



**Local Plan**

# **Monitoring Report**

**Covering the period: 1 April 2015 to 31 March 2016**

# Contents

Executive Summary .....	3
Introduction .....	4
Plan-making and decision-taking .....	4
Development Management Plan (DMP) .....	4
Community Infrastructure Levy .....	5
Policy Indicators.....	6
Delivery and Strategy.....	8
Summary.....	8
Policy indicators .....	8
Housing Delivery.....	9
Contextual indicators .....	10
Policy Indicators and Performance .....	11
Additional Information.....	15
Employment & Economic Development .....	16
Contextual indicators .....	17
Policy Indicators and Performance .....	18
Future Actions and Management Mechanisms .....	20
Additional Information.....	21
Environment & Sustainability.....	22
Contextual indicators .....	23
Policy Indicators and Performance .....	25
Future Actions and Management Mechanisms .....	29
Additional Information.....	29
Infrastructure & Regeneration .....	30
Policy Indicators and Performance .....	32
Future Actions and Management Mechanisms .....	35
Appendices .....	36
Appendix 1 – Strategic Joint Working Mechanisms .....	36
Appendix 2 – Core Strategy policies.....	38
Appendix 3 – Glossary & Index of Abbreviations .....	39
Appendix 4 – Leisure and Community Developments.....	41
Appendix 5 – Regeneration Area Progress Update .....	43
Performance/Overview .....	43
Monitoring Publications .....	48
Regular Monitors: .....	48

# Executive Summary




Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing

This Annual Monitoring Report is an important element in good planning and also demonstrates how the Council is delivering in terms of policy indicators and targets. It highlights areas where further work is needed to ensure policies, targets and indicators are delivered. In particular, this report focuses on the policies set out in the adopted [Core Strategy](#) and is structured around the indicators set out in the supporting [Core Strategy Monitoring Framework](#) document.

The Monitoring Report is divided up into 4 key themes set out below, all of which have a series of indicators and targets:

- Housing Delivery
- Employment & Economic Development
- Environment & Sustainability
- Infrastructure & Regeneration

Performance against indicators and targets is scored as follows:

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

# Introduction

This AMR covers the period 1 April 2015 to 31 March 2016; it monitors current performance against the adopted [Core Strategy](#) and [Core Strategy Monitoring Framework](#). The Council is committed to the Plan, Monitor and Manage approach to ensure the effective delivery of the adopted local plan and good progress towards updating the development plan for the borough.

## Plan-making and decision-taking

Legislation and national planning policy require that decisions on planning applications are made in accordance with the Development Plan for a local area, unless material considerations indicate otherwise.

The Development Plan in Reigate & Banstead comprises:

- a. [The Core Strategy](#): Formally adopted in July 2014 it sets out the overarching framework for planning and development in the borough until 2027, including the scale and location of growth
- b. [The 2005 Borough Local Plan \(BLP\) and accompanying proposals map](#): The majority of the policies in the BLP were 'saved' by the Secretary of State in Autumn 2007. A small number of the saved policies were replaced by policies within the Core Strategy; however the majority remain in effect until such time as they are replaced by new policies.
- c. [Minerals and Waste Planning Documents](#): Minerals and waste planning documents are prepared by Surrey County Council but form part of the Development Plan for the borough.

The Development Plan is supported by a range of supplementary planning documents which provide guidance on how policies within adopted development plan documents should be implemented.



The Local Development Scheme ([LDS](#)) provides an overview of the development plan documents that the Council is currently preparing and sets out the timetable for key stages of consultation and examination.

## Development Management Plan (DMP)

The Council is currently in the process of preparing the [DMP](#) which will set out detailed policies for managing development to deliver the objectives of the Core Strategy as well as development site allocations. The document is expected to be adopted in February 2018; public consultation on the DMP being programmed to take place in the 2016/17 monitoring period.

During the current monitoring period, the Council undertook evidence gathering in relation to potential policies and possible development site allocations, and carried out informal consultation with a range of stakeholders.

**Table 1 Development Management Plan**

Stage	Published Timetable	Progress
<b>Issues and Options consultation</b>	December 2010	
<b>Regulation 18 consultation</b>	Summer 2016	
<b>Regulation 19 consultation</b>	Spring 2017	-
<b>Examination</b>	June – November 2017	-
<b>Estimated date of adoption</b>	February 2018	-





## Community Infrastructure Levy

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

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

Within this monitoring period, the Council formally approved its CIL Charging Schedule and supporting policies, with charging commencing on 1 April 2016.

**Table 2 Community Infrastructure Levy Timetable**

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


## Neighbourhood Planning

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

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

In March 2015, the Tadworth Forum applied to the Council to be designated as a Neighbourhood Forum, which would give it the powers to prepare a Neighbourhood Development Plan for the Tadworth Area. The application was considered by the Council's Executive on 25 June 2015, and was refused. Further information can be found on the [Neighbourhood Planning webpages](#) of the Council's website.

### Policy Indicators

Policy	Monitoring Indicator	Result	Symbol
CS5	What progress is being made in relation to community/neighbourhood planning? (Number of neighbourhood/ community plans being progressed)	0	

## Duty to Cooperate

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

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

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

Cooperation in relation to the DMP took various forms over the monitoring period.

Consultation was undertaken with Duty to Cooperate bodies on a draft Duty to Cooperate scoping statement, to ascertain areas of mutual interest and/or concern. This consultation then informed further engagement with relevant stakeholder including:

- Meeting to discuss emerging evidence base approaches and site options:
  - Crawley Borough Council, Horsham District Council and Mid Sussex District Council
  - Elmbridge, Mole Valley, and Epsom and Ewell Councils
  - Environment Agency

- The London Boroughs of Croydon and Sutton
  - Natural England
  - East Surrey CCG
  - Runnymede Borough Council and Tandridge District Council
  - Surrey County Council
  - Surrey Nature Partnership
- Email correspondence with other stakeholders in respect of options and evidence preparation.

An emerging draft Regulation 18 Consultation document was also shared with all relevant Duty to Cooperate bodies, & comments received used to inform later iterations of this document.

### **Cooperation with other local authorities**

Reigate & Banstead Borough Council also engaged and cooperated with other local authorities throughout this monitoring period, including:

- London Borough of Croydon – Local Plan partial review
- Elmbridge Borough Council – Green Belt review
- Mole Valley District Council - Strategic Housing Market Assessment (with Elmbridge BC and LB of Kingston); traveller sites;
- Runnymede Borough Council – Duty to Cooperate Statement; Functional Economic Area consultation; Strategic Housing Market Assessment (with Spelthorne BC)
- London Borough of Sutton – London Cancer Hub proposals; Local Plan issues and options
- Tandridge District Council – Functional Economic Area consultation; Habitats Regulations Screening Assessment; traveller sites; Local Plan Regulation 18 Issues and Options;

# Delivery and Strategy





## Overall Objective

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

## Summary

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

## Policy indicators

Policy	Monitoring Indicator	2015	2016	Symbol	Comments
CS1	Is the Council working pro-actively with applicants? (Number of pre-application requests)	366	402		Increased number of pre-application requests.
	Is the Council working pro-actively with applicants? (Number of proposals where pre-application advice is given which are subsequently refused)	32 (9%)	32 (8%)		Pre-application advice is effective as the majority of subsequent planning applications were approved.
	Percentage of applications determined within statutory timescales	<u>Major Applications</u> 805/908 (89%)  <u>Minor Applications</u> 1156/1427 (81%)	<u>Major Applications</u> 908/1036 (88%)  <u>Minor Applications</u> 1209/1527 (79%)	  	Exceeded the targets set out in the Core Strategy Monitoring Framework: - 60% major applications determined within 13 weeks - 65% minor applications determined in 8 weeks



# Housing Delivery

## Overall Objective

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

The population of Reigate & Banstead has risen steadily over recent decades and is forecast to continue to do so. The latest population projections predict that the population will increase from 143,100 to 166,000 (2014 to 2027), an increase of 16.0%. The projections also show a decline in household size (2.48 in 2014 to 2.42 in 2027) due to the impact of an increase in single and child-free households. A growing population, together with declining household size, means that we need to plan for new housing growth in the borough. The adopted Core Strategy plans for the development of at least 6,900 homes, equivalent to 460 homes per year, over the plan period (2012-2027). Within this monitoring period 535 additional dwellings were completed, this leaves a residual requirement of 5,043 dwellings.

National planning policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The latest analysis shows that the Council has a 5.78 years supply of housing land. The forthcoming Regulation 18 Development Management Plan will identify potential housing sites for the remainder of the plan period.



In line with much of Surrey, average house prices within the borough are significantly above regional and national averages. Within this monitoring period the local housing market has continued to show strong growth, average house prices have increased by 10.6% to £447,000.

The high level of house prices in the borough means that many people are unable to afford to buy their own property on the open market or rent from the private sector, the level of need for affordable housing is considerably higher than it would be possible to deliver, given local market conditions and lack of sufficient resources. The Core Strategy has plans to secure affordable housing provision from residential development sites at a rate which is viable without unfairly prejudicing the delivery of the development, or compromising provision of other necessary supporting infrastructure or services. On smaller sites a financial contribution is sought to enable affordable housing to be provided elsewhere in the borough. Of the additional 535 dwellings completed within this monitoring period 89 were affordable, this is slightly below the Core Strategy monitoring target of 100.






In order to create sustainable communities, national planning policy requires local authorities to plan for the delivery of a range of housing mix. The adopted Core Strategy recognises that the development of sustainable and balanced communities will require future housing development to provide a mix of housing tenures, types and sizes to meet the needs of the wide range of household types that exist in the borough. The Core Strategy recognises that in some regeneration areas and future allocated housing sites there may be the opportunity to create a more balanced community, improving the character, social and economic wellbeing of the area, through creating a more diverse mix of housing tenures than currently





exists. This may mean varying or relocating the requirement for affordable housing on sites in certain regeneration areas.






## Contextual indicators



Strategic Objective	Monitoring Indicator	2015	2016	Status
<b>SO2; SO11</b>	How strong is the housing market in the borough? (Average house prices in the borough)	£404,000	£447,000	-
<b>SO2; SO11</b>	How much affordable housing is being delivered? (Affordability ratio, average house price against average earnings)	9.03	10.67	
<b>SO11</b>	Does the borough's stock provide a mix of housing options? (Stock breakdown by council tax band)	Band A: 1,060	Band A: 1,060	-
		Band B: 3,649	Band B: 3,620	
		Band C: 11,654	Band C: 11,690	
		Band D: 16,834	Band D: 16,860	
		Band E: 10,536	Band E: 10,530	
		Band F: 7,122	Band F: 7,140	
		Band G: 7,063	Band G: 7,130	
		Band H: 1,001	Band H: 1,010	
	Total: 58,861	Total: 59,040		
<b>SO11</b>	Is the borough making the most effective use of existing housing stock? (Total number of vacant dwellings)	1,143 (2014)	1,177 (2015)	

## Policy Indicators and Performance

Policy	Monitoring Indicator	2015	2016		Comments
<b>CS6</b>	Is development and allocations being directed in line with the hierarchy? (Percentage of allocations and housing completions in priority locations for growth and regeneration)	<u>Allocations</u> 100%	<u>Allocations</u> 100%		The priority locations for growth and regeneration are Redhill and Horley town centres, Preston, Merstham and Horley North East and North West sectors. The North West Sector is now under construction so numbers of completions is expected to increase in future years.
		<u>Completions</u> 52.9%	<u>Completions</u> 27.5%		
	Is land within the urban area being effectively prioritised? (Percentage of residential development on unallocated sites outside the urban area)	<u>Completions</u> 4.5%	<u>Completions</u> 9.9%		The number of dwellings developed on unallocated land outside the urban area has increased. Where necessary existing allocated growth and regeneration areas within the borough which are under delivering will be reviewed.
<b>CS13</b>	Is sufficient new housing being delivered? (Number of additional dwellings delivered and additional facilities provided in new housing developments)	420	535		Above Core Strategy monitoring target of 460 dwellings per annum. The provision of additional community facilities is reported within the Infrastructure and Regeneration section.
	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (5 year housing land supply)	2,889 5.9 years	2,700 5.78 years		Despite a small drop in the housing land supply, the Council still has a 5 year supply in line with the National Planning Policy Framework (NPPF), above the requirement of 2,422 dwellings including a 5% buffer. Housing completions over the past few years confirm that Reigate & Banstead is a '5%' authority.  124 permitted dwellings are not expected to be delivered within 5 years. These are instances where the Council has evidence that sites are unlikely to be implemented (either at all or in their permitted form).
	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (Potential net additional dwellings from extant planning permissions)	2,421	2,848		1,510 of these are within the Horley North West Sector, with 654 expected to be completed in the next 5 years.

<b>CS14</b>	Does new housing meet the identified needs of the community? (Type and size of market dwellings completed across the borough)	<u>1 &amp; 2 bed</u> 52%	<u>1&amp;2 bed</u> 60%		The SHMA (2012) outlines an indicative split of around 40% 1&2bed units and 60% 3&4bed units. Over delivery of smaller units in this monitoring period may be predominantly due to office to residential conversions via permitted development, which are largely outside the control of the Council.
	Does new housing meet the identified needs of the community? (Type and size of affordable dwellings completed across the borough)	-	<u>Intermediate Units</u> 39 (1 & 2 beds 82%, 3+ beds 18%)  <u>Social/affordable Rented</u> 48 (1 & 2 beds 92%, 3+ beds 8%)		The 2012 SHMA identifies the following:  Intermediate Housing: The property size target balance in this sector could be 85% one and two bedrooms and 15% three bedroom properties.  Social/Affordable rented: The property size target balance in this sector is to deliver 75% one and two bedrooms and 25% three and four bedroom units.
	Does new housing meet the identified needs of the community? (Number of additional retirement and extra care housing units delivered)	1 care home completed providing 87 residences and 24 specialist dementia suites	0		Additional residential institution rooms permitted within the monitoring period: 21 bedrooms- 14/02562/F RNIB Soundscape, Philanthropic Road, Redhill 6 bedrooms- 15/02661/F- Holmwood 53, The Avenue, Tadworth
<b>CS15</b>	Is the need for affordable housing in the borough being addressed? (Number of additional affordable homes delivered)	129 (gross)	89 (gross)		Slightly below the Core Strategy monitoring target of 100. This may partly be as a result of residential units being delivered as permitted development, where the Council has no ability to secure affordable housing. However on average over the plan period this target is being achieved.

Are the affordable housing requirements of current and future residents being met? (Tenure mix of affordable homes delivered)	<u>Social/affordable rent</u> 23%	<u>Social/affordable rent</u> 56%		The 2012 SHMA recommends that the tenure should be 40% social/ affordable rent and 60% intermediate. Over the 2 years the mix of tenure meets the recommended percentages, despite the annual values being unbalanced.
	<u>Intermediate</u> 77%	<u>Intermediate</u> 44%		
Are mechanisms for delivering affordable housing through the planning system effective? (Percentage of schemes over 15 units providing at least 30% of affordable housing on site)	<u>Schemes Completed</u> 100%	<u>Schemes Completed</u> 66.66%		Core Strategy monitoring target 100% 3 schemes meeting the criteria were completed within the monitoring period, the 2 schemes that met this target delivered entirely affordable housing units.  The 3 <sup>rd</sup> scheme was a delivered as a permitted development right and therefore the Council was not able to secure affordable housing.
Are mechanisms for delivering affordable housing through the planning system effective? (Percentage of schemes of less than 15 units providing financial contribution towards affordable housing in line with policy requirements)	0	47%		Core Strategy monitoring target 100% 47% of schemes permitted within the monitoring period have s106 agreements in place to provide financial contributions towards affordable housing.  This is the first year full year that the Core Strategy policy seeking financial contributions on smaller sites has been in place. Residential units delivered as permitted development are not required to provide affordable housing contributions.
Are mechanisms for delivering affordable housing through the planning system effective? (Spending of affordable housing financial contributions/ commuted sums)	£642,973	£1,674,609		Affordable housing S106 pot stood at £2,932,177 at March 2016. Receipt of £277,423.00 in S106 payments from developers and an annual spend of £1,674,609 on affordable housing projects within this monitoring period. Spending in this period is higher than previous years because of the Temporary Accommodation Strategy of purchasing 8 properties with funding from section 106 receipts.
Is the borough effectively protecting the existing stock of quality affordable homes? (Developments resulting in a net loss of affordable housing)	0	0		None.

<b>CS16</b>	Are the needs of gypsies and travellers being met? (5 year supply of sites)	Gypsies and Travellers: 0 pitches	Gypsies and Travellers: 0 pitches		The Council does not currently have a five year supply of pitches /plots for travellers/travelling show people
	Are the needs of gypsies and travellers being met? (Site allocations for additional plots and pitches)	None	In progress		Site allocations are proposed for inclusion within the DMP

## Future Actions and Management Mechanisms

In general, housing provision is progressing in line with overall plan targets.

However recent changes to national policy, including more flexibility to provide dwellings through permitted development, lessens the ability of the Council to influence the type / tenure of residential units.

Future actions are identified as being:

- Progress the DMP to identify site allocations to deliver Core Strategy targets
- Consider, through the DMP, the need to review affordable housing policy and / or policy in relation to dwelling size and / or specialist housing (e.g. for older people)
- Allocate a five year supply of traveller sites (as a minimum) through the DMP
- Continue to encourage pre-application discussions to maximise opportunities for the Council to add value to development proposals

## Additional Information

The [Housing Delivery Monitor](#) provides a more detailed analysis of housing trends.

# Employment & Economic 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 and national plans.

Reigate & Banstead is a relatively affluent and prosperous area, with low levels of unemployment compared to regional and national averages. The borough occupies a strong strategic location for business and has a buoyant local economy; it sits at the heart of the Coast to Capital Local Enterprise Partnership and within the Gatwick Diamond sub-region.

The locational advantages offered by the borough have attracted many national and international companies. A large proportion of the population is well qualified and works in high-level managerial positions and professions, and across much of the borough, education and qualification levels are also above average.

According to the Valuation Office Agency (VOA) there is 861,888sqm of employment floorspace within the borough and 3,418 premises. Offices occupy the greatest proportion of the floorspace (32%) followed by warehouse and premises (18%).

Within the last twelve months there has been sustained interest from business in the borough: 44 new occupiers have moved into the industrial estates and a further 24 new occupiers have moved into the town centres.

In 2013 Permitted Development Rights (PDR) were temporarily introduced to simplify the planning process for developments seeking a change of use (more details can be found in the Local Centre Monitor). Since then the rights have been made permanent and extended to include more changes of use. The Core Strategy plans for the development of at least 10,000sqm of additional B1 (a) floorspace and at least 33,000sqm of additional B8 floorspace by 2027. However due to the introduction of PDR changes of use have become more frequent, particularly from office B1 (a) to Dwellings C3 which is impacting the amount of extant employment floorspace. Within this monitoring period no net employment floorspace has been delivered.






The adopted Core Strategy recognises the need not to be complacent. Delivering additional employment land and floorspace is essential to ensure that future economic growth is supported.










## Contextual indicators

Strategic Objective	Monitoring Indicator	2015	2016	
<b>SO1; SO20</b>	Vacancy rates in town centres (units)	5.8% (33)	7.2% (41)	☹️
<b>SO17</b>	Vacancy rates in local centres (units)	6.3% (24)	7.2% (27)	☹️
<b>SO1; SO19</b>	Number of business units and;	7,020 (2014)	7180 (2015)	😊
	Annual business start ups	900 (2013)	975 (2014)	😊
	Competiveness Ranking	28 <sup>th</sup> (2013)	37 <sup>th</sup> (2016)	☹️
<b>SO19; SO20</b>	Vacant office and industrial floorspace	<u>Office:</u> 33,63sqm	<u>Office:</u> 26,144 sqm	😊
		<u>Industrial/ Warehouse:</u> 24,957sqm	<u>Industrial/ Warehouse:</u> 13,908 sqm	😊
	Vacancies on industrial estates	15.6% (63 units)	10.4% (42 units)	😊

## Policy Indicators and Performance

Policy	Monitoring Indicator	2015	2016		Comments
CS5	Is adequate floorspace being located within town centres, employment area and sustainable locations? (Percentage of additional employment development (B1-B8) located within town centres and industrial estates)	<u>Town Centre:</u> 0sqm	<u>Town Centre:</u> 0 sqm		The Core Strategy identifies that approx. 46,000 sqm of employment space needs to be delivered by 2027. Permissions granted within the monitoring period equate to a B1-B8 net loss of -14,315sqm.
	Is an appropriate quantum of employment land being provided/ maintained? (Outstanding (Not Started) permissions for B1-B8 floorspace)	-8,778sqm (net)	-4,219sqm (net)		The Core Strategy monitoring framework states that a flexible pipeline equivalent to two years' worth of residual floorspace requirements should be maintained. The Core Strategy identifies that approx. 46,000 sqm of employment space needs to be delivered by 2027. When the net loss of employment space completions is taken into account since 2012, the 2 year pipeline value as of March 2016 is 8,485 sqm.
	Is there a range of employment land in terms of types and size being provided/ maintained? (Completions and extant commitments - permissions and land allocations- for B1-B8 floorspace)	<u>Completions (net):</u> -5,587 sqm	<u>Completions (net):</u> -9,817 sqm		Within the 2015/16 monitoring period there has been a net loss of employment floorspace just under 10,000 sqm. Office Premises account for 91% of this loss, three quarters of which was due to office to residential permitted development rights.
		-	<u>Cumulative Completions (2012 to 2016):</u> -17,643sqm		The extant developments could lead to a significant net loss of employment floorspace (over 40,000sqm). Most of which is attributable to loss of office premises. 2 major components of this loss include the Sainsbury's redevelopment in Redhill and the introduction of Permitted Development Rights.
		<u>Extant (net):</u> 0 sqm	<u>Extant ( net):</u> -40,124 sqm		
	Is the current supply of suitable and viable employment land and premises being maintained to support economic development? (Loss of B1-B8 floorspace to non-employment uses in designated employment areas) (Annual)	<u>Completions (net):</u> -2,200sqm	<u>Completions (net):</u> -3,133 sqm		3 change of use schemes were permitted within this monitoring period. 2873sqm of the loss can be attributed to 14/00962/CU- Unit 8 Orchard Business Centre, change of use from B1/B8 to a mixture of B1/Sui Generis.

<b>CS7</b>	Is retail growth being directed to appropriate locations? (Percentage of new retail development located within town centres and local centres)	89%	80%		Whilst the majority of the completed retail developments within this monitoring period have been within the town centres and local centres it is below the monitoring target of 95%.
	Is the role and growth of Redhill as the primary town centre being supported? (percentage of additional comparison retail, convenience retail and leisure floorspace delivered in Redhill town centre)	<u>Retail</u> 0% <u>Leisure</u> 0%	<u>Retail</u> 0% <u>Leisure</u> 0%		Across the borough there has been a small net loss of retail floorspace. However this should greatly improve following the completion of Redhill regeneration projects. Therefore the monitoring target of at least 60% has not been achieved. However with the completion of the Sainsbury's soon this is expected to increase.
	Is a flexible pipeline of development being maintained to enable the borough to deliver growth across the plan period? (Outstanding (Not Started) permissions for comparison and convenience floorspace)	13,561sqm (net)	5,277sqm (net)		The Core Strategy states that a flexible pipeline equivalent to two years' worth of residual floorspace requirements must be maintained. The Core Strategy identifies that by 2027 the following should be delivered: - At least 25,800sqm of additional comparison floorspace - At least 11,700sqm, of additional convenience floorspace. When the net gain of retail space completions is taken into account since 2012, the 2 year pipeline value for comparison and convenience combined as of March 2016 is 6789 sqm. This target is missed by just under 1,500sqm, primarily due to the commencement of the Sainsbury's Redhill redevelopment which totals 7,235 sqm.
	Is retail growth being supported by new development and land supply? (Completions and extant permissions for comparison and convenience floorspace)	<u>Completions (net):</u> -93 sqm  -	<u>Completions (net):</u> -124 sqm  <u>Cumulative Completions (2012 to 2016):</u> 160sqm		The Core Strategy states that by 2027 the following should be delivered: - At least 25,800sqm of additional comparison floorspace - At least 11,700sqm, of additional convenience floorspace.

	<u>Extant (net):</u> 13,561sqm	<u>Extant (net):</u> 13,422 sqm		The cumulative completions figure of comparison and convenience is expected to rise significantly following the completion of the Redhill Sainsbury's.
Is the retail function of the borough's main town centres being preserved? (Loss of retail A1-A5 floorspace within town centres)	<u>Completions (net):</u> -200sqm	<u>Completions (net):</u> 61sqm		No schemes permitted which resulted in a net loss of retail (A1-A5) floorspace. 2 schemes permitted that resulted in a net retail gain of 61 sqm within town centres.
Are accessible local services being maintained? (Loss of retail A1-A5 and community services D1-D2 floorspace in local centres)	<u>Completions (net):</u> -200sqm	<u>Completions (net):</u> -2sqm		1 scheme permitted which resulted in a net loss of retail or community floorspace. 14/02228/PIAPA A conversion A1 retail unit into 2 separate 1-bed flats.
Is the borough providing sufficient guest accommodation? (Number of additional hotel/ guest house bedrooms)	0	0		Additional bedrooms Permitted: 15/00631/F- 7 Horley Place 17 Bonehurst Road Horley, 31 additional rooms 15/00683/F- Premier Inn At Mill House, 15 Brighton Road Salfords, 12 additional rooms Additional bedrooms Under Construction: 13/01374/CU- Kingswood Golf And Country Club Sandy Lane Kingswood, 17 additional rooms

## Future Actions and Management Mechanisms

Trends in relation to employment floorspace in the borough are worrying, with employment floorspace being lost both within and outside town centres and industrial estates. Much of this loss is due to national policy changes encouraging the change of use from office to residential uses. Retail trends are more stable and the Council's regeneration activities are progressing well.

The following actions have been identified:

- Undertake an employment land review to inform the DMP
- Explore opportunities to allocate new employment land through the DMP
- Consider whether Article 4 directions to require planning permission for changes of use should be implemented

- Continue to invest in and promote regeneration activities in town centres
- Continue the Council's economic prosperity work to support existing businesses and attract new inward investment.

### **Additional Information**

Additional information can be found in the [Commercial Commitments](#), [Industrial Estates](#), [Local Centre](#) and [Town Centre](#) monitors.

# Environment & Sustainability

## Overall Objective

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

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

At the heart of the National Planning Policy Framework (NPPF) is a 'presumption in favour of sustainable development'; the Council will work proactively with applicants to secure development that improves the economic, social and environmental conditions of an area. In order to do this the Core Strategy states that new development should make efficient use of land; giving priority to previously developed land; be of an appropriate density; contribute to the creation of neighbourhoods which are supported by effective services, infrastructure and transport; and protect and enhance the green fabric.

The borough benefits from a rich and varied natural environment which includes a number of Sites of Special Scientific Interest and Sites of Nature Conservation Importance and part of the Surrey Hills Area of Outstanding Natural Beauty. 69% of the borough is Metropolitan Green Belt. The natural environment is recognised as a key asset; it supports a wide range of biodiversity interests for example, the Mole Gap to Reigate Escarpment Special Area of Conservation contains rare box scrub, chalk grassland and yew woodland.

The borough falls within three of Natural England's National Joint Character Areas: North Downs, Wealden Greensand and the Low Weald.













The North Downs area comprises high quality landscape with an amalgamation of smaller settlements and arterial roads heavily used by commuters to and from London. The low-density suburban nature of the built up area means that it is relatively poorly served by public transport. The green fabric in this area forms an important buffer preventing urban sprawl and the merging of settlements.


The Wealden Greensand Ridge is the most heavily urbanised area in the borough, containing the major settlement areas of Redhill and Reigate – two adjoining areas which together operate as the economic and transport hub of the borough. The suburbs that make up Reigate and blend into Redhill are dissected by parks and commons, which together form the green fabric, weaving through the urban area and linking it to the countryside beyond.

The Low Weald is a predominantly flat area to the south of the borough which offers expansive views due to the low-lying topography. Overall the landscape sensitivity is medium-high. Horley is the dominant town in the area, immediately adjacent to Gatwick Airport (and physically and economically related to it) and at the centre of the Gatwick Diamond area. There are excellent communication links across the area along the A23 and A27 corridors and the London-Brighton rail corridor.

The Core Strategy recognises the importance of sustainable development to ensure that the natural environment is protected/ enhanced. It plans to enhance biodiversity through applying national legislation, to discharge its Biodiversity Duty and through implementing a Green Infrastructure Strategy. The Habitats Regulations Assessment concluded that the growth planned in the Core Strategy would have no adverse impact on the integrity of internationally designated Natura 2000 sites.






## Contextual indicators







Strategic Objective	Monitoring Indicator	2015	2016	Status
SO4; SO5	Are measures to increase recreation opportunities delivering more active lifestyles? (Participation rate in sport/active recreation)	38.2% of over 16's 32.7% of adults	38.2% over 16's	
SO1; SO6; SO8	Is the quality and condition of Sites of Special Scientific Interest (SSSI's) being protected or enhanced? (Percentage of SSSI's in favourable or recovering condition)	1,975 ha (total) 95%	1,975 ha (total) 96.2%	
SO1; SO6; SO8	Are positive steps being taken to enhance areas of biodiversity interest? (Number of Site of Nature Conservation Interest (SNCI's) under positive management)	6/56 SNCI sites within RB are under positive management.	35/56 SNCI sites within RB are under positive management.	
SO9	Is anti-social behaviour being effectively tackled? (Number of anti-social behaviour incidents)	4,559	3,990	
SO9	Is crime being effectively tackled? (Total number of notifiable crime offences)	6,752	7,595	
SO1; SO10	Are households and businesses in the borough effectively reducing emissions? (Local emissions from commercial and domestic sources, per capita)  Are households and businesses reducing the amount of waste they produce? (Collected household waste per person)	<u>Commercial:</u> 257.5kt  <u>Domestic:</u> 343.5kt  346KG (2012/13)	<u>Commercial:</u> 203.4kt  <u>Domestic:</u> 272.5kt  341.6KG (2014/15)	  
SO1; SO10; SO14	Is air quality being managed effectively? (Emissions recorded in Air Quality Management Areas (AQMA's))	7 local AQMA's saw Improvement/ no change; 2 saw increases	8 AQMA's out of 9 improved/no change	
SO1; SO13	Is road pollution being effectively tackled? (Local emissions from road transport per capita, minor and A roads only)	180.1kt CO <sub>2</sub> (2012)	175.7.1kt CO <sub>2</sub> (2013)	
SO16	Is the impact of Gatwick Airport on environmental quality in Horley being effectively managed? (Emission levels at Horley/ existing AQMA monitoring stations)	Horley AQMA's (2014) 28.5µg m <sup>-3</sup> at RG2 27µg m <sup>-3</sup> at RB59  7 AQMA's have seen improvements/ no change	Horley AQMA's (2015) 26.5µg m <sup>-3</sup> at RG2 25 µg m <sup>-3</sup> at RB59  5 AQMA's saw reduced emissions 2 saw no change 1 saw increased emissions	
SO13	Is public transport use increasing? (patronage at borough rail stations)	8,755,692 (2013/14)	8,608,306 (2014/15)	








SO13; SO20	Does Redhill continue to act as a major interchange? (Interchanges at Redhill rail stations)	1,240,227 (2013/14)	1,187,309 (2014/15)	
---------------	--	---------------------	---------------------	---




## Policy Indicators and Performance

Policy	Monitoring Indicator	2015	2016		Comments
<b>CS2</b>	Is the natural environment and biodiversity being afforded sufficient protection in decision-taking? (Number of permissions granted contrary to Natural England advice)	None	None		
	Is the Area of Outstanding Natural Beauty AONB being protected and enhanced? (Permissions for major development within and around the AONB)	None	None		No applications granted for major development within the AONB
	Is the Special Area of Conservation (SAC) being afforded adequate protection from recreational and other pressures? (Major residential or commercial developments in proximity to the SAC)	None	None		No major commercial or residential schemes permitted within 800m of the SAC without appropriate mitigation/avoidance measures in place
	Is the Special Area of Conservation (SAC) being afforded adequate protection from recreational and other pressures? (Delivery of measures to mitigate and avoid pressure on the SAC)	None	In preparation		A Green Infrastructure Strategy will be prepared to support the Development Management Plan, accompanied by a GI Action Plan
	Are areas of biodiversity value being effectively protected and enhanced? (extent of SSSI, SNCI, Local Nature Reserves (LNR) and Ancient Woodland)	95% of SSSIs in favourable or recovering condition.	96.2% of SSSIs in favourable or recovering condition.		1,975ha (total). In line with the Core Strategy monitoring target, the percentage of SSSIs in favourable or recovering condition has increased from 95% to 96.2%.
	Is a coherent GI network being planned and delivered? (Implementation of GI Strategy and Action Plan)	In preparation	In Preparation	-	A Green Infrastructure Strategy will be prepared to support the Development Management Plan, accompanied by a GI Action Plan

<b>CS3</b>	Is a robust and defensible Green Belt being maintained and is the GB being protected from inappropriate development? (Amount of additional homes and non-residential floorspace granted on greenfield sites in the Green Belt (excluding allocated sites) Amount of additional homes and non-residential floorspace granted on brownfield sites in the Green Belt (excluding allocated sites))	<u>Green Belt:</u> 8 dwellings (additional)  <u>Non-residential floorspace:</u> 4,046sqm	<u>Green Belt Greenfield:</u> 0 dwellings gross 958sqm non-residential floorspace  <u>Green Belt Brownfield:</u> 105 net dwellings 0sqm non-residential floorspace	  	No new dwellings were permitted on greenfield sites in the Green Belt. However a number of dwellings have been permitted on the on Green Belt brownfield land, the majority of which can be attributed to the following 2 sites: 14/02562/F- RNIB Soundscape, Philanthropic Road, 65 dwellings 14/01494/F- Frith Park, Sturts Lane Walton on the Hill, 33 dwellings
	Is (or has) the Council progressing (or progressed) a detailed Green Belt review? (Process in undertaking Greenbelt Review)	On-going	On-going	-	A Green Belt Review is being prepared to inform the DMP
<b>CS4</b>	Are the borough's heritage and conservation assets being adequately protected? (Planning permissions granted contrary to English Heritage advice) (Loss of statutory and locally listed buildings)	None	None		No permissions granted contrary to EH advice. No loss of locally listed buildings.
	Is the borough working to enhance and secure the future of heritage assets? (Number of heritage assets on the 'at risk register')	2	1		Reduction in number of assets on the 'at risk register'. Further information is available on the Heritage At Risk Register website.
<b>CS10</b>	Are policies effectively prioritising the use of PDL? (Percentage of new residential dwellings built on previously developed land) (Percentage of additional non-residential floorspace built on previously developed land)	<u>Residential:</u> 69% <u>Non-residential:</u> 100%	<u>Residential:</u> 79%; <u>Non-residential:</u> 93%		Above the Core Strategy monitoring target for residential dwellings (50%). Above the Core Strategy monitoring target for non-residential floorspace (90%).
	Is development being suitably located and designed to avoid the risk of flooding and water quality? (Number of additional dwellings permitted in areas of flood risk)	90	67		14/01331/OUT- Knowles House, Redhill 64 dwellings 15/01862/PAP- 22 Station Road, Redhill 3 dwellings Outside of Redhill town centre no new residential dwellings (excluding replacements) in flood zones 2, 3a and 3b were permitted.

	Is development being suitably located and designed in relation to flood risk and water quality? (Number of planning permissions granted contrary to EA advice regarding flood risk or water quality)	None	None		None
	Are new developments contributing to a reduction in non-renewable energy demand and carbon emissions? (Percentage of new developments which include measures for renewable energy generation)	-	47%		The Core Strategy target is to increase the number of new developments contributing to a reduction in non-renewable energy demand. As the first measured year this percentage represents the starting point for gauging the relative changes for future Annual Monitoring Reports.
<b>CS17</b>	Is new development being delivered in a way which reduces private travel demand? (Percentage of completed non-residential floorspace located within 15 minutes of a public transport stop or walking distance to a town centre)	95%	100%		The majority of residential and non-residential completions are located within 15 minutes of a public transport stop or walking distance of a town centre. Both are significantly above the Core Strategy monitoring target of 80%.
	Is new development being delivered in a way which reduces private travel demand? (Percentage of completed residential dwellings located within 15 minutes of a public transport stop or walking distance to a town centres)	94%	95%		
	Are new developments seeking to promote more sustainable travel patterns? (Percentage of major residential and commercial developments committing to a travel plan)	100%	100%		2 residential and 4 commercial developments permitted were required to deliver plans and have made commitments to delivering this.
	Are measures to support cycling being delivered? (Percentage of proposals for new homes and non-residential floorspace providing cycle parking spaces)	-	<u>Residential:</u> 31% <u>Non-residential:</u> 15%		The Core Strategy indicates that 100% of developments should provide cycle parking spaces; this target has been missed significantly, and is likely to have been impacted by the increase of Permitted Development Rights.
	Are developments seeking to minimise parking provision to promote alternative travel options? (Parking levels achieved on residential and non-residential developments and in the most sustainable locations)	<u>Residential:</u> 1.6 per dwelling  <u>Retail:</u> 1 per 68sqm	<u>Residential:</u> 1.3 per dwelling  <u>Office:</u> 1 per 36 sqm office space		Parking levels on residential developments have decreased slightly below the borough average parking standard of 1.5spaces. Average parking provision on retail developments has improved on the borough average parking standard of 1 space per 30sqm. Moving forward new parking standards will be set out in the DMP.

			Retail: 1 per 12 sqm retail space		
<b>CS11</b>	Are new developments seeking to achieve more sustainable design and construction methods? (Percentage of new homes meeting or exceeding Code for Sustainable Homes Level 4)	-	25%		On 25 March 2015 Government issued a Written Ministerial Statement setting out the conclusion of the Housing Standards Review, following which the Government elected to remove the Code for Sustainable Homes (CfSH).  From 26 March 2015 the Government's policy is that where there is an existing plan policy which references the Code, authorities may continue to only apply: in the case of energy performance, set a standard equivalent to the (outgoing) Code Level 4 requirements.
	Are new developments seeking to achieve more sustainable design and construction methods? (Percentage of non-residential developments achieving or exceeding BREEAM 'very good')	-	0	-	No relevant planning applications have been granted in this monitoring period
	Development of decentralised networks and percentage of development connected	0	0	-	

## Future Actions and Management Mechanisms

In general, performance against environmental / sustainability targets has been positive. The Council's ability to secure measures such as cycle parking and sustainable design and construction measures may have been impacted by the Government's decision to remove the Code for Sustainable Homes.

Future actions have been identified as follows:

- Continue to develop a Green Infrastructure Strategy and Action Plan alongside the DMP
- Continue to work closely with the County Council, adjoining authorities, statutory agencies and landowners to protect and enhance environmental resources in the borough
- Consider the need for climate change and flood risk policies in the DMP
- Use the DMP to allocate development in the most sustainable locations
- Through the DMP review parking standards, including cycle parking standards, and consider producing a Parking SPD
- Continue to give weight to the views of statutory agencies in the determination of planning applications

## Additional Information

Additional information can be found in the [Environment & Sustainability Monitor](#).

# 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.**

In order to sustain high quality of life and environment for local residents, there is a need to regenerate certain areas of the borough, provide infrastructure and community facilities. The Council's priority areas for growth and regeneration are Redhill town centre, Horley town centre, Preston and Merstham regeneration areas and the two new neighbourhoods in Horley. These areas have been identified because of their existing infrastructure deficits and in their requirements for social, economic and environmental improvements. These deficits need to be addressed, and initiatives to improve the quality of life undertaken, to avoid exacerbating current problems associated with new development. The adopted Core Strategy recognises that initial investment from the sale of publicly owned assets may be required to make the areas more attractive to both public and private investors.








New and improved infrastructure is required to support planned housing, employment and retail provision. Depending upon the specific circumstances this will be funded from a variety of sources including:

- a) Developer contributions including through S106 and CIL
- b) The sale of publicly owned assets to fund infrastructure in regeneration areas
- c) Bidding for grant funding to undertake regeneration initiative's
- d) Undertaking projects which have shared or similar objectives with Surrey County Council and other partners



The adopted Core Strategy recognises that coordinating infrastructure provision (new or upgraded) across different providers allows more efficient working and economies of scale. The Council prepares updates to its Infrastructure Delivery Plan as part of the plan-making process.

The Council formally approved its CIL Charging Schedule and supporting policies in February 2016 with charging commencing on 1 April 2016. Through CIL the responsibility for deciding how money derived from development is allocated lies almost entirely within the Council's remit. CIL can be spent flexibly as long as it is being used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support development.





## Contextual indicators


Strategic Objective	Monitoring Indicator	2015	2016	Status
SO17; SO20	Is the vitality and viability of town centres being maintained/ improved? (Vacancy rates in town centres Units)	5.8%	7.2%	
SO17	Is the vitality and viability of local centres being maintained/ improved? (Vacancy rates in local centres Units)	6.3%	10%	
SO1; SO19	Does the borough continue to have a prosperous and competitive economy? (UK competitiveness ranking)	28 <sup>th</sup> (2013)	37 <sup>th</sup> (2016)	
SO19; SO20	Does the borough remain an attractive business location? (Vacant office and industrial floorspace)	<u>Office:</u> 33,63sqm  <u>Industrial/ Warehouse:</u> 24,957sqm	<u>Office:</u> 26,144 sqm  <u>Industrial/ Warehouse:</u> 13,908 sqm	
SO19; SO20	Is employment accommodation suitable to business needs? (Vacancies on industrial estates)	63 units 15.6%	42 units 10.4%	
SO1; SO18	Is quality of life in the borough being maintained or improved? (Overall borough IMD score)	292/326 (2013) deprivation ranking against local authorities IMD Score 9.65	292/326 (2015) deprivation ranking against local authorities IMD Score 9.64	
SO1; SO18; SO20	Is regeneration delivering improvements to quality of life? (IMD scores for LSOAs within regeneration areas)	-	Redhill: 12.31 Horley: 11.05 Merstham: 17.81 Preston: 23.31	-
SO1; SO18	Are employment opportunities being enhanced? (Percentage of working age population claiming JSA)	0.9% ( 2015)	0.76% (2016)	

## Policy Indicators and Performance

Policy	Monitoring Indicator	2015	2016	Status	Comments
CS5	Is regeneration progressing as envisaged? (Progress sites within regeneration areas)	-	See appendix		Major schemes progressing in line with anticipated timescales contained in Corporate Plan and/ or housing trajectory
	What progress is being made in relation to the promotion of education/ skills provision? (Number of additional school places/ new schools provided new further education provision)	1 school completed; 1 school expanded	1 school completed 1 school expanded 480 additional primary places		<p>Lime Tree Primary School (240 additional places) - although the school was opened in temporary accommodation in September 2013, the move to the new build primary was in January 2016.</p> <p>Dovers Green Infant School expansion (90 places) - a 1FE expansion of the school, completed for September 2015.</p> <p>Additionally, the following schools took 'bulge' classes, equating to the provision of an additional 30 places at each:</p> <p>Reigate Priory Junior Horley Infant Wray Common Primary Merstham Primary St. Bede's Secondary</p> <p>15/04821/OTHFP- St Joseph's Catholic School, work commenced January 2016, construction of two storey teaching block and kitchen extension.</p> <p>Further information can be found in the <a href="#">Surrey School Organisation Plan</a>.</p>



	What progress is being made in relation to community/ neighbourhood planning? (Number of neighbourhood/ community plans being progressed)	0	0		
<b>CS6</b>	Is regeneration progressing as envisaged? (Progress of Horley sectors and sites within regeneration areas against anticipated timescales)	-	-		Major schemes progressing broadly in line with anticipated timescales
<b>CS9</b>	Is the Council supporting and engaging in the future of Gatwick Airport? (Number and outcome of specific consultations regarding long term and detailed operational proposals to which the Council has responded)	Various	Various		RBBC is in regular conversations with Gatwick Airport and has previously contributed to consultations on flights paths and noise levels. The Council holds a place on the Airport Consultative Committee. Comments are provided by RBBC on Gatwick Airport planning applications.
<b>CS12</b>	Is the borough effectively securing adequate contributions to support growth? (Value of financial and in-kind contributions secured and collected)	-	<u>S106 Balance</u> £5,250,006.87  Collection of CIL to begin 2016/17-	-	No target
	Are funds supporting the objectives of this strategy? (Spending of financial contributions)	-	<u>S106 Spent</u> £1,972,237.33  Collection of CIL to begin 2016/17	-	Contributions to be spent in line with agreed priorities.
	Is Green Infrastructure (GI) potential of the borough's green fabric being realised? (Delivery of projects identified in the GI and action plan)	GI Strategy in progress	GI Strategy in progress	-	All projects to be delivered in line with the timescales set out in the GI action plan
	Are priority infrastructure projects being delivered to support growth? (Delivery of infrastructure projects identified in the IDP)	Review in progress	Under construction or completed		Priority infrastructures identified in the IDP are either under construction or completed. Developments on Merstham IDP's are progressing but were setback due to contract complications. The addition of school places in Reigate and

				Redhill are the only priority infrastructure projects that are outstanding.
Are sufficient facilities being provided to support the health and wellbeing of local people? (Provision of community and leisure facilities)	4 completed; 4 under construction; 12 not started	8 completed; 7 under construction; 8 not started		No net loss of leisure or community facilities.

## Future Actions and Management Mechanisms

The Council's regeneration initiatives are progressing well. The following actions have been identified:

- Continue joint working with relevant stakeholders to deliver regeneration priorities
- Prepare an updated Infrastructure Delivery Plan in support of the DMP
- Identify clear CIL spending priorities through a Strategic Infrastructure Programme
- Incorporate appropriate allocations and policies in the DMP to secure the delivery of infrastructure and key regeneration projects
- Continue to build positive relationships with infrastructure providers.

# Appendices

## Appendix 1 – Strategic Joint Working Mechanisms

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

## Appendix 2 – Core Strategy policies

Policy Ref	Policy Name	Relevant Indicators
<b>CS1</b>	Presumption in favour of sustainable development	
<b>CS2</b>	Valued Landscapes and Natural Environment	E2/RE4
<b>CS3</b>	Green Belt	E2/RE4
<b>CS4</b>	Valued Townscapes and the Historic Environment	H6/RE6/RE5/RE7/RC3
<b>CS5</b>	Valued People and Economic Development	BD1/BD3/RBD6/RC2
<b>CS6</b>	Allocations of land for Development	H3/H2/RH9/BD2/BD3/BD4/RBD5/RBD6
<b>CS7</b>	Town and Local Centres	BD4/RBD7
<b>CS8</b>	Area 1 – The North Downs	H1/RH9/BD4/RBD5/RBD6/RC2/RC3
<b>CS8</b>	Area 2a – Redhill 4	
<b>CS8</b>	Area 2b – Reigate and the remainder of Area 2	
<b>CS8</b>	Area 3 – The Low Weald	
<b>CS9</b>	Gatwick Airport	RE6
<b>CS10</b>	Sustainable Development	H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
<b>CS11</b>	Sustainable Construction	H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
<b>CS12</b>	Infrastructure	BD4/RT4/RC1/RC4
<b>CS13</b>	Housing Delivery	H1/H2/H3
<b>CS14</b>	Housing Needs of the Community	H6/RH7
<b>CS15</b>	Affordable Housing	H5
<b>CS16</b>	Gypsies, Travellers and Travelling Show people	H4
<b>CS17</b>	Travel Options and Accessibility	RT1/RT2/RT3/RT4/RT5

## Appendix 3 – Glossary & Index of Abbreviations

Full Name	Abbreviation	Description/ Explanation
Affordable Housing		Housing for rent, shared ownership or outright purchase is provided at a cost considered affordable in relation to incomes that are average or below average or in relation to the price of the general housing market.
Affordable Rent		Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime, but is subject to other rent controls that require a rent of no more than 80% of the local market rent.
Annual Monitoring Report	<b>AMR</b>	The Council's annual monitor of the effectiveness of policies and proposals in each LDD. Available to view on the Reigate & Banstead AMR website.
Area of Great Landscape Value	<b>AGLV</b>	The four areas designated by the Council as being sufficient visual quality to merit special protection.
Area of Outstanding Natural Beauty	<b>AONB</b>	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscape. AONB are designated by Natural England.
Brownfield land/site		Previously developed land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure prior to being redeveloped – see also PDL.
Change of Use		A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use classes to another. Recent reforms to planning legislation enable certain changed of use to occur through PD.
Community Infrastructure Levy	<b>CIL</b>	
Core Strategy	<b>CS</b>	The Primary Development Plan Document setting out the spatial vision and strategic objectives of the planning
Department of Energy and Climate Change	<b>DECC</b>	The leading public organization for ensuring delivery of clean, affordable energy supplies and promotes international action to militate against climate change.
Development Plan Document	<b>DPD</b>	Local development documents which have the statutory development plan status used to determine planning applications. They are subject to independent examinations.
Dwellings per hectare	<b>Dph</b>	A measure of the density of housing development obtained by the number of dwellings by the site area (in hectares).
Environment Agency	<b>EA</b>	The leading public organisation for protecting and improving the environment in England and Wales
English Heritage	<b>EH</b>	Government advisors responsible for protecting and promoting all aspects of the historic environment.
Extent of Extreme Flooding		High risk of flooding from rivers, annual probability greater than 1%
Historic Parks and Gardens	<b>HPG</b>	A park or garden of special historic interest. Graded 1 (high 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 key employment areas. Land is reserved primarily for industrial, storage and distribution uses in these areas.

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 Home Buy/ Mortgage Rescue) and intermediate rent.
Large Sites		Residential development of 10 units or more.
Local Development Framework	<b>LDF</b>	New style local development plan, referring to the suite of Local Development Documents, which will replace the Local Plan.
Local Development Scheme	<b>LDS</b>	A scheduled project plan setting out the timetable for the production and preparation of Local Development Documents.
Local Shopping Centres	<b>LCS</b>	The eighteen smaller local shopping centres in the Borough with 10 or more units. These are annually monitored with the reports available on the councils Monitors webpage.
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.
Permitted Development Right	<b>PDR</b>	Recent reforms by the Government to planning legislation allow certain changes of use to occur without planning permission (prior approval required/ not required) from B1 (a) office to C3 residential, retail to residential.
Previously Developed Land	<b>PDL</b>	Land that has been previously developed – see also brownfield.
Regeneration Areas		Areas identified in the Borough for improvement – currently Preston, Merstham, Redhill and Horley town centre.
Residential Areas of Special Character	<b>RASC</b>	The eight residential Borough Areas that retain special character of substantial dwellings in spatial grounds.
Strategic Housing Land Availability Assessment	<b>SHLAA</b>	An assessment that is required by National Planning Policy set out in Planning Policy Statement 3 (PPS3)
Sites of Nature Conservation Importance	<b>SNCI</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes. There are currently 40 designated by the Council.
Social Rented		Rented housing owned by local authorities and registered social landlords for which rents are determined through the national rent regime. This also includes housing owned by other persons which is offered under equivalent rental agreements to the above.
Sites of Special Scientific Interest	<b>SSSI</b>	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). These are areas of special interest by reason of any of its flora, fauna, geological or physical features, Designated by Natural England. There are currently four in the borough.
Small sites		Residential developments of 1-9 units.
Special Areas of Conservation	<b>SAC</b>	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
Supplementary Planning Document	<b>SPD</b>	A Supplementary Planning Document is a Local Development Document that may cover a range of issues thematic or site specific. They provide further detail of policies and proposals in a 'parent' Development Plan Document.



## Appendix 4 – Leisure and Community Developments

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2016
Redhill & Reigate YMCA, Princes Road, Redhill	13/01842/F	New indoor sports centre	Not Started
St. Ann's Presbytery, 4 Brighton Road, Banstead	13/00262/F	Extension to existing church hall	Not Started
Horley Place, 17 Bonehurst Road, Horley	15/00631/F	Hotel extension following the demolition of existing residential wing	Not Started
17 Manor Road, Reigate	15/01521/CU	Change of use from residential to meeting/ activity room for Reigate Lawn Tennis Club	Not Started
3 Brooklands Way, Redhill	15/01576/CU	Change of use from summerhouse to dance studio	Not Started
Holy Trinity Church Hall, Carlton Road, Redhill	15/00721/F	Demolition of part of existing church centre building and erection of new church centre building	Not Started
Premier Inn at Mills House, 15 Brighton Road, Salfords	15/00683/F	Fourteen bedroom extension	Not Started
Strawson Hall, Albert Road, Horley	16/00014/F	Replacement community hall	Not Started
RNIB Redhill, Philanthropic Road, Redhill	14/2562/F	Redevelopment to form 102 new dwellings <sup>1</sup> including 25 dwellings for blind and partially sighted people and hub facility	Under construction
Land Parcel Corner of Portland Drive and Bletchingley Road, Merstham	14/00849/F	Development of community hub and youth skills centre	Under construction
Merland Rise Church, Tadworth	13/01988/F	Demolition of existing church and construction of new church building	Under construction
30 <sup>th</sup> Reigate Scout Group, Reigate	13/00182/F	Two storey rear extension	Under construction
St. John's Church, Redhill	12/01483/F	Construction of a new church hall providing a net gain of 603sqm of D2 floorspace	Under Construction
The Sea Cadet Association, Hooley Lane, Redhill	14/00935/F	Demolition of an existing storage building used by Reigate Sea Cadet Association and erection of 11 residential apartments	Under Construction
Sainsbury's Redhill	12/01852/F	Extension and redevelopment of Sainsbury's to include a new gym	Under Construction
Gatton Place, St Matthews Road, Redhill	15/02055/CU	Change of use from offices to community mental health services	Completed
Priory Gate, 18 Castlefield Road, Reigate	15/01810/CU	Change of use from offices to establish a day support hub for adults with	Completed

<sup>1</sup> Across Reigate & Banstead and Tandridge

		disability.	
Workshop rear of 75 Bell Street, Reigate	15/01410/CU	Permanent change of use of two ground floor areas from offices to dance studios	Completed
St. Joseph's Church, Ladbroke Road, Redhill	13/00396/F	Extension to provide first floor scout hall	Completed
Church of the Good Shepherd, Station Approach, Tadworth	14/01175/F	Demolish the existing shed and rear lobby and construct a new single storey Centenary Chapel	Completed
Gatwick Bangladeshi Islamic Centre, The Old College, 51-53 High Street, Horley	14/00484/CU	Change of use of ground floor from office to community facility	Completed
Horley Lawn Tennis Club, Horley	12/02208/F	Demolition of existing tennis club house and construction of replacement club house	Completed
Recreation Ground, Merland Rise, Tadworth	13/00128/F	Demolition of existing community leisure centre and construction of a new leisure & community centre with a separate youth centre. Facilities include swimming pools, sport hall, fitness gym/studio, etc.	Completed

## Appendix 5 – Regeneration Area Progress Update

### Performance/Overview

Regeneration is a key theme identified in the latest five year plan. Whilst the majority of the borough benefits from a high quality of life and relative affluence there are a number of areas which are more deprived. The four principal regeneration areas identified include Redhill, Horley, Merstham and Preston. Table 6 below provides an outline of progress made against the Core Strategy Monitoring Framework as of 31<sup>st</sup> March 2016; more information can be found on the Council's [regeneration webpages](#).

Table 6 – Regeneration Project Progress Summary

Area	Priority	Progress
Redhill	Development & regeneration sites	<p><u>Cromwell Road:</u> Application for proposed food store on Cromwell Road was withdrawn by the applicant in February 2014. The Council are currently preparing proposals to refurbish the ground floor shop units, and convert and extend the upper floors to create 24 two-bedroom flats. Work has begun on the construction of 64 residential units at Knowles House, adjacent to Cromwell Road. Completion is expected late 2016.</p> <p><u>Marketfield Way:</u> Co Plan Estates have been appointed as the Development and Project Manager. Pre-application discussions with Council for a leisure mixed use development to include a multiplex cinema, new restaurants and cafes, up to 10 retail units and 153 apartments. Planning application due to be submitted May 2016.</p> <p><u>Redhill Station:</u> Planning permission was granted in January 2014 for the regeneration of Redhill Railway Station. The £50million upgrade will include a new food store, 150 apartments and a 450 space multi-storey car park.</p> <p><u>Former Liquid and Envy:</u> A revised planning application for the development of the former Liquid &amp; Envy site was approved by the Council in April 2015 for 76 apartments and a ground floor retail unit. Mar City Homes demolished the former building retaining the façade, however development has since stalled. The site has been sold to Rainier Developments.</p> <p><u>Warwick Quadrant</u></p>

		<p>Planning permission was granted in 2013 for a new Sainsbury's supermarket, hotel and gym. The first phase of work to create a new Sainsbury's supermarket, hotel and gym has begun with the demolition of Lombard House. Construction work is expected to start in Autumn 2015 and will be completed in Spring 2017.</p> <p>Support to local community projects include:</p> <ul style="list-style-type: none"> <li>• Improvements to the pedestrian area of London Road</li> <li>• Improved access to the Harlequin Theatre and Redhill Library</li> </ul>
	Sustainable Travel	<p>The majority of the Redhill Balanced Network Scheme was completed during 2014/15 with some resurfacing work completed in 2015/16. Junction modifications to accommodate the Sainsbury's redevelopment and development at Redhill Station will follow.</p> <p>This year Surrey County Council secured funding from the Coast to Capital local Enterprise Partnership to improve sustainable travel in the greater Redhill area... Work has commenced on the first phase, which includes improvements to the National Cycle Route 21 and works to widen the shared cycle and pedestrian footway along Woodhatch between Pendelton Road and Maple Road junctions.</p>
	Town Centre Improvements	<p>Memorial Park has reopened following a £1.5 million makeover. Improvement works include a new café, children's play area, sports zone and trim trail.</p>
Horley	North East Sector	<p>At 31 March 673 dwellings had been completed on the North East Sector, 160 of which are affordable homes.</p> <p>Trinity Oaks Primary School opened in September 2015 providing 30 places for reception aged children.</p> <p>The first allotment site has been transferred to Horley Town Council and plots are being prepared for allotment holders.</p> <p>The majority of the play areas have been completed and opened to the public.</p> <p>Detailed designs have been submitted for Riverside Greenchain.</p> <p>As at 31 March the developer had completed 711 dwellings on the North East Sector (known as the Acres), 162 of which are affordable homes.</p> <p>Work to refurbish Tanyard Barn to create a new community hall for local people at the heart of the new neighbourhood began.</p> <p>The developers sold three shop units in the neighbourhood centre and the new owner began applying for the necessary consents to open a NISA convenience store.</p> <p>The conveyancing process began to enable the transfer of the first of the new play areas from the developers</p>

		<p>to the Borough Council.</p> <p>Work began on the design of a number of highway improvements to facilitate the Fastway bus service, in order that it can serve the whole of the new neighbourhood.</p> <p>Reigate and Banstead Local Committee gave authority to advertise and introduce a 20mph speed limit be in the Acres and on Langshott.</p>
	North West Sector	<p>Good progress has been made this year to bring forward the new neighbourhood.</p> <p>Ranges of enabling works have got underway to facilitate the construction of the new neighbourhood.</p> <p>Work has commenced to facilitate the construction, including earthworks, the diversion of an oil pipeline, the construction of a new roundabout on the A217 and a new temporary haul road.</p> <p>Planning permission was granted for the new link road to the A217 and the road has been substantially constructed up to the permeant bridge.</p> <p>A reserved planning application for the first 600 homes together with associated infrastructure has been submitted.</p> <p>Construction of the A217 link road and roundabout, which will provide one of two new access routes to the North West new neighbourhood, is substantially complete.</p>
	Town Centre Regeneration	<p>Redevelopment work to create 90 affordable homes and 1,100sqm of commercial floorspace on the former Newman House site was completed in March 2015.</p> <p>Two of the four units in Russell Square have been let.</p>
<b>Merstham</b>	Improved Community Facilities	<p>Raven Housing Trust has obtained outline planning permission to demolish the existing shops and flats and create 48 homes (a mixture of houses and flats). Tenants of the existing flats will or have all been rehoused. Some of the shopkeepers have agreed leases for the new shops on the Iron Horse or Triangle sites; the others will relocate or close.</p> <p>A revised planning application has been approved and work has begun on the development of community facilities including a youth skills centre, library, training rooms and IT café area and 4 retail/ food outlets on the Triangle site.</p>

		<p>Planning was also approved for a new food store and retail units to be completed on the former Iron Horse site. Construction has begun and the occupiers have been announced as Co-op Food Store, Day Lewis pharmacy, William Hill bookmakers and Goodrich dry cleaners.</p>
	Merstham Estate Local Centre Planning Framework	<p>The Local Centre Planning Framework was successfully approved in November 2011.</p>
	Delivering new and improved affordable housing	<p>At 31 March 2015 11 affordable units have been completed in Purbeck Close, a further 17 are due to be completed in September 2015 and the final 10 completed in Autumn 2016.</p> <p>Work has also started on the construction of 20 market dwellings on the former Darby House site. Work is due to start imminently on the construction of 10 shared ownership flats on the former Iron Horse Site.</p> <p>Outline planning permission has been granted for the demolition of the existing Portland Drive flats. The site will be used for market housing. Demolition is expected to take place in Winter 2015. 48 new Raven houses and flats are expected to be completed from the end of 2017 onwards.</p> <p>Purbeck Close: Tenants and shared owners have moved into the 30 new Raven Housing Trust homes, which were completed in Spring 2015. The final 10 shared ownership houses will be available from Autumn 2016.</p> <p>Woodlands Close: Croudace Homes is constructing 20 new properties off Bletchingley Road, including 5 properties for shared ownership sale (in partnership with Raven Housing Trust). The remaining 3 &amp; 4 bedroom houses are for private sale. The homes are due to complete in April 2016.</p>
<b>Preston</b>	Improving the physical environment	<p>The first phase of the car parking and dropped kerb project has been completed; the second phase is due to start in Summer 2015.</p> <p>The second phase of dropped kerb/ driveways has been completed. Eligible properties on Merland Rise, Preston Lane, Marbles Way, Chetwode Road and Acres Gardens were included in this roll-out. The impact of this phase is currently being assessed, depending on the outcome of this and budgets being available the offer may be made available to further properties later in 2016.</p> <p>Burgh Heath/ A240 path improvements have been completed. The remaining work is due to be completed in Spring 2015.</p>

		<p>The construction of the Preston Manor Road has been completed.</p> <p>Raven Housing Trust have completed building a total of 26 new homes for rent on three sites: 10 houses, seven chalet bungalows and six flats across two sites on Longfield Crescent and three bungalows on the Longmere Gardens garage site.</p> <p>Outline planning permission was granted in October 2013 for the development of 130 homes on the former leisure centre site and a small part on the recreation ground at Merland Rise. Croudace Homes started construction following the completion of the new leisure centre; the first units are due to be completed in May 2016.</p> <p>Planning permission has been submitted for the development of 180 homes on the former De Burgh school playing field. Outline planning permission has been granted for the construction of six new homes on the neighbouring Reigate &amp; Banstead Borough Council site. Both landowners are in the process of selling their sites.</p>
	<p>Developing new community facilities</p>	<p>Improvements to Merland Rise Recreation Ground including a larger playground; a new multi-use games area; new paths, benches and bins, and substantial tree and shrub planting have been completed. Merland Rise Recreation Ground has been renamed Preston Park.</p> <p>The new Tadworth Leisure &amp; Community Centre, incorporating a 25-metre swimming pool, state-of-the-art gym, five-a-side football pitches, community room and crèche, and Phoenix Youth Centre have opened.</p>

# Monitoring Publications

## Regular Monitors:

### Commercial Development

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

### Industrial Estates

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

### Local Centres

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

### Town centres

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

---

These publications are available on the Council website:

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

Search for: "*monitors*":

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

### Planning Policy Team

Tel: 01737 276178

Email: [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk)