

Chris Banks, Programme Officer
By email: bankssolutionsuk@gmail.com

Our ref: RBBC-DMP-006
Date: 1st February 2019

Dear Ms Hockenhull

Re: Reigate & Banstead Development Management Plan – Council’s Response to Inspector’s Post Hearing Advice Note (ID/6)

Further to your Post Hearing Advice Note (ID/6), we have now had the opportunity to reflect on the helpful direction and recommendations which you have provided and I am pleased to set out the Council’s response below and in the enclosed consolidated Schedule of Main Modifications (MMs) to the Development Management Plan.

As requested, the enclosed Schedule combines the MMs previously suggested by the Council (including through its Post Hearing Action Responses) together with the further modifications which you have recommended in ID/6. Subject to your comments and observations, this is the Schedule which the Council would intend to publish for public consultation.

In respect of Policy MLS1, ID/6 presented two options. We have carefully considered both options and have concluded that Option 2 (i.e. retention of “forward looking” policy but with removal of references to phased release) represents the most appropriate way forward. The consequential MMs to Policy MLS1 to reflect this option are set out in the attached Schedule (specifically MM31).

We are currently finalising an Addendum to the Sustainability Appraisal covering the modifications in the Schedule, as well as a supplemental note examining the exceptional circumstances justification for the additional changes to the Green Belt arising from the revised Gypsy, Traveller and Travelling Showpeople allocations. We expect to be in a position to share these with you for information and comment by Friday 8 February.

In terms of next steps, the Schedule of Main Modifications will be taken to an Executive meeting on 21 February for ratification and endorsement. Following this, we are intending to commence public consultation on the Main Modifications on Wednesday 6 March 2019, with consultation closing just over six weeks later on Monday 22 April 2019. We will of course keep you informed should there be any change in these timeframes.

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We note your advice with respect to the scope of the Main Modifications consultation. For clarity, and unless directed otherwise, our intention would be to notify all statutory and relevant general consultees as well as any other parties who either a) responded to the Regulation 19 consultation or b) are otherwise registered on the Council's consultation database. Copies of consultation materials will also be made available at the Council's offices and local libraries.

Following the close of the public consultation, we anticipate being in a position to provide collated responses to the Inspector by the end of April at the latest. We would be grateful if you could confirm whether you require Council to provide a summary of representations received.

We look forward to hearing from you, via the Programme Officer, with any observations you have on the above response or enclosed Schedule of MMs.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Benson". The signature is written in a cursive style.

Andrew Benson
Head of Planning

Direct dial: 01737 276175

Email: andrew.benson@reigate-banstead.gov.uk