



Local Plan

Monitoring Report

Covering the period: 1 April 2013 to 31 March 2014

December 2014

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Executive Summary

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

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




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

Introduction

This report covers performance during the period from 1st April 2013 to 31st March 2014. The figures in the results column under each of the key themes listed below cover this monitoring period. The monitoring process is divided up into 6 key themes set out below, all of which have a series of indicators and targets:

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

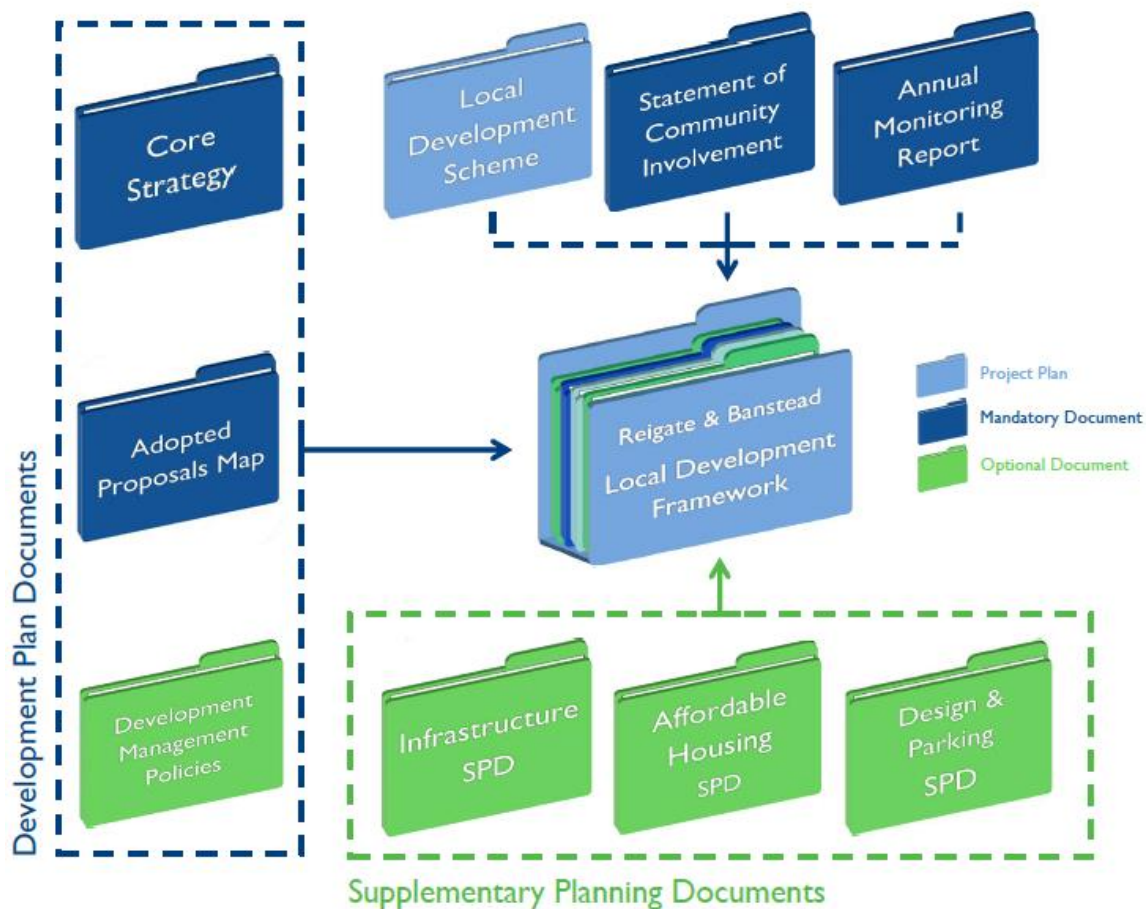
Each of the key themes above are assessed against a number of policy and contextual indicators set out in the adopted Core Strategy and Core Strategy Monitoring Framework highlighting current performance in the borough against the targets, indicators and policies. All of these are given a scoring against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

Performance	Scoring	Future Action
Performance improved Target achieved or exceeded		Maintain: Continue monitoring annually
Performance stable Target partially achieved		Monitor: Continue monitoring at more regular intervals
Performance declined Target missed		Manage: Further investigation

Plan-Making Progress

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

Figure 1 – Reigate & Banstead New Local Plan Documents








The various sections below demonstrate progress and performance as of 31 March 2014 against the timetable set out in the LDS published on September 2013.

Core Strategy

Following an additional Core Strategy hearing session on the 10 December 2013, the Core Strategy was found sound by the planning inspector in January 2014. The Core Strategy and Affordable Housing SPD were anticipated to be adopted by Full Council in April 2014; however, this was delayed until July.





Table 1- Core Strategy Timetable

Stage	Timetable	Progress
Consultation on outstanding issues	September 2011	-
Pre-submission consultation	March 2012	-
Submission to SoS*	May 2012	-
Exploratory meeting	August 2012	-
Consultation on CS Further Amendments	December 2012	-
Examination hearings	May 2013	
Consultation on Post Hearing Amendments	July 2013	
Further Hearing Session	December 2013	
Inspector's Report	January 2014	
Estimated Adoption	April 2014	 'Sound' Inspectors report received late January. Adoption likely to miss April deadline: anticipated July.

Development Management Plan (DMP)

Due to the delay in adoption of the Core Strategy, progress in bringing forward the Development Management Plan slipped behind during the monitoring period. Some initial progress was made internally in scoping the work and evidence required to support the DMP; however, public consultation is now unlikely to occur until autumn 2015.

Table 2 – Development Management Plan






Stage	Timetable	Progress
Issues and Options consultation	December 2010	-
Consultation on preferred approaches	June-July 2014	 Due to the delay in adoption of the Core Strategy (including the additional hearing session) progress in bringing forward the DMP has been delayed. This, and future stages are likely to be pushed back by at least 6 months.
Consultation on submission version*	November-December 2014	
Examination	April 2015	
Estimated date of adoption*	September 2015	

Community Infrastructure Levy (CIL)

Due to the delay in adoption of the Core Strategy, progress in bringing forward the CIL slipped behind during the monitoring period. Up-to-date evidence is of critical importance to the soundness of CIL charges; hence this work needs to be progressed as close to the key milestones of consultation and examination as possible.

It is now likely that the Council will not have CIL in place before the restrictions on Section 106 planning obligations come into force in April 2015. The impact of this will need to be carefully monitored: consideration may need to be given to potential mitigation to ensure the Council and its partners remain able to deliver necessary infrastructure after this deadline and before CIL is formally adopted.

Table 3 – Community Infrastructure Levy Timetable

Stage	Timetable	Progress
Consultation on preliminary draft charging schedule	September-October 2012	-
		
Consultation on draft charging schedule	June 2014	Due to the delay in adoption of the Core Strategy (including the additional hearing session) progress in bringing forward CIL has been delayed.
		
Examination	September 2014	
		
Examiner's Report	November 2014	
		
Adoption/Implementation	January 2015	
		

Neighbourhood Planning

As of November 2011, the Localism Act introduced new rights and powers to local communities to shape development in their local areas through the development of their own neighbourhood plans. Neighbourhood plans enable local communities to have greater control and influence over the type and location of development they want in their local areas, which is sympathetic to the needs of the local community in terms of where new homes and offices should be built and what they should look like.

Once neighbourhood plans have been adopted they will become an important consideration when making decisions on planning applications.

Policy Indicators

CS5 – Valued People & Economic Development

Policy	Monitoring Indicator	Result	Symbol
CS5	Number of neighbourhood/ community plans being progressed.	0	

As of 31 March 2014, no local community groups have indicated interest in progressing with a Neighbourhood Plan.

Although there has been limited interest in neighbourhood plans, the Council will be engaging closely with community groups through the development of the Development Management Plan, to ensure that communities have an opportunity to influence policies and allocations at the local level.

Duty to Co-operate

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

The Council have engaged with prescribed bodies following a number of strategic joint working mechanisms (see appendix 1 pg. 29- 30).

As part of these arrangements, informal cooperation has taken place at an officer level with neighbouring authorities in relation to local plan preparation across the wider area, including in relation to future planning for unmet housing and employment needs.

RBBC has been involve, through the Gatwick Diamond and Coast to Capital LEP, in the preparation of the Coast to Capital Strategic Economic Plan (submitted to the Government in March 2014)

RBBC has responded to the following consultations:

- Epsom and Ewell Other Sites Consultation
- Epsom and Ewell further Site Allocations Consultation
- Further Alterations to the London Plan
- Elmbridge Duty to Cooperate Scoping Statement

Cooperation in relation to the preparation of the Core Strategy

Further information about cooperation in relation to the Core Strategy is provided in the Council's Duty to Cooperate Statement to the Inspector - http://www.reigate-banstead.gov.uk/Images/RBBC-3DutytoCooperate_tcm9-49241.pdf.

Formal consultation: Consultation with duty to cooperate bodies on the Core Strategy within the monitoring period. These are all recorded in table 1 below.

Table 1 – Full consultation list of all duty to co-operate bodies on the Core Strategy

Key	Post Hearing	Actions taken
√ = body was consulted	Amends July	
√ =body responded	2013	
Environment Agency	√	Representation in support. No action taken.
English Heritage	√	
Natural England	√	Representation confirming previous comments addressed. No action taken.
Mayor of London	√	
Civil Aviation Authority	√	
Homes and Communities Agency	√	
Clinical Commissioning Groups [1]	√	
Office of Rail Regulation	*	
Transport for London	√	
Integrated Transport Authority [2]	n/a	
Highway Authority (Surrey CC)	√	
Coast to Capital (LEP)	√	
Highway Authority (Highways Agency)	√	Additional modification made to include reference to transport assessments
Marine Management Organisation [3]	n/a	
Surrey County Council	√	
West Sussex County Council	√	
Crawley Borough Council	√	
Horsham District Council	√	
Mid Sussex District Council	√	
London Borough of Croydon	√	
London Borough of Sutton	√	
Elmbridge Borough Council	√	
Epsom and Ewell Borough Council	√	
Mole Valley District Council	√	
Tandridge District Council	√	
Other Surrey Districts	√	

Notes: [1] Previously Prime Care Trusts. Health authorities consulted included NHS South of England Surrey PCT, East Surrey CCG, Surrey Downs CCG, Surrey & Sussex Healthcare NHS Trust, NHS England [2] Not applicable as relevant body does not exist in Surrey. [3] Not applicable to plan making in Reigate and Bantead.*The Department for Transport was consulted, along with Network Rail and rail companies.

Outcome

The preparation of the Council's Core Strategy and the processes of engagement followed by the Council were considered to meet the legal and soundness requirements of the Duty to Cooperate by the Local Plan Inspector. More information is available in the Core Strategy Inspectors Report.

Delivery and Strategy





Overall Objective

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

Summary

The Council will apply the principles of ‘presumption in favour of sustainable development’ set out in the NPPF, working with applicants to secure development that improves economic, social and environmental conditions to an area within a timely manner.

Policy indicators

Policy	Monitoring Indicator	Result	Symbol	Comments
	Number of pre-application requests	248		The majority of pre application requests for subsequent planning applications submitted to the Council have been approved. Only 10 proposals where pre application advice was given were refused.
	Number of proposals where pre-application advice is given which are subsequently refused.	10		
CS1		862 (87.7%)		Total number of household planning applications determined within 8 week statutory period.
	Percentage of applications determined within statutory timescales	1,386 (80%)		All planning applications determined in under 8 weeks (including major and household applications) These results show the Council deals with the majority of household and major planning applications in the required timescales.

Housing Delivery

Overall Objective

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

Further Information

A more detailed analysis is available in the annual [Housing Delivery Monitors](#) which are available on the Council's webpage.

Additional Information

[Strategic Housing Market Assessment \(SHMA\)](#), [Strategic Housing Land Availability Assessment \(SHLAA\)](#), [Reigate & Banstead Borough Council \(RBBC\) – Core Strategy](#) – available on the Council's website and [National Planning Policy Framework \(NPPF\)](#)

Indicators used to measure performance

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
Vacant dwellings	Stock Breakdown – Council Tax Band

Contextual indicators







Strategic Objective	Monitoring Indicator	Result	Status	Comments
SO2; SO11	Average House Prices in the borough	£382,000	—	See overview section below and the latest Housing Delivery Monitor 2014 for more detailed analysis and discussion
SO2; SO11	Affordability ratio based on average house price against average earnings	7.93	😊	
SO11	Stock breakdown by council tax band (2013 VOA)	58,380	—	
	Band A – 1.8%	Band B – 6.2%		
	Band C – 19.8%	Band D – 28.5%		
	Band E – 17.8%	Band F – 12.1%		
	Band G – 12.1%	Band H – 1.7%		
SO11	Total number of vacant dwellings	1,289 (2013)	😐	







Overview







Over the past 12 months, the local housing market showed very strong and sustained signs of recovery from the recent downturn.

- Average house prices increased by 9.2% between 2013/14
- The borough is one of the most affordable places to live in Surrey
- 70% of the borough lies within designated Green Belt – major constraint for development
- The Core Strategy has a target of 460 dwellings delivered per year over the planned period (2012- 2027)
- In the first 2 years (2012- 2014) of the planned period a total of 902 dwellings were completed in the borough, leaving an outstanding requirement of 461 (net) additional dwellings per annum (2015- 2027)

Policy Indicators and Performance

Policy	Monitoring Indicator	Result		Comments
CS6	Percentage of allocations and housing completions in priority locations for growth and regeneration	1.5%		Ensure development is prioritised within identified areas for growth and regeneration in the borough, to meet targets over a certain time scale.
	Percentage of residential and non residential development on unallocated sites outside the urban area.	4.8% - residential 5.7% - non residential		On going monitoring and where necessary review existing allocated growth and regeneration areas within the borough where consistently under delivering.
	Housing trajectory	5,998		Two years of the planned period have passed. On going monitoring and where necessary review housing trajectory, evidence base including SHMAA & SHLAA to reflect current situation where continuously under delivering on housing numbers to ensure housing figures are delivered over the planned period.
CS10	Percentage of new residential dwellings built on previously developed land (PDL).	47%		Continue monitoring where necessary review PDL target where continuously under performing to reflect current market conditions.
CS13	Number of additional dwellings delivered and additional facilities provided in new housing developments.	433 (net)		Total net completion in the monitoring year was slightly below the target for 460 units.
	5 year housing supply.	2,673		The Council has identified a total supply including a 5% buffer of 2,673 dwellings over the 5 year period between 1 April 2014 and 31 March 2019 against its total 5 year requirement of 2,422 dwellings

				including a 5% buffer over the same plan period.
	Potential net additional dwellings from extant planning permissions.	1,032		A number of large permissions were granted on PDL in this monitoring period, including Redhill Railway stations redevelopment and Preston and Merstham regeneration areas. Investigate/ review why extant permissions are not coming forward to deliver additional dwellings.
	Type and size of market dwellings completed across the borough	67% (1 & 2 bed) 33% (3+ bed)		Is there sufficient mix in terms of tenure, type and size across the borough. Highlight and review where there is under provision in terms of new developments/ applications coming forward. Review/ investigate why provision for affordable dwellings on completed developments was not delivered/ provided. Alongside the likelihood of affordable housing being provided on extant permission.
	Type and size of affordable dwellings completed across the borough.	81 flats & 21 houses		Identify priority locations across the borough – review land supply capable of delivering affordable dwelling, where continuously under delivering.
CS14	Number of additional retirement and extra care housing units delivered.	60 completions 5 extant permissions		In this monitoring period all completions were on Anvil Court in the North East Sector. There are also a number of extant permissions proposing up to 259 additional units. Further investigation/ review why extant permissions are not coming forward to assess under provision. Where necessary review existing and proposed site allocations to include provision for extra care homes/ units across the borough.
CS15	Number of additional affordable homes delivered	102 (gross)		The Council's target is to provide 1,500 affordable dwellings over the planned period equating to 100 dwellings a year. In the first 2 years of the planned period 176 affordable units were completed leaving a residual requirement of around 1,324 units.
	Tenure mix of affordable homes delivered	44 social rent & 58 intermediate		The majority of affordable homes were completed on Horley NE, with an even split between intermediate

				and social rented units.
				A small proportion of completed schemes with over 15 units delivered the affordable housing requirement.
	Percentage of schemes over 15 units providing at least 25% of affordable housing on site	3% of schemes completed		Once the Core Strategy is adopted affordable housing provision will be 30% of schemes over 15 units. On going monitoring and where necessary review land supply capable of meeting the requirements. Review affordable housing provision/ requirement to reflect recent performance and current situation.
	Percentage of schemes of less than 15 units providing financial contribution towards affordable housing in line with policy requirements	-		This requirement is set out in the Core Strategy. As the Core Strategy has yet to be adopted, financial contributions are yet to be secured.
	Spending of affordable housing financial contributions/ commuted sums	£725,823 (Sec 106 receipts available)		In October 2013 there was £1,315,853 of S106 receipts from affordable housing contribution of which £725,823 was available to spend.
	Developments resulting in a net loss of affordable housing.	-		No developments over the past year resulted in a net loss of affordable housing.
CS16	5 year supply of traveller sites	Gypsies and Travellers: 0 pitches Travelling show people: 12 plots		The Council is not currently able to demonstrate a five year supply of traveller sites.
	Site allocations for additional plots and pitches	None		Site allocations will be progressed through the DMP.

Future Actions and Management Mechanisms

- Review current land supply capable of meeting housing requirement and need
- Review existing and proposed site allocations where development is not coming forward through planning applications.
- Consider creating more detailed guidance and policies to support and ensure the delivery of Core Strategy policies (CS13, CS14, CS15, CS16, etc);

Business & Town Centres

Overall Objective

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

Further Information

A more detailed analysis is available in the latest [Town Centre Monitor](#), [Local Centre Monitor](#), [Industrial Estates Monitor](#), [Commercial Commitment Monitor](#) and [Economic Evidence Base](#) which are all available by request or on the Council's webpage.





Additional Information




[Reigate & Banstead Borough Council \(RBBC\) – Core Strategy](#) – available on the Council's website, Infrastructure Development Plan (IDP), Economic Evidence Base/ Economic Market Assessment, PPG17 Open Space, Sport and Recreational Assessment, Emerging Community Infrastructure Levy (CIL), Borough Local Plan, Landscape & Townscape Character Assessment, Retail & Leisure Needs Assessment, Strategic Flood Risk Assessment (SFRA, Coast to Capital LEP, Redhill Area Action Plan, emerging DMP.

Indicators used to measure performance

Employment floorspace	Previously Developed Land (PDL)
Employment Land Availability	Town Centre Use
Town Centre Vacancy & Viability	Industrial Estate Vacancy
Office Completions	Redhill Area Action Plan – Development Management Policy (DMP)

Contextual indicators





Strategic Objective	Monitoring Indicator	Result	Status
SO1; SO20	Vacancy rates in town centres (units)	39 (6.9%)	
SO17	Vacancy rates in local centres (units)	34 (9%)	
SO20	Ranking of Redhill as a retail destination	253 (2008)	
SO1; SO19	Number of business units and; Annual business start ups	6,795; 730 (2011)	







	Competiveness Ranking	28 th	
	Vacant office and industrial floorspace	13%	
SO19; SO20	Vacancies on industrial estates	18% (75 units)	









Overview

- 6.9% of borough's town centre units are vacant – below the national average rate of 14%;
- 36 of the borough's local centres units are vacant, equivalent to 8.5% of total units;
- 18% of industrial estate units are vacant, just above the borough's long term vacancy target of 15%;

Policy Indicators and Performance

Policy	Monitoring Indicator	Result	Symbol	Comments
CS5	Percentage of additional employment development (B1-B8) located within town centres and industrial estates.	Town Centre 0 sqm – completions		In this monitoring period there was no additional employment floorspace completed within the borough's designated town centres. Review land supply and site allocations where development is not coming forward through planning applications. There was no additional employment floorspace (B1- B8) completed in this monitoring period. However there are a number of extant permissions proposing new employment development in Holmethorpe and Wells Place industrial estates. A large proportion of extant B1-B8 floorspace is located within the borough's designated industrial estates. The majority is for B8 use. A more detailed analysis can be found in the latest commercial commitments monitor and industrial estates monitor .
		1,772sqm – extant permissions		
		Industrial Estates 0 sqm – completions		
		9,667sqm – extant permissions		
	Outstanding permissions for B1-B8 floorspace.	14,689 sqm (net)		
	Loss of B1-B8 floorspace to non employment (including residential) uses in designated employment areas.	708 sqm (net)		In this monitoring period there some loss of B1-B8 floorspace to non employment floorspace (residential use) and includes the Former Dairy site in Reigate.

....	Large scale loss of B1-B8 floorspace to non employment uses outside designated employment areas.	0 sqm completions		There was no loss of B1-B8 floorspace to non employment uses outside designated employment areas. However from extant planning permissions there will be some large scale loss of employment floorspace to residential at Reigate Mews, Reigate and some loss at Portland Drive, Merstham.
		1,660 sqm extant		In this monitoring year a proportion of B1-B8 floorspace will be lost to residential from extant permissions.
CS6	Development will be prioritised on priority locations across the borough identified for growth and regeneration.	See <u>Sustainable development & construction section</u> for a more detailed breakdown of development within the priority growth and regeneration areas in the borough	-	Priority locations in the borough for growth and regeneration include: Redhill and Horley town centres, Horley NE & NW sectors, Preston and Merstham regeneration areas and other regeneration areas identified by the Council and its partners.
	Percentage of new retail development located within town centres and local centres.	12% 1,551sqm (local centre & town centre)		The majority of new retail development completed in this monitoring period was outside the borough's designated town and local centres.
CS7	Percentage of additional comparison retail, convenience retail and leisure floorspace delivered in Redhill town centre.	0 sqm		No completions were recorded in this monitoring period. Review existing land supply capable of capable of delivering additional retail floorspace. Incorporate more detailed area specific) policies on retail.
	Outstanding permissions for comparison and convenience floorspace.	Convenience 15,700 sqm (total - 27 applications)		Combined there is approximately 17,500sqm of extant comparison and convenience floorspace.
		Comparison 1,800 sqm (total -9 applications)		The majority of extant applications are for large developments in Redhill town centre proposing new convenience floorspace at Sainsbury's, Redhill Railway Station.

	<p>Completions and extant commitments (permissions and allocations) for comparison and convenience floorspace.</p>	<p><u>Completions</u></p> <p>Convenience 664sqm</p> <p>Comparison 63sqm</p>		<p>There was a small gain of comparison and convenience floorspace the majority from change of use including the former garage in Walton on the Hill which is now a small supermarket.</p> <p>See previous insert on extant permissions.</p>
	<p>Loss of retail (A1-A5) floorspace within town centres. (completions)</p>	<p>80 sqm</p>		<p>In the town centres there was a small loss of retail floorspace to residential (80sqm). Extant permissions would result in a loss of around 390 sqm retail floorspace.</p>
	<p>Loss of retail (A1-A5) floorspace and community services (D1/D2) floorspace in local centres. (completions)</p>	<p>774 sqm retail floorspace</p>		<p>There was some loss of retail floorspace at Lesbourne Road Local centre as a result of a change of use. However no community service floorspace was lost.</p>
		<p>0 sqm community services</p>		<p>Extant permissions could result in a loss of 2,003 sqm retail floorspace largely from the proposed demolition of Portland Drive, Merstham.</p> <p>In this monitoring period there was no loss of community services (D1/D2 uses) in the borough's local centres.</p>
		<p>0 completions</p>		<p>There were no additional hotel/guestroom developments completed.</p>
	<p>Number of additional hotels/guesthouse bedrooms</p>	<p>81 additional bedrooms (extant permissions)</p>		<p>There are a number of extant permissions for additional hotel/guesthouse bedrooms. The majority are part of the Warwick Quadrant redevelopment including a new Travelodge (providing 68 bedrooms).</p>
CS9	<p>Number and outcome of specific consultations regarding long term and detailed operational proposals to which the Council has responded.</p>	<p>2</p>		<p>The Council was consulted on two detailed applications regarding Gatwick. Both were minor and no objection was raised.</p>
CS10	<p>Percentage of additional non residential floorspace built on previously developed land (PDL).</p>	<p>100%</p>		<p>All additional completed employment and retail floorspace in this monitoring period was on PDL.</p>

Future Actions and Management Mechanisms

- Review retail and commercial need across the borough. Is there an adequate mix reflecting the current economic market. Joint partnership working with local businesses and major employers in the borough to retain economic viability across the borough.
- Review site allocations (employment and commercial use) to ensure there is sufficient, suitable and viable land to enable delivery where development is not being delivered or coming forward from planning applications. Consider allocating sites outside of preferred and designated locations.
- Closely monitor and engage with consultations relating to the future expansion of Gatwick Airport, particularly through the work being carried out by the Airport's Commission. Work jointly with neighbouring authorities and partners in the Gatwick Diamond to provide a coordinated response to any consultations and ensure potential impacts on the borough are recognised and evidenced.

Environment & Townscape

Overall Objective

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

Further Information

A more detailed analysis is available in the latest Borough [Quality of Life Profile 2014](#) which are both available to download on the Council's website.








Additional Information

[Reigate and Banstead Borough Council \(RBBC\) Core Strategy](#) – available on the Council's website and [National Planning Policy Framework \(NPPF\)](#)

Indicators used to measure performance

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

Contextual indicators

Strategic Objective	Monitoring Indicator	Result	Status
SO4; SO5	Participation in sport/ active recreation	32.7% adults 52.6% under 16 years	
SO1; SO6	% of SSSIs in favourable or recovering condition	92%	
SO1/ SO6/ SO8	Number of SNCIs under positive management	6	
SO9	Number of anti-social behaviour incidents	4,897	
SO9	Total number of notifiable offences	7,236	
SO1/ SO10	Local emissions from <ul style="list-style-type: none"> Commercial (non domestic households) Domestic 	19.5% drop 2008/09 & 2011/12	
SO1/ SO10	Collected household waste per person	346KG (2012/13)	

SO1/
SO10/
SO14

Emissions recorded in AQMAs

Improvement/ no
change












Overview

- The total number of SSSIs within the Borough in favourable or recovering condition is only just below the 95% target.
- Recycling rates have increased to 47% in the last year and carbon emissions in the Borough have been reduced by around 20%.

Policy Indicators and Performance

Policy	Monitoring Indicator	Result	Symbol	Comments
CS2	Number of planning permissions granted contrary to Natural England (NE) advice.	None		No applications were granted planning permission contrary to NE advice in this monitoring period. NE was notified on 18 planning applications. They had no objections or comments to any of the application.
	Permissions for major development within and around AONB.	None		No new permission were granted for large scale developments within and adjoining the AONB. However one application within the AONB was granted permission for 3 new dwellings (net gain of 1 dwelling).
	Major developments in close proximity to the SAC.	None		No new major permissions for development within close proximity to the SAC were granted in this monitoring period.
	Delivery of measures to mitigate and avoid pressure on the SAC.	None – GI strategy in preparation		Work is currently in progress on producing a GI strategy.
	Extent of SSSI, SNCI, LNR and Ancient Woodlands (hectares)	1,975 ha (total) 92% SSSIs favourable or recovering state		A large proportion of the boroughs SSSIs are in favourable or recovering state. There has been a slight drop from the previous monitoring year as a result of 1 SSSI falling into unfavourable and declining state.
	Implementation of the GI strategy and Action Plan.	GI strategy in preparation		Work is currently in progress on producing a GI strategy.
CS3	Amount of homes and non residential floorspace granted on greenfield sites in the Green Belt (excluding allocated sites).	66 (net) dwellings permitted in GB		During this monitoring period 66 (net) dwellings were permitted an increase from the previous monitoring year. As a result of a number of permissions for large scale development including Darby House and High Trees Nursing Home, Horley.

	2,437sqm non-employment floorspace granted			A small proportion of non residential floorspace was granted in this monitoring period in the Green belt including proposals for a sports hall and hospital extension.
	Amount of additional homes and non residential floorspace granted on brownfield sites in the Green Belt (excluding allocated sites).	0		None
	Progress in undertaking a Green Belt Review.	On-going		A Green Belt review is in progress. This will assess and identify which parts should be retained and where the boundary can be reviewed without harming the essential characteristic of the Green Belt.
				The Council referred 39 applications to EH in this monitoring period.
CS4	Planning permission granted contrary to English Heritage (EH) advice.	None		They had no objections or comments on any of the applications. However EH did state on 8 of the applications, decisions should be made in accordance with national and local planning policy alongside using expert guidance from the Conservation Officer.
	Loss of statutory and locally listed buildings.	None		In this monitoring period the Council received 64 applications for statutory and local listed buildings. A total of 8 applications were refused by the Council, 6 of which were refused because of the negative impact the proposals would have on the listed buildings.
	Number of heritage assets on the at risk register.	2 (English Heritage at risk register)		The borough has 2 heritage assets on the English Heritage risk register These include the Church of St Andrew, Gatton and Alderstead in Merstham.
CS6	Delivery of projects identified in the Green Infrastructure Strategy (GI) and action plan	GI strategy in progress		Preparation of GI strategy – in progress
CS10	Number of additional dwellings permitted in areas of flood risk.	174		The majority of dwellings permitted in flood risk areas was on the proposed redevelopment of Redhill Railway Station (150 dwellings).
	Number of planning permissions granted contrary to EA advice	None		No planning applications referred to the Environment Agency (EA) were granted contrary to their advice.

regarding flood risk or water quality.

They did however make suggestions for mitigation measures which have been implemented through planning conditions to minimize flood risk on a number of applications granted including; building development above flood levels on the redevelopment of Redhill Railway Station.

The majority of dwellings permitted in flood risk areas was on the proposed redevelopment of Redhill Railway Station (150 dwellings).

Future Actions and Management Mechanisms

- Undertake a Green Belt review and progress as necessary. Incorporate findings into future Development Management Policies and guidance in relation to Green Belt review;
- Review site allocation and land supply capable of delivering and meeting future need in terms of housing, employment and infrastructure;
- Closely monitor and engage with consultations relating to environmental issues around biodiversity and future designations of national and locally important sites and natural environments. Work jointly with neighbouring authorities and statutory bodies to protect and manage impacts on the natural environment.

Infrastructure, Community Facilities & Regeneration

Overall Objective

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

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

Further Information:

A more detailed analysis is available in the latest Borough [Quality of Life Profile 2014](#) which is available to download on the Council's website.




Additional Information:




[National Planning Policy Framework \(NPPF\)](#), [Reigate and Banstead Borough Council \(RBBC\) Core Strategy](#) – available on the Council's website, [Surrey County Council \(SCC\) Local Transport Plan](#)

Indicators used to measure transport options and performance:

Access to public transport	Car Parking Provision
Travel Plan Implementation	Footpaths & Cycleways
Development in Regeneration Areas	Infrastructure funding
Provision of new community facilities	Infrastructure delivery
School place planning	

Contextual indicators





Strategic Objective	Monitoring Indicator	Result	Status
SO1; SO13	Is road pollution/ local emissions being tackled effectively?	180 (2012) decrease from 2011	
SO16	Emission levels at Horley/ existing AQMA monitoring stations	Improvements/ no change	
SO13	Public transport usage increasing Patronage at borough rail stations	8,696,586 (2013 est)	









SO13; SO20	Interchanges at Redhill rail station (total patronages)	1,289 (2013)	
SO1; SO18	Overall borough IMD score	292/326	
SO1; SO18	Percentage of working age population claiming JSA	1.3% (March 2014)	

Overview

- Progress has been made on regeneration projects within priority areas in the borough including Memorial Park, Redhill.
- The biggest contribution from Sec 106 receipts was from affordable housing
- Majority of new community and leisure facilities are from extant permissions including a new leisure centre on Merland Rise.
- School places are in demand across the borough with a shortfall of primary school places in particular. A new primary school is under construction on Horley NE sector due for completion in September 2014.

Policy Indicators

Policy	Monitoring Indicator	Result	Comments
CS5	Progress of sites within regeneration areas.	See appendix 8 (pg 39- 43)	 Excellent progress has been made in bringing forward all of the Council's main regeneration projects. Appendix 8 (pg. 39- 43) provide a more detailed breakdown of progress in this monitoring period regeneration areas in the borough.
	Percentage of completed non-residential floorspace located within 15 minutes of a public transport stop or walking distance to a town centre.	92%	 In this monitoring period the majority of all non residential completions are located within 15 minutes to the nearest public transport stop or town centre.
CS17	Percentage of completed residential dwellings located within 15 minutes of a public transport stop or walking distance to a town centre.	97%	 The majority of residential completions in this monitoring period were located within 15 minutes walking distance of public transport. With the exception of Banstead (Area 1) where there were some gross completions located between 10-20 minutes from a public transport stop.
	Percentage of major residential and commercial developments committing to a travel plan	29%	 Includes all large scale developments with 30 plus dwellings and commercial developments over 3,000sqm. In this monitoring period a number of large scale developments committed to a travel plan a number of which

				were in Redhill town centre including Sainsbury's and Redhill Railway Station redevelopments.
	Parking levels achieved on residential and non residential developments and in the most sustainable locations.	1.55 space per dwelling; 1 per 46 office; 1 per 60 retail		Between April 2013 and March 2014 the borough slightly over delivered on parking provision on residential developments against the borough average of 1.5 space per dwelling (as per the borough local plan). Parking provision on office and retail completions in the monitoring period were consistent with or below the borough's requirement.
CS5	Number of additional school places/ new schools provided. New further education provision.	1 – completed (Lime tree Primary, Reigate) 1 – under construction (Trinity Oaks, NE sector Horey)		Horley Trinity Oaks is a brand new primary school due to open in September 2014 and is part of the Horley NE sector development. Lime tree Primary, Reigate opened September 2013. The school will relocate to a brand new school on Battlebridge Lane, Merstham. See Surrey's School Organization Plan for further details available on Surrey County Council webpage.
CS12	Value of financial and in-kind contributions secured and collected.	£4,462,281 (Oct 2013)		Total amount of S106 receipts collected in this monitoring period. Appendix 6 (pg. 36- 37) provide a detailed breakdown on infrastructure contributions.
	Spending of financial contributions.	£1,162,399 (Oct 2013)		Total amount of funding available and allocated to suitable projects. Appendix 6 (pg.36-37) provides a detailed breakdown on infrastructure contributions.
		£211,000 April 13- March 14)		Total amount spent on completed Local Transport Schemes (LTP in this monitoring period.
	Delivery of projects identified in the Green Infrastructure Strategy (GI) and action plan.	GI Strategy in progress		Identified in the priority regeneration areas (Redhill, Preston, Merstham & Horley) Preparation of GI on going.
	Delivery of infrastructure projects identified in the IDP (Infrastructure Development Plan)..	IDP review in progress		The IDP is currently being reviewed and updated. A full breakdown of borough wide infrastructure schemes within and outside the borough's regeneration areas can be found in the latest IDP (September 2012). This available on the Council's website.
	Provision of community and leisure facilities.	13 extant & 1 under construction		Appendix 7 (pg. 38) provides a more detailed breakdown of all extant permissions for community and leisure facilities in this monitoring

period.

Future Actions and Management Mechanisms

- Review land and site allocations to ensure there is sufficient land available to deliver the necessary infrastructure for regeneration projects, leisure and community facilities.
- Review site allocations for infrastructure where development is not coming forward through planning applications to ensure delivery and reflect current market.
- Work jointly with neighbouring authorities, neighbourhoods and partners in Surrey to deliver the required infrastructure and meet the needs of the wider community in the borough.

Sustainable Construction

Overall Objective

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

Further Information:

National guidance has been published and can be accessed on line. This includes; Code for Sustainable Homes (level 4) and [BREEAM](#).


Additional Information:

[National Planning Policy Framework \(NPPF\)](#), [Reigate & Banstead Borough Council \(RBBC\) Core Strategy](#) – available on the Council’s website

Indicators used to measure housing delivery/ performance are:

Sustainable Construction
Renewable Energy

Contextual indicators


Strategic Objective	Monitoring Indicator	Result	Status
S01; S010	Are Households and businesses in the borough effectively reducing emissions? (Carbon dioxide – CO ₂)	Total CO ₂ emissions were 6.8 tonnes 2009.	

Overview

- Total CO₂ emissions in the borough have dropped from 8.2 tonnes in 2005 to 6.8 tonnes in 2009.
- To date the Council does not monitor percentage of homes meeting Code for Sustainable Homes level 4 or none residential developments achieving BREEAM standards (very good).

Policy Indicators

Policy	Monitoring Indicator	Result	Symbol	Comments
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CS11	Percentage of new homes meeting or exceeding Code for Sustainable Homes Level 4	-	-	<p>This is not currently monitored by the Council. However, going forward the Council is committed to meeting the minimum requirements set out in Code for Sustainable Homes level 4 in all new developments.</p> <p>More detailed guidance for particular locations and housing types will be delivered through the DMP.</p>
	Percentage of non-residential developments achieving or exceeding BREEAM 'very good'	-	-	<p>This is not currently monitored by the Council.</p>
	Development of decentralised networks and percentage of development connected	0		<p>No developments over the past year provided or linked into a decentralised energy network</p>

Future Actions and Management Mechanisms

- Develop robust monitoring mechanisms to capture information regarding the delivery of developments meeting relevant sustainable construction standards
- Develop and implement detailed guidance for sustainable construction where not delivering requirements set out in Code for Sustainable Homes level 4 and BREEAM
- Develop and implement more detailed guidance/ supplementary planning documents to support delivery of BREEAM and code for sustainable homes level 4.

Appendices

Appendix 1 – Strategic Joint Working Mechanisms

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

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

Appendix 2 – Core Strategy Policies

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 3 – Glossary & Index of Abbreviations

Abbreviation	Full Name	Description/ Explanation
	Affordable Housing	Housing for rent, shared ownership or outright purchase is provided at a cost considered affordable in relation to incomes that are average or below average or in relation to the price of the general housing market.
	Affordable Rent	Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime, but is subject to other rent controls that require a rent of no more than 80% of the local market rent.
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 website.
AGLV	Area of Great Landscape Value	The four areas designated by the Council as being 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 nations finest landscape. AONB are designated by Natural England. There are currently four designated AONBs in the borough.
	Brownfield land/ site	Previously developed land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure prior to being redeveloped – see also PDL.
	Change of Use	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another. Recent reforms to planning legislation enable certain changed of use to occur through PD.
CIL	Community Infrastructure Levy	
CS	Core Strategy	The Primary Development Plan Document setting out the spatial vision and strategic objectives of the planning
DECC	Department of Energy and Climate Change	The leading public organization for ensuring delivery of clean, affordable energy supplies and promotes international action to mitigate against climate change.
DPD	Development Plan Document	Local development documents which have the statutory development plan status used to determine planning applications. They are subject to independent examinations.
Dph	Dwellings per hectare	A measure of the density of housing development obtained by 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 responsible for protecting and promoting all aspects of the historic environment.
	Extent of Extreme Flooding	High risk of flooding from rivers, annual probability greater than 1%
HPG	Historic Parks and Gardens	A park or garden of special historic interest. Graded 1 (high quality), II* or II. Designated by English Heritage.
	Housing Density	The number of dwelling units per hectare on a site – see also dph
	Industrial Estates	The nine areas in the Borough identified in the Local Plan as key employment areas. Land is reserved primarily for industrial, storage and distribution uses in these areas.
	Intermediate	Housing offered at prices or rents above those of social rent dwellings but below market levels. This includes shared ownership/ equity products (such as Home Buy/ Mortgage Rescue) and intermediate rent.
	Large Sites	Residential development of 10 units or more.
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.
LCS	Local Shopping Centres	The eighteen smaller local shopping centres in the Borough with 10 or more units. These are annually monitored with the reports available on the councils Monitors webpage.
	Natural England	Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts.
PD	Permitted Development	Recent reforms by the Government to planning legislation allow certain changes of use to occur without planning permission (prior approval required/ not required) from B1(a) office to C3 residential, retail to residential.
PDL	Previously Developed Land	Land that has been previously developed – see also brownfield.
	Regeneration Areas	Areas identified in the Borough for improvement – currently Preston, Merstham, Redhill and Horley town centre.
RASC	Residential Areas of Special Character	The eight residential Borough Areas that retain special character of substantial dwellings in spatial grounds.

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. There are currently 40 designated by the Council.
	Social Rented	Rented housing owned by local authorities and registered social landlords for which rents are determined through the national rent regime. This also includes housing owned by other persons which is offered under equivalent rental agreements to the above.
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). These are areas of special interest by reason of any of its flora, fauna, geological or physical features, Designated by Natural England. There are currently four in the borough.
	Small sites	Residential developments of 1-9 units.
SAC	Special Areas of Conservation	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
SPD	Supplementary Planning Document	A Supplementary Planning Document is a Local Development Document that may cover a range of issues thematic or site specific. They provide further detail of policies and proposals in a 'parent' Development Plan Document.
	

Appendix 4 – Delivery of Integrated Transport Schemes

TRANSPORT OPTIONS

Source: Reigate & Banstead Core Strategy
Transport Statement

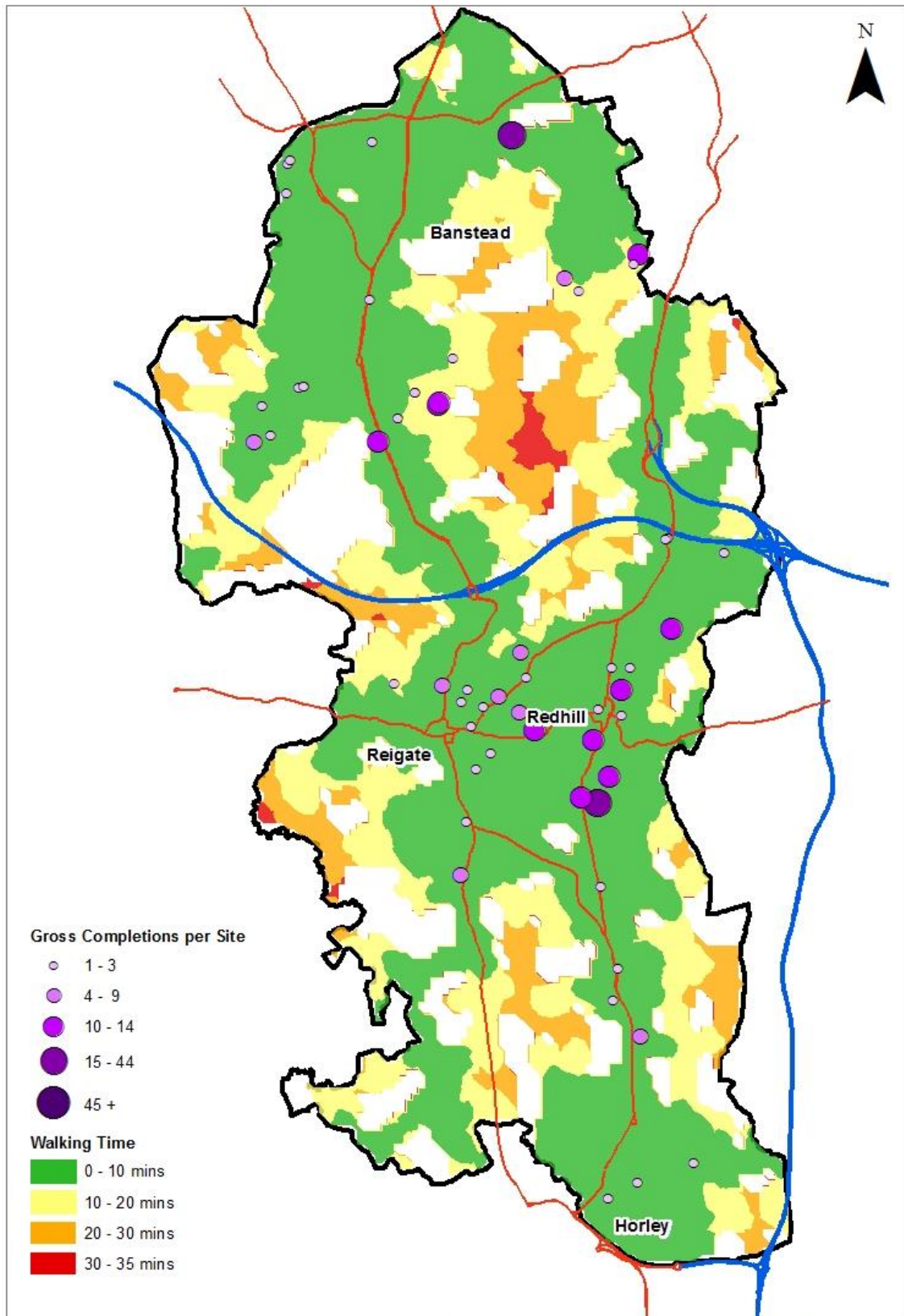
Cycling				
National Cycle Routes	16 (including 2 currently under construction. These are expected to be completed summer 2014)*			
Bus Routes**	Hourly or less	Infrequent/School Only		
Banstead	2	8		
Reigate	5	5		
Redhill	6	12		
Horley	1	7		
Rail Station Usage***	2012/13	2010/11	% Change	
Number of Stations	12			
Total Usage	8,696,586	7,072,620	1.0% ↑	
Top 5 Stations				
Redhill	3,629,342	3,581,918	1.01% →	
Reigate	1,435,952	1,435,938	1.08% ↓	
Horley	952,022	934,498	1.02% ↓	
Merstham	725,890	676,832	1.07% ↑	
Earlswood	451,951	443,434	1.02% ↓	

*A full list of cycle routes in the borough can be accessed via -<http://www.cycle-route.com/routes/Surrey-Routes-104.html>

**Further information on all bus routes in the borough can be accessed via:
<http://new.surreycc.gov.uk/roads-and-transport/buses-and-trains/bus-timetables/redhill,-horley-and-east-surrey-bus-timetables>

***SOURCE: ORR (Office of Rail Regulations) 2012/13

Appendix 5 – Public Transport Accessibility of New Homes



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Scale: 1:75,000

Appendix 6 – Infrastructure Funding and Spending

Infrastructure Delivery

Summary

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

Where justified, the borough seeks contributions from developers towards infrastructure provision such as local highway improvements. Table 1 below provides a breakdown of all section 106 receipts for the borough by category.

Table 1 – Section 106 Receipts

Historic Section 106 Obligations			
Category	Spending Authority	Current (£)	Available (£)
Affordable Housing	RSL	1,315,853	725,823
Primary Health Care	PCT	173,800	173,800
Horley Master Plan	Multi Agency	1,291,204	0
Leisure	RBBC	19,010	0
Open Space and Parks	RBBC	282,568	0
Transport Initiatives	SCC	387,865	57,586
Transport Initiatives (Specific Projects)	SCC	81,247	54,221
Community Facilities (Watercolour)	RBBC	339,366	0
Environmental Improvements (Park Lane)	RBBC	19,800	19,800
Total (non-PIC obligations)		3,910,713	1,031,230

Table 2 – Planning Infrastructure Contributions (PICs) Receipts at 23 October 2013

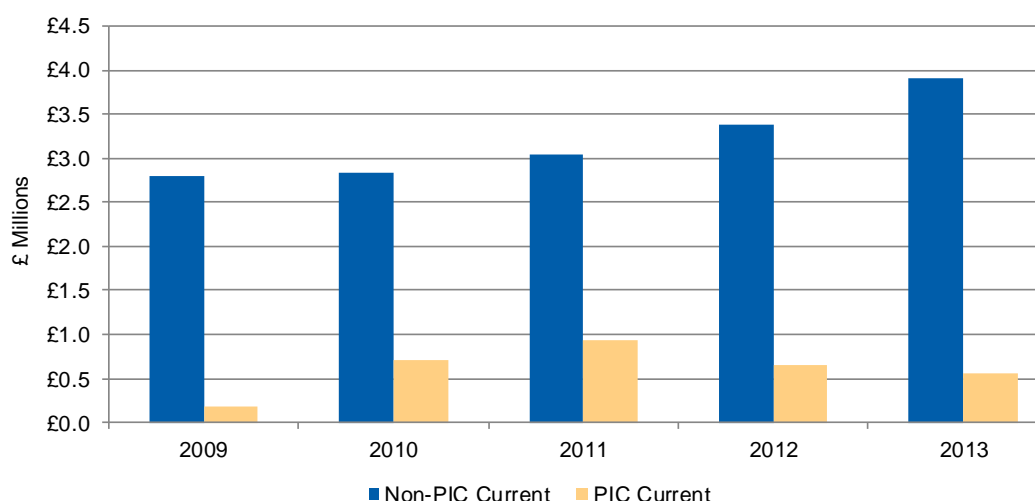
Historic Section 106 Obligations			
Category	Spending Authority	Current ¹ (£)	Available (£)
Education (Primary)	SCC	51,969	0
Education (Secondary)	SCC	52,753	0
Libraries	SCC	210	0
Equipped Play/ CYPP ²	RBBC	56,689	36,342
GSPG ³	RBBC	6,139	6,139
Sport & Leisure	RBBC	51,917	38,917
Community Facilities	RBBC	34,746	0
Recycling	RBBC	7,704	7,704
Environmental Improvements	RBBC	861	861
Transport	SCC	256,039	0
Primary Health Care	PCT	41,204	41,204
Monitoring Fee	RBBC/SCC	335	0
Total (non-PIC obligations)		551,568	131,169

Table 3 – Total Receipts

Total (S106 Receipts)	
Total (non-PIC obligations)	3,910,713
Total (PIC obligations)	551,568
Total S106 obligation receipts	4,462,281
Total available funds	1,162,399

The total number of section 106 receipts and infrastructure contributions collected in the last financial year was 4,462,281 for the delivery of infrastructure and projects in the borough, of which 1,162,399 is currently being allocated to suitable projects.

Figure 1 – Value of Current Infrastructure Contributions



1 Invoiced sums including index-linking where applicable

2 Children's and Young People's Play

3 Green Space, Parks, Gardens

Appendix 7 – Leisure and Community Developments

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2013
Reigate Priory Cricket Club, Reigate	12/01154/F	Extension to existing pavilion	Not Started
St John's Church, Redhill	12/01483/F	Construction of a new church hall providing a net gain of 603sqm of D2 floorspace	Not Started
Inoxpa, 16 Ormside Way, Redhill	13/02371/CU	Change of use from B1 (C)/ B8 (light industrial/ storage & warehouse) to gym	Not Started
Redhill & Reigate YMCA, Princes Road, Redhill	13/01845/F	New indoor sports centre	Not Started
Sainsbury's Redhill	12/01852/F	Extension and redevelopment of Sainsbury's to include a new gym	Not Started
St Joesphs Church, Ladbrooke Road, Redhill	13/00396/F	Extension to provide first floor scout hall	Not Started
Recreation Ground, Merland Rise, Tadworth	13/00128/F	Demolition of existing community leisure centre and construction of a new leisure & community centre with a separate youth centre. Facilities include swimming pools, sport hall, fitness gym/ studio, etc	Under Construction
St Ann's Presbytery, 4 Brighton Road, Banstead	13/00262/F	Extension to existing church hall	Not Started
Horley Lawn Tennis Club, Horley	12/02208/F	Demolition of existing tennis club house and construction of replacement club house	Not Started
Reigate Scout Group, Reigate	13/00182/F	Two storey rear extension	Not started
Subud Hall, Reigate	12/01812/F	Extension to existing hall	Not Started
Banstead Baptist Church, Banstead	12/02085/F	Extension and refurbishment to provide a replacement church hall, function room, etc	Not Started
Downswood Lawn Tennis Club, Epsom Downs	11/01197/F	Demolition of existing building and construction of new church hall	Not Started
St Marys Church Hall, Reigate	11/01952/F	Demolition of existing building and construction of new church hall	Not Started
Merland Rise Church, Tadworth	13/01988/F	Demolition of existing church and construction of new church building	Not Started
L/A Geoffrey Knight Playing Fields, Reigate	14/00379/CU	Change of use from pastureland to 3 rugby pitches	Not Started

Work is also proposed later on this year to the existing tennis court in Priory Park (Reigate) to increase from one to two tennis courts using funding secured from Sports England for Memorial Park redevelopment. A planning application was submitted to the council in March 2014.

Appendix 8 – Regeneration Area Progress Update

Performance/ Overview








The majority of the borough benefits from a high quality of life and relative affluence. There are however, a number of areas which are more deprived compared to neighbouring areas. Regeneration is a key/ central theme in the latest Corporate Plan with four principal areas identified as follows:




- Redhill
- Horley
- Merstham
- Preston

The success and progress of these major regeneration projects is highly dependant upon the wider economic climate. In the last year the economy is showing signs of recovery coupled with the Core Strategy being approved by the planning inspector in January 2014. Table 6 below provides an outline of progress as at 31 March 2014, against the Core Strategy/ monitoring targets:

Table 6 – Regeneration Project Progress Summary

Area	Priority	Progress	Status
		Application for proposed foodstore on Cromwell Road was withdrawn by the applicant in February 2014. Alternative options for the site are currently being considered by the Council.	
		Tenders issued to identify a development partner for Marketfield Way at the beginning of 2014. Developer selected in March 2014 negotiations ongoing.	
Redhill	Development regeneration sites &	Planning permission granted in January 2014 for the redevelopment of Redhill Railway Station, Princess Road. The appointed developers are Solum Regeneration.	
		Negotiation ongoing with Sainsbury's over the redevelopment of Warwick Quadrant.	
		Revised planning application to redevelop the Former Liquid & Envy nightclub is pending decision by the Council. Work is expected to start on site mid 2014.	

	Sustainable Travel	The bid submitted to Department of Transport (DfT) Local Pinch Point Fund for £2.8million was successful. This will be used towards the construction costs of the Redhill Balanced Network scheme. Design works, tender and further consultation is ongoing. Work started in March 2014 and is expected to be completed in early 2015.	
		Town Centre Improvements	Memorial Park received a £1.5million makeover. The main improvement works including a new café pavilion, children's play area, etc started in March 2014. The park will re-open in autumn 2014.	
Horley		North East Sector	At 31 March 2014 499 dwellings had been completed on the North East Sector. Of which 385 are market homes and 114 affordable. Bovis developers have completed their first homes in phase 3 of the NE Sector. Southwark Diocese was chosen as the promoter of a new one form entry primary school in the NE Sector. Construction work has started on the school.	
		North West Sector	Section 106 drafted and good progress made with landowner agreements.	
		Town Centre Regeneration	Work has started on site to build a landmark mixed used scheme on the Newman House site comprising of 90 affordable homes and 1,100sqm of commercial floorspace. This will be called Russell Square.	
Merstham		Improved Community Facilities	RBBC and SCC submitted revised proposals to deliver community facilities on the Triangle site in Merstham Facilities to include a youth skills centre, library, training rooms and IT café area. Subject to planning permission being granted, work is expected to start late 2014. A new food store and 3 retail units will be built on the former Iron Horse pub and a further 3 retail units will be built on the Triangle site, subject to planning permission being granted. Construction is due to start on site late 2014.	
		Merstham Local Planning Framework	Estate Centre The Local Centre Planning Framework was successfully approved in November 2011.	



<p>Delivering new and improved affordable housing</p>	<p>No new units have been completed during this monitoring period.</p> <p>Planning permission was granted in March 2014 to demolish and redevelop Darby House site providing a net gain of 20 dwellings.</p> <p>Late 2013 outline planning permission sought for the demolition of Portland Dive parade and for the site to be used for market housing (circa 50 units. Demolition to take place in from Winter 2015.</p> <p>Planning permission granted in March 2014 for the redevelopment of Purbeck Close to provide 49 dwellings (net gain 15 units) and a new landscaped thoroughfare between Purbeck Close and Portland Drive. Work has not yet started on site.</p>	
<p>Improving the physical environment</p>	<p>Planning Committee has granted outline permission for the 130 new homes on Merland Rise in March 2013.</p> <p>6 parking schemes have been delivered to date, with a further 2 are expected to be delivered by autumn 2014. Further schemes are in the pipeline for 2015.</p> <p>The DCLG has granted planning permission for a strip of land across Burgh Heath to be deregistered from common land, thereby enabling works to be carried out to improve its surface and install lighting. This will improve the pedestrian and cycle connectivity of the estate (especially the adjacent to the De Burgh site) with the wider area. The works are planned to take place between October 2014 and January 2015 in line with the ecological constraints with the site.</p> <p>Raven Housing Trust is on site with 26 new affordable homes split across 3 sites in Preston.</p> <p>SCC has submitted an outline planning application for 180 new homes on the De Burgh site.</p>	
<p>Developing new community facilities</p>	<p>Construction is underway for the new Tadworth Leisure & Community Centre and SCC Youth Centre. The new facilities will open in September 2015 and will include a new community room.</p>	

Public Realm

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 table2 below).

Table 2 – Horley Public Realm Projects

Description of Works	Progress	Status
Phase 2b: Horley Public Realm Works	- New pedestrian lighting successfully installed in High Street precinct. - One way system around Consort Way East reversed to improve traffic flows.	Completed March 2014 
Phase 3: High Street Upgrade	No action proposed for period	

Redhill

The Core Strategy sets out how the public realm in Redhill town centre could be improved. This will be delivered through a number of regeneration schemes and projects bringing about the necessary improvements to existing parks (including Memorial Park), play areas, open and recreational spaces and the pedestrian environment within and surrounding Redhill town centre.

Memorial Park was given a £1.5million makeover. Work started on site in March 2014 and is expected to be complete late 2014.

An application to redevelop Redhill Railway Station, Princess Way was submitted in May 2013 and is currently pending decision by the Council. This includes the following public realm works – as follows:

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

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 (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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