Local Plan

Monitoring Report

Covering the period: 1 April 2017 to 31 March 2018

Contents

Executive Summary

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

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

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

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

Performance against indicators and targets is scored as follows:

Performance	Scoring	Future Action
Performance improved Target achieved or exceeded	🙂	**Maintain:** Continue monitoring annually
Performance stable Target partially achieved	😐	**Monitor:** Continue monitoring at more regular intervals
Performance declined Target missed	🙁	**Manage:** Further investigation; implement management actions

Introduction

This AMR covers the period 1 April 2017 to 31 March 2018 and monitors current performance against the adopted Core Strategy and Core Strategy Monitoring Framework. The Council is committed to the Plan, Monitor and Manage approach to ensure the effective delivery of the adopted local plan and good progress towards updating the development plan for the borough.

Plan-making and decision-taking

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

The Development Plan in Reigate & Banstead comprises the following development plan documents:

a. The Core Strategy: Formally adopted in July 2014 it sets out the overarching framework for planning and development in the borough until 2027, including the scale and location of growth

b. The 2005 Borough Local Plan (BLP) and accompanying proposals map: The majority of the policies in the BLP were 'saved' by the Secretary of State in autumn 2007. A small number of the saved policies were replaced by policies within the Core Strategy; however the majority remain in effect until such time as they are replaced by new policies.

c. Minerals and Waste Planning Documents: Minerals and waste planning documents are prepared by Surrey County Council but form part of the Development Plan for the borough.

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

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

Development Management Plan

The Council has prepared the Development Management Plan (DMP) which sets out in more detail how the Core Strategy 2014 will be delivered. It contains detailed policies to guide decision making on planning applications, development site allocations and policy designations. It is being prepared in accordance with the council's adopted Local Development Scheme 2017 and Statement of Community Involvement 2013.

As part of the first formal stage (Regulation 18) in the preparation of the DMP, from August 2016 to mid-October 2016, the Council asked the public for their views on the proposed objectives, policy approaches and potential site designations. This document was based on

a wide range of [evidence studies](#), and the options presented are all based on this evidence, and are consistent with the Core Strategy 2014 and national policy.

The second formal stage, Regulation 19, included preparation of further evidence studies and a public consultation starting January 2018 on the DMP which the council proposes to submit following the publication period. This will be followed by independent examination including public hearings. The DMP is anticipated to be adopted in November 2018.

Table 1 Progress to adoption of the Development Management Plan

Stage	Published Timetable	Progress
Issues and Options consultation	December 2010	🙂
Regulation 18 consultation	Summer 2016	🙂
Regulation 19 consultation	Early Spring 2018	🙂
Submission	March 2018	🙂
Examination	March - September 2018	–
Estimated date of adoption	November 2018	–

Community Infrastructure Levy

1. The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to raise funds from new development in order to contribute to the cost of infrastructure projects.
2. The Reigate & Banstead Borough Council CIL Charging Schedule and supporting policies was formally approved in February 2016 and came into effect on 01 April 2016. Planning applications determined on or after the 01 April 2016 may therefore be subject to CIL.
3. Allocation of CIL receipts is restricted to items listed on the adopted Regulation 123 List. This is to ensure that there is no duplication of infrastructure funding between CIL and Section 106 Agreements.
4. The CIL regulations require that 15% (25% in areas that have an adopted Neighbourhood Development Plan) of CIL is passed to the Local Council (Parish and Town Councils) for that area, where the development has taken place, to be used for the provision of local infrastructure improvements or other measures to support the development of the area. For areas without a local council the borough council retains this 15% to spend on the local priorities for the area.
5. Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires a Charging Authority to prepare and publish a report annually of CIL receipts and spending.
6. The financial year to which this document relates is 2017/18

Table 2 CIL Annual Statement 2017/18

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2017/18	£1,618,372.40
	Total CIL receipts for 2017/18	£965,418.45
	Total CIL payable in 2018/19 from Demand Notices issued in 2017/18.	£134,440.59
4.(b)	Total CIL expenditure in 2017/18 (From CIL receipts retained for neighbourhood funding)	£-
4.(c) (i) & (ii)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have been applied and amount of CIL funded expenditure on each item -:	£-
	1. Community Infrastructure	£-
	2. Transportation	£-
	3. Green Infrastructure	£-
4.(c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not applicable
4.(c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of the CIL Demand Notices issued in that year in accordance with regulation 61.	£48,270.92
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	£2,472.00
4.(ca) (ii)	Amount of CIL paid to any person under regulation 59(4)	£-
4.(d) (i)	Total amount of CIL receipts retained at the end of the reported year.	£962,946.45

Neighbourhood Planning

The Localism Act 2011 sets out a range of mechanisms to hand greater power to local councils and local communities, and give people a greater say in decisions that affect their neighbourhoods. Neighbourhood planning is optional, but can enable communities to become more actively involved in how development happens in their local area.

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

Whilst no progress has been made in relation to the preparation of Neighbourhood Plans in the borough over the past year, this is because – to date – no groups have formally approached the Council with a view to commencing a plan.

Policy Indicators

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

Duty to Cooperate

Introduced in the Localism Act 2011, the duty to cooperate is a legal duty on planning authorities, county councils and various public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic and cross boundary matters.

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

Cooperation in relation to the Development Management Plan

During the monitoring period, all Duty to Co-Operate bodies have been consulted on draft Theme 1, Theme 2, Theme 3 and the draft Regulation 19 DMP. In addition, relevant Duty to Co-Operate bodies have been consulted on draft versions of evidence documents including:

- Proposed Gypsy and Traveller Policies and Site Allocations
- Chilmark Consulting Ltd. Strategic Employment Site Economic Evidence methodology and Task 1: Supply and Demand Evidence, Task 2: Economic and Market Impact Analysis and Task 3: Executive Summary
- Level 1 Strategic Flood Risk Assessment
- Level 2 Strategic Flood Risk Assessment
- Infrastructure Delivery Structure
- Draft Infrastructure Delivery Schedule
- Heritage changes between the Regulation 18 and Regulation 19 stages.

In order to prepare the DMP, the Council has also met with a number of bodies including:

- Tandridge District Council
- Crawley Borough Council
- Horsham District Council
- Mole Valley District Council
- Epsom & Ewell Borough Council
- London Borough of Croydon
- London Borough of Sutton
- East Surrey Clinical Commissioning Group
- Surrey County Council.

In addition, the Council has also had ongoing discussions with a number of bodies including:

- East Surrey Clinical Commissioning Group
- Surrey Downs Clinical Commissioning Group Health and Wellbeing Network
- Thames Water
- Environment Agency
- Historic England
- Natural England
- Surrey Nature Partnership
- Surrey Wildlife Trust.

The Council is currently undertaking its Regulation 19 Publication consultation, all Duty to Co-Operate bodies have been informed of this.

Cooperation with other local authorities

The Council has been consulted on a number of draft Local Plans, Regulation 18 Local Plans, Regulation 19 Local Plans, Neighbourhood Plans and Local Plan evidence. Where appropriate, the Council has provided comments.

- Woking Borough Council: Infrastructure Capacity Study & Delivery Plan
- Tandridge District Council: Garden Villages Consultation, Caterham Masterplan
- Surrey County Council: Surrey County Council Waste Plan
- Greater London Authority: London Plan
- Mid Sussex: Modifications on Draft Local Plan
- Mole Valley: SHELLA methodology, Call for Greenfield Sites and GTAA
- Waverley Borough Council: CIL
- London Borough of Sutton: Local Plan Main Modifications Consultation
- Guildford Borough Council: Local Plan Strategy and Sites
- Old Oak and Park Royal Development Corporation: Neighbourhood Forum and Local Heritage Listings.

Delivery and Strategy

Overall Objective

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

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

Policy Indicators and Performance

Policy	Monitoring Indicator	2017	2018	Symbol	Comments
CS1	Is the Council working pro-actively with applicants? (Number of pre-application requests)	411	331	☹	Decreased number of pre-application requests.
	Is the Council working pro-actively with applicants? (Number of proposals where pre-application advice is given which are subsequently refused)	20 (5%)	28 (8%)	☺	Pre-application advice is effective as the majority of subsequent planning applications were approved.
	Percentage of applications determined within statutory timescales	Major Applications 36/40 (90%) Minor Applications 310/398 (78%) Other Applications 1061/1220 (87%)	Major Applications 32/37 (84%) Minor Applications 337/416 (88%) Other Applications 992/1090 (91%)	☺ ☺ ☺	Exceeded the targets set out in the Core Strategy Monitoring Framework: - 60% major applications determined within 13 weeks - 65% minor applications determined in 8 weeks - 80% other applications determined within 8 weeks

Housing Delivery

<div style="background-color:green;">

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.

</div>

The population of Reigate & Banstead has risen steadily over recent decades and is forecasted to continue to do so. The latest population projections from the Office for National Statistics predict that the population in the borough will increase from 147,700 to 157,900 (2018 to 2027), an increase of 6.9%. The Greater London Authority projections show a decline in household size (2.41 in 2018 to 2.37 in 2027) due to the impact of an increase in single and child-free households. A growing population, together with declining household size, indicates the need to plan for new housing growth in the borough. The adopted Core Strategy plans for the development of at least 6,900 homes, equivalent to 460 homes per year, over the plan period (2012-2027). Within this monitoring period 510 additional dwellings were completed, this leaves a residual requirement of 3,973 dwellings.

National planning policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The latest analysis shows that the Council has a 6.88 years supply of housing land.

In line with much of Surrey, average house prices within the borough are significantly above regional and national averages. Within this monitoring period the local housing market has continued to show strong growth, with average house prices increasing by 4.8% to £485,417.

The high level of house prices in the borough means that many people are unable to afford to buy their own property on the open market or rent from the private sector, the level of need for affordable housing is considerably higher than it would be possible to deliver, given local market conditions and lack of sufficient resources. The Core Strategy and subsequent Development Management Plan has plans to secure "affordable housing", as defined in the National Planning Policy Framework (NPPF) provision, from residential development sites at a rate which is viable without unfairly prejudicing the delivery of the development, or compromising provision of other necessary supporting infrastructure or services. On smaller sites a financial contribution is sought to enable affordable housing to be provided elsewhere in the borough. Of the additional 510 net dwellings completed within this monitoring period 99 were affordable, this is just below the Core Strategy monitoring target of 100.

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

wellbeing of the area, through creating a more diverse mix of housing tenures than currently exists. This may mean varying or relocating the requirement for affordable housing on sites in certain regeneration areas.

Self-build Register

The Self-build and Custom Housebuilding Act 2015 required local authorities to keep a register of individuals and associations interested in acquiring a serviced plot(s) of land within their administrative area for the purpose of building houses to occupy as a main place of residence.

Base period	Number of eligible applicants
1 (01 May – 30 October 16)	20
2 (31 October 16 – 30 October 17)	18
3 (31 October 17 – 31 March 18)	2

As of 31 March 2018, there were 40 applicants requiring plots on our self-build register. Between 01 May 2016 and 31 March 2018, the Council approved 40 applications for self-build properties, fulfilling the government's requirement to give enough suitable development permissions to meet the demand for self-build and custom housebuilding in the area. The last base period up until 31 March 2018 saw only two eligible applicants, both interested in building 4 bedroom detached properties. Neither applicant had a preference for a location within the borough.

Further information on the Borough's housing performance can be found in Reigate and Banstead's Housing Monitors.

Contextual indicators

Strategic Objective	Monitoring Indicator	2017	2018	Status
SO2; SO11	How strong is the housing market in the borough? (Average house prices in the borough)	£463,250	£485,417	-
SO2; SO11	How much affordable housing is being delivered? (Affordability ratio =, average house price/average earnings)	11.69(2016)	11.58(2017)	🙂
SO11	Does the borough's stock provide a mix of housing options? (Stock breakdown by council tax band)	Band A: 1,060 Band B: 3,620 Band C: 11,690 Band D: 16,860 Band E: 10,530 Band F: 7,140 Band G: 7,130 Band H: 1,010 Total: 59,040	Band A: 1,057 Band B: 3,382 Band C: 12,072 Band D: 17,327 Band E: 10,800 Band F: 7,343 Band G: 7,322 Band H: 1,070 Total: 60,823	-
SO11	Is the borough making the most effective use of existing housing stock? (Total number of vacant dwellings)	1,308 (2.2% of total housing stock)	1,418 (2.3% of total housing stock)	😐

Policy Indicators and Performance

Policy	Monitoring Indicator	2017	2018		Comments
CS6	Is development and allocations being directed in line with the hierarchy? (Percentage of allocations and housing completions in priority locations for growth and regeneration)	Allocations 100% Completions 34.7%	Allocations 100% Completions 73.4%	☺	The priority locations for growth and regeneration are Redhill and Horley town centres, Preston, Merstham and Horley North East and North West sectors. The large-scale development on the North West Sector is under construction; consequently the numbers of recorded dwelling completions in priority locations is increasing and is expected to remain high with the delivery of a total of 1,510 over the next few years.
	Is land within the urban area being effectively prioritised? (Percentage of residential development on unallocated sites outside the urban area)	Completions 9.6%	Completions 0.4%	☺	The number of dwellings developed on unallocated land outside the urban area has decreased substantially. Where necessary existing allocated growth and regeneration areas within the borough which are under delivering will be reviewed.
CS13	Is sufficient new housing being delivered? (Number of additional dwellings delivered and additional facilities provided in new housing developments)	517	510	☺	The borough has performed above Core Strategy monitoring target of 460 dwellings per annum. The provision of additional community facilities is reported within the Infrastructure and Regeneration section.
	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (5 year housing land supply)	2,860 6.22 years	3,098 6.88 years	☺	The Council has secured the minimum 5 year supply plus in line with the National Planning Policy Framework (NPPF), above the requirement of 2,300 dwellings including a 5% buffer. Housing completions over the past few years confirm that Reigate & Banstead is a '5%' achieving authority. More details on housing can be found in the Borough Housing Monitor 2018
	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (Potential net additional dwellings from extant planning permissions)	2,824	2,868	☺	The number of potential dwellings has marginally increased. 1,254 of extant dwellings are within the Horley North West Sector, with over 900 expected in the next 5 years.

CS14	Does new housing meet the identified needs of the community? (Type and size of market dwellings completed across the borough)	1&2 bed 56.8% 3+ bed 43.2%	1&2 bed 49.4% 3+ bed 50.6%	😐	The SHMA (2012) outlines an indicative split of around 40% 1&2 bed units and 60% 3&4bed units. The split of units has improved on the previous period, over delivery of smaller units in this monitoring period may be predominantly due to office to residential conversions via permitted development, which typically result in the construction of 1 and 2bed flats. This type of permission is largely outside the control of the Council.
	Does new housing meet the identified needs of the community? (Type and size of affordable dwellings completed across the borough)	Intermediate Units 56 (1 & 2 beds 60%, 3+ beds 40%) Social/affordable Rented 34 (1 & 2 beds 88%, 3+ beds 12%)	Intermediate Units 74 (1 & 2 beds 85.1%, 3+ beds 14.9%) Social/affordable Rented 25 (1 & 2 beds 64%, 3+ beds 36%)	😊 😐	The 2012 SHMA identifies the following: Intermediate Housing: The property size target balance in this sector is 85% one and two bedrooms and 15% three bedroom properties. Social/Affordable Rented: The property size target balance in this sector is to deliver 75% one and two bedrooms and 25% three and four bedroom units.
	Does new housing meet the identified needs of the community? (Number of additional retirement and extra care housing units delivered)	0	1 care home completed providing 63 residences and 24 specialist dementia suites	😊	87 new retirement and extra care housing units delivered within the monitoring period. Additional residential institution rooms permitted within the monitoring period: 17/01187/F – 472 Reigate Road, Epsom Downs, change of use to provide 6 bedrooms for adults with learning disability

CS15	Is the need for affordable housing in the borough being addressed? (Number of additional affordable homes delivered)	90 (gross)	99 (gross)	😐	Just below the Core Strategy monitoring target of 100. This may partly be as a result of residential units being delivered as permitted development, where the Council has no ability to secure affordable housing. On average over the plan period this target has been marginally missed.
	Are the affordable housing requirements of current and future residents being met? (Tenure mix of affordable homes delivered)	Social/afford able rent 38% Intermediate 62%	Social/afford able rent 25.3% Intermediate 74.7%	🙁	The 2012 SHMA recommends that the tenure should be 40% social/ affordable rent and 60% intermediate. Despite being on target during the previous monitoring period, this year the number of intermediate properties increased out of proportion with social rented ones.
	Are mechanisms for delivering affordable housing through the planning system effective? (Percentage of schemes over 15 units providing at least 30% of affordable housing on site)	Schemes Completed 25%	Schemes Completed 0%	🙁	Core Strategy monitoring target 100% Only 1 scheme with over 15 units was completed within this monitoring period, delivering 20 new dwellings. Despite applying for 6 affordable units, the scheme has only delivered 5, staying below the 30% threshold.
	Are mechanisms for delivering affordable housing through the planning system effective? (Percentage of schemes of less than 15 units providing financial contribution towards affordable housing in line with policy requirements)	19%	0.01%	🙁	Core Strategy monitoring target 100% 0.01% of schemes permitted within the monitoring period have s106 agreements in place to provide financial contributions towards affordable housing. Core Strategy Policy CS15 and the Council's Affordable Housing Supplementary Planning Document (SPD) require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. In November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.

	Is the borough effectively protecting the existing stock of quality affordable homes? (Developments resulting in a net loss of affordable housing)	0	0	☺	None.
	Are the needs of gypsies and travellers being met? (5 year supply of sites)	Gypsies and Travellers: 0 pitches	Gypsies and Travellers: 5 pitches	☹	The Council does not currently meet a five year supply of pitches /plots for travellers/travelling show people, however 5 pitches have been approved within this monitoring period and new site allocations are being proposed within the DMP.
CS16	Are the needs of gypsies and travellers being met? (Site allocations for additional plots and pitches)	In progress	In progress	😐	Site allocations are proposed for inclusion within the DMP

Future Actions and Management Mechanisms

In general, housing provision is progressing well and within overall plan targets.

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

Future actions are identified as being:

- Continue to encourage pre-application discussions to maximise opportunities for the Council to add value to development proposals
- Council to review the Brownfield Register by 31 December 2018 as required by The Town and Country Planning (Brownfield Land Register) Regulations 2017, proposed in April 2017.
- Council to undertake another call for sites as part of the Housing and Economic Land Availability (HELAA) in 2019.
- Council to commence the Core Strategy review in 2019, including establishing of new housing provision requirements.

Additional Information

The Housing Delivery Monitor provides a more detailed analysis of housing trends.

Employment & Economic Development

Overall Objective

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

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

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

Within the last twelve months there has been sustained interest from business in the borough: 27 new occupiers have moved into the industrial estates and a further 30 new occupiers have moved into the town centres.

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

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

Contextual indicators

Strategic Objective	Monitoring Indicator	2017	2018	
SO17; SO20	Vacancy rates in town centres (units)	5.1% (29)	6.9% (39)	☹
SO17	Vacancy rates in local centres (units)	8.2% (36)	8% (28)	😐
SO1; SO19	Number of business units and;	7,490 (2015)	7,105 (2016)	😐
	Annual business start ups	1,005 (2015)	1,050 (2016)	🙂
	Competiveness Ranking (UK Competitiveness Index)	37th (2016)	37th (2016)	🙂
SO19; SO20	Vacant office and industrial floorspace	Office: 26,650 sqm Industrial/ Warehouse: 14,537 sqm	Office: 22,958 sqm Industrial/ Warehouse: 14,191 sqm	🙂 🙂
	Vacancies on industrial estates	10.9% (44 units)	11.7% (48 units)	😐

Policy Indicators and Performance

Policy	Monitoring Indicator	2017	2018		Comments
CS5	Is adequate additional floorspace being located within town centres, employment area and sustainable locations? (Percentage of additional employment development (B1-B8) located within town centres and industrial estates)	Town Centre (gross): 0 sqm Industrial Estates (gross): 0 sqm	Town Centre (gross): 0 sqm Industrial Estates (gross): 0 sqm	☹	The Core Strategy identifies that approx. 46,000 sqm of employment space needs to be delivered by 2027. In this monitoring period a net loss of 12,600sqm was recorded across the Boroughs town centres and industrial estates.
	Is an appropriate quantum of employment land being provided/ maintained? (Outstanding (Not Started) permissions for B1-B8 floorspace)	-8,585sqm (net)	-22,107sqm (net)	☹	The Core Strategy monitoring framework states that a flexible pipeline equivalent to two years' worth of residual floorspace requirements should be maintained. This target has not been met.
	Is there a range of employment land in terms of types and size being provided/ maintained? (Completions and extant commitments - permissions and land allocations- for B1-B8 floorspace)	Completions (net): -2,338sqm Cumulative Completions (2012 to 2017): -19,981sqm Extant (net): -49,215sqm	Completions (net): -14,362sqm Cumulative Completions (2012 to 2018): -34,343sqm Extant (net): -32,972sqm	☹ ☹	Within the 2017/18 monitoring period there has been a net loss of employment floorspace just over 14,000sqm, largely due to the completion of Sainsbury's redevelopment. The extant developments could lead to a significant net loss of employment floorspace (over 30,000sqm), most of which is attributable to loss of office premises. This loss is largely influenced by the introduction of Permitted Development Rights. Permitted developments account for nearly 50% of gross extant floorspace loss.
	Is the current supply of suitable and viable employment land and premises being maintained to support economic development? (Loss of B1-B8 floorspace to non-employment uses in designated employment areas) (Annual)	Completions (net): -4,260sqm	Completions (net): -12,600sqm	☹	1 scheme was completed within this monitoring period, resulting in a loss of B1(A) office space. 12/01852/F – Sainsbury's Redhill, redevelopment to include retail and leisure units.
CS7	Is retail growth being directed to appropriate locations? (Percentage of new retail development located within town centres and local centres)	96%	96%	☺	The proportion of new gross retail floorspace located within the town centres and local centres and completed within this monitoring period has met the monitoring target of 95%, largely due to the completion of Sainsbury's store in Redhill.

Question	Previous Year	Current Year	Rating	Commentary
Is the role and growth of Redhill as the primary town centre being supported? (percentage of additional comparison retail, convenience retail and leisure floorspace delivered in Redhill town centre)	Retail 91% Leisure 44%	Retail 100% Leisure 42%	☺	Across the borough, a net gain of comparison and convenience retail as well as leisure floorspace has been recorded. The monitoring target requires at least 60% of all new retail and leisure developments to be located in Redhill town centre. Even though leisure completions fell under the target at 42%, overall a majority of completed schemes were recorded within the desired area.
Is a flexible pipeline of development being maintained to enable the borough to deliver growth across the plan period? (Outstanding (Not Started) permissions for comparison and convenience floorspace within town and local centres)	215sqm (net)	2,138sqm (net)	☹	The Core Strategy states that a flexible pipeline equivalent to two years' worth of residual floorspace requirements for retail purposes must be maintained. The Core Strategy identifies that by 2027 the following should be delivered: - At least 25,800sqm of additional comparison floorspace - At least 11,700sqm, of additional convenience floorspace. The 2 year pipeline value for comparison and convenience development as of March 2018 is 6,660sqm, therefore the target has been missed.
Is retail growth being supported by new development and land supply? (Completions and extant permissions for comparison and convenience floorspace within town and local centres)	Completions (net): 232sqm Cumulative Completions (2012 to 2017): 392sqm Extant (net): 8,589sqm	Completions (net): 7,134sqm Cumulative Completions (2012 to 2018): 7,526sqm Extant (net): 2,394sqm	😐	The Core Strategy states that by 2027 the following should be delivered: - At least 25,800sqm of additional comparison floorspace - At least 11,700sqm, of additional convenience floorspace.
Is the retail function of the borough's main town centres being preserved? (Loss of retail A1-A5 floorspace within town centres)	Completions (net): 0sqm	Completions (net): 7,235sqm	☺	1 scheme completed within the town centres, resulting in overall gain of A1-A5 floorspace: 12/01852/F – Sainsbury's, 32 London Road, Redhill, redevelopment resulting in gain of A1 floorspace

	Completions (net)	Completions (net)		
				(7,235sqm)
Are accessible local services being maintained? (Loss of retail A1-A5 and community services D1-D2 floorspace in local centres)	Completions (net): 0sqm	Completions (net): -101sqm	☹	1 scheme completed within local centres, resulting in a net loss of retail and community space: 15/01782/PAP - Organic Treats 38 & 40 Nutfield Road, Merstham, permitted development A1 to C3 (101sqm loss of A1)
Is the borough providing sufficient guest accommodation? (Number of additional hotel/ guest house bedrooms)	-6	10	😐	Additional bedrooms permitted: 17/00928/CU- Castle Lodge, 28 Massetts Road, Horley, RH6 7DF, change of use from HMO to guest house, resulting in addition of 10 bedrooms

Future Actions and Management Mechanisms

The loss of employment floorspace continues both within and outside town centres and industrial estates. Some of this loss may be overtly attributed to national policy changes encouraging the change of use from office to residential uses.

The following actions have been identified:

- Consider whether Article 4 directions to require planning permission for changes of use should be implemented
- Continue to invest in and promote regeneration activities in town centres
- Continue the Council's economic prosperity work to support existing businesses and attract new inward investment.
- Undertake an employment land review and explore opportunities to allocate new employment land as part of the Core Strategy review

Additional Information

Additional information can be found in the Commercial Commitments, Industrial Estates, Local Centre and Town Centre monitors.

Environment & Sustainability

> **Overall Objective**
>
> **To protect and enhance the natural environment, biodiversity and green fabric of the borough as well as the valued character and built heritage of the borough's towns.**
>
> **To improve transport options within the borough in order to promote more sustainable modes of travel and reduce dependence on personal car use.**

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

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

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

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

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

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

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

Contextual indicators

Strategic Objective	Monitoring Indicator	2017	2018	Status
SO4; SO5	Are measures to increase recreation opportunities delivering more active lifestyles? (Participation rate in sport/active recreation)	Inactive(<30mins per week): 17.8% Fairly Active(30-149mins per week): 8.7% Active (150+ mins per week: 73.4%	Inactive(<30mins per week): 23.3% Fairly Active(30-149mins per week): 11.5% Active (150+ mins per week: 65.2%	😐
SO1; SO6; SO8	Is the quality and condition of Sites of Special Scientific Interest (SSSI's) being protected or enhanced? (Percentage of SSSI's in favourable or recovering condition)	1,363 ha (total) 93.4%	1,483 ha (total) 98.6%	😊
SO1; SO6; SO8	Are positive steps being taken to enhance areas of biodiversity interest? (Number of Site of Nature Conservation Interest (SNCI's) under positive management)	36/56 SNCI sites within RB are under positive management.	36/53 SNCI' sites within RB are under positive management	😊
SO9	Is anti-social behaviour being effectively tackled? (Number of anti-social behaviour incidents)	3,048	3,004	😊
SO9	Is crime being effectively tackled? (Total number of notifiable crime offences, TNO)	8,312	9,186	☹
SO1; SO10	Are households and businesses in the borough effectively reducing emissions? (Local emissions from commercial and domestic sources, per capita) Are households and businesses reducing the amount of waste they produce? (Collected household waste per person)	Commercial: 1.37t (2015) Domestic: 1.85t (2015) 343kg (2015/16)	Commercial: 1.19t (2016) CO2 Domestic: 1.75t (2016) CO2 348kg (2016/17)	😊 😊 😐
SO1; SO10; SO14	Is air quality being managed effectively? (Emissions recorded in Air Quality Management Areas (AQMA's))	5 AQMAs out of 9 recorded increases, 4 recorded lower values or no change	1 AQMA out of 9 recorded increases, 8 recorded lower values or no change	😊
SO1; SO13	Is road pollution being effectively tackled? (Local emissions from road transport per capita, minor and A roads only)	186.9 kt CO2 total 1.3 t per capita (2015)	190 kt CO2 total 1.3 t per capita (2016)	😐
SO16	Is the impact of Gatwick Airport on environmental quality in Horley being effectively managed? (Emission levels at Horley/ existing AQMA monitoring stations)	Horley AQMA's (2016) $28.6\mu g\ m^{-3}$ at RG2 $29\ \mu g\ m^{-3}$ at RB59 5 AQMA's out of 9 recorded increases, 4 recorded lower	Horley AQMA's (2017) $26.7\mu g\ m^{-3}$ at RG2 $28\ \mu g\ m^{-3}$ at RB59 1 AQMA out of 9 recorded increases, 8 recorded lower	😊

		values or no change	values or no change	
SO13	Is public transport use increasing? (patronage at borough rail stations)	9,003,838 entries and exits (2015/16)	8,132,076 entries and exits (2016/17)	😐
SO13; SO20	Does Redhill continue to act as a major interchange? (Interchanges at Redhill rail stations)	1,032,843 (2015/16)	856,171 (2016/17)	☹

Policy Indicators and Performance

Policy	Monitoring Indicator	2017	2018		Comments
CS2	Is the natural environment and biodiversity being afforded sufficient protection in decision-taking? (Number of permissions granted contrary to Natural England advice)	None	None	☺	None.
	Is the Area of Outstanding Natural Beauty AONB being protected and enhanced? (Permissions for major development within and around the AONB)	None	None	☺	No applications granted for major development within the AONB
	Is the Special Area of Conservation (SAC) being afforded adequate protection from recreational and other pressures? (Major residential or commercial developments in proximity to the SAC)	None	None	☺	No major commercial or residential schemes permitted within 800m of the SAC without appropriate mitigation/ avoidance measures in place
	Is the Special Area of Conservation (SAC) being afforded adequate protection from recreational and other pressures? (Delivery of measures to mitigate and avoid pressure on the SAC)	In preparation	Published	☺	A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging Development Management Plan.
	Are areas of biodiversity value being effectively protected and enhanced? (extent of SSSI, SNCI, Local Nature Reserves (LNR) and Ancient Woodland)	93.4% of SSSIs in favourable or recovering condition.	98.6% of SSSIs in favourable or recovering condition.	☺	1,483ha (total). In line with the Core Strategy monitoring target, the percentage of SSSIs in favourable or recovering condition has increased from 93.4% to 98.6%.
	Is a coherent GI network being planned and delivered? (Implementation of GI Strategy and Action Plan)	In Preparation	Published	☺	A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging Development Management Plan.

CS3	Is a robust and defensible Green Belt being maintained and is the GB being protected from inappropriate development? (Amount of additional homes and non-residential floorspace granted on greenfield sites in the Green Belt (excluding allocated sites) Amount of additional homes and non-residential floorspace granted on brownfield sites in the Green Belt (excluding allocated sites))	Green Belt Greenfield: 0 dwellings gross 958sqm non-residential floorspace Green Belt Brownfield: 31 net dwellings 1161sqm non-residential net floorspace	Green Belt Greenfield: 0 dwellings gross 0sqm non-residential floorspace Green Belt Brownfield: 40 net dwellings 119sqm non-residential net floorspace	☺ ☺ 😐	No new dwellings or non-residential space were permitted on greenfield sites in the Green Belt.
	Is (or has) the Council progressing (or progressed) a detailed Green Belt review? (Process in undertaking Greenbelt Review)	On-going	Completed	☺	A Green Belt Review is being prepared to inform the DMP
CS4	Are the borough's heritage and conservation assets being adequately protected? (Planning permissions granted contrary to English Heritage advice) (Loss of statutory and locally listed buildings)	None	None	☺	No permissions granted contrary to EH advice. No loss of locally listed buildings.
	Is the borough working to enhance and secure the future of heritage assets? (Number of heritage assets on the 'at risk register')	1	1	☺	Reduction in number of assets on the 'at risk register'. Further information is available on the Heritage At Risk Register website.
CS10	Are policies effectively prioritising the use of previously developed land (PDL)? (Percentage of new residential dwellings built on PDL) (Percentage of additional non-residential floorspace built on PDL)	Residential: 68.9%; Non-residential: 95%	Residential: 53%; Non-residential: 96%	☺	Above the Core Strategy monitoring target for residential dwellings (50%). Above the Core Strategy monitoring target for non-residential floorspace (90%). The Town and Country Planning (Brownfield Land Register) Regulations 2017, proposed in April 2017, requires local authorities to prepare and maintain a register of brownfield land (previously developed land) that is suitable for residential development. The register has been

					published on R&B website in December 2017 and updated in January 2018.
	Is development being suitably located and designed to avoid the risk of flooding and water quality? (Number of additional dwellings permitted in areas of flood risk)	205	207	🙂	16/02680/F-Liquid & Envy, Station Road, Redhill, 133 dwellings 17/01825/PAP- Furness House, 53 Brighton Road, Redhill, 72 dwellings 17/02273/PAP - 36-38 Station Road, Redhill, 2 dwellings Outside of Redhill town centre no new residential dwellings (excluding replacements) in flood zones 2, 3a and 3b were permitted. Even though the Liquid & Envy site is technically outside of the designated town centre area, it has been included in the Redhill town centre re-generation plans. The other two sites are change of use from office to residential.
	Is development being suitably located and designed in relation to flood risk and water quality? (Number of planning permissions granted contrary to EA advice regarding flood risk or water quality)	None	None	🙂	None
	Are new developments contributing to a reduction in non-renewable energy demand and carbon emissions? (Percentage of new developments which include measures for renewable energy generation)	32.7%	34.5%	🙂	The Core Strategy target is to increase the number of new developments contributing to a reduction in non-renewable energy demand.
CS17	Is new development being delivered in a way which reduces private travel demand? (Percentage of completed non-residential floorspace located within 15 minutes of a public transport stop or walking distance to a town centre)	98.5%	100%	🙂	The majority of residential and non-residential completions are located within 15 minutes of a public transport stop or walking distance of a town centre. Both are significantly above the Core Strategy monitoring target of 80%.
	Is new development being delivered in a way which reduces private travel demand? (Percentage of completed residential dwellings located within 15 minutes of a public transport stop or walking distance to a town centres)	96%	99.4%	🙂	

	Are new developments seeking to promote more sustainable travel patterns? (Percentage of major residential and commercial developments committing to a travel plan)	100%	100%	☺	1 residential development permitted was required to deliver a plan and has made commitments to delivering this.
	Are measures to support cycling being delivered? (Percentage of proposals for new homes and non-residential floorspace providing cycle parking spaces)	Residential: 50.3% Non-residential: 10.5%	Residential: 21% Non-residential: 11%	☹	The Core Strategy indicates that 100% of developments should provide cycle parking spaces; this target has been missed significantly, and is likely to have been impacted by the increase of Permitted Development Rights.
	Are developments seeking to minimise parking provision to promote alternative travel options? (Parking levels achieved on residential and non-residential developments and in the most sustainable locations)	Residential: 1.24 per dwelling Office: 1 per 61 sqm office space Retail: 1 per 16 sqm retail space	Residential: 1.8 per dwelling Office: n/a Retail: 1 per 7 sqm retail space	☺	Parking levels on residential developments have increased above the borough average parking standard of 1.5 spaces. Average parking provision on retail developments has improved on the borough average parking standard of 1 space per 30sqm. Moving forward new parking standards will be set out in the DMP.
CS11	Are new developments seeking to achieve more sustainable design and construction methods? (Percentage of new homes meeting or exceeding Code for Sustainable Homes Level 4)	-	-	-	On 25 March 2015 Government issued a Written Ministerial Statement setting out the conclusion of the Housing Standards Review, following which the Government elected to remove the Code for Sustainable Homes (CfSH).
	Are new developments seeking to achieve more sustainable design and construction methods? (Percentage of non-residential developments achieving or exceeding BREEAM 'very good'	-	-	-	BREAAM has been removed as an indicator of sustainable design and construction and therefore will not be reported in succeeding Annual Monitoring Reports.
	Development of decentralised networks and percentage of development connected	0	0	-	

Future Actions and Management Mechanisms

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

Future actions have been identified as follows:

- Continue to work closely with the County Council, adjoining authorities, statutory agencies and landowners to protect and enhance environmental resources in the borough
- Continue to give weight to the views of statutory agencies in the determination of planning applications
- Through the Core Strategy review, ensure future development is allocated in the most sustainable locations
- Council to consider the need to produce parking SPD.

Additional Information

Additional information can be found in the Environment & Sustainability Monitor.

Infrastructure & Regeneration

Overall Objective

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

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

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

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

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

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

Contextual indicators

Strategic Objective	Monitoring Indicator	2017	2018	Status
SO1; SO18; SO20	Is regeneration delivering improvements to quality of life? (IMD scores for LSOAs within regeneration areas)	Redhill: 12.31 Horley: 11.05 Merstham: 17.81 Preston: 23.31	Redhill: 12.31 Horley: 11.05 Merstham: 17.81 Preston: 23.31	-

Further contextual indicators relevant to Infrastructure and Regeneration can be found in the Employment and Economic Development section.

Policy Indicators and Performance

Policy	Monitoring Indicator	2017	2018	Status	Comments
CS5	Is regeneration progressing as envisaged? (Progress sites within regeneration areas)	-	See appendix	☺	Major schemes progressing in line with anticipated timescales contained in Corporate Plan and/ or housing trajectory
	What progress is being made in relation to the promotion of education/ skills provision? (Number of additional school places/ new schools provided new further education provision)	1 Primary School Completed 1 primary school expanded 3 primary schools took 'bulge' classes Total: 540 additional school places	1 Primary School Completed 3 primary schools took 'bulge' classes Total: 490 additional school places	☺	Lime Tree Primary School (420 places) – new primary school completed for September 2017

The following schools took 'bulge' classes:

Woodfield Primary School – 10 places Manorfield Primary School – 30 places Sandcross Primary School – 30 places

Further information can be found in the Surrey School Organisation Plan. |
	What progress is being made in relation to community/ neighbourhood planning? (Number of neighbourhood/ community plans being progressed)	0	0	😐	None.
CS6	Is regeneration progressing as envisaged? (Progress of Horley sectors and sites within regeneration areas against anticipated timescales)	-	-	☺	Major schemes progressing broadly in line with anticipated timescales
CS9	Is the Council supporting and engaging in the future of Gatwick Airport? (Number and outcome of specific consultations regarding long term and detailed operational proposals to which the Council has responded)	Various	Various	☺	RBBC is in regular conversations with Gatwick Airport and has previously contributed to consultations on flights paths and noise levels. The Council holds a place on the Airport Consultative Committee. Comments are provided by RBBC on Gatwick Airport planning applications.

CS12	Is the borough effectively securing CIL adequate contributions to support growth? (Value of financial and in-kind contributions secured and collected)	CIL collected £187,561.35	CIL collected £965,418.45		Total sum of CIL receipts received for this monitoring period.
	Are CIL funds supporting the objectives of this strategy? (Spending of financial contributions)	CIL Expenditure £0.00 CIL local council allocations £21,373.68 CIL Balance £166,187.67	CIL Expenditure £0.00 CIL local council allocations £2,472.00 CIL Balance £962,946.45		Collection of CIL began 01/04/17 Within this monitoring period, the following CIL allocations were made and CIL expenditure will commence from 2018/19: Local Council Allocations (Parish and Town Councils only) Salfords and Sidlow Parish Council- £2,472.00
	Is Green Infrastructure (GI) potential of the borough's green fabric being realised? (Delivery of projects identified in the GI and action plan)	GI Strategy in progress	Published	:)	A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging Development Management Plan.
	Are priority infrastructure projects being delivered to support growth? (IDP 2015, updated 2016, was replaced by DMP IDP Nov 2017)	-	In progress	:)	Priority infrastructure to support the DMP planned development is identified in the IDP 2017. Projects are either yet to commence or are under construction. School infrastructure projects PE2, SE2, SE4 and SE3 are planned to commence in 2018. Project PC2 Tattenham Health Centre expansion - CIL funds committed.
	Are sufficient facilities being provided to support the health and wellbeing of local people? (Provision of community and leisure facilities)	4 completed; 9 under construction 13 not started	12 completed; 14 under construction 9 not started	:)	No net loss of leisure or community facilities.

Future Actions and Management Mechanisms

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

- Continue joint working with relevant stakeholders to deliver regeneration priorities
- In July 2017, Council agreed 5 year programme of strategic CIL spending priority projects with an annual update. A full review of schemes in year 3 (2020) will allow for schemes to be removed or added. The Strategic Infrastructure Programme will open for a new round of bidding in summer 2021 for a new 5 year priority programme.
- Continue to build positive relationships with infrastructure providers, including providing information of planned developments to help create their investment plans.
- 15% of the CIL receipts collected in areas with a Town or Parish Council are passed by the CIL-collecting borough council to that town / parish council to spend on the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing the demands that development places on that area.
  In all other areas of the borough, the borough Council will retain this "CIL Local Fund" to spend on priority projects that support development, as identified by ward councillors in consultation with the local community.
  Mechanisms for effective spending of this retained CIL Local Fund will be explored.

Appendices

Appendix 1 – Strategic Joint Working Mechanisms

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

Upper River Mole Strategy Working Group	Flood mitigation/alleviation in the Upper Mole catchment	Relevant Surrey and West Sussex county, district and borough authorities, Gatwick Airport, Environment Agency, Highways Agency, Thames Water
Surrey Hills AONB Board	Management of the AONB	Includes district, borough and county members, Natural England and other parties.

Appendix 2 – Core Strategy policies

Policy Ref	Policy Name	Relevant Indicators
CS1	Presumption in favour of sustainable development	
CS2	Valued Landscapes and Natural Environment	E2/RE4
Cs3	Green Belt	E2/RE4
CS4	Valued Townscapes and the Historic Environment	H6/RE6/RE5/RE7/RC3
CS5	Valued People and Economic Development	BD1/BD3/RBD6/RC2
CS6	Allocations of land for Development	H3/H2/RH9/BD2/BD3/BD4/RBD5/RBD6
CS7	Town and Local Centres	BD4/RBD7
CS8	Area 1 – The North Downs	H1/RH9/BD4/RBD5/RBD6/RC2/RC3
CS8	Area 2a – Redhill 4	
CS8	Area 2b – Reigate and the remainder of Area 2	
CS8	Area 3 – The Low Weald	
CS9	Gatwick Airport	RE6
CS10	Sustainable Development	H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
CS11	Sustainable Construction	H3/H6/RH8/BD2/BD4/E1/E2/E3/RE4/RE5/RE6/RT1/RT2/ RT3/RT4/RT5/RC1
CS12	Infrastructure	BD4/RT4/RC1/RC4
CS13	Housing Delivery	H1/H2/H3
CS14	Housing Needs of the Community	H6/RH7
CS15	Affordable Housing	H5
CS16	Gypsies, Travellers and Travelling Show people	H4
CS17	Travel Options and Accessibility	RT1/RT2/RT3/RT4/RT5

Appendix 3 – Glossary & Index of Abbreviations

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

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

Appendix 4 – Leisure and Community Developments

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2018
Banstead & District Scouts Association Camp Site, Holly Lane, Banstead	18/01217/CU	Change of use to community based D2	Not Started
Geoffrey Knight Playing Fields, Park Lane, Reigate	18/00956/F	Extension to a rugby club to provide storage and storm porch	Not Started
The Courtyard Theatre, Longshaw Stables, Hazelwood Lane, Chipstead	18/00649/F	Extension to workshop facilities of existing theatre	Not Started
East Surrey Hospital, Canada Avenue, Redhill	18/00770/F	Second floor extension to existing clinical block	Not Started
Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood	18/00508/F	Conversion of existing health suite, resulting in a loss of D1 to C3	Not Started
Tattenham Health Centre, Tattenham Crescent, Epsom Downs	18/00195/F	Additional consulting room at Tattenham Health Centre	Not Started
The British Red Cross Centre, White Lodge Hall, The Drive, Banstead	17/01160/F	Demolition of existing buildings, resulting in a loss of D1 to C3	Not Started
Marketfield Public Car Park, Marketfield Road, Redhill	16/01066/F	Demolition of existing buildings and redevelopment to provide new multi-screen cinema and flexible retail, restaurant and café units.	Not Started
Lesbourne Road Osteopathic Clinic Ltd, R/O 14 Lesbourne Road, Reigate	15/02644/CU	Change of use from clinic to B1 office.	Not Started
RNIB Redhill, Philanthropic Road, Redhill	14/02562/F	Redevelopment to form 102 new dwellings, including 25 dwellings for blind and partially sighted people and hub facility	Under Construction
Slipshoe House Dental Surgery, 6 Slipshoe Street, Reigate	17/03016/F	Extension to dental surgery	Under Construction
Sangers House, Horley Row, Horley	17/00131/F	Extension and alteration to a building to provide a veterinary surgery and a number of C3 flats	Under Construction
Bodyworks, 7 Nork Way, Banstead	17/01434/CU	Change of use from clinic to a shop	Under Construction
Reigate College Castlefield Road Reigate	16/03007/F	The addition of a mezzanine first floor within the existing Performing Arts Building, extensions to dance studio and Rushworth building	Under Construction
Somers House, 1 Somers Road, Reigate	16/00798/P	Change of use of property from office to a nursery for 69 children	Under Construction

Strawson Hall, Albert Road, Horley	16/00014/F	Replacement community hall	Under Construction
The Wall House, Yorke Road, Reigate	15/01127/F	Altering, extending and improving existing surgery	Under Construction
Merrick House and adjacent land, Reigate Road, Reigate	14/01693/F	Demolition of existing building and erection of new building for educational purposes	Under Construction
East Surrey Hospital, Canada Avenue, Redhill	14/00799/F	Extension to enable decant of existing ward areas to facilitate refurbishment	Under Construction
Redhill & Reigate YMCA, Princes Road, Redhill	13/01842/F	New build sports facility	Under Construction
The Longcroft Clinic, 5 Woodmansterne Lane, Woodmansterne	12/00923/F	Alteration to existing building and erection of ancillary building	Under Construction
53 Ormside Way, Redhill	17/01775/CU	Change of use from B1/B8 to D2	Under Construction
57 Albert Road North, Reigate	16/02876/CU	Day centre providing creative activities for adults with learning difficulties	Under Construction
73 Marbles Way, Tadworth	17/01260/PAP	Change of use from a shop to a dance studio	Completed
Puretech Racing, 59 - 61 Brighton Road, Horley	17/00282/CU	Change of use from Sui Generis to an indoor children's soft play area	Completed
Chipstead Valley Primary School, Chipstead Valley Road, Chipstead	16/02390/F	Conversion of existing temporary and permanent modular classroom buildings to create a permanent nursery building	Completed
The Georgian House, Rockshaw Road, Merstham,	16/01510/CU	Proposed change of use of the Georgian House to part residential and part nursery	Completed
Merstham Baptist Church, Weldon Way, Merstham	16/01333/F	Proposed porta-cabin extension to provide a Community Hall	Completed
Chipstead Valley Primary School, Chipstead Valley Road, Chipstead	15/02793/F	Erection of a two storey classroom block with link blocks to the existing school buildings	Completed
Micklefield School, 10-12 Somers Road, Reigate	16/00047/F	Rear extension to increase dining room area	Completed
St Johns Church, Church Road, Redhill	12/01483/F	Construction of a new church hall	Completed
Gatton Place, St Matthews Road, Redhill	15/02055/CU	Partial change of use from office to community mental health service	Completed
Land Parcel Corner of Portland Drive & Bletchingley Road, Merstham	14/00849/F	Development of community hub and youth skills centre	Completed

Sainsburys, 32 London Road	12/01852/F	Extension and redevelopment of Sainsbury's to include a new gym	Completed
7 Castlefield Road, Reigate	16/00398/CU	Change of use form B1 to D1	Completed

Appendix 5 – Regeneration Area Progress Update

Regeneration is a key theme identified in the latest five year plan. Whilst the majority of the borough benefits from a high quality of life and relative affluence, there are several areas which are more deprived. The four principal regeneration areas identified include Redhill, Horley, Merstham and Preston. Table 6 below provides an outline of progress made against the Core Strategy Monitoring Framework as of 31st March 2018; more information can be found on the Council's regeneration webpages.

Table 6 – Regeneration Project Progress Summary

Area	Priority	Progress
Redhill	Development & regeneration sites	Cromwell Road: Application for proposed food store on Cromwell Road was withdrawn by the applicant in February 2014. The Council has been preparing proposals to refurbish the ground floor shop units, and convert and extent the upper floors to create 32 one & two-bedroom flats. Marketfield Way: Co Plan Estates have been appointed as the Development and Project Manager. The scheme for a leisure mixed use development to include a multiplex cinema, new restaurants and cafes, up to 10-12 retail units and 153 apartments received planning permission in January 2017. Redhill Station: Solum Regeneration, a partnership between Kier Property and Network Rail, was granted planning permission in 2013 to redevelop Redhill station, improve the concourse, develop flats, add an additional platform, and provide a supermarket. It was anticipated that works would begin in 2016. However, Solum has since confirmed that it is considering a revised development proposal for the site which would require a new planning application. This is anticipated for submission in 2019. Former Liquid and Envy: A revised planning application for the development of the former Liquid & Envy site was approved by the Council in August 2017 for 133 apartments. Work is now underway. Warwick Quadrant Planning permission was granted in 2013 for a new Sainsbury's supermarket, hotel and gym. The development

		is now completed.
	Sustainable Travel	Junction modifications to accommodate the Sainsbury's redevelopment and development at Redhill Station have been completed.
Horley	North East Sector	All homes in the North East Sector (The Acres) were completed and are fully occupied. The Acres provides 718 dwellings of which 178 are affordable and range from 1 bedroom flats to 4 bed houses. All works had been completed to refurbish a grade II locally listed building to form a new community centre. The building, Tanyard Barn Community Hall, had been transferred to the Borough Council and had been let to Horley Community Pre School for their use during their day and for community use outside these hours. Works to fit out three former commercial units to form a NISA local convenience store in the neighbourhood centre had been completed. The Borough Council took ownership of and was maintaining all of Barratts play areas and was maintaining Bovis play areas until transfer to the Borough Council. All capital works to facilitate the Fastway 20 through the Acres were completed and the bus service had successfully commenced operation in February. Barratts had commenced work to layout their part of the Riverside Green Chain around the neighbourhood and were making good progress.
	North West Sector	Good progress had been made to bring forward the new neighbourhood; with construction well underway on the first phase of the North West Sector delivering 600 of the total 1,510 homes. As of 31st March 2018, 258 dwellings had been completed and are occupied. Second phase of the development had also commenced. Developer projections suggest that in the next monitoring year further 180 dwelling will have been completed. Reserved matters had been approved for the first phase of the Riverside Green Chain around the neighbourhood. Aurora Academies Trust had been selected as the promoter of a new nursery and two form entry primary school and design work had also commenced.
	Town Centre Regeneration	Plans had been developed for the next stage of public realm works in Horley town centre in the High Street pedestrian precinct. Long leasehold was completed with Surrey County Council to take over a large unit in the Russell Square development for the provision of the new library.

Merstham	Improved Community Facilities	Raven Housing Trust has obtained outline planning permission to demolish the existing shops and flats and create 48 homes (a mixture of houses and flats). Tenants of the existing flats have all been rehoused. Some of the shopkeepers have agreed leases for the new shops on the Iron Horse or Triangle sites; the others have relocated or closed.

Majority of works on the community hub were completed. The hub is to include a range of community facilities including a youth skills centre, library, training rooms and IT café area and 4 retail/ food outlets on the Triangle site. |
| | Delivering new and improved affordable housing | Outline planning permission has been granted for the demolition of the existing Portland Drive flats. The site will be used for market housing. Demolition is now complete. 48 new Raven houses and flats are expected to be completed from 2018 onwards. |
| **Preston** | Improving the physical environment | London Square had submitted a revised planning application for 229 new homes of the De Burgh site. Construction has now commenced.

Works have been completed to provide new parking and bus facilities on Waterfield and twenty pairs of dropped crossings.
Plans were being progressed to provide further enhancements to Preston Park.

Surrey County Council had been commissioned to work up a highway and parking scheme to Chetwode Road. |
| | Developing new community facilities | Remedial works had been undertaken to the skate park. |

Monitoring Publications

Regular Monitors:

Commercial Development

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

Industrial Estates

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

Local Centres

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

Town centres

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

---

These publications are available on the Council website:

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

Search for: *"monitors":*

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

Planning Policy Team

Tel: 01737 276178

Email: LDF@reigate-banstead.gov.uk