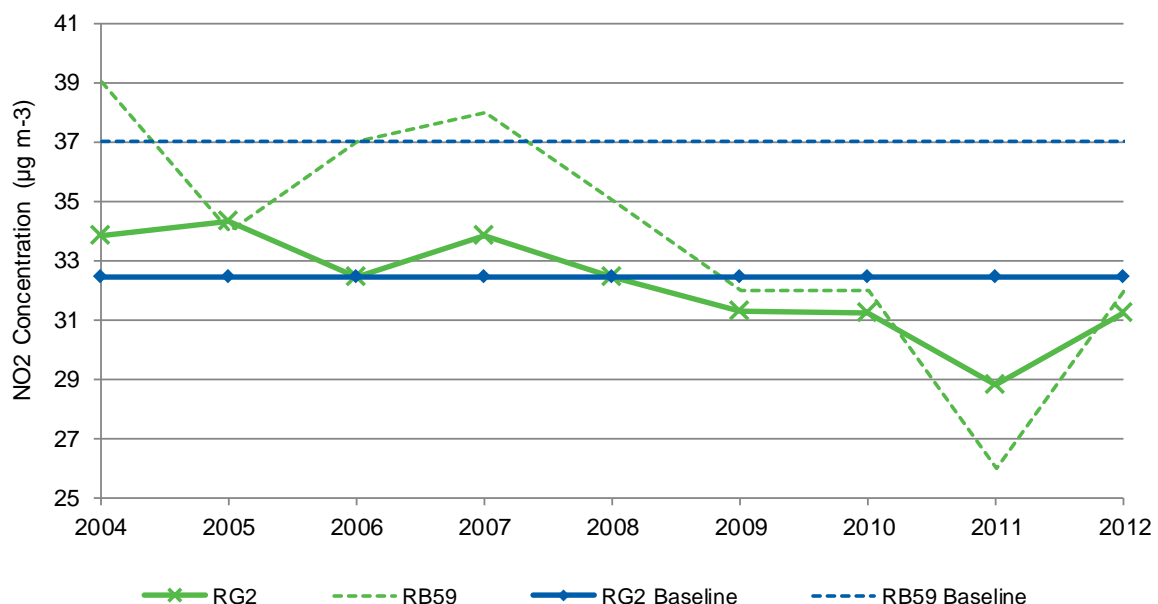
In most areas of the borough air pollution is significantly below Government limits for all pollutants. However, there are some problem areas and in order to manage these, the borough has nine Air Quality Management Areas (AQMAs).

Whilst the Council and adjoining local authorities encourage the expansion of the airport within agreed limits, it is important to minimise and manage the environmental impacts. As part of this policy, the Council monitors the concentration of nitrogen dioxide (NO₂) a series of sites in the vicinity of the airport.

Data from the two stations closest to the airport for 2012 (Figure EN4) shows that the concentration of nitrogen dioxide remains below the 2006 baseline level. Whilst passenger numbers at Gatwick increased by 1.7 % to 34.2 million in 2012, aircraft movements fell by 1.6 %. Despite the fall in aircraft movements pollutant concentrations rose in 2012 primarily due to the prevailing weather conditions, which was reflected in pollution monitoring across the borough.

The overall fall in pollution in the vicinity of the airport since 2007 largely reflects the impact of the recession on the airport, with aircraft movements at the airport 7.3 % below their 2007 peak, while traffic flow on the M23 spur remains 12 % below the 2006 peak.

Figure EN4 – NO₂ Levels at Horley Monitoring Stations



In addition to the main monitoring stations associated with Gatwick Airport, the table below shows the concentrations recorded at other monitoring stations in the borough compared to the 2006 baseline. The national / EU limit value for annual average nitrogen dioxide concentrations is 40 µg m⁻³.

All of the borough's nine air quality management areas have seen either a deterioration or no change in air quality compared to 2011, primarily due to the prevailing weather conditions rather than a local increase in pollutant emissions. The number of AQMAs has reduced by two between 2011 and 2012 (3 removed - M23, Rushworth Road and Dean Lane and 1 added – Hooley).

Table EN7 – NO₂ Levels at Other Monitoring Stations

AQMA Name	Station	3yr Rolling Mean Nitrogen Dioxide Concentration (µg m ⁻³)	
		2006	2012
M25	RB39	32	31
A217/Blackhorse Lane	RB49	60	58
Drift Bridge	RB21	48	48
Reigate High Street	RB47	50	48
Merstham High Street	RB20	43	39
Reigate Hill	RB125	43*	42
Redhill	RB140	30*	29
Hooley	RB136	61**	61

*data relates to 2011 figures

**data relates to 2012 figures

Future Actions

- The Council will continue to monitor the quality of the air within all of the AQMAs within the borough.
- Where necessary, action will be taken to reduce road traffic emissions and to reduce other potential pollutants.
- The policies will be implemented through:
 - The Development Management Policies DPD

Transport

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.

INDICATORS

Car Parking Provision
Footpaths & Cycleways

Access to Public Transport
Travel Plan Implementation

TRAVEL TO WORK

Source: Census 2011

Mode of Travel	Number	% R&B	% South East	% England	
Car (Driver or Passenger)	44,282	44.7	44.5	40.2	
Rail/Tram/Underground	11,088	11.2	5.2	6.1	
Bus	2,071	2.1	3.0	4.9	
Motorcycle	618	0.6	0.6	0.5	
Cycle	1,222	1.2	2.0	1.9	
Walk	6,428	6.5	7.4	6.9	
Other	387	0.4	0.5	0.4	
Work at Home	4,791	4.8	4.5	3.5	
Travel Distance	<2km	2km – 5km	5km – 10km	10km – 20km	>20km
Number of People	10,795	10,579	10,561	9,953	12,213
Commuting Patterns	Live & Work in Borough	Live in Borough/Work Elsewhere	Live Elsewhere/Work in Borough	Net Commuting Position	Total Workplace Population
Number of People	30,651	33,533	27,260	6,273 (Out)	57,911

TRANSPORT OPTIONS

Source: Reigate & Banstead Core Strategy Transport Statement

Cycling

National Cycle Routes	2 (including the Downs & Weald Cycle Route)			
Bus Routes	Hourly or less	Infrequent/School Only		
Banstead	2	8		
Reigate	5	5		
Redhill	6	12		
Horley	1	7		
Rail Station Usage		2011/12	2010/11	% Change
Number of Stations	12			
Total Usage		7,072,620	8,032,152	0.9%
	Top 5 Stations			
	Redhill	3,581,918	3,544,050	1.01%
	Reigate	1,435,938	1,313,872	1.0.9%
	Horley	934,498	883,908	1.06%
	Merstham	676,832	657,236	1.03%
	Earlswood	443,434	412,378	1.08%

The borough is divided east-west by the M25 and adjoins the M23, part of the main road link from London to Brighton. A number of busy A-class roads run throughout the borough, as do significant rail and bus routes. Due to the borough's proximity to London and Gatwick, there is a significant level of commuting and work related movement generated each day. The borough has one of the highest car ownership rates in the region. Seventy percent of residents who travel outside the borough to work use the car, whilst a further 50% of those who work within the borough also commute using private car journeys. This, along with the number of journeys made by those commuting in from other areas, creates significant pressure on the road network. Reigate & Banstead has a reasonable bus network; however, the lack of evening and Sunday services is a recognised issue. Usage of the borough's rail stations has increased over recent years. Redhill station offers the greatest accessibility with eight train services to London from 8am to 9am.

Car Parking Provision

Local Output Indicator RT1: Number of Parking Spaces Provided on Residential & Non-Residential Developments

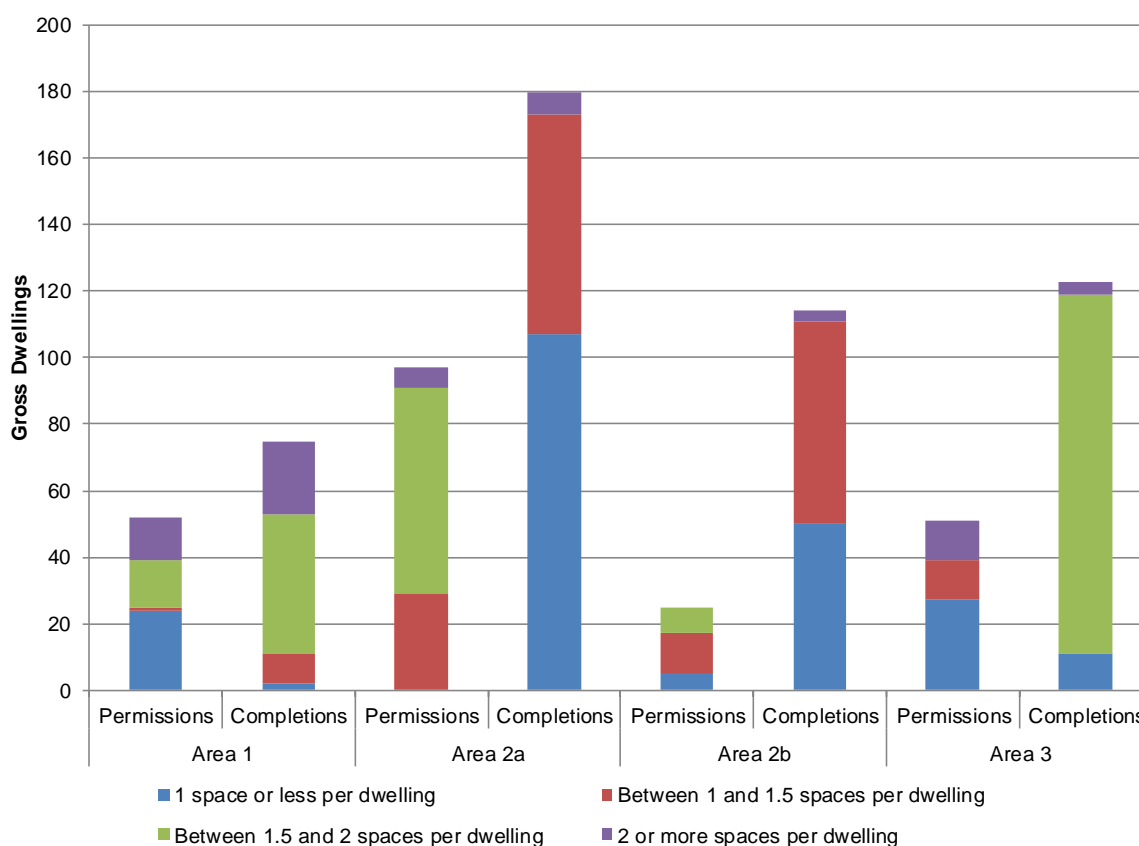
Relevant Policies & Indicators

- NPPF – Promoting Sustainable Transport
- RBBC emerging Core Strategy Policy CS15 – Travel Options and Accessibility
- RBBC Local Plan 2005 – Policy Mo7 and Appendix 3
- Core Strategy Monitoring Indicators & Targets – Number of car parking spaces on residential and non-residential developments across borough are in line with standards adopted within subsequent guidance.

Performance

As of March 2012, the NPPF now sets out the national stance towards residential parking provision, which states that local authorities need to consider the following when setting out local parking standards. These include: accessibility of the development, the type, mix and use of the development, the availability and opportunities of public transport options and levels of local car ownership. Along with considering the overall need to reduce the use of high emission vehicles, setting certain standards based around local circumstances. More detailed policies on parking will be set out in the Council's proposed DMP and supplementary guidance which reflects the character, accessibility and location of the local area.

Figure T1 – Average Number of Spaces per Dwellings on Residential Permissions and Completions



Over the past year, the average number of parking spaces per completed dwelling was 1.54 spaces per dwellings, an increase from the previous year's figure (1.32 spaces per completed dwelling). The latest figure is above the borough's target of an average of 1.5 spaces per dwelling.

Parking space provision varies across the four borough areas. The majority of dwellings in the Banstead (Area 1) and Horely (Area 3) areas of the borough provide an average, in excess of 1.5 parking spaces per dwelling

(85% and 91% respectively). In contrast, dwellings completed in Redhill (Area 2a) most commonly had less than 1 space per dwellings, reflecting the greater levels of accessibility within this area.

In terms of new permissions, the Council granted some 445 dwellings (net) providing a total of 508 parking spaces, an average of 1.57 spaces per dwelling, which is significantly lower than the previous year's figure of 1.76 spaces per dwelling. Despite this, the current average figure (1.57 per dwelling for new permissions) continues to exceed the 1.5 target, with the majority of new developments granted having 1.5 or more parking spaces per dwelling. Once again there is variation in the amount of parking provision across the borough, with Banstead (Area 1) and Horley (Area 3) providing more parking spaces per dwelling. This is largely due to location and lower levels of accessibility. The variation in parking space provision on dwellings can be seen to clearly correspond with the character and levels of accessibility to public transport, amenities, etc.

These figures indicate that the Council already adopts a flexible approach to residential parking provision. The variation identified above is due to two main characteristics:

- Banstead and Horley have lower public transport accessibility than the two central areas (2a and 2b)
- Banstead tends to be dominated by larger family properties thus generating a higher parking demand.

Table T1 – Car Parking Spaces on Extant Non-Residential Developments

	Parking Spaces		
	Gross Floorspace (sq m)		Average (1 per)
Retail	22,480	676	33 sqm
Office	16,821	453	37 sqm
Office/ Industrial	11,164	179	62 sqm
Warehouse	10,152	213	48 sqm
OVERALL	60,617	380	45

The borough's non-residential car parking standards are currently set out in Local Plan Policy Mo7 and Appendix 3 of the Borough Local Plan. This will be replaced with the Council's emerging Core Strategy, Policy CS15. More detailed policies in relation to parking in the borough will be set out in the Council's DMP and supplementary guidance. Table T1 shows the proposed parking provision on outstanding commercial developments within the borough.

With the exception of warehouse developments, all other extant developments within commercial areas are consistent with or significantly below the borough's parking space standards. There has been a significant change in car parking provision on extant retail developments, with such developments providing an average of 1 space per 33sqm. This is largely due to the proposed redevelopment of Sainsbury's in Redhill.

During the reporting period, the Council granted planning permission to increase existing car parking provision at the Old Reigatian Rigby Club in Reigate (10/01497/CU), providing additional parking for 110- 130 cars.

Future Actions

- Adopt a borough-wide Design & Parking SPD as part of the Local Development Framework which will set out the local approach to parking standards.
- The Council will continue to monitor the provision of parking spaces on new developments to ensure that all new developments comply with the standard.
- Future policy within the borough will reflect the contents of the emerging Surrey Local Transport Plan 3 (LTP3).
- This will be further implemented by the Development Management & Site Allocations DPD, the Design & Parking SPD and the SCC Local Transport Plan.

Access to Public Transport

Local Output Indicator RT2: Proximity of Completed Developments to Public Transport Stops

Relevant Policies & Indicators

- NPPF – Promoting Sustainable Transport
- Reigate & Banstead Corporate Plan 2011-15
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- RBBC emerging Core Strategy Policy CS17 – Travel Options and Accessibility
- Core Strategy Monitoring Indicators & Targets – 80% of additional completed residential and non-residential developments to be within 1,200m (15 mins walk approx) of a public transport stop

Performance

To promote more sustainable transport and commuting patterns within the borough, new development should be encouraged and directed towards accessible locations which are close to public transport services. This will also ensure key services and facilities are accessible to local communities.

Non-residential Developments

In this monitoring period (1 April 2012 and 31 March 2013), there were 15 non-residential development completions, 13 of which are located within 15 minutes walk of a public transport stop. The other 2 completions were over 15 minutes walk from a public transport stop.

Residential Developments

Ensuring that residential developments within the borough are located within areas which have access to public transport services is a key consideration for promoting sustainable and self-reliant communities. Directing development towards locations with good accessibility is essential in promoting alternative travel choices.

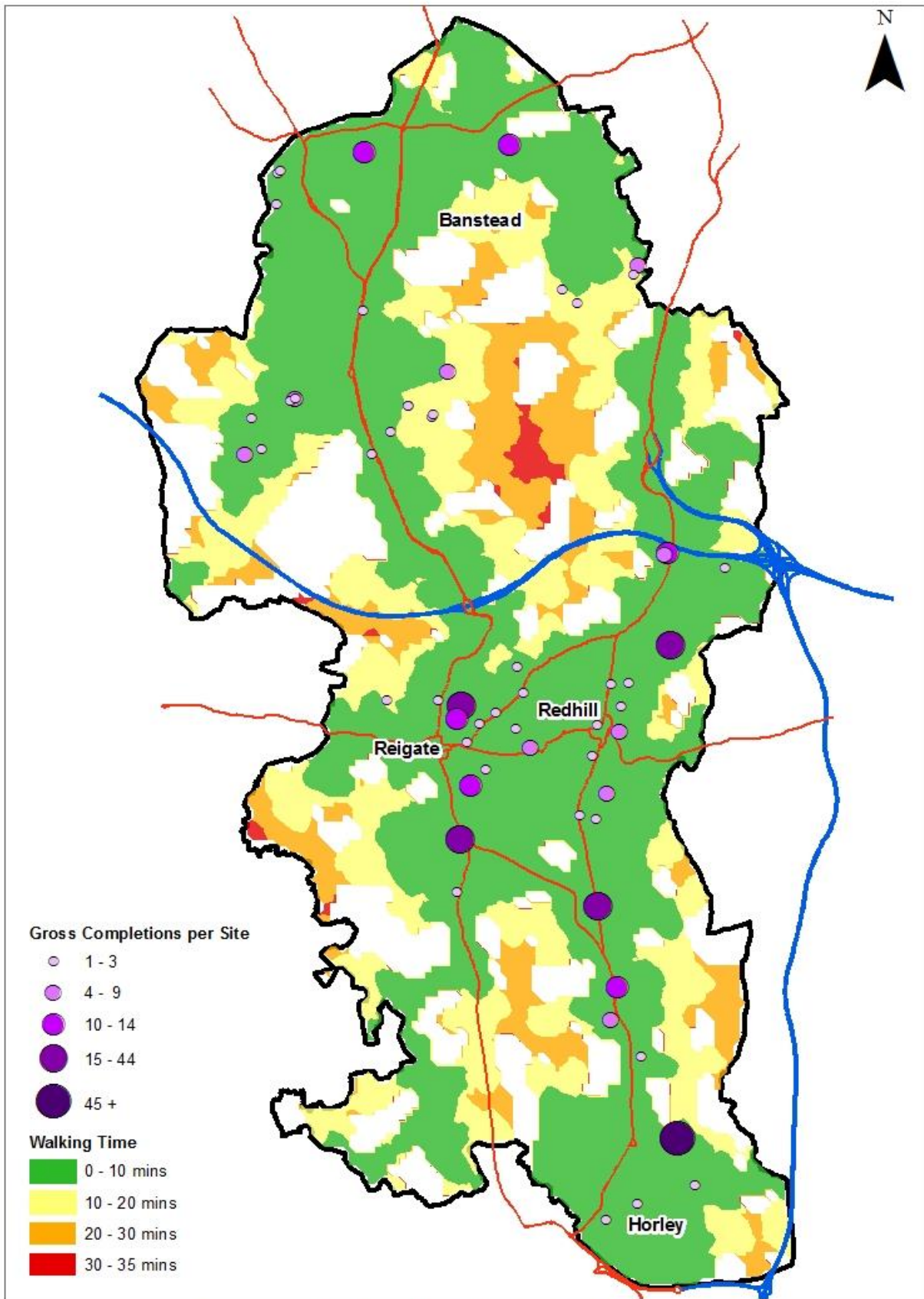
For this purpose, the Council monitors the location of newly completed residential dwellings with respect to local bus or Fastway stops and train stations.

The vast majority of gross residential completions within the borough during this reporting period 1 April 2012 to 31 March 2013 are located within 10 minutes walking distance of a public transport stop. With the exception of Banstead (area 1), where there are a few gross completions located between 10-20 minutes walk from a public transport stop. During this reporting period (1 April 2012 to 31 March 2013) around 94% of all 508 gross housing completions were located within 1,200m (15 minutes walk) of a public transport stop (see figure T2 overleaf).

Future Actions

- The Council will continue to monitor the location of completed residential and non-residential developments in relation to public transport stops to ensure that they promote more sustainable transport patterns.
 - The Council will work with Surrey County Council, the Highways Agency, rail and bus operators, neighbouring local authorities and developers to improve transport options within the borough and promote appropriate car use with walking or cycling the preferred option for shorter journeys.
 - Travel plans will be sought as part of legal agreements and planning conditions on relevant developments.
 - Implementation of the policy will be through the Development Management & Site Allocations DPD, the SCC Local Transport Plan and through planning obligations/contributions.
-

Figure T2 – Residential Completions – Public Transport Accessibility Map



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Integrated Transport Schemes

Local Output Indicator RT3: Transport Schemes Completed

Relevant Policies & Indicators

- NPPF – Promoting sustainable transport
- NPPF – Requiring good design
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- RBBC emerging Core Strategy Policy CS17 – Travel Options and accessibility
- Core Strategy Monitoring Indicators & Targets – Implementation of integrated transport schemes in accordance with Surrey Local Transport Plan, the Council's proposed Green Infrastructure Strategy and new cycle networks in Horley in accordance with Corporate Plan objectives

Performance

Table T2 – Completed Integrated Transport Schemes

Scheme Type	2009/11	2011/12		2012/13	
		LTP/LA	S106	LTP/LA	S106
Footway/Pedestrian Improvements	7	2	1	-	-
Cycle Improvements	3	-	-	-	-
Joint Footway/Cycle	-	-	-	-	-
Highway Safety Improvements	2	2	-	3	-
TOTAL VALUE		£121,100	£40,000+	£19,100	-

The following schemes were implemented between 31 March 2012 and 1 April 2013, using funding from LTP/LA over the past year:

- Croydon Lane, Banstead – pedestrian refuge and localised road widening
- Nutfield Road, Merstham – Amendments to speed limits
- Frenches Road, Redhill – Suspension (experimental) of bus gate

In total, the value of these schemes amounted to £80,000. The Council's Local Committee allocated all of its LTP budget to Local Structural Repair Schemes across the borough. The majority of which was allocated to footway and pedestrian improvements (£45,000).

The County Council put in 2 bids and was successful in securing more than £18 million of funding which will be used to fund Surrey TravelSMART 3 year project running from April 2012 until March 2015.

Since the start of 2011, the Transport for Redhill and Reigate (TfRR) task group has been working with Surrey County Council to develop a Local Sustainable Transport Fund bid to the Department for Transport, which will help shape future transport for Reigate and Banstead.

Consultation on the proposed changes to Redhill's road network was carried out between November 2012 and January 2013. Following consultation the proposed changes were submitted to the Department of Transport for approval, which is likely to occur in May 2013. If successful, the funding (£2.8million) will be used to help deliver the Balanced Network highway scheme (traffic management scheme) in Redhill town centre. This includes removing the current one way system in Redhill Town Centre back into a two way traffic flow, as part of the on-going regeneration work proposed for the town centre.

Funding for the financial year 2012/13 will fund a range of projects to encourage sustainable modes of transport and help people move around easier in and around Redhill Town Centre. Such projects include bus priority and corridor improvements, walking and cycling improvement and travel planning information. The latter includes a package of measures such as cycle training, eco-driver training for business, travel planning information for the general public and businesses, improving visibility and access to information. A community fund project also encourages the public to become involved in improving travel at a local level. Many of these projects will continue to be funded in the next financial year.

Future Actions

- The Council and TfRR will work closely with Surrey County Council to develop the revised business case for the large project LSTF bid.
 - The use of developer contributions for local transport initiatives within the borough will be monitored to ensure schemes are contributing to sustainable transport choices.
 - Implementation of the policy will be through the Development Management & Site Allocations DPD, Green Infrastructure Strategy, the SCC Local Transport Plan and through planning obligations/contributions.
-

Infrastructure & Regeneration

Overall Objective:

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.

INDICATORS

Infrastructure Delivery

Regeneration

Leisure & Community Facilities

Public Realm Enhancement

REGENERATION AREAS

PRESTON

Population: 3,026 (ONS Mid-Year Estimates 2012)

Index of Multiple Deprivation (2010)	Overall	Income	Employment	Health & Disability	Education & Skills	Barriers to Housing & Services	Crime & Disorder	Living Environment
Output Area 005A	36	21	55	23	28	489	42	514
Output Area 005B	16	56	97	62	14	265	12	12
Unemployment	Preston (Count)			Preston %		R&B %		
JSA Claimant Count (Feb 2012)	45			2.4		1.8		

MERSTHAM

Population: 6,542 (ONS Mid-Year Estimates 2012)

Index of Multiple Deprivation (2010)	Overall	Income	Employment	Health & Disability	Education & Skills	Barriers to Housing & Services	Crime & Disorder	Living Environment
Output Area 008A	2	3	3	1	25	516	17	165
Output Area 008B	121	153	109	42	122	537	61	380
Output Area 008C	46	33	48	25	38	573	141	181
Output Area 008D	435	389	298	181	325	638	354	406
Unemployment	Merstham (Count)			Merstham %		R&B %		
JSA Claimant Count (Feb 2012)	139			2.7		1.8		

REDHILL

Population: 13,874 (ONS Mid-Year Estimates 2012)

Index of Multiple Deprivation (2010)	Overall	Income	Employment	Health & Disability	Education & Skills	Barriers to Housing & Services	Crime & Disorder	Living Environment
Output Area 010A	18	6	14	46	64	514	108	56
Output Area 010C	360	396	265	163	527	488	109	262
Output Area 010E	15	17	7	7	72	196	249	300
Output Area 011B	289	305	277	269	348	202	160	383
Output Area 011C	228	263	255	220	373	165	95	173
Output Area 011D	142	269	246	221	427	483	4	9
Output Area 011E	504	373	363	509	431	343	334	589
Unemployment	Redhill (Count)			Redhill %		R&B %		
JSA Claimant Count (Feb 2012)	357			2.1		1.8		

HORLEY

Population: 6,645 (ONS Mid-Year Estimates 2012)

Index of Multiple Deprivation (2010)	Overall	Income	Employment	Health & Disability	Education & Skills	Barriers to Housing & Services	Crime & Disorder	Living Environment
Output Area 018A	209	243	169	197	249	646	103	26
Output Area 018C	318	304	375	217	291	284	364	191
Output Area 018D	37	111	46	20	19	151	99	374
Output Area 018E	88	148	70	50	127	472	76	72
Unemployment	Horley			Horley %		R&B %		
JSA Claimant Count (Feb 2012)	281			1.8		1.8		

Figures for IMD represent rank in Surrey (out of 709) – red shows in most deprived 10%.

Infrastructure Delivery

Local Output Indicator RC1: Infrastructure Delivery

Relevant Policies & Indicators

- NPPF - Building a strong competitive economy
- NPPF – Promoting sustainable transport
- NPPF – Supporting high quality communications infrastructure
- NPPF – Conserving and enhancing the natural environment
- RBBC emerging Core Strategy Policy CS10 – Sustainable Development
- RBBC emerging Core Strategy Policy CS12 – Infrastructure Delivery
- Emerging Core Strategy Monitoring Indicators & Targets – Developments providing infrastructure contributions

Performance

Major developments are required to make provision for infrastructure through the planning process in order to mitigate the recognised impact of large schemes on infrastructure demand. However, the cumulative effect of small windfall developments also has implications for infrastructure demand and need within the borough. New developments can generate extra needs, increase the range and improve the quality including; transport, education, health care, green infrastructure, retail, community and sport facilities across the borough.

Where justified, the borough seeks contributions from developers towards infrastructure provision, such as local highway improvements.

Table IR1 – Section 106 Receipts

Historic Section 106 Obligations			
Category	Spending Authority	Current (£)	Available (£)
Affordable Housing	RSL	1,315,853	802,853
Primary Health Care	PCT	193,800	193,800
Horley Master Plan	Multi Agency	895,238	0
Leisure	RBBC	16,435	0
Open Space and Parks	RBBC	346,270	13,341
Transport Initiatives	SCC	397,336	187,586
Transport Initiatives (Specific Projects)	SCC	81,247	54,221
Community Facilities (Watercolour)	RBBC	360,000	0
Environmental Improvements (Park Lane)	RBBC	19,800	19,800
Merstham Village Garden	RBBC	10,000	0
Total (non-PIC obligations)		3,635,979	1,271,601

Table IR2 – Planning Infrastructure Contributions (PICs) Receipts

Historic Section 106 Obligations			
Category	Spending Authority	Current (£)	Available (£)
Education (primary)	SCC	51,387	0
Education (secondary)	SCC	49,395	0
Libraries	SCC	360	0
Equipped Play/CYPP	RBBC	59,342	39,342
GSPG	RBBC	6,209	6,209
Sport & Leisure	RBBC	52,755	39,730
Community Facilities	RBBC	38,466	0
Recycling	RBBC	7,766	7,766
Environmental Improvements	RBBC	871	871
Transport	SCC	103,462	0
Primary Health Care	PCT	21,415	21,415
Monitoring Fee	RBBC/SCC	1,996	0
Total (non-PIC obligations)		393,424	115,333

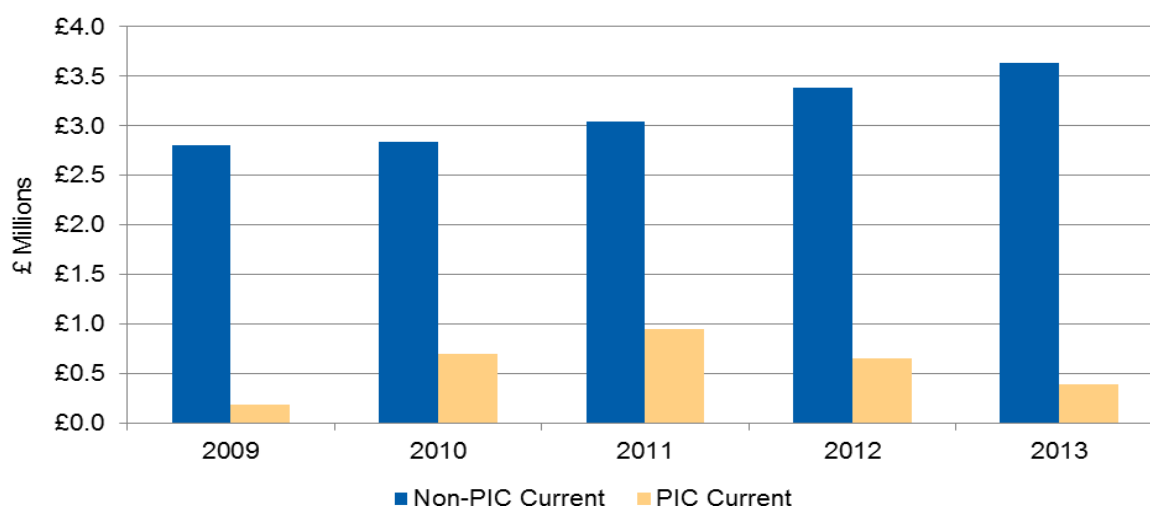
Table IR3 – Total Receipts

Total S106 Receipts	
Total (non-PIC obligations)	3,635,979
Total (PIC obligations)	393,424
Total S106 obligation receipts	4,029,403
Total available funds	1,386,934

The total number of section 106 receipts and infrastructure contributions collected is £4,029,403 for the delivery of infrastructure and projects in the borough, of which £1,386,934 is currently being allocated to suitable projects.

Figure IR1 below shows the value of granted and current infrastructure contributions since 2009.

Table IR1 – Value of Current Infrastructure Contributions



Progress on CIL (Community Infrastructure Levy)

The Council proposes the following CIL rates, which have been set out in the proposed Preliminary Draft Charging Schedule (PDCS) for different land uses. The rates have been calculated in accordance with CIL regulations 2010 (as amended) to strike a balance between the desirability of funding for infrastructure whilst also taking into consideration the potential impact CIL charges can have on the economic viability of development within an area. The Council's rates, as proposed in the preliminary draft charging schedule, are set out in table IR4 below.

As explained in an earlier chapter, the Council plans to consult on its draft charging schedule in Summer 2014. To support this, additional viability work may be carried out in response to matters raised through the consultation and in response to changes in guidance and legislation associated with the adoption of CIL.

Table IR4 – Proposed CIL rates

Proposed charges Land Use	CIL Charge (£/sq m)
Residential (C3 use class)	£125/sq m
Retail (A1-A5) use class) greater than 280sqm	£250/sq m
Retail (A1-A5 use class) less than 280sqm	£50/sq m
All other developments	£0/sq m

Future Actions

- Continue to report on the collection and spending of section 106 and planning infrastructure contributions within the borough in a transparent manner.
- The Council will publish an updated Infrastructure Delivery Plan (IDP) as part of the redrafted Core Strategy and, alongside partners and providers, will work towards the implementation of projects identified within the IDP.
- The Council will work towards the adoption of the Community Infrastructure Levy (CIL) by January 2015.

Leisure & Community Facilities

Relevant Policies & Indicators

- NPPF – Ensuring the vitality of town centres
- NPPF – Promoting sustainable transport
- RBBC emerging Core Strategy Policy CS12 – Infrastructure Delivery
- Core Strategy Monitoring Indicators & Targets – No net loss of existing leisure/community facilities and open space

Performance

The Council is committed to providing inclusive leisure opportunities to encourage healthy lifestyles. Securing existing and improved leisure and community facilities within the borough is a key part of delivering this objective.

During the year to 31 March 2013, no existing leisure/community facilities were lost or completed in the borough. A number of leisure/ community proposals were granted permission during the monitoring period, which will result in an improvement in the quality of leisure and community facilities within Reigate & Banstead. These are shown in the table overleaf.

Table IN4 – Leisure/Community Developments

Address/Site	Planning Application (if applicable)	Description of Works	Status at 31 March 2013
Reigate Priory Cricket Club, Reigate	12/01154/F	Extension to existing pavilion	Planning permission granted September 2012
St John's Church, Redhill	12/01483/F	Construction of a new church hall providing net gain of 603 sqm of D2 floorspace	Planning permission granted November 2012
Subud Hall, Reigate	12/01812/F	Extension to existing hall	Planning permission granted November 2012
Sainsbury's, Redhill	11/00212/F	Extension and redevelopment of Sainsbury's to include a new 98 bedroom hotel and gym	Planning permission granted April 2012
Banstead Baptist Church, Banstead	12/02085/F	Extension and refurbishment to provide a replacement church hall, function room, nursery, etc	Planning permission granted February 2013
Reigate Scout Group, Reigate	13/00182/F	Demolition and construction of 2 storey extension and alteration works to the Scout Hall	Planning permission granted in March 2013
Sovereign Youth & Community Centre, Reigate	10/00710/F	Construction of new disabled facility incorporating sensory and soft-play rooms	Construction commenced in August 2010 and is currently ongoing
Downswood Lawn Tennis Club, Epsom Downs	11/01197/F	Demolition of existing tennis clubhouse and construction of new tennis club	Planning permission granted in October 2011
St Marys Church Hall, Reigate	11/01952/F	Demolition of existing building and construction of new church hall	Planning permission granted in December 2011
Lawn Tennis Club, Horley	12/02208/F	Demolition of existing clubhouse and construction of replacement clubhouse	Planning permission granted March 2013

The Council has also agreed to build a replacement leisure centre in Banstead comprising both wet and dry facilities subject to capital receipts from regeneration activities in Preston. A planning application (13/00128/F) was submitted to the council in January 2013, proposing a net gain of 5,205sqm new leisure space.

Future Actions

- The Council will seek to ensure that the provision of leisure and community facilities within the borough is in line with any need which is identified by the Infrastructure Delivery Plan and PPG17 Open Space, Sport and Recreation Assessment and improvements are secured as per Corporate Plan objectives.
- The Council will continue to monitor proposals involving community or leisure facilities within the borough.

Regeneration

Local Output Indicator RC2: Delivery of Regeneration Projects

Relevant Policies & Indicators

- NPPF – Building a strong competitive economy
- NPPF – Protecting Green Belt land
- RBBC emerging Core Strategy Policy CS5 – Valued People and economic development
- RBBC emerging Core Strategy Policy CS6 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS7 – Town & Local Centres
- RBBC emerging Core Strategy Policy CS8 – Area 1, 2a, 2b, 3
- Reigate & Banstead Corporate Plan 2011-15
- Core Strategy Monitoring Indicators & Targets – Delivery of regeneration projects for Redhill, Merstham, Preston & Horley progressing in accordance with Corporate Plan objectives and DMP.




Performance




Much of the borough benefits from high quality of life and relative affluence. However, there are a number of areas which are more deprived compared to neighbouring areas. Regeneration is an important ambition of the Council and forms a central theme in the latest Corporate Plan with four principal areas of focus:





- Redhill
- Horley
- Merstham
- Preston

The progress and success of these major regeneration projects is highly dependent upon the wider economic climate. Over recent years, the downturn; combined with delays in the adoption of the Core Strategy, means that progress against the original schedule for these projects has been delayed. Table IN5 overleaf outlines the progress, as at 31 March 2013, against targets.

Table IN5 – Regeneration Project Progress Summary

Area	Priority	Progress	Status
Merstham	Improved community facilities	<p>Detailed designs being worked up by RBBC and SCC for the new community facilities on the Triangle site in Merstham Facilities to include a youth skills centre; library; training rooms and IT café area. Planning application to be submitted in late 2013</p> <p>Subject to planning permission, work is expected to start on site late 2014.</p> <p>Detailed designs for new food store and 3 retail units to be built on site of former Iron Horse pub and 3 retail units to be built on the Triangle site - currently being prepared. Application for site anticipated early 2014. Construction due to start on site late 2014.</p>	
	Merstham Estate Local Centre Planning Framework	The Local Centre Planning Framework was successfully approved in November 2011.	
	Delivering new and improved affordable housing	<p>No new units have been completed during the period.</p> <p>Planning permission granted for the redevelopment of Purbeck Close to provide 49 dwellings (15 net gains) and a new landscaped thoroughfare between Purbeck Close and Portland Drive. Work has not yet</p>	

		started. Detailed design work being developed for the demolition of Portland Drive parade and the use of the site to provide new market housing (circa 50 units). Programme indicates demolition to take place from Winter 2015.	
	Development of regeneration sites	Cromwell Road foodstore led proposals – negotiations ongoing but scheme unlikely to progress. Alternative options being considered to ensure this part of the High Street is enhanced. OJEU process to secure development partner for Marketfield Way development is on-going. Planning permission granted for various scheme options for the Sainsbury's expansion.	
Redhill	Sustainable Travel	Following public consultation, a bid was submitted to the Department of Transport Local Pinch Point Fund for £2.8million towards the construction costs of the Redhill Balanced Network scheme. The main feature of the scheme is; <ul style="list-style-type: none"> • Conversion of the one way section of the ring road to two way working. • Improve public space and town centre routes for pedestrians, cyclists and bus users. A decision on the bid is expected by June 2013. SCC secured £4.8m Travel Smart funding from central government for a programme of measures to promote sustainable travel in the Redhill and Reigate area. Measures include: bus priority and corridor improvements; walking and cycling improvements; travel planning advice; cycle training; eco-driver training for businesses; new signage. A community fund project also encourages local groups to become involved in improving sustainable travel at a local level. The programme runs until 2015.	
	Town centre improvements	S106 agreed in March 2013 for public realm works in London Road as part of Sainsbury redevelopment of Warwick Quadrant. Bid submitted to DfT by SCC for funding for the Redhill Balanced Network scheme including, public realm improvements in the east section of Station Road	
Preston	Improving the physical environment	Planning Committee have resolved to grant outline permission for the 130 homes on Merland Rise (April 2013) 4 parking schemes have been delivered to date, with a 5 th scheme currently on site. Further schemes are in the pipeline for 2014. A deregistration application has been submitted to	

	<p>the DCLG to enable a strip of land across Burgh Heath to be deregistered from common land, thereby enabling works to be carried out to improve its surface and install lighting. This will improve the pedestrian and cycle connectivity of the estate (especially the adjacent De Burgh site) to the wider area.</p> <p>Proposal for up to 350 new homes on the Preston Estate</p>	
Developing new community facilities	<p>The Council has agreed to build a replacement wet and dry leisure centre at Merland Rise subject to capital receipts from other regeneration activities in the area</p> <p>Detailed planning application submitted to the council in January 2013 for the new leisure and community centre and new youth centre. This is currently pending consideration.</p>	
Horley	<p>North East Sector</p> <p>At 31 March 2013, 357 dwellings had been completed on the North East Sector. Of which 284 are market homes and 73 affordable.</p> <p>Reserved matters approved for phase 3 of the North East sector and initial mobilization on site.</p> <p>Consultation carried out to find a suitable site for a new primary school and initial design work carried out.</p>	
	<p>North West Sector</p> <p>All main parts in principle agreed and S106 drafted for NW sector development.</p>	
	<p>Town centre regeneration</p> <p>Executive approval to demolish Newman House site to Thames Valley Housing Association.</p> <p>Planning permission granted in January 2013 for mixed use development consisting of 90 residential dwellings and 1,100sqm of commercial floorspace.</p>	



Project on schedule



Project behind schedule

Progress has been made on all of the regeneration projects in the borough, with the majority remaining on schedule with Corporate Plan objectives and identified targets. Some of the regeneration projects for Merstham have been put on hold due to ongoing negotiations and agreements to be reached around improving community facilities.

Continued economic uncertainty has slowed progress on the development of key sites at Redhill and has also led to a lower completion rate at the North East Sector than anticipated.

Future Actions

- The Council will continue to closely monitor the progress of regeneration projects against Corporate Plan objectives and priorities.
- Key regeneration policies will be subsumed into the Development Management Policies DPD and this will become the primary tool for the implementation of this framework.
- The Council is currently working towards the adoption of the emerging Core Strategy and DPD identifies and working towards improving priority regeneration areas, in line with the Local

Public Realm

Local Output Indicator RC3: Delivery of Public Realm Improvements

Relevant Policies & Indicators

- RBBC emerging Core Strategy Policy CS4 – Valued Townscapes and the Historic Environment
- RBBC emerging Core Strategy Policy CS5 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS7 – Town & Local Centres
- RBBC emerging Core Strategy Policy CS12 – Infrastructure Delivery
- Reigate & Banstead Corporate Plan 2011-15
- Core Strategy Monitoring Indicators & Targets – Delivery of public realm improvements in accordance with Corporate Plan objectives.



Performance

Improving the public realm within the borough's town centres and regeneration areas is one of the key aims of Reigate & Banstead Borough Council. The regeneration of Preston and Merstham estates will seek to secure significant public realm and environmental improvements and major improvements are also planned in Redhill and Horley town centres.

Horley

The Horley town centre regeneration SPD emphasises the need for public realm improvements within the Town Centre. These works are identified in three main phases (see Table IN6 below). Works along Victoria Road works have now been completed.

Table IN6 – Horley Public Realm Projects

	Description of Works	Progress	Status
Phase 1: Victoria Road/Consort Way	-A gateway feature on Victoria Road between Elizabeth Court and Regents Mews; -A pedestrian crossing outside the library; -A junction table at the corner of Consort Way with Victoria Road including a zebra crossing.	Completed March 2009	
Phase 2: Victoria Road: Station Gateway	-Footway resurfacing between Horley Station and Consort Way East -Phase controlled pedestrian crossing at the junction of Victoria Road & Consort Way East	Completed March 2012	
Phase 3: High Street Upgrade	-	No action proposed for period	

Redhill

The emerging Core Strategy will set out potential ways of how the public realm could be improved within Redhill town centre. This will be delivered through a number of regeneration schemes/projects, bringing about the necessary improvements to existing parks, play areas, open/recreational spaces and pedestrian environment within and surrounding Redhill town centre. Proposed public realm improvements on the east section of Station Road were submitted to the DfT by Surrey County Council.

In addition to this, an application to redevelop Sainsbury's on London Road was approved in April 2012

proposing the following public realm works – as follows:

- Continuation of pavers and planting treatment currently along High Street to London Road
- Replacement of the Harlequin/Library Canopy with a streamlined structure
- S106 agreement for this proposal was agreed in March 2013.

Future Actions

- The Council will seek to ensure that infrastructure contributions collected are sufficient to meet public realm improvement needs.
 - This policy will be implemented through the Infrastructure Contributions SPD (and any future revisions), Core Strategy and future DPD (once adopted), the Horley town centre SPD and implementation of the Infrastructure Delivery Plan.
-

Appendices

Appendix 1 – Link between Core Strategy Policies and Output Indicators

Policy Ref	Policy Name	Relevant Indicators
CS1	Presumption in favour of sustainable development	
CS2	Valued Landscapes and Natural Environment	E2/RE4
Cs3	Green Belt	E2/RE4
CS4	Valued Townscapes and the Historic Environment	H6/RE6/RE5/RE7/RC3
CS5	Valued People and Economic Development	BD1/BD3/RBD6/RC2
CS6	Allocations of land for Development	H3/H2/RH9/BD2/BD3/BD4/RB D5/RBD6
CS7	Town and Local Centres	BD4/RBD7
CS8	Area 1 – The North Downs	
CS8	Area 2a – Redhill 4	H1/RH9/BD4/RBD5/RBD6/RC 2/RC3
CS8	Area 2b – Reigate and the remainder of Area 2	
CS8	Area 3 – The Low Weald	
CS9	Gatwick Airport	RE6
CS10	Sustainable Development	H3/H6/RH8/BD2/BD4/E1/E2/E 3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
CS11	Sustainable Construction	H3/H6/RH8/BD2/BD4/E1/E2/E 3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
CS12	Infrastructure	BD4/RT4/RC1/RC4
CS13	Housing Delivery	H1/H2/H3
CS14	Housing Needs of the Community	H6/RH7
CS15	Affordable Housing	H5
CS16	Gypsies, Travellers and Travelling Showpeople	H4
CS17	Travel Options and Accessibility	RT1/RT2/RT3/RT4/RT5
CS18	Implementation and Monitoring	

Appendix 2 – Glossary & Guide to Abbreviations

Abbreviation	Full Name	Description/Explanation
	Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
	Affordability	The average house price divided by the average full time earnings.
	Allocated Sites	Sites allocated in the Local Plan for a particular type of development.
AMR	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 webpage
AAP	Area Action Plan	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration). The Borough is in the process of preparing such a document for Redhill Town Centre.
AGLV	Area of Great Landscape Value	The four areas designated by the Council as being of sufficient visual quality to merit special protection.
AONB	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 landscapes. AONB are designated by the Natural England. Currently four within the Borough.
BAP	Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
BVPI	Best Value Performance Indicators	A measure of local performance
BLP	Borough Local Plan 2005	Sets out planning policies and allocations of land for development. Will be superseded by emerging LDF.
	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 – 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.
CfSH	Code for Sustainable Homes	A national standard for sustainable design and construction of new homes.
	Community Plan	Produced by the Local Strategic Partnership, sets out the community's aims and an action plan. Available to view on the Reigate & Banstead Community Plan webpage
COI	Core Output Indicator	The measure of the performance of the policy – prescribed nationally by Government under circular 02/2008
	Core Output Area	The nine areas into which the DCLG's core output indicators are grouped
CS	Core Strategy	The primary Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area.

	Corporate Plan 2011-2015	Sets out the Borough Council's priorities and how they are going to be achieved. Available on the Council's Corporate Plan webpage
DCLG	Department for Communities and Local Government	Government Department responsible for communities, local government, housing and planning.
DPD	Development Plan Document	Local Development Documents which have statutory development plan status in the determination of planning applications. They are subject to independent examination.
dph	Dwellings per hectare	A measure of the density of housing development obtained by dividing the number of dwellings by the site area (in hectares)
EA	Environment Agency	The leading public organisation for protecting and improving the environment in England and Wales.
EH	English Heritage	Government advisors with responsibility for all aspects of protecting and promoting the historic environment.
	Extent of Extreme Flood	High risk of flooding from rivers, annual probability greater than 1%.
	Flooding from rivers without defences	Low to medium risk of flooding from rivers, annual probability less than 1%
GOSE	Government Office for the South East.	Official representation of central government in the South East region. During 2010, the new Government announced its intention to abolish all Government Offices across the country.
	Greenfield land/site	Land (or a defined site) usually farmland, that has not previously been developed
HPG	Historic Parks and Gardens	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
	Housing density	The number of dwelling units per hectare on a site – see also dph
	Industrial Estates	The nine areas in the Borough identified in the Local Plan as Employment Areas. Land is reserved for primarily industrial, storage and distribution uses in these areas.
IMUS	Integrated Mixed Use Schemes	Development schemes that comprise a mix of residential, shopping, community and business use.
	Large Sites	Residential developments of 10 units or more.
LDD	Local Development Document	The documents which together make up the Local Development Framework. Includes both Development Plan Documents (which have statutory status) and Supplementary Planning Documents (which do not have statutory status)
LDF	Local Development Framework	New style local development plan, referring to the suite of Local Development Documents, which will replace the Local Plan.
LDS	Local Development Scheme	A scheduled project plan setting out the timetable for the production and preparation of Local Development Documents
LSC	Local Shopping Centres	The eighteen smaller local shopping centres in the Borough with ten or more units. These are annually monitored with the reports available on the Council's Monitors webpage
LSP	Local Strategic Partnership	A partnership that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

LNR	Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. Currently two within the Borough.
	Natural England	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.
NGP	New Growth Points	The New Growth Points Initiative was announced by Government in 2005. The initiative was designed to provide support and funding to local authorities wishing to deliver strategic housing growth.
OJEU	Official Journal of the European Community	Publication of all public sector tenders which are valued above a certain financial threshold. Based on EU legislation these must all be published.
PDL	Previously developed land	Land that has been previously developed – see also brownfield
PPS	Planning Policy Statement	Produced by the Department for Communities and Local Government providing subject specific guidance and policies on planning in England
	Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks
	Regeneration Areas	Areas in the Borough that have been selected for improvement – currently Preston, Merstham and Redhill and Horley Town Centre.
RASC	Residential Area of Special Characteristic.	The eight residential Borough Areas that retain a special character of substantial dwellings in spacious grounds
	Renewable Energy	Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun
RSS	Regional Spatial Strategy	A statutory development plan document produced to cover the nine administrative regions of England. In 2010, the Government announced its intention to abolish RSSs.
RIGS	Regionally Important Geological Sites	A non-statutory regionally important geological or geomorphological site. Currently three within Borough.
	Saved Policies	Local Plan Policies that are to be saved until superseded by emerging policies.
SHLAA	Strategic Housing Land Availability Assessment	An assessment that is required by National planning policy set out in Planning Policy Statement 3 (PPS3)
SNCI	Sites of Nature Conservation Importance	Locally important sites of nature conservation adopted by local authorities for planning purposes. Currently 40 designated by the Council.
SSSI	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) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features. Designated by Natural England, currently four within Borough.
	Small Sites	Residential developments of 1- 9 units.
SAC	Special Areas of Conservation	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
SA	Sustainability Appraisal	Appraisal considering impacts of policies and proposals on

		economic, social and environmental issues.
SCC	Surrey County Council	County Council within whose administrative area Reigate & Banstead falls
SEA	Strategic Environmental Appraisal	Appraisal considering impacts of policies and proposals on the environment.
SEEPB	South East England Partnership Board	Agency responsible for regional planning. During 2010, the Government announced intention to abolish the regional planning tier and associated partnership boards.
SPD	Supplementary Planning Document	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
UCO	Use Classes Order	The Use Classes Order places uses of land and buildings into various categories – see Appendix 3
	Windfall sites	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

Appendix 3 – Use Classes Order

USE CLASS	DESCRIPTION OF USE/DEVELOPMENT	PERMITTED CHANGE
A1	Shops, retail warehouses, hairdressers, travel agents, post offices, sandwich bars, Internet cafes, showrooms, domestic hire shops, undertakers and dry cleaners.	No permitted change
A2	Banks, building societies, estate agents, professional and financial services.	A1
A3	Restaurants and cafés.	A1 or A2
A4	Drinking Establishments.	A1, A2 or A3
A5	Hot Food Takeaways.	
B1(A)	Use as an office other than a use within Class A2 (financial and professional services).	B8 (where no more than 235 sq.m.)
B1(B)	Use for research and development, studios, laboratories, high technology.	
B1(C)	Use for any industrial process that can be carried out in a residential area without detriment to amenity.	
B2	Use for the carrying on of an industrial process other than one falling in B1(C) above.	B1 or B8 (B8 limited to 235 sq.m.)
B8	Use for Storage or Distribution.	B1 (where no more than 235 sq.m.)
C1	Use as a hotel, boarding house or guesthouse where no significant element of care is provided	No permitted change
C2	Residential institution such as a nursing home or residential school.	No permitted change
C3	Use as a dwelling house, whether or not as a sole or main residence.	No permitted change
D1	Non-Residential Institutions.	No permitted change
D2	Use for Assembly and Leisure.	No permitted change
SG	Sui Generis - falls outside all other categories. Permission is required to change to or from such a use.	No permitted change

Monitoring Publications

Regular Monitors:

Areas for Small Businesses

Provides a list of all uses in the Borough's seven Areas for Small Businesses (Annual)

Commercial Commitments

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

Housing Commitments

Provides information on general housing market trends and the delivery of the amount, type and location of housing commitments in the Borough (Annual)

Industrial Estates

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

Local Shopping Centres

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

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 (Bi-annual)

Census Information

Heritage

These publications are available on the Council website:

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

Search for: "*monitors*"

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

Elizabeth Walker

Tel: 01737 276208

Email: elizabeth.walker@reigate-banstead.gov.uk

