# Local Development Framework
# Annual Monitoring Report

## 1 April 2011 to 31 March 2012

**Published: January 2013**

Reigate & Banstead
BOROUGH COUNCIL
Banstead I Horley I Redhill I Reigate

# Annual Monitoring Report

**1st April 2011 to 31st March 2012**

# Contents

# Executive Summary

The Department for Communities and Local Government has taken a 'step back' from the monitoring of local plans. As part of this, it has withdrawn guidance on monitoring indicators (02/2008) and included provisions within revised Local Planning Regulations to remove the requirement to report to the Secretary of State and instead report to the local community. As a result it is no longer compulsory for local planning authorities to produce an Annual Monitoring Report. However the Council has decided to continue producing an Annual Monitoring Report, as it is a key element towards good planning and shows the Council is committed in delivering the emerging Core Strategy and DPD on schedule.

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** | 4,209 net additional dwellings completed since 2006 | ☺ |
| | **H3** | 77% of new dwelling across whole Borough were on previously developed land. 96% when Horley New Neighbourhood excluded | ☺ |
| | **H4** | 2 planning applications were submitted for 11 new gypsy and traveler pitches. No additional gypsy or traveler pitches were completed or granted planning permission during the period. | 😐 |
| | **H5** | 53 gross affordable housing completions. 63% 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 82 dwellings per hectare density achieved 53% of completed developments fell below 40dph | ☺ |
| **Economic Development** | **BD1** | 57 sq m of net additional employment floorspace completed within borough | ☹ |
| | **BD2** | 100% of commercial development was located on previously developed land | ☺ |
| | **BD3** | No employment land was lost during period | ☺ |
| | **BD4** | 761sq m of net completed floorspace within town centres 84% of extant retail developments located in town or local centres 20% of extant office developments located in town centres | 😐 |
| | **RBD5** | Redhill AAP incorporated into emerging Core Strategy and DPD Two applications have been submitted to the council proposing an increase in comparison/convenience floor space. | 😐 |
| | **RBD6** | 5.2 % of ground floor town centre units vacant. Decrease compared to 2011. | ☹ |
| | **RBD7** | 14% of industrial estate units vacant Improvement compared to 2011 | 😐 |

| | | | |
|---|---|---|---|
| **Environment & Heritage** | **E1** | No planning permissions were granted contrary to Environment Agency advice on flooding/water quality | ☺ |
| | **E2** | 11 of the boroughs 42 Sites of Nature Conservation Importance are under positive management<br>98% by area of Sites of Special Scientific Interest in favourable/recovering condition | ☺ |
| | **E3** | Insufficient evidence to provide quantitative analysis | *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 1.32 spaces per dwelling on completed residential developments<br>Average 1.76 spaces per dwelling on residential permissions | 😐 |
| | **RT2** | 98% of completed residential developments within 1,200m (15 mins walk) of public transport stop<br>100% of completed non-residential developments within 1,200m of public transport stop | ☺ |
| | **RT3** | £161,100 spent on integrated transport schemes | 😐 |
| **Infrastructure** | **RC1** | S106 and PIC receipts of £4.03 million are available for infrastructure delivery.<br>£1.14 million of S106 funds unallocated | ☺ |
| | **RC2** | Positive progress made in all regeneration areas | ☺ |
| | **RC3** | Public realm works along Victoria Road (Horley) have been completed<br>Progress on public realm works in Station Road (Redhill) is well under way | ☺ |

☺  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 2011 to 31st March 2012. However, the AMR also includes some longer term analysis, particularly with regards to housing, where it is deemed useful to identify trends and trajectories.

The AMR forms part of the Local Development Framework (LDF) for the borough and monitors the performance of 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
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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 Local Development Documents (LDD), which form the Local Development Framework (LDF). Figure INT1 shows the composition of the Reigate & Banstead Local Development Framework.

## Figure INT1 – Reigate & Banstead Local Development Framework
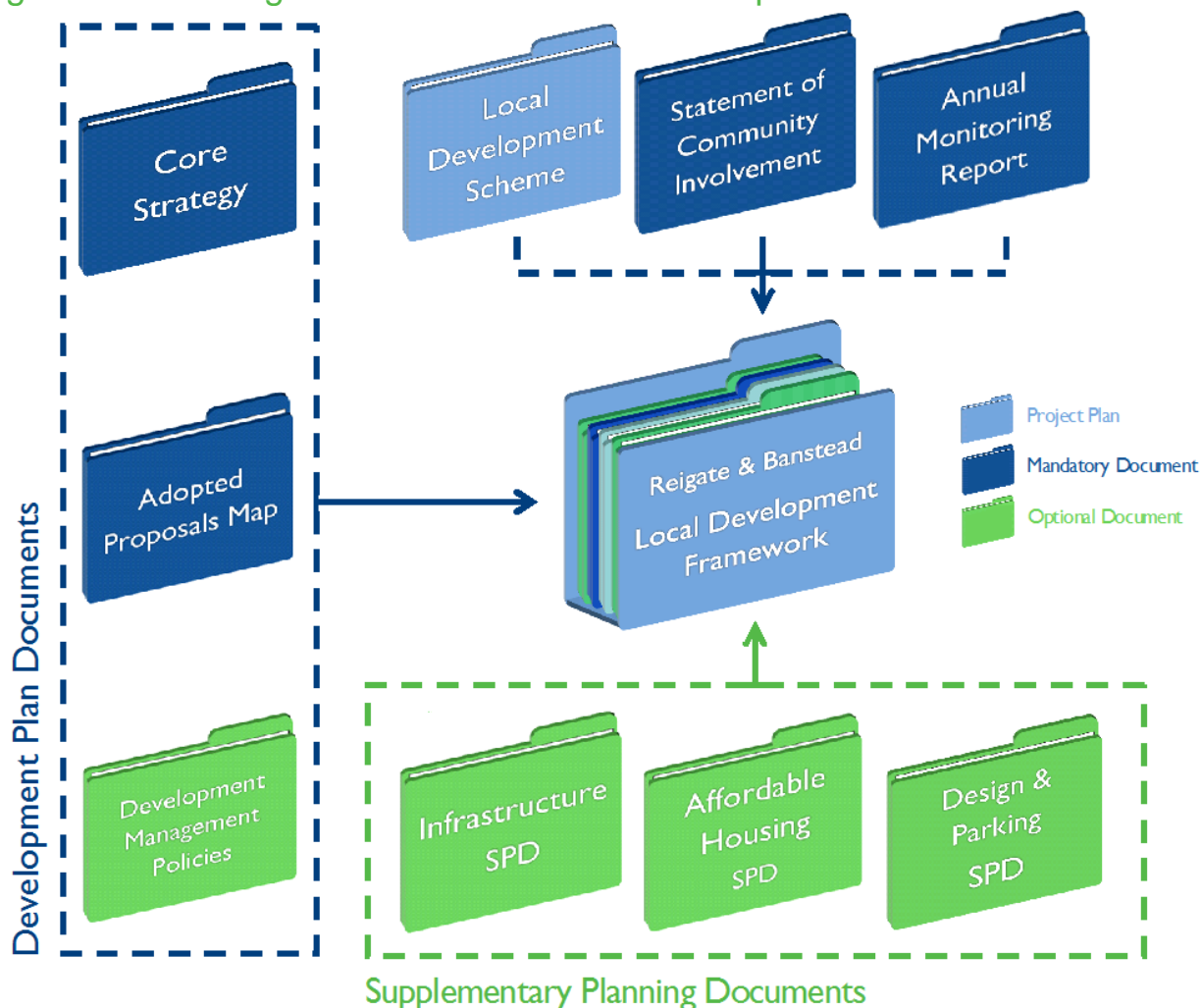


This section of the report reviews performance against the Local Development Scheme timetable and milestones as of the 31 March 2012. In particular, the AMR considers:

- 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 where necessary before final consultation, which began in March 2012. This will run through until April 2012, before the Core Strategy is submitted to government later in Spring 2012. Several pieces of key evidence were progressed over the past year including:

- Strategic Housing Land Availability Assessment (SHLAA)

- Retail and Leisure Needs Assessment

- Economic and Employment Evidence Update

- Strategic Flood Risk Assessment (SFRA)
- PPG17 Open Space, Sport and Recreation Assessment

Table INT1 below outlines the new revised Local Development Scheme.

## 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 | Summer 2013 |
| | Estimated adoption | September 2013 |

| Document | Project Milestone | Target Date in Adopted LDS |
|---|---|---|
| Development Management Policies | Issues and Options public consultation | December 2010 |
| | Preferred approaches consultation | July/ August 2013 |
| | Consultation on submission draft | October/ November 2013# |
| | Examination | March 2014# |
| | Estimated date of adoption | July 2014# |

*# The Development Management Policies DPD is dependent on the Core Strategy progress at these stages*

The Redhill Town Centre Area Action Plan will be integrated into the Council's emerging DMP, which will set out the detailed polices and specific site allocations to encourage the growth and regeneration of Redhill town centre. The key pieces of evidence base which have progressed over the past year are:

- Redhill Balanced Network (Transport)
- Flood Risk Assessment

The Council is also working towards adoption of the Community Infrastructure Levy (CIL). Table INT2 sets out the timetable for the preparation and adoption of the required CIL charging schedule.

## Table INT2 – CIL Timetable

| Document | Project Milestone | Target Date in Adopted LDS |
|---|---|---|
| CIL Charging Schedule | Consultation on preliminary draft charging schedule | Autumn 2012 |
| | Consultation on draft charging schedule | Autumn 2013 |
| | Pre-submission consultation | Autumn 2013 |
| | Submission to Independent Examiner | November 2013 |
| | Examination | January 2014 |
| | Examiner's Report Due | February 2014 |
| | Regulation 123 Notice | Spring 2014 |
| | Estimated adoption | March 2014 |

# 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, set out in the Council's emerging Core Strategy.

| | Ref | Indicator Description | Performance Target | Core Strategy Policies |
|---|---|---|---|---|
| **Housing Delivery** | H1 | Plan period delivery & housing targets | 10,000 to 2026 (SEP) <br> 6,900 (2012-2027) [Emerging CS] | CS11 |
| | H2a | Net additional dwellings –previous years | - | |
| | H2b | Net additional dwellings – reporting year | 500 units | |
| | 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 | CS4/CS8 |
| | H4 | Net additional pitches (Gypsy & Traveller) | Plan for additional gypsy/traveller pitches | CS14 |
| | H5 | Gross affordable housing completions | 100 units per year | CS13 |
| | RH7 | Housing mix | Mix of dwelling sizes on sites to meet demand and need | CS12 |
| | RH8 | Density of housing developments | 40 dph average | CS8 |
| **Economic Development** | BD1 | Amount of additional employment floorspace | Provision of additional employment floorspace to meet demand | CS3 |
| | BD2 | Additional employment floorspace on previously developed land (PDL) | 90% of commercial development on PDL | CS3/CS8 |
| | BD3 | Employment land available | No loss of employment land | CS3/CS4/CS8 |
| | BD4 | Completed floorspace for 'town centre uses' | Direct retail and office development to Town and Local Centres <br> No loss of leisure facilities | CS3/CS5/CS6/CS10 |
| | RBD5 | Convenience and comparison floorspace in Redhill | Increase comparison and convenience floorspace in Redhill | CS5 |
| | RBD6 | Vacancy levels in ground floor town centre units | Not to exceed 5% | CS3/CS4/CS5 |

| | | | | |
|---|---|---|---|---|
| **Environment & Heritage** | **RBD7** | Vacancy levels of Industrial Estate units | Not to exceed 5% | CS3/CS8 |
| | **E1** | Permissions contrary to Environment Agency advice | No permissions contrary to Environment Agency advice | CS8 |
| | **E2** | Changes in areas of biodiversity importance | Number of SNCIs under positive management/98% of SSSIs in favourable condition | CS1a/CS8 |
| | **E3** | Renewable energy generation | 10% of energy requirements of new developments (exceeding 500 sq) from renewable resources | CS9/CS10 |
| | **RE4** | Managing the natural environment | No permissions granted contrary to Natural England advice | CS1a/CS1b/CS8 |
| | **RE5** | Changes in sites of heritage importance | No permissions granted contrary to English Heritage advice | CS1a/CS2/CS8/CS9 |
| | **RE6** | Gatwick airport air quality | No increase in $NO_2$ levels at Horley air quality monitoring stations | CS1a/CS8 |
| **Transport** | **RT1** | Car parking provision | Car parking on new developments to be in accordance with local standards | CS15 |
| | **RT2** | Access to public transport – commercial and residential | 80% of completed developments within 1,200m of public transport stop | CS8/CS15 |
| | **RT4** | Integrated transport schemes/footpaths & cycleways | Promote walking and cycling | CS8/CS15 |
| **Infrastructure** | **RC1** | Infrastructure delivery | Provide infrastructure | CS8/CS10 |
| | **RC2** | Progress on regeneration projects | Complete regeneration projects in accordance with timescales | CS3/CS4/CS5/CS6 |
| | **RC3** | Public realm improvements | Implement public realm improvements in accordance with objectives | CS2/CS3/CS5/CS10 |

# 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 | Housing Quality |
| Previously Developed Land | Mix of Housing Types & Sizes |
| Gypsy & Traveller Pitches | Density of Housing Developments |
| Affordable Housing | Housing Completions by Area |

## HOUSING STOCK

| Total number of dwellings    57,150 | | | | *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 *(March 2010)* | | | | *Source: Land Registry* |
| Type | | R & B | Surrey | South East |
| **Average** | | £350,380 | £417,700 | £294,569 |
| **Detached** | | £591,203 | £682,980 | £462,895 |
| **Semi-Detached** | | £330,095 | £345,455 | £261,897 |
| **Terraced** | | £270,277 | £292,371 | £217,032 |
| **Flat** | | £199,209 | £212,645 | £170,211 |
| Affordability of Housing Ratio | | R & B | Surrey | England |
| **Average House Price/Average Earnings** | | 8.59 | 9.66 | 6.65 |

Average house prices across Reigate and Banstead are below the Surrey county average, Reigate and Banstead has the 4th lowest house prices in Surrey.  However average house prices across the borough continue to be above the regional and national average. Over the last 12 months the average house price has dropped in the borough with the exception of semi detached properties which saw an increase in average house prices.

There was a drop in sales volumes across the borough over the past 12 months.  Sales volumes continue to remain below the peak levels achieved during 2007, largely down to the uncertainty faced in the UK's economic climate which continues to impact on property sales. In total there was an average of 2,027 sales transactions at the end of March 2012, down from 2,228 in the previous year.

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.

*The Council received New Growth Points funding from the government up to March 2012.

# Housing Delivery Target

## Core Output Indicator H1: Plan period delivery & housing targets

### Relevant Policies & Indicators

- NPPF  – Deliver a wide choice of high quality homes

- South East Plan – 10,000 dwellings for the period 2006-2026

- RBBC emerging Core Strategy Policy CS11 – 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 |
|---|---|---|---|
| 2006 | 2026 | 10,000 | South East Plan |
| 2012 | 2027 | 6,900 | Emerging Core Strategy |

### Future Actions

- In line with recent reforms to national planning guidance in the UK, Planning Policy Statements (PPS) have been replaced by the National Planning Policy Framework (NPPF) as of March 2012. Under the NPPF, local planning authorities are required to develop their own objectively assessed housing targets 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 is set out in the Council's emerging Core Strategy.

- Continue to monitor housing supply and delivery rate within the borough against the 10,000 dwelling requirement set out in the South East Plan (until revoked) and the delivery of 6,900 homes over the 15 year plan period set out in the Council's emerging Core Strategy.

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

### Relevant Policies & Indicators

- NPPF - Deliver a wide choice of high quality homes

- South East Plan – 10,000 dwellings for the period 2006-2026

- RBBC emerging Core Strategy Policy CS11 – Housing Delivery (6,900 homes between 2012-2027)

### Performance

### Table H2 – Housing Supply since 2006

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

The Council monitors housing permissions and completions on an ongoing 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.

Since 2006, (1 April 2006 to 31 March 2012), a total of 3,593 net dwellings were completed within the borough, an increase from the previous year. This equates to an annual average of 601 dwellings per annum. This years figure has once again exceeded the requirement of 500 dwellings per annum set out in the South East Plan.

Figure H1 below, shows borough completions over a longer period from 1995/96. Over the past 16 year period a total of 7,867 dwellings have been completed, an average of 463 per year.

## Figure H1 – Long Term Annual Completion Trend
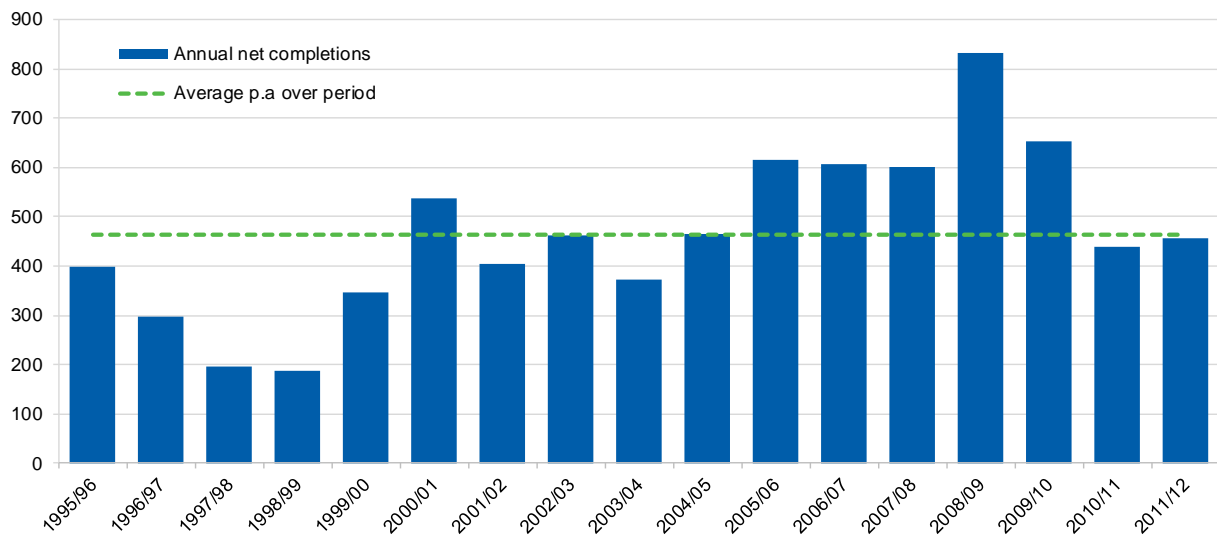


## Core Output Indicator H2(b): Net additional dwellings – reporting year

### Relevant Policies

- NPPF – Deliver a wide choice of high quality homes
- South East Plan – 10,000 dwellings for the period 2006-2026
- RBBC emerging Core Strategy Policy CS11 – 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 2011 to 31 March 2012 was 455, just under the requirement of 500 dwellings per annum. This net figure is derived from a total of 492 gross completions from new build, conversion or changes of use whilst 37 units were effectively "lost" due to conversion, change of use, or demolition.

In gross terms, 82% (402) of completed units were on large sites (10+ dwellings) whist the remaining 18% (90) were from small sites (1-9 dwellings). The total net completions on large sites has increased slightly between 2010/11 and 2011/12; however completions on large sites between 2009/10 and 2011/12 contributed on average 71% of the total net increase in dwellings. This is considerably lower than the figure prior to 2009/10.

### Figure H2 – Net Completions from Large and Small Sites
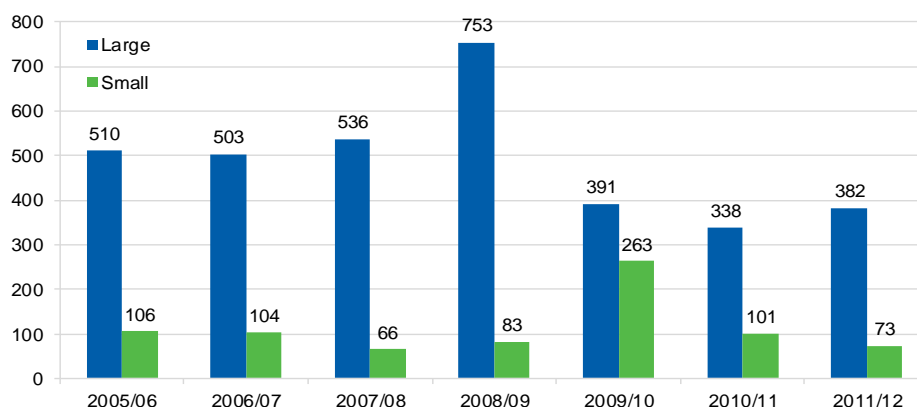


In addition to the completions during this period, the Council gave planning permission for a further 398 gross dwellings (net: 314). This represents a decrease in permissions of around 20% compared to the previous year. Unlike the previous year, 61% of new permissions in 2011-12 were for small sites. Geographically, the majority of new permissions were in the Banstead area, which accounted for 42% (169) of the total gross figure, followed by Redhill which contributed 24% (99). Reigate on the other hand made the smallest contribution of 13% (53) to the total gross figure for new permissions, all of which were on small sites.

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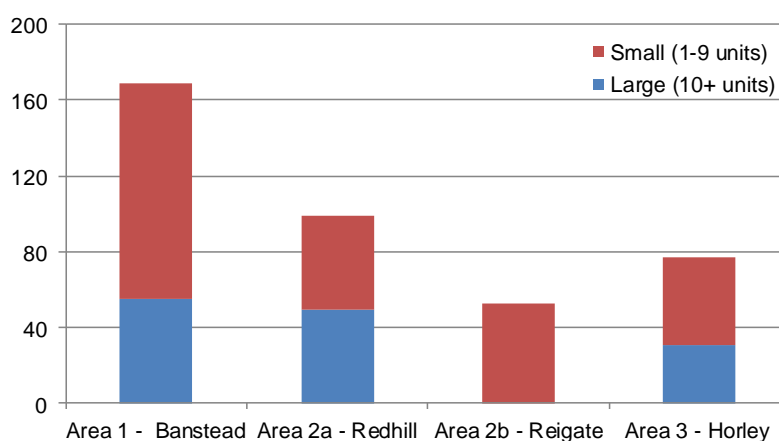


# Future Housing Supply

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

### Relevant Policies & Indicators

- NPPF – Delivering a wide choice of high quality homes
- South East Plan – 10,000 dwellings for the period 2006-2026
- RBBC emerging Core Strategy Policy CS11 – 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 (2006) to the 31 March 2012
- 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 the Council's website (click on the underlined text).

- Sites allocated in the Local Plan, yet to have planning permission granted
- Sites identified as deliverable through 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 | Extant Unimplemented | Extant Under Construction | Outstanding Allocations | SHLAA Sites | Urban Broad Locations | Non-Urban Broad Locations | Windfall Allowance |
|---|---|---|---|---|---|---|---|
| 3,593 | 496 | 965 | 1,510 | 1,634 | 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 as set out in the South East Plan. Since 2006, an average of 599 dwellings per year has been completed in the borough, leaving a residual requirement of 458 dwellings per annum.

Figure H4 on the next page sets out the Council's current housing trajectory for housing for the borough, which includes completions, permissions under construction, SHLAA sites, regeneration, outstanding allocations and broad locations.

Over the next five years (2012-17) of the trajectory, an annual average of 500 dwellings per annum, in excess of the residual need and the target in the emerging Core Strategy, even allowing for the 5% buffer required by the NPPF. Supply will increase further for the following five year period (2017-22), achieving an annual average of 508 dwellings per annum. The final five year tranche (2022-27) will deliver an average of 470 dwellings each year, largely from the broad locations identified within the SHLAA. Throughout the plan period, the borough maintains an oversupply when compared to the residual South East Plan requirements and emerging Core Strategy target.

## 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 Broad Locations supply in years 2012-2027, 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.

Figure H4 & H5 – Housing Delivery Trajectory and Cumulative Supply Compared to Target
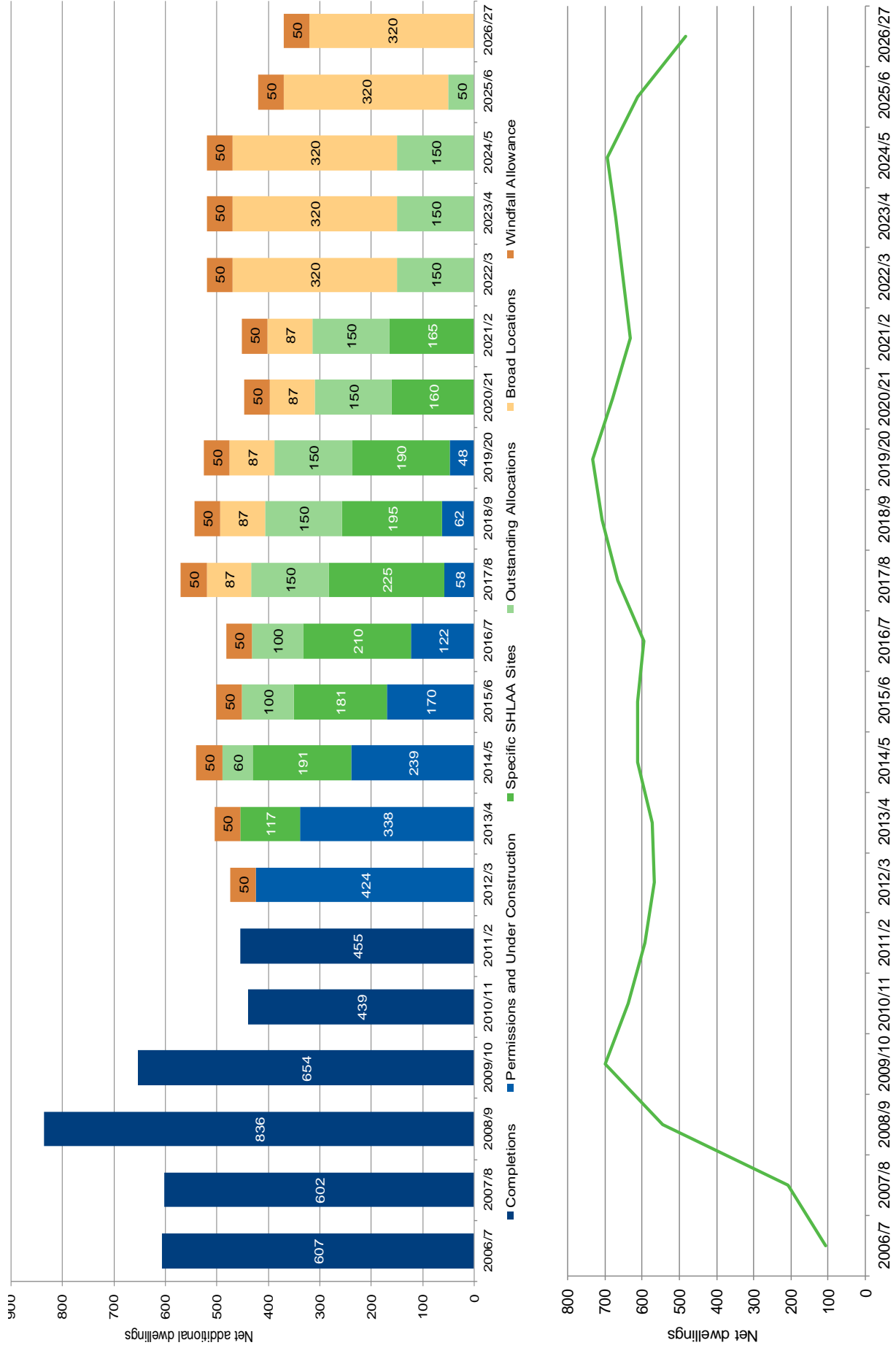
# Previously Developed Land

## Core Output Indicator H3: New Dwellings on Previously Developed Land

### Relevant Policies & Indicators

- NPPF – Delivering 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 – CS4 Allocation of Land for Development

- RBBC emerging Core Strategy Policy – CS8 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 2011 to 31 March 2012, the number of new dwellings (new build, change of use and conversions) built on previously developed land (PDL) was 381 (77%). Whilst this figure exceeds the Core Strategy target of 60%, there has been a drop in the number of new dwellings on PDL over the last year, down from 425 in 2011 to 381 in 2012.

Figure H6 shows the previous land use of the sites on which completions occurred this year. Notably, 43% of dwellings were built on land previously already in residential use (i.e. through conversion or intensification). Over the past year the most noticeable change has been the proportion of completions on previously agricultural land, which has increased to around 21%, largely as a result of the Horley North-East development at Langshott. The proportion of completions on previously commercial/ industrial land has by and large remained the same at around 32%, with the Watercolour development being the main contributor to this category.

### Table H4 – Dwellings on Previously Developed Land

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

### Figure H6 – Previous Land Use of Completed Dwellings



Community 2.4%
Vacant 0.8%
Agricultural 21.3%
Commercial/ Industrial 32.5%
Residential 42.9%
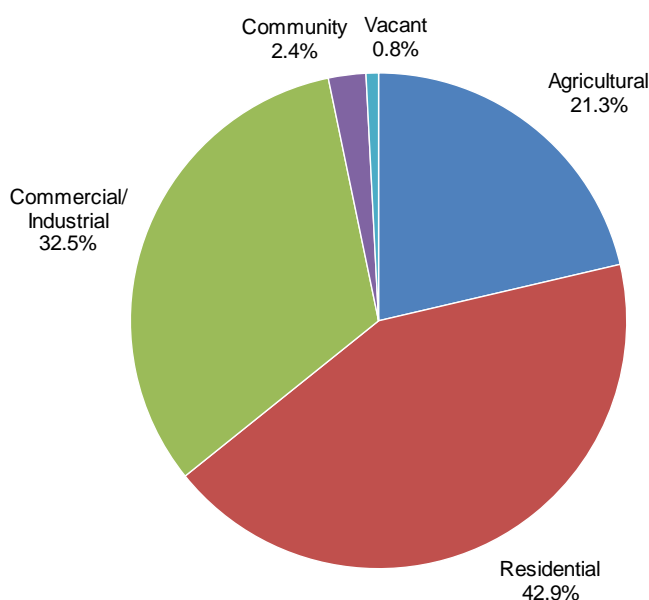
## Future Actions

- 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 CS4 / CS8. 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 new 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 CS14 – Gypsies, Travellers & Travelling Showpeople

### Performance

The borough has four private authorised sites providing 12 pitches and 10 travelling showpeople plots. There are no public sites within the borough. Over the monitoring period 2 applications were submitted to the Council for proposed new sites, as listed below:

- 11/02188/CU – Application for private gypsy and traveler caravan site for 6 pitches,
- 11/00178/CU – Application for 7 new plots for travelling show people

### Future Actions

- The Council will produce an updated Gypsy and Traveller Needs assessment to support the emerging Core Strategy and other emerging DPDs.
- 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 – Delivering a wide choice of high quality homes
- Strategic Housing Market Assessment – shortfall of 474 affordable housing units per year
- RBBC emerging Core Strategy Policy - CS13 Affordable Housing
- Proposed Core Strategy Monitoring Indicators & Targets include a minimum of 1,500 affordable houses delivered in the plan period between 2012 and 2027 of which at least, 30% should be affordable on sites of 15 or more units.  On schemes with less than 15 units a financial contribution in line with policy requirements will be required.

### 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.*

There has been a sharp decline in the number of affordable dwellings completed during 2011/12. In 2011-12, with a total of only 53 (11%) gross affordable dwellings were built in the borough, of which 52 units were secured through the planning system and 1 additional unit, was delivered under the Government's Mortgage Rescue scheme. This figure is below the proposed target of 100 dwellings per annum for the borough, set out in the emerging Core Strategy.

## Table H5 – Summary of Affordable Housing Completions

|  | All Sites | Sites of 15 or more Units |
|---|---|---|
| Gross Units Completed | 492 | 303 |
| Affordable Completions | | |
| Secured through planning | 52 | 40 |
| % Affordable | 11% | 13% |
| *Of which social rented* | 37 | 25 |
| % Social rented | 71% | 63% |
| Alternative affordable products (e.g. Homebuy) | 1 | 0 |
| Total | 53 | 40 |

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 303 completions were on sites of 15 or more dwellings of which 40 (13%) were affordable, significantly below the target for affordable dwellings set out in the Council's emerging Core Strategy and existing BLP.

Of the total 52 affordable dwellings completed during the period 1 April 2011 to 31 March 2012, 37 (71%) were social-rented.

The current level of affordable housing completions within the borough reflect the uncertainty faced with regards to affordable housing funding but also in the wider property market. Additionally, many of the larger schemes provided affordable housing in earlier phases, which led to high supply some recent years. Moving forward, completions need to be closely monitored and reviewed to ensure the Council is on track to deliver at least 1,500 gross 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 (2006/07-2011/12)
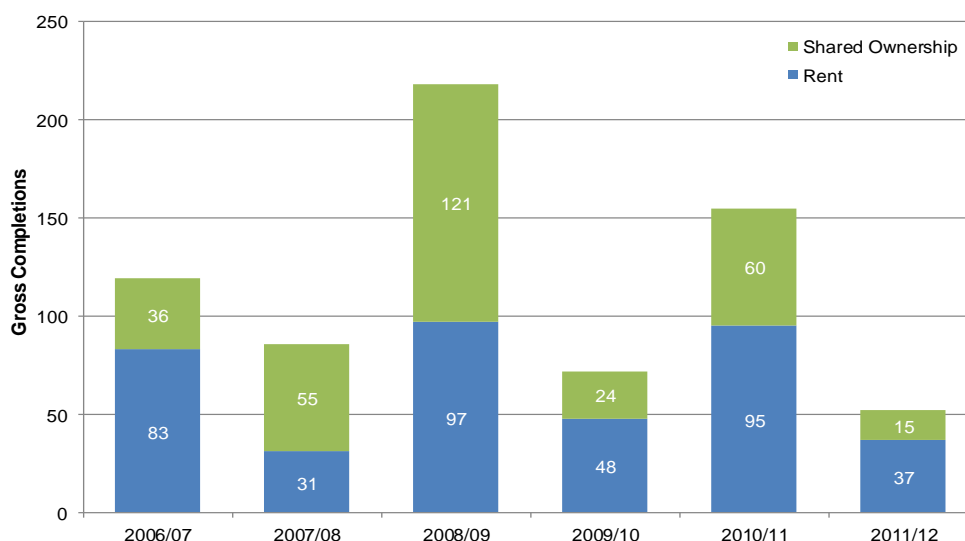


## Future Actions

- 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 – Delivering a wide choice of high quality homes
- NPPF - Promoting healthy communities
- RBBC emerging Core Strategy Policy CS12 – 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 drop in the total number of houses completed in 2011/12 accounting for 43% (214 units). However, there was an increase in the total number of flats up to 57% (278 units) were completed over the last year. 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. Across the borough, the mix of houses to flats varies significantly, for example Area 2b (Reigate) where more flats are completed than houses, compared to 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 H6 – Ratio of Houses to Flats by Borough Area

|  | Flats | Houses |
|---|---|---|
| Area 1 – Banstead | 12 (16%) | 63 (84%) |
| Area 2a – Redhill | 145 (81%) | 35 (19%) |
| Area 2b - Reigate | 105 (92%) | 9 (8%) |
| Area 3 - Horley | 16 (13%) | 107 (87%) |

For the second consecutive year running, 2 bedroom units remain the most common size of unit completed accounting for a total of 228 (46%) units completed in the borough, over this monitoring period. Figure H8 below presents the breakdown of completions by type and size.

### Figure H8 – Breakdown of Completions by Size and Type
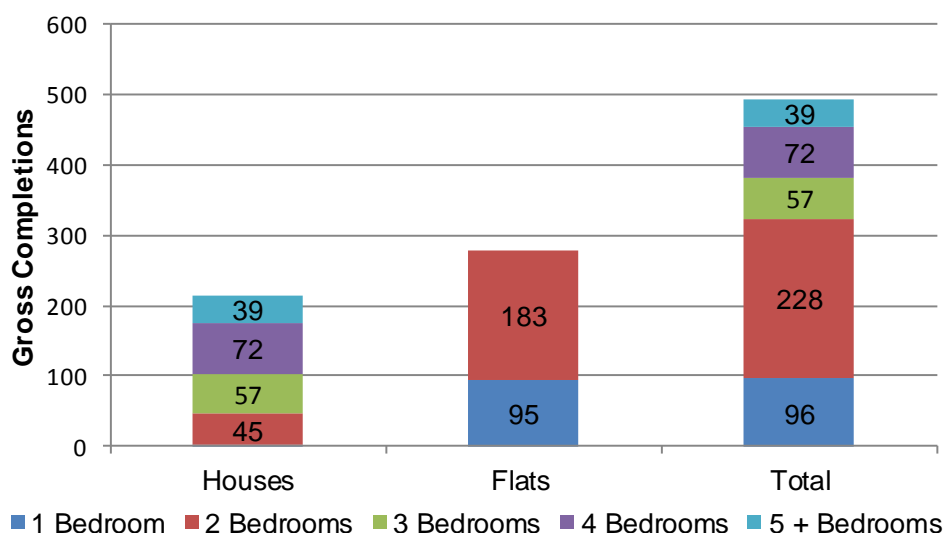
The Council's updated SHMA (2012) provides a recommended breakdown of unit sizes in order to meet future demand in the borough. Table H7 shows that against the SHMA recommendations, the borough has overprovided in 2 bedroom units (46%) which is higher than the SHMA combined target of 40% for both 1 and 2 bedroom units. Conversely, the combined percentage of 3 and 4 or more bedroom units completed is below the SHMA recommendation. However, if the recommendations are looked at more broadly, the delivery of small units (i.e. 1 or 2 bedrooms) and the delivery of large units (3 or more bedrooms) are in line with the recommendations of the SHMA.

## Table H7 – Comparison of Completions to SHMA Recommendation

|  | Completions 2012 | SHMA 2012 Market Housing Recommendation |
|---|---|---|
| 1 bedroom | 19% | 40% |
| 2 bedrooms | 46% | |
| 3 bedrooms | 12% | 60% |
| 4+ bedrooms | 23% | |

Figure H9 shows the majority of dwellings permitted in the borough are for 2 bedroom properties, most notably for 2 bedroom flats (140). 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 bedroom houses, accounting for a total of 86 dwellings. The total number of 3 bedroom dwelling permissions granted is the lowest accounting for around 15% and when combined with the number of 4 or more dwellings permitted over the same period equates to 50% slightly below the combined recommendation of 60%.

## Figure H9 – Breakdown of New Permissions by Size and Type
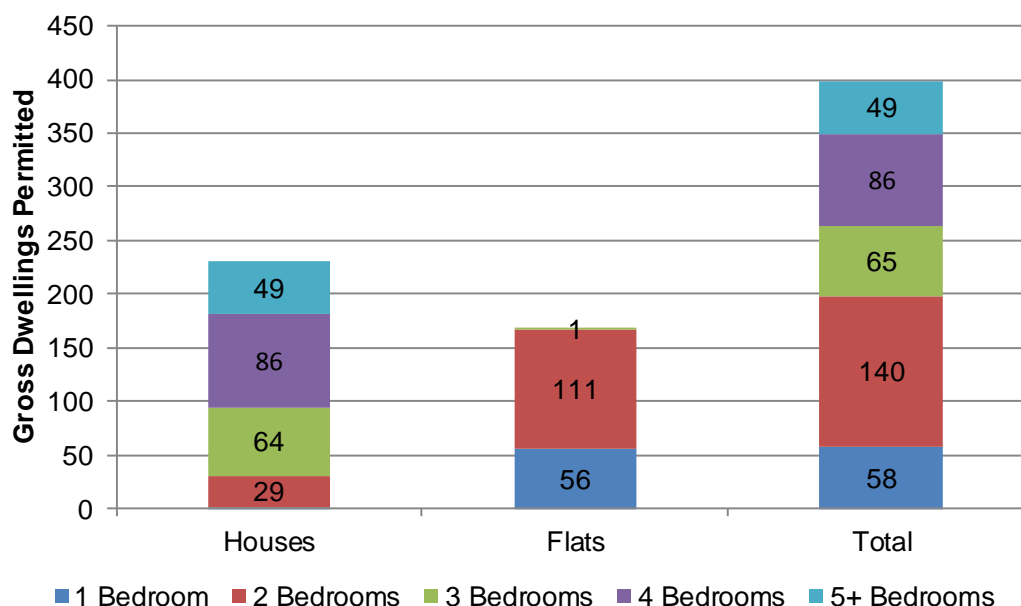


## Future Actions

- 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 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

## Relevant Policies & Indicators

- NPPF - Delivering a wide choice of high quality homes
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Core Strategy Monitoring Indicators & Targets – appropriate level of density in line with local character and levels of accessibility

## Performance

### Table H8 – Density of Housing Completions

|  |  | Less than 40dph | 40-60dph | 60+dph |
|---|---|---|---|---|
| Small Sites (1-10) | Gross completions | 38 | 24 | 28 |
|  | % of small site completions | 42% | 27% | 31% |
| Large Sites (10+) | Gross completions | 221 | 54 | 127 |
|  | % of large site completions | 55% | 13% | 32% |
| **Total** | **Gross completions** | **259** | **78** | **155** |
|  | **% of total completions** | **53%** | **16%** | **31%** |

Just over half of the dwellings completed in the borough over the monitoring period were at a density of less than 40dph. However, as the chart below demonstrates, the majority of completions with less than 40 dph were located within Area 3 Horley (113) and Area 1 Banstead (70) 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, low density completions in Redhill (13) and Area 2b Reigate (11) are far less common, again consistent with 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
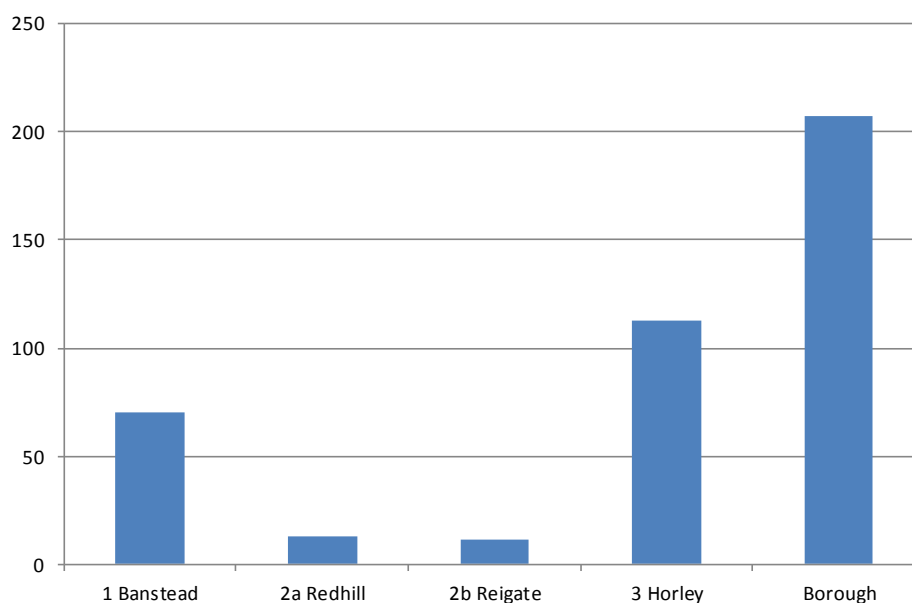


## Future Actions

- The Core Strategy sets out the borough's general approach to housing density, however; this will be further supported by the 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 | Town Centre Vacancy & Vitality |
| Previously Developed Land | Industrial Estate Vacancy |
| Employment Land Availability | Redhill Area Action Plan |
| Town Centre Use | 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 (2011 census) | Number | % R&B | % South East | % England |
| **Manufacturing** | 3,270 | 4.6% | 7.2% | 8.8% |
| **Construction** | 5,915 | 8.3% | 8.0% | 7.7% |
| **Retail, Distribution, Hotels & Restaurants** | 12,518 | 17.6% | 20.6% | 21.5% |
| **Transport & Storage** | 4,481 | 6.3% | 5.2% | 5.0% |
| **Finance, IT, Communications & Business** | 17,587 | 24.7% | 18.9% | 16.7% |
| **Public Admin, Education & Health** | 18,860 | 26.5% | 27.7% | 28.2% |
| **Other Services** | 3,344 | 4.7% | 5.1% | 5.0% |
| Unemployment | Number | % R&B | % South East | % England |
| **Unemployed** | 3,500 | 4.6% | 5.9% | 8.1% |
| **JSA Claimant Count** | 1,631 | 1.8% | 2.5% | 3.8% |
| Median Earnings (Full Time) | | R&B | South East | England |
| **Gross Weekly Pay – Workplace** | | £597.4 | £528.1 | £502.6 |
| **Gross Weekly Pay - Residence** | | £680.5 | £554.4 | £503.1 |

## BUSINESS

| VAT/PAYE Registered Businesses | 6,600 | | | ONS Business Statistics 2011 |
|---|---|---|---|---|
| | Number | % R&B | % South East | % England |
| **0-4 Employees** | 4,990 | 73.4% | 76.9% | 68.4% |
| **5-9 Employees** | 860 | 12.7% | 12.9% | 14.6% |
| **10-19 Employees** | 455 | 6.7% | 6.6% | 8.2% |
| **20+ Employees** | 490 | 7.2% | 6.8% | 8.7% |
| 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 CS3 – 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 | 420 | 0 | 45 | 115 | 0 | 580 |
|  | Change of Use | 95 | 0 | 0 | 0 | 909 | 1,004 |
|  | Total Gain | 515 | 0 | 45 | 115 | 909 | 1,584 |
| **Loss** | Change of Use | 953 | 0 | 489 | 0 | 0 | 1,442 |
|  | Demolitions | 0 | 0 | 85 | 0 | 0 | 85 |
|  | Total Loss | 953 | 0 | 574 | 0 | 0 | 1,527 |
|  | Net Increase | - 438 | 0 | - 529 | 115 | 909 | 57 |

As can be seen from the chart below the borough has seen a sharp drop in employment development since 2008, corresponding with the onset of the economic downturn. This year gross completions were down to 1,584 sq m, the majority of which came through changes of use. However when losses are subtracted, this gives a total net gain in employment floorspace across the borough of only 57 sq m over the past year. Losses of employment floorspace to non-employment uses rose to 275sq m this year, reflecting the on-going economic fragility and lack of demand in the commercial property market.

Since the year beginning 1 April 2006, just over 41,000 sq m of gross additional employment floorspace has been completed in Reigate & Banstead, generating a net increase of around 17,300 sq m. Figure BD1 below shows the trend 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



Net Employment Floorspace Completed (sqm) —— GDP Growth (%)
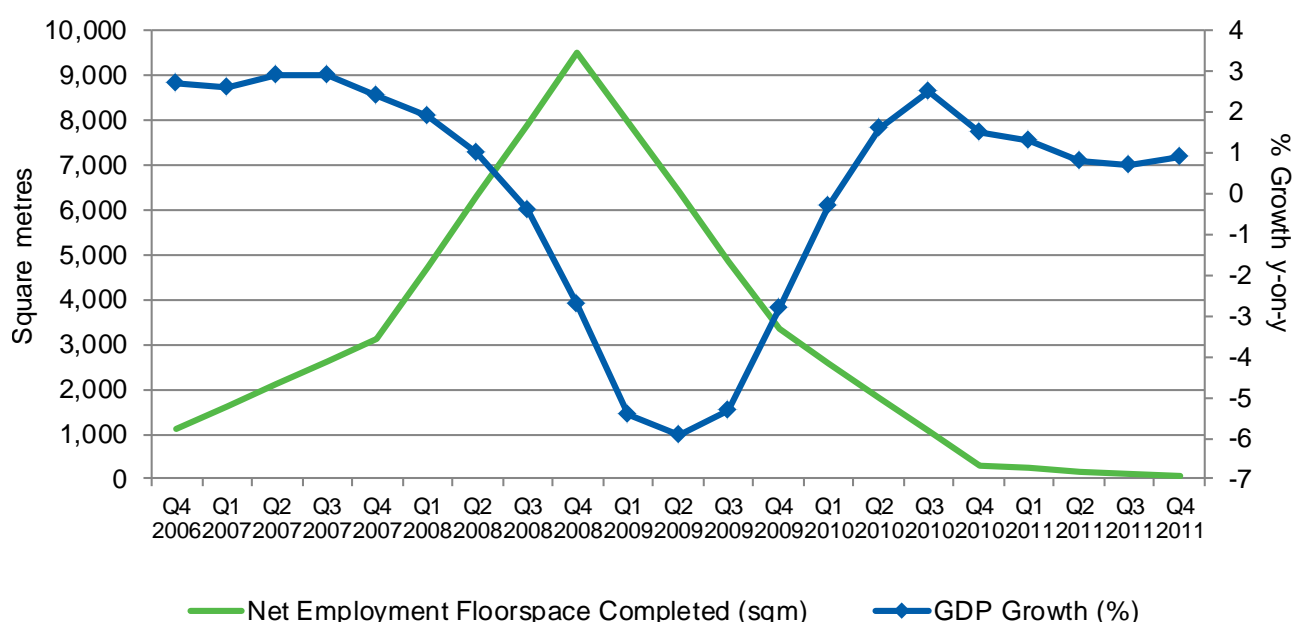
## Future Actions

- 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 continue to build links to and 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 CS3 – Valued People and Employment Development
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Emerging Core Strategy Monitoring Indicators & Targets –  at least 90% across the plan period (2012-2027)

## Performance

For the third consecutive year all (100%) of completed employment floorspace (B1, B2 & B8 use classes) was located on previously developed land (PDL) in the borough.  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 |
|---|---|---|---|---|---|---|---|
| **% of floorspace on PDL** | 98 | 100 | 100 | 86 | 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 CS3 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS4 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Emerging Core Strategy Monitoring Indicators & Targets – no loss of employment land

### Performance

The total amount of employment land and floorspace available within the borough at 31 March 2012 was 4.48 hectares of vacant and allocated land. A total of 18,293 sq m of floorspace is available through vacant units and extant permissions that have not yet started and or are currently under construction. There is a further 8.96 hectares of vacant or allocated land designated for employment across the borough.

### 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 | 1,920 |
| Balcombe Road | 4.76 | | 18,285 | 870 |
| Holmethorpe | 19.20 | 0.58 | 80,880 | 11,965 |
| Pitwood Park | 2.87 | | 4,630 | 740 |
| Salfords | 26.92 | 3.43 | 81,825 | 7,160 |
| Wells Place | 15.25 | | 26,590 | 2,500 |
| Kingsfield | 2.33 | | 8,205 | 0 |
| Perrywood Business Park | 6.92 | | 24,690 | 1,455 |
| Reading Arch Road | 3.75 | 0.21 | 4,160 | 305 |
| Total | 89.61 | 4.48 | 262,175 | 26,915 |

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 addition, vacant floorspace has dropped to 26,915 sq m down from 37,390 sq m from the previous monitoring period.

There are also 8.96 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 |
| Part South East Quadrant, Redhill | Integrated Mixed Use Scheme | 0.84 |
| Part North West Quadrant, Redhill | Integrated Mixed Use Scheme | 0.59 |
| Former Henry's Garage & Victoria Road, Horley | Integrated Mixed Use Scheme | 0.42 |
| High Street Car Park, Horley | Integrated Mixed Use Scheme | 0.43 |
| Land West of Horley Station | Integrated Mixed Use Scheme | 0.68 |
| Total Land Available | | 8.96 |

At 31 March 2012, there were 18 'pipeline' employment developments within the borough (i.e. those with planning permission which are under construction or yet to start). The majority of this pipeline 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** | 3,514 | 1,173 | **4,687** |
| **B1(b)** | **Business - Research & Development** | 2,109 | 0 | **2,109** |
| **B1(c)** | **Business - Light Industrial** | 5,058 | 378 | **5,436** |
| **B2** | **General Industry - Factory** | 360 | 0 | **360** |
| **B8** | **Storage & Distribution** | 3,059 | 2,642 | **5,701** |
| | **TOTAL** | **14,100** | **4,193** | **18,293** |

Table BD5 shows a further 18,293 sq m 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. This would generate around 30% additional B1 (C) and B8 floorspace in the borough. Outstanding commitments could potentially generate a total net increase of just under 10,000 sq m of employment floorspace within the borough.

Around 23% of this committed space is currently under construction, an increase from the previous monitoring period (2011-12) brought about by increased and continuing confidence in the local market. Further information on commercial development in the borough is contained within the Council's Commercial Commitments Monitor, available 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 of land and buildings within employment areas and town centres.

- The policy will be 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 CS3 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS5 – Town and Local Centres
- RBBC emerging Core Strategy Policy CS6 – Area by Area
- RBBC emerging Core Strategy Policy CS10 – 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 BD6 – Gains and Losses of 'Town Centre Uses'

| | | A1 | A2 | B1(A) | D2 | Other A Uses | Total |
|---|---|---|---|---|---|---|---|
| Town Centres/Local Centres | Gain | 1,646 | 105 | 515 | 0 | 158 | 2,424 |
| | Loss | 1,419 | 95 | 83 | 0 | 66 | 1,663 |
| | Net | 227 | 10 | 432 | 0 | 92 | 761 |
| Rest of Borough | Gain | 330 | 0 | 0 | 3,410 | 0 | 3,740 |
| | Loss | 0 | 0 | 870 | 0 | 480 | 1,350 |
| | Net | 330 | 0 | -870 | 3,140 | -480 | 2,120 |
| Borough Total | Net Increase | 557 | 10 | -438 | 3,140 | -388 | 2,881 |

During the monitoring period, there was a significant increase in the amount of net floorspace (761 sq m) completed for town centre uses compared to last year (121 sq m net). B1 (A) office use experienced a notable rise, with a total net gain of 432 sq m followed by A1 (shops/retail) floorspace which accounted for 227 sq m net gain across the borough's town centres. There was no net gain or loss in D2 floorspace for leisure facilities across the borough's town centres.

Across the rest of the borough, there was a sharp increase in D2 use development (net gain of 3,140 sq m) largely as a result of the new Horley Leisure Centre which was completed at the beginning of 2012. However, this does not account for the demolition of the old facility which will occur in the future. This has led to a significant net increase in floorspace across the borough from 948 sq m recorded in the previous monitor, increasing to 2,881 sq m in this monitoring period.

For the second year running, only a small proportion of completions were within designated areas over the monitoring period (31 March 2011- 1 April 2012), 84% of outstanding retail commitments are located in town centres and Areas of Small Businesses, with the majority being approved in Industrial Estates. Whilst this is contrary to current local plan policies, industrial estates provide a sustainable and suitable location for office accommodation.

### 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 Core Strategy and DPD)

## 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 CS5 – 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 will be integrated into the emerging Development Management Policies (DPD), which will set out specific policies and site allocations to deliver comparison and convenience retail floorspace, set out in the emerging Core Strategy.

A number of permissions have been granted by the Council that 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 15,093 sqm gross retail floorspace

- 12/00477/F – Former Liquid and Envy Nightclub, Redhill – Proposed gain of 556 sq m 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 CS3 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS4 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS5 – Town and Local Centres
- Core Strategy Monitoring Indicators & Targets – vacancy rates should not exceed 5%.

### Performance

### Table BD7 – Town Centre Vacancies

| Area | Total Units | Total Frontage (m) | Vacancies | | | New Occupiers |
|---|---|---|---|---|---|---|
| | | | Units | Frontage (m) | Net Retail Floorspace (sqm) | Units |
| Banstead | 113 | 949.8 | 5 (4.4%) | 52 (5.5%) | 502 (4.1 %) | 3 |
| Reigate | 173 | 1,423.8 | 3 (1.7%) | 25 (1.1%) | 144 (0.7%) | 7 |
| Redhill | 169 | 1,948.3 | 14 (8.3%) | 203 (10.8%) | 3,289 (8.3%) | 5 |
| Horley | 104 | 1,032.4 | 7 (7.7%) | 72 (6.9%) | 1,095 (6.4%) | 5 |
| Borough | 559 | 5,354 | 29 (5.2%) | 352 (6.4%) | 5,030 (5.7%) | 20 |

There are 559 retail units located within the borough's four town centres of which 29 (5.2%) were vacant at the end of March 2012

Across the four town centres, vacancy levels continue to fall compared to the vacancy levels as of March 2011 (5.6%). Since the last annual report, Reigate was the only town centre where there has been no change in the vacancy rate. Banstead and Horley both saw an increase in vacancy rates within their town centres, largely due to the loss of larger retailers such as Milners and Sharps/Moben in Banstead and Peacocks in Horley. However, Redhill saw a drop in their vacancy rates brought about by an increase in the number of new occupiers moving into the town centre over the past year. A total of 20 new occupiers moved into the borough's town centres over the last 12 months, with Reigate continuing to have the highest number of new occupiers.

### Figure BD2 – Town Centre Vacancies Trend
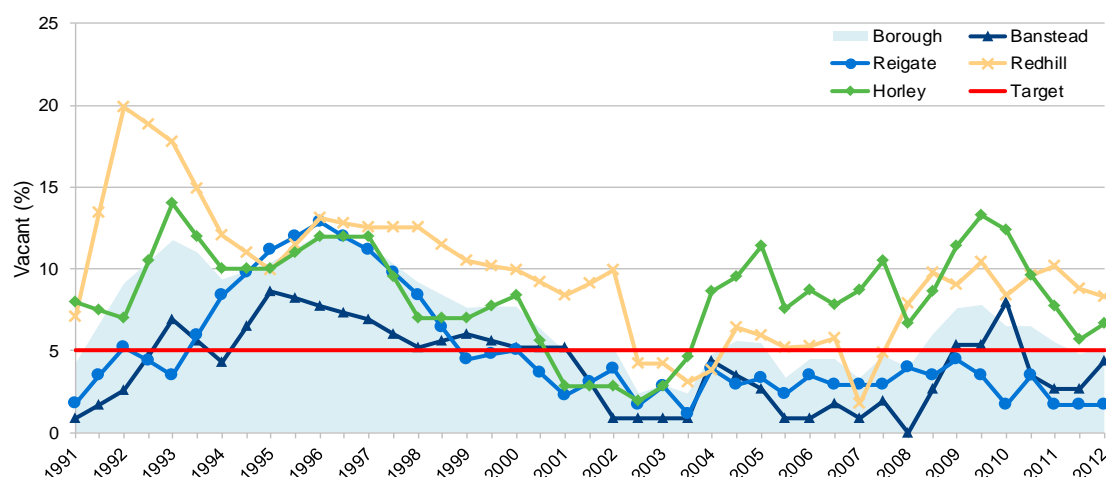


The overall vacancy rate across the borough's four town centres only just exceeds the 5% target, at 5.2%. Banstead and Reigate both continue to fall below the 5% target. However, this masks local differences and whilst the vacancy rate in Redhill has dropped over the past 12 months, the rate is still significantly above the 5% target and reflects the current retail downturn that has blighted the UK's high street. 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 CS3 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Core Strategy Monitoring Indicators & Targets – vacancy rates should not exceed 5%.

### Performance

### Table BD8 – Industrial Estate Vacancies

| Estate | Total Units | Total Floorspace (sq m) | Vacancies | | | Newly Occupied Units |
|---|---|---|---|---|---|---|
| | | | Units | | Floorspace (sq m) | |
| Pitwood Park | 14 | 4,630 | 1 (7.1%) | → | 740 (16.0%) | 2 |
| Albert Road North | 30 | 12,910 | 4 (13.3%) | ↑ | 1,920 (14.9%) | 2 |
| Holmethorpe | 154 | 80,880 | 25 (16.2%) | ↓ | 11,965 (14.8%) | 14 |
| Wells Place | 9 | 26,590 | 1 (11.1%) | → | 2,500 (9.4%) | 0 |
| Kingsfield Business Centre | 16 | 8,205 | 0 (0%) | → | 0 (0%) | 0 |
| Reading Arch Road | 9 | 4,160 | 2 (22.2%) | → | 305 (7.3%) | 0 |
| Salfords | 94 | 81,825 | 19 (20.2%) | ↓ | 7,160 (8.8%) | 13 |
| Perrywood Business Park | 21 | 24,690 | 2 (9.5%) | ↓ | 1,455 (5.9%) | 1 |
| Balcombe Road | 50 | 18,285 | 2 (4.0%) | ↓ | 870 (4.8%) | 5 |
| Total | 397 | 262,175 | 56 (14.0%) | | 26,915 (10.3%) | 37 |

Since the last monitor was produced, there has been a drop in both vacant units and floorspace. At 31 March 2012, a total of 56 units were vacant across the borough's nine industrial estates, accounting for 14.0% of the total units. The total vacant floorspace across the nine industrial estates is 10.3%. The most noticeable change in vacancy rates has been at Salfords and Holmethorpe, both of which have seen a significant drop in vacancy rates over the past year. This is partly down to the stronger take up of units from recent large scale developments such as Redhill 23 and IO Centre.

Albert Road North was the only industrial estate to see an increase in vacant floorspace since the last monitoring period, will all other estates experiencing stable or falling vacant rates. However, only Kingsfield (Redhill) and Balcombe Road (Horley) currently meet the local 5% vacancy target whilst Pitwood Park falls just outside the target at 7.7%. A more detailed analysis is available in the annual Industrial Estates Monitor which is available on the Council's website.

### 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.
- In light of the increasing trend towards office accommodation in industrial estates and the recommendations of the updated economic evidence, 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 (DPD).

# 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

Biodiversity

Renewable Energy Capacity

Sustainable Construction

The Natural Environment

Cultural Heritage

Air Quality

Gatwick Airport Noise

## FLOODING

| | 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

| 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

| | 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

| | 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. 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



Legend:
- ● Primary Centre
- ● Town Centre
- Urban Areas
- Metropolitan Green Belt
- Countryside beyond the Green Belt
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Special Area of Conservation
- Site of Special Scientific Interest
- Local Nature Reserve
- Site of Nature Conservation Importance
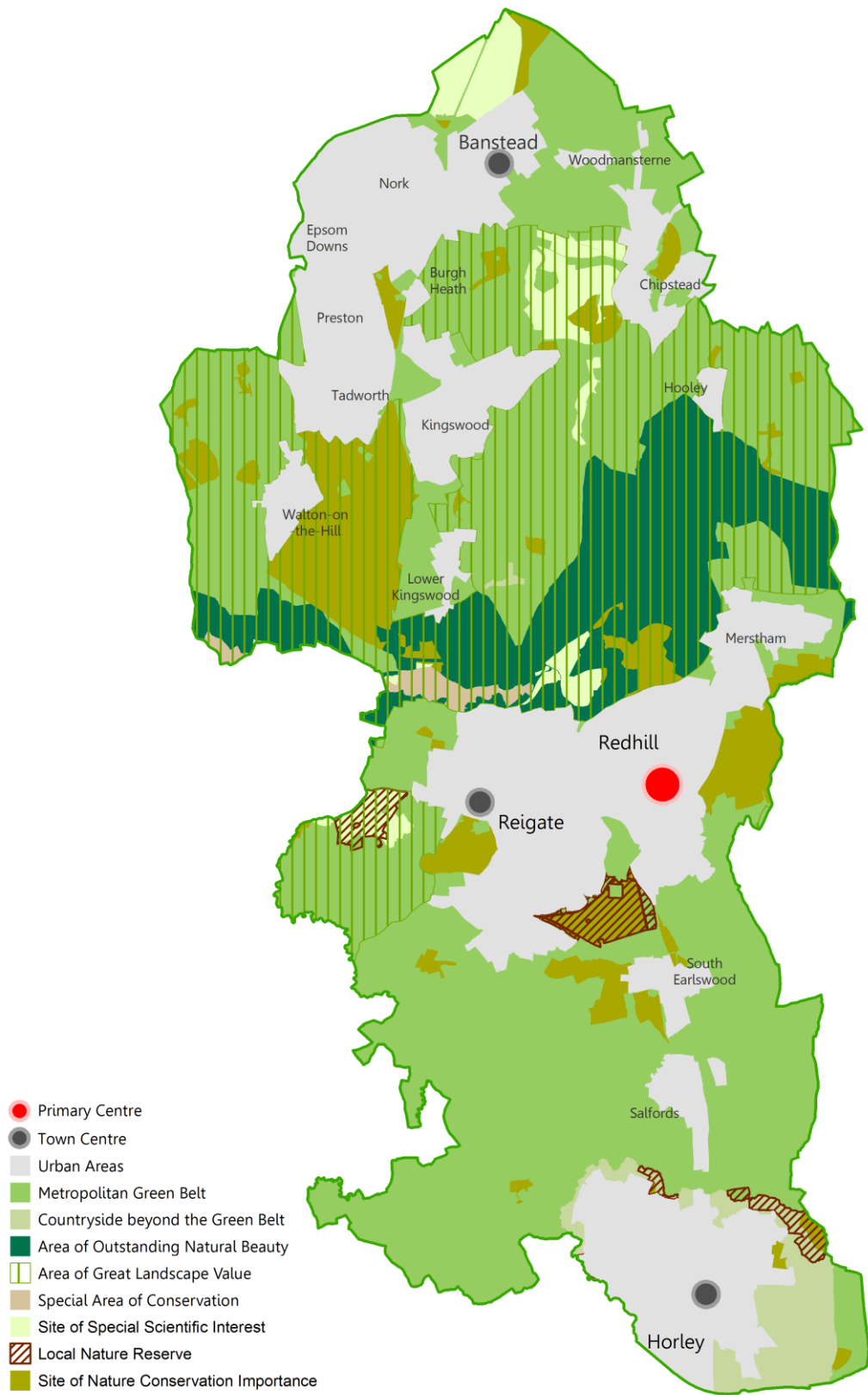
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# Flooding

## 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 CS8 – 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. Applications are categorised by flood risk category and the decision made by the Council. In total, there were 34 applications, across 31 separate sites potentially liable to flooding. A decision has been reached on 33 out of the 34 applications, 1 further application is still pending consideration. In most cases, applications approved on areas liable to flooding were deemed to suitably address flooding issues or have little impact on the flooding situation. Whilst 11 applications were refused by the Council of which only 5 were refused directly due to flooding concerns.

### 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 | 13 | 1 | 2 | 0 |
| Flood Zone 2 – Low/Medium Risk | 0 | 9 | 2 | 6 | 0 |

Over the past year a total of 172 dwellings (163 net increase) were permitted in areas potentially at risk of flooding, of which 47 dwellings (Ref: 12/00477/F) would partially be situated within flood zone 2. A further 110 dwellings (Ref: 11/01349/OUT) were permitted on a site within close proximity to a flood risk area (Burstow Stream).

During the period 1 April 2011 to 31 March 2012, the Environment Agency commented on one application submitted to the Council, a reserved matter submission for The Causeway, 1 Horley Road, Redhill (FM/2011/106822). They had no objections to the proposal subject to a number of conditions being met including all living accommodation must not be below a certain level and compensation must be provided for the loss of flood water storage as a result of the development.

An application at 30 Balcombe Road for mixed use comprising of A1 retail, B1 offices and 4 x 2 bedroom terraces (Ref: 11/01489/F) was refused in January 2012 with issues of flood risk cited as a reason for refusal. An application for 6 x 4 bed houses in Apperlie Drive, Horley (Ref: 11/01633/F) was refused in February 2012, again with flood risk issues cited as a reason for refusal.

### 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 & Site Allocations DPD
  - Green Infrastructure Strategy
  - RBBC emerging Core Strategy & DPD - replaced the Redhill Area Action Plan

# 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 CS1a – Valued Landscapes & Natural Environment
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- Natural England Target – 98% of SSSI land to be in favourable condition by 2011
- 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, an increase of 2 since last year, a total of 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. One application was approved on appeal after initially being refused; the application was approved on appeal on the grounds that the benefits would outweigh the impact on the designated Metropolitan Green Belt.

### 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 | Allowed on Appeal |
|---|---|---|---|---|---|
| Site of Special Scientific Interest | 0 | 0 | 0 | 0 | 0 |
| Site of Nature Conservation Importance | 0 | 3 | 0 | 0 | 1 |

Over the last year two applications within/adjacent to the SNCI were approved at Watercolour. One of which was approved on appeal for the development of new crèche facilities and residential units. A further application on the same site was also approved for a net increase in commercial units, with a number of conditions and measures imposed on both proposals that would not have greater impact on the biodiversity of the existing area.

The borough has four designated Sites of Special Scientific Interest, broken down into 24 separate areas (units). There have been no further assessments carried out by Natural England on the boroughs SSSI sites. According to the latest assessments carried out, 33% by area is considered to be in favourable condition, with 65% considered to be in an unfavourable but recovering condition. In total, 98% is in a favourable or recovering state, exceeding the 95% target. However, the condition of Reigate Heath is cause for concern with only more than one quarter of the area deemed to be in unfavourable condition with no sign of improvement. The area is currently subject to minerals extraction and the Council continues to support proposals for the restoration of the water table on cessation of the licence.

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

| Site | Favourable | Unfavourable Recovering | Unfavourable No Change | Total Area (Hectares) | % of Area Favourable or Recovering |
|---|---|---|---|---|---|
| Banstead Downs | 0 | 3 (126.7 ha) | 0 | 126.7 ha | 100% |
| Chipstead Downs | 2 (89.8 ha) | 5 (68.1 ha) | 0 | 157.9 ha | 100% |
| Mole Gap to Reigate Escarpment | 4 (128.2 ha) | 7 (322.2 ha) | 0 | 450.4 ha | 100% |
| Reigate Heath | 1 (45.7 ha) | 0 | 2 (16.1 ha) | 61.8 ha | 74% |
| Total | 7 (263.7 ha) | 15 (517 ha) | 2 (16.1 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 on going 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 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 CS9 – Sustainable Development
- RBBC emerging Core Strategy Policy CS10 – 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 overleaf.

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: 11/00423/F - 43-49 High Street, Horley
- REF: 10/01954/OUT – Land Parcel North End, Merstham
- REF:  11/00268/F – 450-458 Reigate Road, Epsom Downs
- REF: 11/00751/F – Tiddly Winks Nursery, Redhill
- REF: 11/01675/F – Sutton & East Surrey Water Plc, Redhill

Additional major renewable energy generation installation/ generation in the borough, include:

- Royal Alexandra & Albert School – 30 Photovoltaic (PV) panels

## Table EN4 – Renewable Provision on Major Permissions 2011/12

| Site | Size of Development | Renewable Energy Measures Proposed | % Energy Requirements | % CO2 reduction |
|------|---------------------|-----------------------------------|-----------------------|-----------------|
| 18-20 Princes Road, Redhill | 10 dwellings | Solar photovoltaic Ground source heat pump- (detached property) | >10% | 10% |
| Tealby & Hillerton, Brighton Road | 13 dwellings | Solar thermal collectors Ground  source heat pumps - (detached property) | 14% | 10% |
| 6-18 Station Road, Horley | 12 dwellings | Solar photovoltaic panels (PVs) | - | 10% |
| 41 Walton Street, Banstead | 10 dwellings | Air Source Heat Pumps | - | 31% |
| Brackenwood, Heath Drive, Walton-on-the-Hill | 10 dwellings | Solar photovoltaic panels (PVs) | - | 10% |
| Cro Madra, Lincoln, St Monicas Road, Kingswood | 22 dwellings | Solar thermal collectors (54 units) | 10% | 11% |
| 43 High Street, Horley | 19 dwellings | Awaiting energy statement | 10% | - |

## 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.

- The adoption of the Core Strategy to secure a requirement for all additional dwellings and all non-residential development exceeding 500sqm of net additional space to include on-site renewable technologies at no less than 10%.

- This policy will be implemented through the Development Management & Site Allocations DPD.

# Natural Environment

## Local Output Indicator RE4: Developments in Areas of Environmental or Landscape Importance

### Relevant Policies & Indicators

- NPPF – Requiring good design
- NPPF – Conserving and enhancing the natural environment
- NPPF – Protecting Green Belts
- RBBC emerging Core Strategy Policy CS1a – Valued Landscapes & the Natural Environment
- RBBC emerging Core Strategy Policy CS1b – Green Belt
- RBBC emerging  Core Strategy Policy CS8 – Sustainable Development
- Policy C4 South East Plan 2009 – Landscape & Countryside Management- to delete? Check
- 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 166 applications on 84 separate sites on or near the areas of environmental value discussed below.

### Green Belt

Whilst not strictly an environmental or landscape designation, the borough is covered by a significant expanse of Metropolitan Green Belt which accounts for almost 70% of the total land area. As such, the Council receives a significant number of applications for development in the Green Belt. Between the 1st April 2011 and 31st March 2012, the Council received a total of 70 such applications across 55 separate sites. The majority of applications were approved with conditions (80%) whilst around 14% 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 4% 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
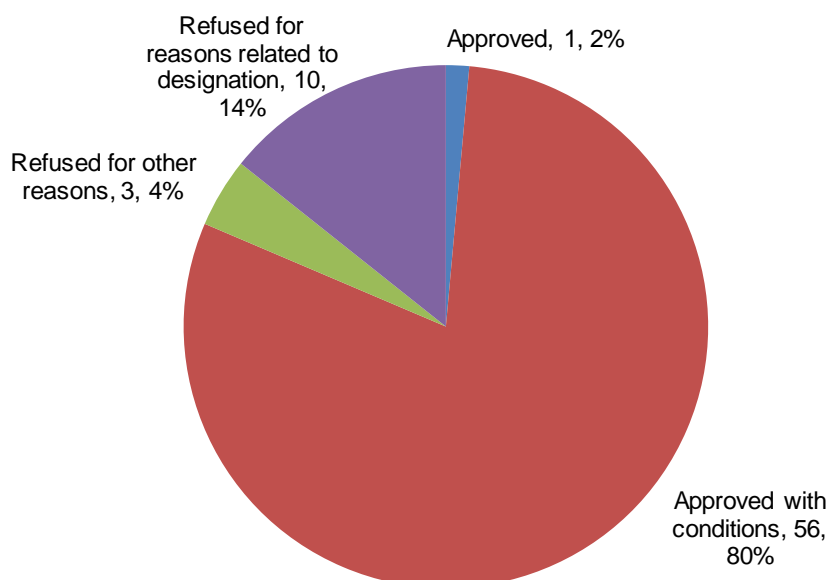
Between 1 April 2011 and 31 March 2012, there were 11 dwellings permitted in the Green Belt. Of these, 4 were applications for replacement dwellings and a further 3 came from conversions of existing commercial/agricultural buildings into residential dwellings. Another application was approved for the sub division of an existing dwelling into two separate dwellings.

## Urban Open Land

During the year to 31 March 2012, the Council received a total of 33 applications across 29 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.

For the second consecutive year just over three quarters of applications (25) were approved having been deemed to have no effect on designated UOL. A total of 8 applications were refused, 3 of which were refused because they were seen to have a negative impact upon the designated UOL. A further application to demolish an existing property to create access for 9 new dwellings which was initially refused currently has an appeal in progress.

The Council also seeks to protect areas of incidental open land within housing estates which although not defined, has a positive ecological or recreation value. Over the last year, the Council refused a planning application at Waterfield Green, Tadworth as it would result in the loss of urban open land. An additional application was refused on Park Lane, Reigate on the basis the proposal would harm the UOL and character of Reigate Town Centre, adjacent to the site.

## 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 | 18 | 2 | 2 | 0 |
| AONB | 0 | 11 | 1 | 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)

Once again the majority of proposals within or adjacent to the AGLV and AONB were approved as they were not seen to have a negative impact on either the AGLV or AONB, when combined they accounted for a total of 29 applications. However, almost 9% of 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 5 new dwellings on sites within or near AGLV or AONB with a potential net increase of 2 dwellings. Three of the dwellings granted permission arise from the conversion or change of use of existing buildings whilst the remaining two are simply replacements of existing.

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, which is planned to be completed and published by autumn 2013.

### 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 CS1a – Valued Landscapes & Natural Environment
- RBBC emerging Core Strategy Policy CS2 – Valued Townscapes
- RBBC emerging Core Strategy Policy CS8 – Sustainable Development
- RBBC emerging Core Strategy Policy CS9 – Sustainable Construction?
- Core Strategy Monitoring Indicators & Targets – No permissions granted contrary to English Heritage advice

### Performance

During the reporting period, the Council received 165 applications relating to 86 sites of heritage importance within the borough.

42 applications were referred to English Heritage. English Heritage responded in 15 cases and had no objections to any of the applications. However they did comment on 3 of the applications stating decisions should be made in accordance with national and local planning policy alongside using expert guidance from the conservation officer. These applications were approved with conditions in line with comments received from English Heritage.

## Conservation Areas

Conservation Areas can be 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 57 applications across 51 sites within the borough's Conservation areas. Figure EN2 below shows the breakdown of the applications by outcome. The majority of applications within conservations areas were approved with conditions (82%) whilst 1 application was granted on appeal for the construction of 2 dwellings within a conservation area. A further application was refused on appeal at Waterhouse Lane, Kingswood to demolish the existing dwelling and replace with 2 dwellings due to its proximity to the Kingswood Conservation Area. In total, 8 applications were refused, directly as a result of the adverse impact on the Conservation Area, normally due to poor or unsympathetic design. However, one of the refusals has an appeal in progress for a dwelling on Breech Lane, Tadworth situated in a conservation area.

### Figure EN2 – Outcome of Applications Affecting Conservation Areas
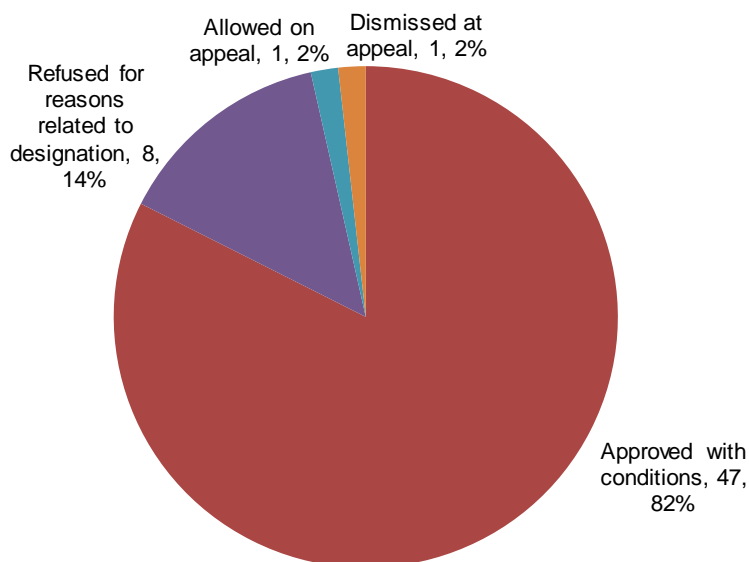
Of the conservation areas, Reigate Town Centre (26) had the highest number of applications followed by Walton on the Hill which had a total of 14 applications.
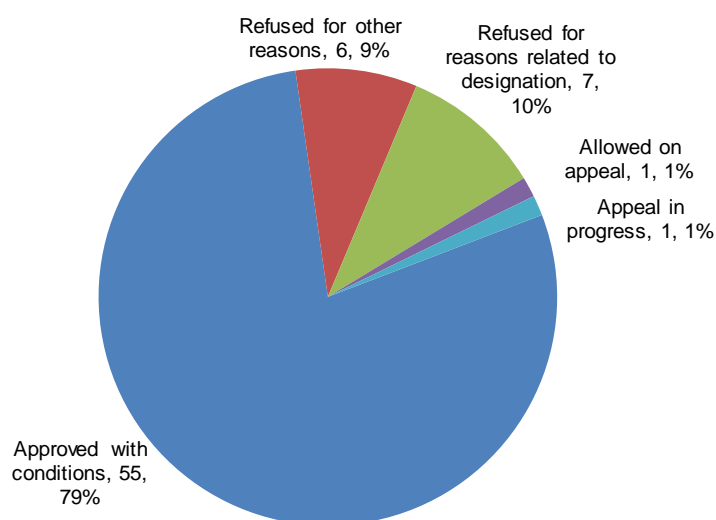
During the monitoring period, 52 new dwellings (net gain 35) were permitted in the borough's Conservation Areas, largely resulting from a small number of notable developments in Walton-on-the-Hill and Horley. A further application was approved for the extension of a guest house in Horley for 8 additional guestrooms.

## 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.

During the past year, there were 50 applications across 41 sites deemed to potentially have an impact on a statutory listed building or its setting and a further 21 applications across 19 sites were deemed to potentially have an impact on a locally listed building. Once again, the majority of applications for listed buildings were approved with conditions (79%). A total of 14 (20%) applications were refused because of the negative impact on the architecture, appearance or setting of a listed building. One of the refused applications has an appeal in progress.

## Figure EN3 – Outcome of Applications Affecting Listed Buildings



Refused for other reasons, 6, 9%
Refused for reasons related to designation, 7, 10%
Allowed on appeal, 1, 1%
Appeal in progress, 1, 1%
Approved with conditions, 55, 79%

## 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 | Allowed on Appeal |
|---|---|---|---|---|---|
| Historic Parks & Gardens | 0 | 17 | 0 | 1 | 0 |
| Areas of Archaeological Potential | 0 | 36 | 1 | 3 | 0 |
| Ancient Monuments | 0 | 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 ($NO_2$) 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 $NO_2$ 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. Due to the fact that 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 well below Government limits for all pollutants. However, there are some problem areas. In order to manage this, the borough has 11 designated Air Quality Management Areas (AQMA).

Whilst the Council and adjoining authorities encourage the expansion of the airport within agreed limits, it is important to minimise and manage environmental impacts. As part of this policy, the Council monitors the concentration of $NO_2$ at the two monitoring stations nearest Gatwick.

Data for 2011 shows concentration of nitrogen dioxide recorded at both stations continues to fall below the 2006 baseline levels. Whilst passenger numbers at Gatwick increased to 33.7 million in 2011 compared to 2010, concentration levels recorded at the both RG2 and RB59 stations have dropped. Most noticeable at the RB59 station where concentration levels have dropped from 32 µg m-3 in 2010 to 26 µg m-3 in 2011. As a result of passenger numbers and aircraft movements both of which are down by 4.4% and 6.6% compared to 2007 figures.

### Figure EN4 – $NO_2$ Levels at Horley Monitoring Stations
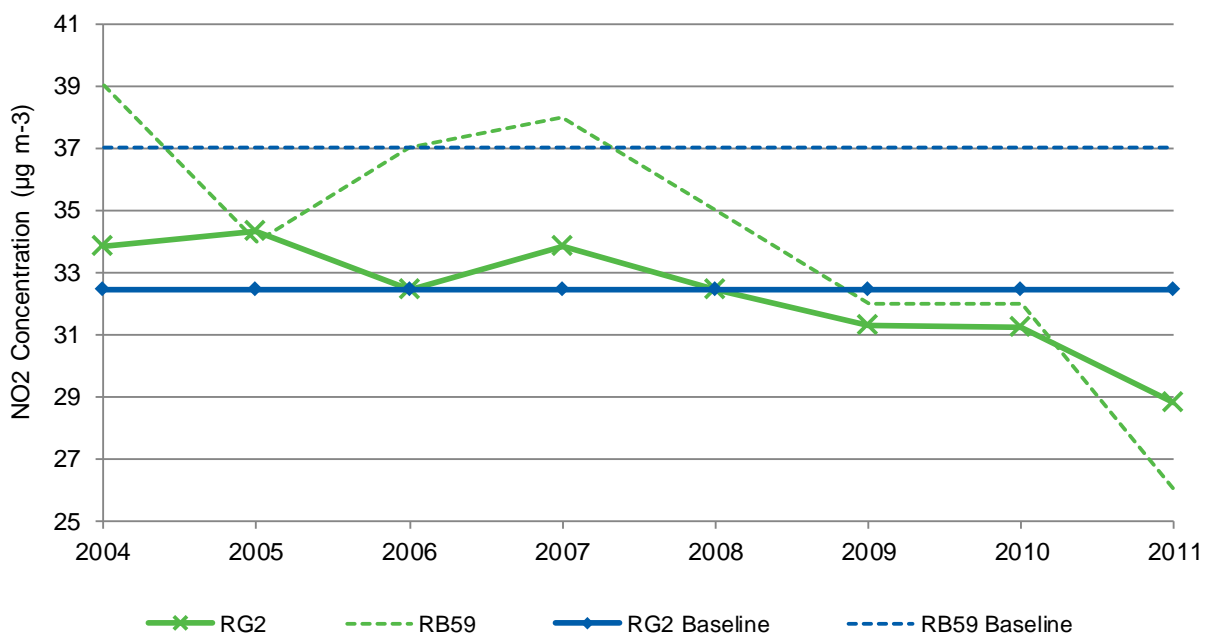


In addition to the main monitoring stations associated with Gatwick Airport, the table below shows the concentrations recorded at other monitoring stations in the borough compared to the 2006 baseline. The national/EU target for annual average Nitrogen Dioxide concentrations is 40 µg m3. All of the borough's 11 monitoring stations have seen a reduction in concentration levels since the last monitor was published. There

are however still 4 sites that are above the national target, as shown in the table below. There has been no change in the number of AQMA sites across the borough between 2010 and 2011, however this will change as the AQMA is currently being reviewed with the removal of 3 current AQMA and there is an additional AQMA currently being monitored. Findings from this new AQMA will be reported in next years AMR.

## Table EN7 – NO$_2$ Levels at Other Monitoring Stations

| AQMA Name | Station | 3yr Rolling Mean Nitrogen Dioxide Concentration (µg m-3) | |
| --- | --- | --- | --- |
| | | 2006 | 2011 |
| M25 | RB39 | 32 | 32 |
| M23 | RB102 | 26 | 28 |
| A217/Rushworth Road | RB95 | 36 | 31 |
| A23/ Dean Lane | RB82 | 39 | 36 |
| A217/Blackhorse Lane | RB49 | 60 | 56 |
| Drift Bridge | RB21 | 48 | 48 |
| Reigate High Street | RB47 | 50 | 46 |
| Merstham High Street | RB20 | 43 | 38 |
| Reigate Hill | RB125* | 43* | 41 |
| Redhill | RB140* | 30* | 29 |

*data relates to 2011 figures

## Future Actions

- The Council is currently reviewing its AQMAs, which includes removing 3 of the current AQMAs as they are meeting the required standards. There is also a new AQMA currently being monitored at Hooley, this will be reported in next years AMR, when the data becomes available.
- The Council will continue to monitor the quality of the air within all of the (AQMA) 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 2001*

| Mode of Travel | Number | % R&B | % South East | % England |
|---|---|---|---|---|
| **Car (Driver or Passenger)** | 41,290 | 64.3 | 64.5 | 61.5 |
| **Rail/Tram/Underground** | 7,537 | 11.7 | 10.6 | 7.4 |
| **Bus** | 1,432 | 2.2 | 2.3 | 7.5 |
| **Motorcycle** | 778 | 1.2 | 1.2 | 1.1 |
| **Cycle** | 1,021 | 1.6 | 2.2 | 2.8 |
| **Walk** | 5,382 | 8.4 | 8.9 | 10.0 |
| **Other** | 269 | 0.4 | 0.5 | 0.5 |
| **Work at Home** | 6,475 | 10.1 | 10.7 | 9.2 |

| 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 | | 2010/11 | 2009/10 | % Change |
|---|---|---|---|---|
| **Number of Stations** | 12 | | | |
| **Total Usage** | | 8,032,152 | 7,769,396 | **1.03%** |
| | **Top 5 Stations** | | | |
| | Redhill | 3,544,050 | 3,431,894 | **10.37%** |
| | Reigate | 1,313,872 | 1,286,604 | **1.02%** |
| | Horley | 883,908 | 900,184 | **0.98%** |
| | Merstham | 657,236 | 606,192 | **1.08%** |
| | Earlswood | 412,378 | 369,922 | **1.11%** |

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, availability 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.
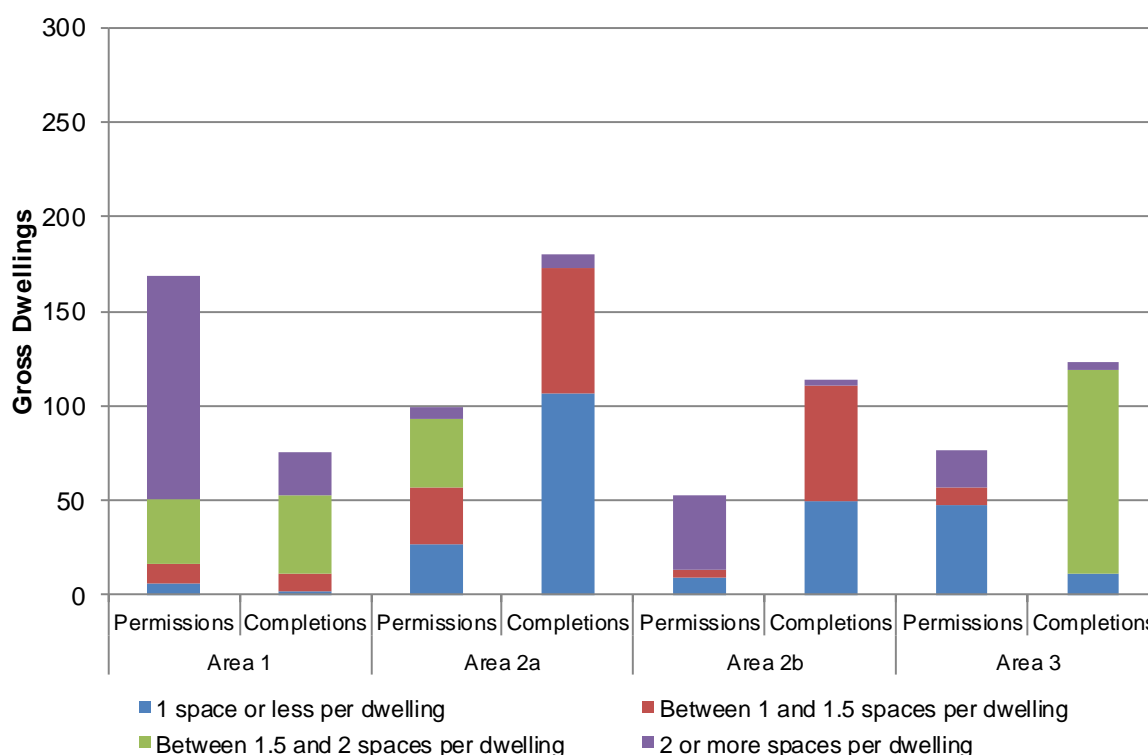
# Car Parking Provision

## 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. 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 1.32, below the borough's target of 1.5 for the second consecutive year.

However, parking space provision varies across the four borough areas. The majority of dwellings in the Banstead (Area 1) and Horley (Area 3) areas of the borough providing an average in excess of 1.5 parking spaces per dwelling (66% and 89% respectively).On the other hand, 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 398 dwellings providing a total of 1,100 parking spaces, an average of 1.76 per dwelling. This is a slight increase from the previous monitoring year and

continues to exceed the 1.5 target, with the majority of new developments granted having 2 or more parking spaces per dwelling (46%). Again, there is variation in the amount of parking provision across the borough with Banstead (Area 1) providing markedly more parking spaces per dwelling, largely due to lower levels of accessibility. The variation in parking provision on dwellings can be seen to clearly correspond with 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 | 2,404 | 18 | 136 sq m |
| Office | 21,304 | 673 | 32 sq m |
| Industrial | 410 | 5 | 82 sq m |
| Office/ Industrial | 2,600 | 60 | 43 sq m |
| Warehouse | 5,961 | 116 | 51 sq m |
| Industrial/ Warehouse | 10,114 | 302 | 33 sq m |
| **OVERALL** | 18 | 673 | 5 |

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. 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 parking space standards required across the borough. On the whole extant retail developments in the borough provide significantly less parking spaces, largely due to the fact that the majority of such developments are located within town centre locations with high public transport accessibility. Compared to office and industrial/ warehouse developments these provide slightly more parking spaces than the local standard particularly as, the latter tend to be in locations with lower public transport accessibility.

During the reporting period, there were no planning permissions for extensions to existing car parking provision across the borough.

## 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 CS8 – Sustainable Development
- RBBC emerging Core Strategy Policy CS15 – 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

For the second year running all (15) non residential completions within the borough (1 April 2012 and 31 March 2012) were all located within 15 minutes walk of 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.
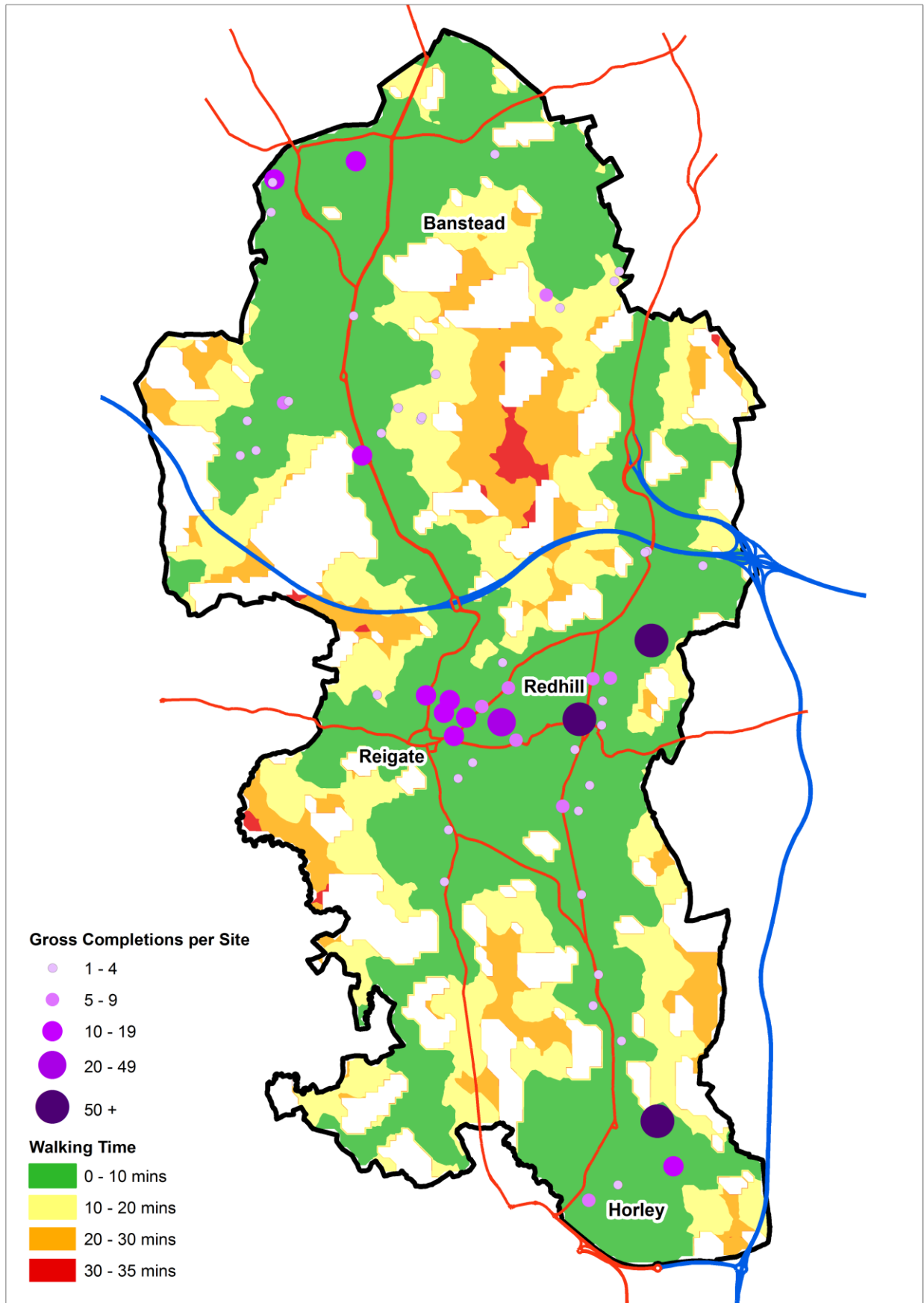
For this purpose, the Council monitors the location of newly completed residential dwellings with respect to local bus or Fastway stops and train stations.

The vast majority of gross residential completions within the borough during this reporting period 1 April 2011 to 31 March 2012) 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. Of the 494 gross housing completions during the reporting period (1 April 2011 to 31 March 2012), around 98% 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



**Gross Completions per Site**

- 1 - 4
- 5 - 9
- 10 - 19
- 20 - 49
- 50 +

**Walking Time**

- 0 - 10 mins
- 10 - 20 mins
- 20 - 30 mins
- 30 - 35 mins

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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 CS8 – Sustainable Development
- RBBC emerging Core Strategy Policy CS15 – 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 | 2008/09 | 2009/11 | | 2011/12 | |
|---|---|---|---|---|---|
| | | LTP/LA | S106 | LTP/LA | S106 |
| Footway/Pedestrian Improvements | 5 | 5 | 2 | 2 | 1 |
| Cycle Improvements | 1 | - | 3 | - | - |
| Joint Footway/Cycle | 1 | - | - | - | - |
| Highway Safety Improvements | 8 | 1 | 1 | 2 | - |
| TOTAL VALUE | | £127,000 | £85,000+ | £121,100 | £40,000+ |

The following schemes were implemented between 31 March 2011 and 1 April 2012 using funding from LTP/LA and S106 over the past year:

- Walton Street, Walton on the Hill – footway/ pedestrian improvements: removal of dropped kerbs and re-profiling of footway near Walton on the Hill Primary School.
- A217 Brighton Road – Highway safety improvements: safety scheme including anti skid and signing).
- A240 Reigate Road junction with Yew Tree Bottom, Epsom Downs – Highway safety improvements: safety scheme including road markings, anti-skid and marked area for enforcement vehicles.
- A242 Gatton Bottom Road near Monson Road – pedestrian improvements: provision of pedestrian crossing.

In total, the value of these schemes amounted to £161,100. Only the Walton Street scheme was funded through the LTP. A significant amount of the borough's LTP budget was allocated to Local Structure Repair Schemes across the borough by the Council's Local Committee. The A242 Gatton Bottom Road scheme was part funded (£40,000) using Surrey-held section 106 funds.

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.

The first bid was mentioned in the previous AMR, a second bid was submitted by Surrey TravelSMART for Large Project Bid Initiatives in June 2011, a revised package for at least £5 million.

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 and implement the projects for Redhill/Reigate in the TravelSMART programme.

- 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

Leisure & Community Facilities

Regeneration

Public Realm Enhancement

### REGENERATION AREAS

#### PRESTON — Population: 3,060 *(ONS Mid-Year Estimates 2010)*

| 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: 6,488 *(ONS Mid-Year Estimates 2010)*

| 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: 17,608 *(ONS Mid-Year Estimates 2010)*

| 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: 8,135 *(ONS Mid-Year Estimates 2010)*

| 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

## 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 CS8 – Sustainable Development
- RBBC emerging Core Strategy Policy CS10 – 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 significant 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.

The borough operates two tariff systems: one is specific to the Horley Masterplan area, and the second is a Surrey-wide tariff-based approach to infrastructure contributions, which applies to the remainder of the borough. The tariffs generally apply to most forms of residential developments and commercial developments with a minimum net increase of 50 sqm. The Surrey-wide tariff is set out in the Planning Obligations and Infrastructure SPD adopted in April 2008.  The Horley tariff is set out in the Horley Infrastructure Provision SPD updated in July 2008.

## Table IR1 – Section 106 Receipts

| Historic Section 106 Receipts | | |
|---|---|---|
| Category | Spending Authority | Current (£) |
| Affordable Housing | RSL | 1,335,853 |
| Primary Health Care | PCT | 145,000 |
| Horley Master Plan | Multi Agency | 943,396 |
| Leisure | RBBC | 16,435 |
| Open Space and Parks | RBBC | 370,929 |
| Transport Initiatives | SCC | 97,336 |
| Transport Initiatives (Specific Projects) | SCC | 81,507 |
| Community Facilities (Watercolour) | RBBC | 360,000 |
| Environmental Improvements (Park Lane) | RBBC | 19,800 |
| Merstham Village Garden | RBBC | 10,000 |
| Total (non-PIC obligations) | | **3,380,256** |

## Table IR2 – Planning Infrastructure Contributions (PICs) Receipts

| Planning Infrastructure Contributions | | |
|---|---|---|
| Category | Spending Authority | Current (£) |
| Education (primary) | SCC | 124,999 |
| Education (secondary) | SCC | 130,143 |
| Libraries | SCC | 9,071 |
| Equipped Play/CYPP | RBBC | 59,342 |
| GSPG | RBBC | 6,546 |
| Sport & Leisure | RBBC | 55,545 |
| Community Facilities | RBBC | 38,466 |
| Recycling | RBBC | 7,956 |
| Environmental Improvements | RBBC | 919 |
| Transport | SCC | 171,923 |
| Primary Health Care | PCT | 22,443 |
| Monitoring Fee | RBBC/SCC | 23,097 |
| **Total (non-PIC obligations)** | | **650,450** |

## Table IR3 – Total Receipts

| Total S106 Receipts | |
|---|---|
| Total (non-PIC obligations) | 3,380,256 |
| Total (PIC obligations) | 650,450 |
| **Total S106 obligation receipts** | **4,030,706** |

The total number of section 106 receipts and infrastructure contributions secured is £4,030,706 for the delivery of infrastructure and projects in the borough.

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

## Figure IR1 – Value of Current Infrastructure Contributions
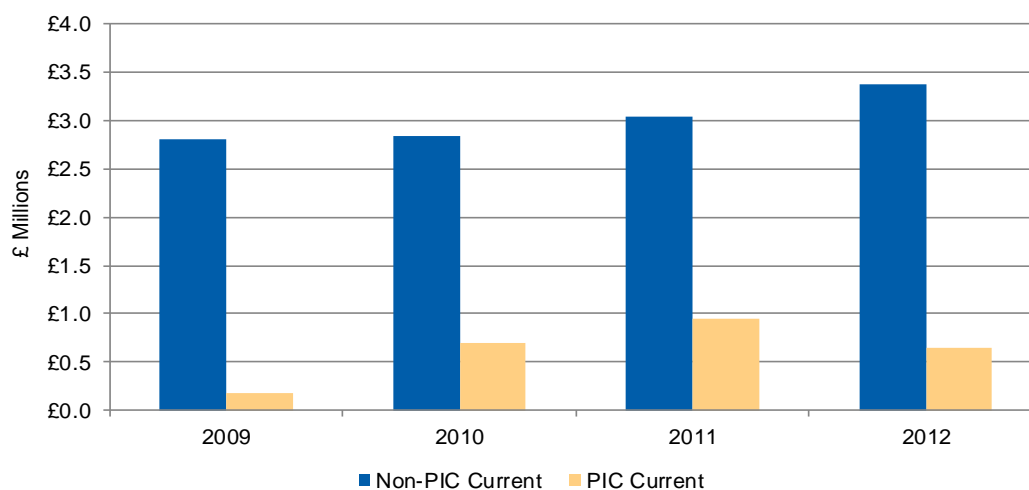
## Progress on CIL (Community Infrastructure Levy)

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 from CIL. Whilst also taking into consideration the potential impact CIL charges can have on the economic viability of development within an area. The Council's proposed CIL rates are set out in table IR4 below:

## 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 April 2014.

# Leisure & Community Facilities

## Relevant Policies & Indicators

- NPPF – Ensuring the vitality of town centres
- NPPF – Promoting sustainable transport
- RBBC emerging Core Strategy Policy CS10 – 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 2011, no existing leisure/community facilities were lost in the borough. A number of projects were completed during the period or are underway within the borough which will result in an improvement in the quality of leisure and community facilities within Reigate & Banstead. These are shown in the table below.

## Table IN4 – Leisure/Community Developments

| Address/Site | Planning Application (if applicable) | Description of Works | Status at 31 March |
|---|---|---|---|
| **New Horley Leisure Centre** | 09/00141/OUT<br>10/00069/F | Development of a new sports and leisure facility including:<br>25 metre 6 lane pool, 4 court sports hall, 50 station gym, and an exercise and dance studio | Completed and opened January 2012 |
| **Donyngs Leisure Centre** | 11/00359/F | Major refurbishment of Donyngs Leisure Centre to include:<br>new enlarged gym, kids gym, studios, treatment rooms and dedicated children's soft play facility | Refurbishment works completed in October 2011 |
| **St Joseph's Church, Redhill** | 10/02217/F | Construction of a new parish centre containing church hall, social area and playgroup | Completed in November 2011 |
| **Sovereign Youth & Community Centre, Reigate** | 10/00710/F | Construction of new disabled facility incorporating sensory and soft-play rooms | Completed in August 2010 |
| **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 Marks Church, Epsom Downs** | 09/01314/F | Extension to provide new hall and meeting room | Extension completed in September 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 |

The Council has also agreed to a build a replacement leisure centre in Banstead comprising both wet and dry facilities subject to capital receipts from regeneration activities in Preston. Consultation with residents within the catchment area of Bantsead Leisure Centre was carried out in May 2011.

## 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 CS3 – Valued People and economic development
- RBBC emerging Core Strategy Policy CS4 – Allocation of Land for Development
- RBBC emerging Core Strategy Policy CS5 – Town & Local Centres
- RBBC emerging Core Strategy Policy CS6 – 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 slipped. Table IN5 overleaf outlines the progress, as at 31 March 2012, against targets.

### Table IN5 – Regeneration Project Progress Summary

| Area | Priority | Progress | Status |
|------|----------|----------|--------|
| **Merstham** | Improved community facilities | Ongoing negotiations with hub partners regarding delivery <br><br> Reworked proposals for small scale (500-600sqm) hub incorporating library, internet café, training space and shared office <br><br> Proposal agreed in principal in March 2012. It is envisaged the scheme will be delivered in 2013. | 😐 |
| | Merstham Estate Local Centre Planning Framework | The Local Centre Planning Framework was successfully approved in November 2011. | 🙂 |
| | Delivering new and improved affordable housing | No new units have been completed during the period. <br><br> 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. | 😐 |
| **Redhill** | Development of regeneration sites | Queensway House (Nobel House) redevelopment completed in May 2011. <br><br> Cromwell Road foodstore led proposals – application | 🙂 |

| | | | |
|---|---|---|---|
| **Redhill (cont)** | | submitted and negotiations ongoing<br><br>Planning permission was granted in April 2012 for the redevelopment of Warwick Quadrant (Sainsburys) to provide a new supermarket (A1), hotel, gym facilities and multi storey car park.<br><br>On going work into the feasibility of Marketfield Way redevelopment<br><br>On going negotiations with Solum regeneration regarding the redevelopment of Redhill Station | |
| | Sustainable Travel | Local Sustainable Transport Fund Bid (LSTF) will fund a range of sustainable modes of transport projects and improve movement around Redhill<br><br>Community fund project encourages public involvement in improving local transport. | ☺ |
| | Town centre improvements | Public realm works associated with Queensway (Station Road) were completed in Spring 2012. | ☺ |
| **Preston** | Improving the physical environment | Planning applications for new homes on the De Burgh and Merland Rise sites expected to be submitted in early 2013<br><br>Projects have been identified to improve parking provision and pedestrian safety. Consultation on 4 possible pilot schemes carried out September 2012. The 2 schemes that received greatest public support are expected to start in March 2013 and the remaining 2 schemes in 2013/2014 | ☺ |
| | Developing new community facilities | 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. Planning application anticipated at the end of 2012/ early 2013<br><br>The Preston Planning Framework was approved in April 2012, following on from the consultation period between November 2011 and January 2012 | ☺ |
| **Horley** | North East Sector | At 31 March 2012, 246 dwellings had been completed at the North East Sector Phases 1a & 1b. Of which 185 are market homes and 61 affordable.<br><br>Work has progressed on Phase 2 at the North East Sector, reserved matters have been approved.<br><br>Work has commenced on site and the first new homes were constructed by March 2012 as part of Phase 2 of the North East Sector.<br><br>Consultation carried out on the design and management of the Riverside Green Chain site. | ☺ |

| North West Sector | On-going s106 negotiations between the Council, SCC and NW Sector development consortium | 😐 |
|---|---|---|
| Town centre regeneration | New Horley Leisure Centre was completed and opened in January 2012.<br><br>Executive agreed on the demolition of Newman House, the site was cleared in Autumn 2011.<br><br>Work has commenced looking at options available on the site. | 🙂 |

🙂 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 Stategy and DPD identifies and working towards improving priority regeneration areas, in line with the Local Development Scheme.

# Public Realm

## Local Output Indicator RC3: Delivery of Public Realm Improvements

### Relevant Policies & Indicators

- RBBC emerging Core Strategy Policy CS2 – Valued Townscapes and the Historic Environment
- RBBC emerging Core Strategy Policy CS3 – Valued People and Economic Development
- RBBC emerging Core Strategy Policy CS5 – Town & Local Centres
- RBBC emerging  Core Strategy Policy CS10 – 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;<br>-A pedestrian crossing outside the library;<br>-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<br>-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. Public realm works associated with Queensway (Station Road) were completed in Spring 2012, as part of the Nobel House redevelopment.

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

On-going negotiations around S106 agreement for this proposal, finalize by spring 2012.

## 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 |
|:---:|:---:|:---:|
| **CS0** | Presumption in favour of sustainable development | |
| **CS1a** | Valued Landscapes and Natural Environment | E2/RE4 |
| **Cs1b** | Green Belt | E2/RE4 |
| **CS2** | Valued Townscapes and the Historic Environment | H6/RE6/RE5/RE7/RC3 |
| **CS3** | Valued People and Economic Development | BD1/BD3/RBD6/RC2 |
| **CS4** | Allocations of land for Development | H3/H2/RH9/BD2/BD3/BD4/RBD5/RBD6 |
| **CS5** | Town and Local Centres | BD4/RBD7 |
| **CS6** | Area 1 – The North Downs | |
| **CS6** | Area 2a – Redhill 4 | H1/RH9/BD4/RBD5/RBD6/RC2/RC3 |
| **CS6** | Area 2b – Reigate and the remainder of Area 2 | |
| **CS6** | Area 3 – The Low Weald | |
| **CS7** | Gatwick Airport | RE6 |
| **CS8** | Sustainable Development | H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/RT3/RT4/RT5/RC1 |
| **CS9** | Sustainable Construction | H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/RT3/RT4/RT5/RC1 |
| **CS10** | Infrastructure | BD4/RT4/RC1/RC4 |
| **CS11** | Housing Delivery | H1/H2/H3 |
| **CS12** | Housing Needs of the Community | H6/RH7 |
| **CS13** | Affordable Housing | H5 |
| **CS14** | Gypsies, Travellers and Travelling Showpeople | H4 |
| **CS15** | Travel Options and Accessibility | RT1/RT2/RT3/RT4/RT5 |

# 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. |

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|---|---|---|
| | 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. |

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| **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. |
| **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 geo-morphological 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:

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