



Local Plan

Monitoring Report

Covering the period: 1 April 2018 to 31 March 2019

Contents

Executive Summary	4
Introduction	5
Plan-making and decision-taking	5
Development Management Plan.....	5
New Local Plan Core Strategy.....	6
Community Infrastructure Levy	7
Neighbourhood Planning	8
Duty to Cooperate	9
Delivery and Strategy.....	11
Policy Indicators and Performance	11
Housing Delivery.....	12
Self-build Register	13
Contextual indicators	14
Policy Indicators and Performance	15
Future Actions and Management Mechanisms	24
Employment & Economic Development	25
Contextual indicators	26
Policy Indicators and Performance	27
Future Actions and Management Mechanisms	33
Environment & Sustainability.....	35
Contextual indicators	36
Policy Indicators and Performance	38
Future Actions and Management Mechanisms	46
Infrastructure & Regeneration	47
Policy Indicators and Performance	49
Future Actions and Management Mechanisms	53
Appendices	54
Appendix 1 – Strategic Joint Working Mechanisms	54
Appendix 2 – Core Strategy policies.....	56
Appendix 3 – Glossary & Index of Abbreviations	57
Appendix 4 – Leisure and Community Developments.....	61
Appendix 5 – Regeneration Area Progress Update	65

Monitoring Publications 69

Regular Monitors: 69

Provides information about performance against the environmental, sustainability and transport indicators in the Core Strategy and Development Management Plan 69

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.

The Council's produces a number of monitoring reports which assesses the Council's progress against targets in the Core Strategy Monitoring Framework document, these include:




- Housing Monitor
- Commercial Development Monitor
- Environment & Sustainability Monitor
- Industrial Estates Monitor
- Town Centre Monitor
- Local Centre Monitor
- The Annual Monitoring Report

This Annual Monitoring Report (AMR) is an important element in good planning. It demonstrates how the Council is delivering in terms of policy indicators and targets and 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 four 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 2018 to 31 March 2019 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 Council's Local Development Scheme ([LDS](#)) adopted in February 2019 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 the detailed policies and site allocations to deliver the Core Strategy 2014. 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 2019](#) and [Statement of Community Involvement 2013](#).

The Council undertook the first formal stage of consultation of the DMP (Regulation 18), from August 2016 to October 2016. During this stage of consultation, 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](#). The options







presented were all based on this evidence, and were consistent with the Core Strategy 2014 and the National Planning Policy Framework.

The Council then published its Regulation 19; pre-submission DMP for comments between January and May 2018. The DMP, along with all of the documents produced at the Regulation 18 and 19 pre-submission stages was submitted to the Secretary of State for independent examination in May 2018.

Public hearing sessions were held between 30 October and 8 November 2018 and Main Modifications Consultation is currently ongoing (6 March to 18 April 2019). The DMP is expected to be adopted later this year.

Progress of each step in preparing the DMP is measured against the latest LDS (Feb 2019).

Table 1 Progress to adoption of the Development Management Plan

Stage	Published Timetable	Progress
Preparatory Work	Until June 2016	
Regulation 18 Consultation	August – October 2016	
Regulation 19 Publication	January – May 2018	
Submission	August 2018	
Examination	August 2018 – April 2019	
Estimated date of adoption	May – June 2019	

New Local Plan Core Strategy

In accordance with the February 2019 LDS, the Council has commenced works on a new Local Plan Core Strategy. The review has been commenced as the current Core Strategy (adopted in July 2014) includes within it a commitment to commence a review within five years of its adoption date and the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended in 2017) require Local Plan documents to be reviewed at least once every five years in order to determine whether they require updating. The review is at a very early stage with evidence preparation underway.

Table 2 Progress on new Local Plan Core Strategy

Stage	Published Timetable	Progress
Preparatory Work	Commencing January 2019	
Regulation 18 Consultation (1)	January - February 2020	—
Regulation 18 Consultation (2)	November - December 2020	—
Regulation 19 Publication	April – May 2021	—
Submission	June 2021	—
Examination	July 2021 - July 2022	—
Estimated date of adoption	September 2022	—

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a locally set-off tariff by which certain residential developments contribute funding to local planning authorities to help to support the cost of infrastructure projects which are needed due to the impact of cumulative development.

The Reigate & Banstead Borough Council CIL Charging Schedule and supporting policies were 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.

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.

The CIL regulations require that at least 15% (25% in areas that have an adopted Neighbourhood Development Plan) of CIL is passed to the Local Council (Parish and Town Councils) for the 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 supporting the development of the area, matching the priorities expressed by local communities.

Regulation 62 of the CIL Regulations 2010 (as amended) requires a Charging Authority to prepare and publish a report annually of CIL receipts and spending.

The financial year to which this document relates is April 2018 to March 2019.

Table 3 CIL Annual Statement 2018/19

Regulation 62 reference	Description	Amount
4.(a)	Total value of CIL Demand Notices raised in 2018/19	£3,743,090.56
	Total CIL receipts for 2018/19	£2,230,662.71
	Total CIL payable in 2019/20 from Demand Notices issued in 2018/19.	£498,748.80
4.(b)	Total CIL expenditure in 2018/19	£63,048.18
4.(c) (i) & (ii)	The items of infrastructure to which CIL receipts retained for strategic funding have been applied and amount of CIL funded expenditure on each item -:	£51,700.00
	1. Health	
	Tattenhams Medical Centre	£51,700.00
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.	£111,533.13 5%
4.(ca) (i)	Amount of CIL paid to any local council under regulation 59A or 59B	£3,446.05
4.(cb) (i), (ii) & (iii)	The items of infrastructure to which CIL receipts retained for neighbourhood funding have been applied and amount of CIL funded expenditure on each item -:	£7,902.13
	1. Community Infrastructure	
	Lower Kingswood Church Hall	£2,462.13
	2. Transportation	
	Vehicle Activated Sign Fir Tree Road	£5,440.00
4.(ca) (ii)	Amount of CIL paid to any person under regulation 59(4)	£-
	Total Neighbourhood Fund ('meaningful proportion') receipts for the reported year	£334,599.40
	Total amount of CIL receipts for the reported year (excluding Neighbourhood Fund)	£1,784,530.16
4.(d)	Total amount of CIL receipts retained at the end of the reported year.	£2,167,614.53

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 the Regulation 19 DMP, evidence prepared for the Regulation 19 DMP and Main Modifications Consultation. They have also been notified of submission of the DMP, kept up-to-date on the progress of the examination (including new evidence, notification of the appointment of the Inspector, hearing dates and amendments to hearing dates) and notified of opportunities to contribute to the Examination (for example the Matters, Issues and Questions)

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.

Cooperation in relation to the New Local Plan Core Strategy

Due to the early stages in the preparation of evidence for the new Local Plan Core Strategy, the Council has not directly consulted any bodies on any piece of evidence. When evidence progresses further in the new year the Council will engage with neighbouring authorities and Duty to Co-Operate bodies.

Cooperation with other local authorities

The Council has been consulted on a number of draft Local Plans, (Regulation 18 and Regulation 19) Local Plan inspector reports, evidence to inform local plan preparation, draft CIL Charging Schedules, Article 4 Directions, Supplementary Planning Documents, Local Development Schemes and Statements of Community Consultation. Where appropriate, the Council has provided comments.

We have also been kept up-to-date and invited to participate in a number of Local Plan examinations (for example the London Plan, Runnymede, Tandridge and Guildford).





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

Policy Indicators and Performance

Policy	Monitoring Indicator	2018	2019	Symbol	Comments
CS1	Is the Council working pro-actively with applicants? (Number of pre-application requests)	331	336		1.5% increase in pre-application requests.
CS1	Is the Council working pro-actively with applicants? (Number of proposals where pre-application advice is given which are subsequently refused)	28 (8%)	36 (11%)		Pre-application advice is effective as the majority of subsequent planning applications were approved.
CS1	Percentage of applications determined within statutory timescales	Householder applications 778 / 984 (79.1%) All applications 1,114 / 1,543 (72.2%)	Householder applications 668 / 850 (78.6%) All applications 928/1,302 (71.3%)	 	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

Overall Objective

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

The population of Reigate & Banstead has risen steadily over recent decades and is forecasted to continue to do so. The latest population projections from the Office for National Statistics¹ predict that the population in the borough will increase from 149,000 to 157,900 (2019 to 2027), an increase of 6.0%. The Greater London Authority projections show a decline in household size in Reigate & Banstead (2.39 in 2019 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 509 net additional dwellings were completed, this leaves a residual requirement of 3,253 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 7.80 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 5.6% to £513,836.

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 DMP requires affordable housing to be provided 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. Of the additional 509 net dwellings completed within this monitoring period, 68 were affordable. Although this is lower than the Core Strategy annual monitoring target of 100, over the plan period a total of 692 affordable units have been completed so far. This equates to an annual average of 98.9 units per year, coming just under the Core Strategy target.

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 and emerging DMP recognise that the development of sustainable and balanced communities requires

¹ Available at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesnenglandtable2>

future housing development to provide a mix of housing tenures, types and sizes to meet the wide range of household types and needs that exist in the borough. The adopted Core Strategy and emerging DMP recognises that in some regeneration areas 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 requires local authorities to keep a register of individuals and/or associations interested in acquiring serviced plots of land within their administrative areas for the purpose of building houses to occupy as a main place of residence.

As of 31 March 2019, there were 46 applicants (accepted to the Register), expressing an interest in acquiring plots for self/custom housebuilding.



Between 31 October 2017 to 30 October 2018 (the most recent whole base period), the Council approved 22 applications for self-build properties, which fulfils the government's requirements that equivalent permissions per base period are provided, within three years of the given base period ending.

The most current base-period (up to 31 March 2019) has seen applications from 4 eligible individuals. All but one have expressed a preference for non-urban locations, and three of the four would also prefer a detached property. There was no favoured location within the borough.



Base period	Number of eligible applicants
1: 01 May 16 – 30 Oct 16	20
2: 31 Oct 16 – 30 Oct 17	18
3: 31 Oct 17 – 30 Oct 18	04
4: 31 Oct 18 – 31 Mar 19 (In progress)	04
Total individuals accepted to the Register (at 31 March 19):	46




Further information on the borough's housing performance can be found in Reigate and Banstead's [Housing Monitors](#).


Contextual indicators



Strategic Objective	Monitoring Indicator	2018	2019	Status
SO2; SO11	How strong is the housing market in the borough? (Average house prices in the borough)	£485,417	£513,836	-
SO2; SO11	How much affordable housing is being delivered? (Affordability ratio = average house price/average earnings)	11.51(2017)	10.79(2018)	
SO11	Does the borough's stock provide a mix of housing options? (Stock breakdown by council tax band)	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	Band A: 1,077 Band B: 3,872 Band C: 12,266 Band D: 17,446 Band E: 10,938 Band F: 7,388 Band G: 7,354 Band H: 1,085 Total: 61,426	-
SO11	Is the borough making the most effective use of existing housing stock? (Total number of vacant dwellings)	1,418 (2.3% of total housing stock)	1,428 (2.3% of total housing stock)	


Policy Indicators and Performance



Policy	Monitoring Indicator	2018	2019		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)	<u>Allocations</u> 100% <u>Completions</u> 73.4%	<u>Allocations</u> 100% <u>Completions</u> 55.9%		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 number of recorded dwelling completions in priority locations remains high with further 990 units expected over the next few years.
CS6	Is land within the urban area being effectively prioritised? (Percentage of residential development on unallocated sites outside the urban area)	<u>Completions</u> 0.4%	<u>Completions</u> 13.2%		The gross number of dwellings developed on unallocated land outside the urban area has increased, however all of the completions were on brownfield sites, often including replacement dwellings. The large number can mainly be attributed to the redevelopment of Frith Park and High Trees Nursing Home. Where necessary existing allocated growth and regeneration areas within the borough which are under delivering will be reviewed.
CS6	Does land supply information indicate that release of greenfield sites is required?	-	-	-	The DMP identifies the Sustainable Urban Extensions and the proposed mechanism for the release of these sites.


Policy	Monitoring Indicator	2018	2019		Comments
CS13	Is sufficient new housing being delivered? (Number of additional dwellings delivered, and additional facilities provided in new housing developments)	597	509		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.
CS13	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (5-year housing land supply)	6.88 years	7.80 years		The Council has a five-year land supply. This includes a 5% buffer. More details on housing supply and the 5% buffer can be found in the borough's Housing Monitor 2019 .
CS13	Are levels of pipeline supply being maintained to allow the borough to effectively meet targets? (Potential net additional dwellings from extant planning permissions)	2,868	2,659		The Council has a potential of 2,659 additional net dwellings from extant planning permissions to be delivered over the plan period. The number of potential dwellings has marginally decreased; however it still exceeds the two year residual supply requirement. 990 of extant dwellings are within the Horley North West Sector, with 900 expected in the next 5 years.


Policy	Monitoring Indicator	2018	2019		Comments
CS14	Does new housing meet the identified needs of the community? (Type and size of market dwellings completed across the borough)	<u>1&2 bed</u> 49.4%	<u>1&2 bed</u> 44.9%		<p>Core Strategy Policy CS14 sets an overarching strategic ambition to deliver a range of housing types and tenures, including an appropriate mix of dwelling sizes reflecting local needs and site characteristics.</p> <p>The policy does not contain specific targets in relation to the split between the size of units and is therefore flexible to respond to changing needs.</p> <p>The SHMA (2012) used to inform the Core Strategy outlines an indicative split of around 40% 1&2 bed units and 60% 3&4bed units. To inform the emerging DMP further work was undertaken and emerging DMP Policy DES4 'Housing Mix' requires all developments within town and local centres to have at least half of the homes provided as one- and two-bedroom homes. On schemes of 20 or more homes, at least 10% of homes must have three or more bedrooms.</p> <p>For developments outside of local and town centres, on sites of up to 20 homes, at least 20% of market housing should be provided as one- and two-bedroom homes. On sites of 20 homes or more, at least 30% of market housing should be provided as one- and two-bedroom homes and at least 30% must be three+ bedroom homes.</p>
		<u>3+ bed</u> 50.6%	<u>3+ bed</u> 55.1%		




Policy	Monitoring Indicator	2018	2019		Comments
CS14	Does new housing meet the identified needs of the community? (Type and size of affordable dwellings completed across the borough)	<u>Intermediate Units</u> 74 (1 & 2 beds 85.1%, 3+ beds 14.9%)	<u>Intermediate Units</u> 34 (1 & 2 beds 94.1%, 3+ beds 5.9%)		<p>Core Strategy Policy CS14 sets an overarching strategic ambition to deliver a range of housing types and tenures, including an appropriate mix of dwelling sizes reflecting local needs and site characteristics.</p> <p>The policy does not contain specific targets in relation to the split between the size of units and is therefore flexible to respond to changing needs.</p> <p>The SHMA (2012) used to inform the Core Strategy identifies the following:</p> <p>Intermediate Housing: The property size target balance in this sector is 85% one and two bedrooms and 15% three-bedroom properties.</p> <p>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.</p> <p>To inform the emerging DMP further work has been undertaken which identified the need for 60% rented and 40% other affordable housing tenures and for 1,2 and 3-bedroom flats and houses. The size mix of the affordable housing should take into account the affordable housing needs in the borough at that time, the size of the market homes provided on the site, and the prevailing type of housing in the area.</p>
		<u>Social/affordable Rented</u> 25 (1 & 2 beds 64%, 3+ beds 36%)	<u>Social/affordable Rented</u> 34 (1 & 2 beds 79.4%, 3+ beds 20.6%)		

Policy	Monitoring Indicator	2018	2019		Comments
CS14	Does new housing meet the identified needs of the community? (Number of additional retirement and extra care housing units delivered)	1 care home completed providing 63 residences and 24 specialist dementia suites	3 permissions completed, resulting in a net loss 13 care home units		<p>2 completed permissions (17/01187/F & 18/00516/F) resulted in a total gain of 7 care units for adults with learning difficulties and 1 completed permission (13/01330/F) resulted in a loss of 20 units of care for the elderly.</p> <p>Whilst there hasn't been an increase in a number of retirement and extra care units, several planning permissions have been granted for provision of extra care facilities. The emerging DMP also includes site allocations for older persons accommodation.</p> <p>Additional residential institution rooms permitted within the monitoring period: 18/01795/F: Stuart House Hospital – 2 additional rooms for adult male patients suffering from mental illness 18/00717/CU: 29 Redstone Hill, Redhill – 4 residential care home rooms 18/01971/F: Lilliput Children's Centre – 76 specialist dementia nursing care home rooms 18/01818/F: The Croft Residential Home – loss of 20 nursing home rooms</p>

Policy	Monitoring Indicator	2018	2019		Comments
CS15	Is the need for affordable housing in the borough being addressed? (Number of additional affordable homes delivered)	99 (gross)	68 (gross)		Although this is lower than the Core Strategy annual monitoring target of 100, over the plan period a total of 692 affordable units have been completed so far. This equates to an annual average of 98.9 units per year, coming just under the Core Strategy target.
CS15	Are the affordable housing requirements of current and future residents being met? (Tenure mix of affordable homes delivered)	<u>Social/ affordable rent</u> 25.3%	<u>Social/ affordable rent</u> 50.0%		Core Strategy Policy CS15 sets an overarching strategic ambition to deliver a minimum of 1,500 gross units of affordable housing during the plan period. The policy does not contain specific targets in relation to the split between the tenure and is therefore flexible to respond to changing needs. The SHMA (2012) used to inform the Core Strategy and recommends that the tenure should be 40% social/ affordable rent and 60% intermediate. To inform the emerging DMP further work has been undertaken which identified the need to provide 60% rented and 40% other affordable housing tenures.
		<u>Intermediate</u> 74.7%	<u>Intermediate</u> 50.0%		

Policy	Monitoring Indicator	2018	2019		Comments
CS15	<p>Are mechanisms for delivering affordable housing through the planning system effective?</p> <p>(Percentage of schemes over 15 units providing at least 30% of affordable housing on site)</p>	<p><u>Schemes completed</u></p> <p>0%</p>	<p><u>Schemes completed</u></p> <p>0%</p>		<p>Core Strategy monitoring target 100%</p> <p>There were 4 schemes with over 15 units completed within this monitoring period. Only 1 (13/01729/OUT Merland Rise, Tadworth) provided affordable housing, however the proportion was below the 30% threshold. Further two schemes (14/01494/F Frith Park, Walton on the Hill & 14/02124/F Landens Buildings, Meath Green Lane) provided financial contributions towards affordable housing under section 106. The final scheme (15/00500/F 71 Victoria Road, Horley) did not provide affordable housing or financial contributions, however the site has been developed in conjunction with the neighbouring site at Newman House, which delivered 100% (90 units) of affordable homes.</p>

Policy	Monitoring Indicator	2018	2019	Comments
CS15	<p>Are mechanisms for delivering affordable housing through the planning system effective?</p> <p>(Percentage of schemes of less than 15 units providing financial contribution towards affordable housing in line with policy requirements)</p>	-	-	 <p>Core Strategy monitoring target 100%</p> <p>During this monitoring period the Council has not required schemes of less than 15 units to provide financial contributions towards affordable housing.</p> <p>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.</p> <p>However, 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.</p> <p>The Core Strategy Policy CS15 will be superseded by the Development Management Policy DES6, following its adoption (expected Sep 19), which requires developments of 11 or more homes to provide 30% of the homes on site as affordable homes.</p>

Policy	Monitoring Indicator	2018	2019		Comments
CS15	Is the borough effectively protecting the existing stock of quality affordable homes? (Developments resulting in a net loss of affordable housing)	0	0		The Council has not permitted any schemes within the last monitoring period which result in a net loss of affordable housing.
CS15	Are the needs of gypsies and travellers being met? (Five-year supply of sites)	Gypsies and Travellers: 5 pitches	Gypsies and Travellers: 20 pitches		The Council's emerging DMP sets out the requirements for gypsy and traveller accommodation over the plan period. Within this monitoring period, 20 pitches have been approved.
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 2019 as required by The Town and Country Planning (Brownfield Land Register) Regulations 2017.
- Council to undertake another call for sites as part of the Housing and Economic Land Availability (HELAA) in 2019.

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: 49 new occupiers have moved into the industrial estates and a further 38 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 the emerging DMP recognise the need not to be complacent. Delivering additional employment land and floorspace is essential to ensure that future economic growth is supported. The DMP therefore includes a number of site allocations for employment uses.


Contextual indicators




Strategic Objective	Monitoring Indicator	2018	2019	
SO17; SO20	Vacancy rates in town centres (units)	6.9% (39)	7.3% (41)	
SO17	Vacancy rates in local centres (units)	8% (28)	9% (44 ²)	
SO1; SO19	Number of business units and;	8,045 (2017)	8,045 (2018)	
SO1; SO19	Annual business start ups birth of businesses	970 (2017)	915 (2018)	
SO1; SO19	Competiveness Ranking (UK Competitiveness Index)	37 th (2016)	47 th (2019)	
SO19; SO20	Vacant office and industrial floorspace	<u>Office:</u> 22,958 sqm	<u>Office:</u> 19,526 sqm	
		<u>Industrial/ Warehouse:</u> 14,191 sqm	<u>Industrial/ Warehouse:</u> 8,017 sqm	
SO19; SO20	Vacancies on industrial estates	11.7% (48 units)	7.8% (42 units)	


² The large increase in the number of vacant units is due to the emerging DMP which identifies 9 new Local Centres included in this monitoring period.



Policy Indicators and Performance



Policy	Monitoring Indicator	2018	2019	Comments
CS5	<p>Is adequate additional floorspace being located within town centres, employment area and sustainable locations?</p> <p>(Additional employment development (B1-B8) located within town centres and industrial estates)</p>	<p><u>Town Centre:</u></p> <p>0%</p> <p><u>Industrial Estates:</u></p> <p>55.6%</p>	<p><u>Town Centre:</u></p> <p>0%</p> <p><u>Industrial Estates:</u></p> <p>18.5%</p>	<p></p> <p>The Core Strategy monitoring target states that a minimum of 90% of employment development should be located within town and industrial estates. Within this monitoring period 1233sqm of additional floorspace has been created within the borough of which 228sqm was delivered in industrial estates. Within the previous monitoring period 169qm of additional employment floorspace was created of which 94sqm was in industrial estates.</p> <p>The Core Strategy identifies that approx. 46,000 sqm of employment space needs to be delivered by 2027. To inform the DMP examination the Council detailed how it will deliver this quantum of employment accommodation. More information is available in Appendix 1 of the Council's Response to Hearing Actions with Appendices.</p>
CS5	<p>Is an appropriate quantum of employment land being provided/ maintained?</p> <p>(Extent permissions for B1-B8 floorspace)</p>	-22,107sqm (net)	-16,357sqm (net)	<p></p> <p>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, this is largely due to conversions to residential dwellings which account for a loss of 8506sqm of employment floorspace over this monitoring</p>



Policy	Monitoring Indicator	2018	2019	Comments
				<p>period. This include especially permissions:</p> <p>18/02228/P</p> <p>14/00317/F</p> <p>17/01676/F</p> <p>18/01156/F</p> <p>To date, this net loss (predominantly due to office to residential permitted development rights) is not considered to have significantly hampered economic prosperity and planning decisions more widely have protected other employment sites where appropriate. This will be however carefully monitored.</p> <p>The emerging DMP supports the continued employment uses of Principal and Local Employment Areas, supports employment development outside of existing designated employment areas and seeks to safeguard employment land and premises. It also includes a number of site allocations for employment use.</p>
CS5	<p>Is there a range of employment land in terms of types and size being provided/ maintained?</p> <p>(Completions and extant commitments -permissions and land allocations- for</p>	<p><u>Completions (net):</u> -14,362sqm</p>	<p><u>Completions (net):</u> -3,343sqm</p>	<p> Within the 2018/19 monitoring period there has been a net loss of employment floorspace of just over 3,000sqm, mainly due to the completion of Frith Park mansion redevelopment (14/01494/F). The loss of employment uses here was justified as the specific benefits of the development,</p>

Policy	Monitoring Indicator	2018	2019	Comments
	B1-B8 floorspace)	<u>Cumulative Completions (2012 to 2018):</u> -34,343sqm <u>Extant (net):</u> -32,972sqm	<u>Cumulative Completions (2012 to 2019):</u> -37,686sqm <u>Extant (net):</u> 228,560sqm	  <p>which included the restoration of heritage assets and landscape improvements outweigh the harm.</p> <p>The extant permissions could lead to a significant net loss of employment floorspace (12,966sqm), most of which is attributable to loss of office premises. This loss is largely influenced by the introduction of Permitted Development Rights.</p> <p>However, the emerging DMP site allocations have the potential to contribute at least 241,526sqm of employment floorspace, therefore the net extant employment floorspace is well above the requirement set.</p>
CS5	<p>Is the current supply of suitable and viable employment land and premises being maintained to support economic development?</p> <p>Loss of B1-B8 floorspace to non-employment uses in designated employment areas) (Annual)</p>	<u>Completions (net):</u> -12,600sqm	<u>Completions (net):</u> -549sqm	 <p>Whilst during this monitoring period 681sqm of employment space has been lost to non-employment uses in designated employment areas, this is largely due to conversions to residential dwellings in Redhill and Horley town centre. The Council does not consider that this has significantly hampered economic prosperity within the borough. The Council maintains ongoing dialogue with a number of businesses in the borough, the Cost to Capital LEP and other business partnerships within the local area. The emerging DMP also includes a</p>

Policy	Monitoring Indicator	2018	2019	Comments
				number of site allocations to deliver employment floorspace including the provision of a large strategic employment site to meet identified employment needs for the wider Gatwick Diamond Area.
CS7	Is retail growth being directed to appropriate locations? (Percentage of new retail development located within town centres and local centres)	96%	94%	 <p>The proportion of new gross retail floorspace located within the town centres and local centres and completed within this monitoring period is just under the monitoring target of 95%.</p> <p>This is due to 3 permissions which have been completed outside town centres and local centres accounting for 51 sqm of retail floorspace.</p> <p>The emerging DMP includes a number of allocations for retail development and seeks – in line with national policy – to guide retail development to town and local centres.</p>

Policy	Monitoring Indicator	2018	2019	Comments
CS7	<p>Is the role and growth of Redhill as the primary town centre being supported?</p> <p>(percentage of additional comparison retail, convenience retail and leisure floorspace delivered in Redhill town centre)</p>	<p><u>Retail</u> 100%</p> <p><u>Leisure</u> 42%</p>	<p><u>Retail</u> 0%</p> <p><u>Leisure</u> 0%</p>	 <p>The Core Strategy Monitoring Framework required at least 60% of additional comparison and convenience retail and leisure floorspace to be delivered in Redhill town centre. Within this monitoring period there has been no net gain of comparison and convenience retail and leisure floorspace. Marketfield Way has planning permission for 3,463sqm of retail (16/01066/F) and within recent years Sainsburys redevelopment has been completed, as large-scale retail schemes both these should aid the regeneration of Redhill town centre.</p>
CS7	<p>Is a flexible pipeline of development being maintained to enable the borough to deliver growth across the plan period?</p> <p>Outstanding (Not Started) permissions for comparison and convenience floorspace within town and local centres)</p>	2,138sqm (net)	-1,717sqm (net)	 <p>The Core Strategy Monitoring Framework requires the Council to maintain a flexible pipeline equivalent to two years' worth of residual floorspace requirements for retail.</p> <p>The Core Strategy identifies that by 2027 the following should be delivered:</p> <ul style="list-style-type: none"> - At least 25,800sqm of additional comparison floorspace - At least 11,700sqm, of additional convenience floorspace. <p>This should be subject to regular monitoring.</p> <p>To inform the emerging DMP a revised Retail Needs Assessment was undertaken which</p>

Policy	Monitoring Indicator	2018	2019	Comments
				identifies a lower requirement of 12,900sqm comparison retail need and no significant quantitative need for convenience retail largely because of significant structural changes in the retail market driven by changing consumers habits and growth in special forms of trading. So far in the plan period, 7,526sqm of comparison retail has been delivered, this gives residual need for 5,374sqm of retail accommodation over the plan period. While the borough does not have a residual pipeline equivalent to two years worth of residual floorspace for retail, the DMP has a strategy in place to deliver the required retail floorspace over the plan period including site allocations for 6,250sqm of retail floorspace.
CS7	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)	<u>Completions (net):</u> 7,134sqm <u>Cumulative Completions (2012 to 2018):</u> 7,526sqm <u>Extant (net):</u> 2,394sqm	<u>Completions (net):</u> -33sqm <u>Cumulative Completions (2012 to 2019):</u> 7,493sqm <u>Extant (net):</u> 965sqm	 Within this monitoring period completed schemes have produced a loss of -33sqm of comparison and retail floorspace. This is a large difference from the previous year mainly due to the completion of the Sainsbury redevelopment in 2017/18.
CS7	Is the retail function of the borough's main town centres being preserved?	<u>Completions (net):</u> 7,235sqm	<u>Completions (net):</u> 100sqm	 Five schemes completed within the town centres, from which 3 located in Horley, resulted

Policy	Monitoring Indicator	2018	2019		Comments
	(Loss of retail A1-A5 floorspace within town centres)				in an overall gain of A1-A5 floorspace.
CS7	Are accessible local services being maintained? (Loss of retail A1-A5 and community services D1-D2 floorspace in local centres)	<u>Completions (net):</u> -101sqm	<u>Completions (net):</u> -38sqm		1 scheme completed within local centres, resulting in a net loss of retail (A1-A5) and community space (D1/D2): -18/01778/CU Retrospective change of use from shop to tanning beauty salon; Nutfield Road local centre
CS7	Is the borough providing sufficient guest accommodation? (Number of additional hotel/ guest house bedrooms)	10	12		The Council does not have an adopted hotel policy requirement. During this monitoring period, one scheme was completed which resulted in a net gain of 12 bedrooms (15/00683/F for two-storey extension to Premier Inn, 15 Brighton Road, Salfords).

Future Actions and Management Mechanisms

National permitted development rights continue to facilitate the loss of office accommodation to residential accommodation both within and outside town centres. The emerging DMP however includes a number of sites allocations for employment uses both within and outside town centres, designated employment areas and seeks to safeguard employment land and premises.

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.

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 revised 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	2018	2019	Status
SO4; SO5	Are measures to increase recreation opportunities delivering more active lifestyles? (Participation rate in sport/active recreation)	Inactive (<30mins per week): 23.3% Fairly Active (30-149mins per week): 11.5% Active (150+ mins per week): 65.2%	Inactive (<30mins per week):19.8 % Fairly Active(30-149mins per week): 10.5% Active (150+ mins per week): 69.7%	
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)	1,483 ha (total) 98.6%	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)	36/53 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)	3,004	2,581	
SO9	Is crime being effectively tackled? (Total number of notifiable crime offences, TNO)	9,186	9,850	
SO1; SO10	Are households and businesses in the borough effectively reducing emissions? (Local emissions from commercial and domestic sources, per capita)	<u>Commercial:</u> 1.19t (2016) CO2 <u>Domestic:</u> 1.75t (2016) CO2	<u>Commercial:</u> 1.12t (2017) CO2 <u>Domestic:</u> 1.66t (2017) CO2	 


Strategic Objective	Monitoring Indicator	2018	2019	Status
	Are households and businesses reducing the amount of waste they produce? (Collected household waste per person)	348kg (2016/17)	353kg (2017/18)	
SO1; SO10; SO14	Is air quality being managed effectively? (Emissions recorded in Air Quality Management Areas (AQMA's))	1 AQMA out of 9 recorded increases, 8 recorded lower values or no change	None of the AQMA out of 9 recorded increases, 9 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)	175.2kt CO2 total 1.2t per capita (2016)	171.6kt CO2 total 1.17t per capita (2017)	
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 (2017) 26.7µg m-3 at RG2 28µg m-3 at RB59 1 AQMA out of 9 recorded increases, 8 recorded lower values or no change	Horley AQMA's (2018) 24.9µg m-3 at RG2 27µg m-3 at RB59 0 AQMA out of 9 recorded increases, 9 recorded lower values or no change	
SO13	Is public transport use increasing? (patronage at borough rail stations)	8,132,076 entries and exits (2016/17)	8,084,244 entries and exits (2017/18)	
SO13; SO20	Does Redhill continue to act as a major interchange? (Interchanges at Redhill rail stations)	856,171 (2016/17)	899,543 (2017/18)	



Policy Indicators and Performance





Policy	Monitoring Indicator	2018	2019		Comments
CS2	Is the natural environment and biodiversity being afforded sufficient protection in decision-taking? (Number of permissions granted contrary to Natural England advice)	0	0		No planning permissions have been granted contrary to Natural England advice.
CS2	Is the Area of Outstanding Natural Beauty AONB being protected and enhanced? (Permissions for major development within and around the AONB)	0	0		No applications granted for major development within the AONB
CS2	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)	0	0		No major commercial or residential schemes permitted within 800m of the SAC without appropriate mitigation/ avoidance measures in place
CS2	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)	Published	Published		A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging Development Management Plan.
CS2	Are areas of biodiversity value being effectively protected and enhanced? (extent of SSSI, SNCI, Local Nature Reserves (LNR) and Ancient Woodland)	98.6% of SSSIs in favourable or	98.6% of SSSIs in favourable or		1,483ha (total). In line with the Core Strategy monitoring target, the percentage of SSSIs in favourable or recovering


Policy	Monitoring Indicator	2018	2019		Comments
		recovering condition.	recovering condition.		condition has remained stable at 98.6%.
CS2	Is a coherent GI network being planned and delivered? (Implementation of GI Strategy and Action Plan)	Published	Published		A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging DMP.
CS3	Is a robust and defensible Green Belt being maintained and is the Green Belt being protected from inappropriate development? (Amount of additional homes and non-residential floorspace granted on greenfield sites in the Green Belt (excluding allocated sites) Amount of additional homes and non-residential floorspace granted on brownfield sites in the Green Belt (excluding allocated sites))	<u>Green Belt Greenfield:</u> 0 dwellings gross 0sqm non-residential floorspace <u>Green Belt Brownfield:</u> 40 net dwellings 119 sqm non-residential net floorspace	<u>Green Belt Greenfield:</u> 0 dwellings gross 627sqm non-residential floorspace <u>Green Belt Brownfield:</u> 30 net dwellings 214sqm non-residential net floorspace	 	No new dwellings were permitted on greenfield sites in the green belt. One application providing non-residential space was granted planning permission on a greenfield site in the green belt (17/02969/F); however this was for agriculture and Paragraph 89 of the revised NPPF states that development which is reasonably necessary for the purposes of agriculture is appropriate and should not be resisted in principle. 30 new dwellings were permitted on Green Belt Brownfield land which is above the Monitoring Framework target. Whilst the Core Strategy Monitoring Framework states that no additional homes or non-residential floorspace should be granted on brownfield sites in the Green Belt, Paragraph 145(q) of the revised NPPF states that limited infilling or the partial or complete redevelopment of previous developed land, whether redundant or in continuing use (excluding temporary buildings) is not inappropriate development in the Green Belt where it would not

Policy	Monitoring Indicator	2018	2019		Comments
					have a greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
CS3	Is (or has) the Council progressing (or progressed) a detailed Green Belt review? (Process in undertaking Greenbelt Review)	Completed	Completed		A Green Belt Review has been completed to inform the emerging DMP.
CS4	Are the borough's heritage and conservation assets being adequately protected? (Planning permissions granted contrary to Historic England advice) (Loss of statutory and locally listed buildings)	0	0		No permissions granted contrary to EH advice. No loss of locally listed buildings.
CS4	Is the borough working to enhance and secure the future of heritage assets? (Number of heritage assets on the 'at risk register')	1	1		While there has not been a reduction in the number of heritage assets on the 'at risk register' there only remains one heritage asset 'at risk'.
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	<u>Residential:</u> 53%; <u>Non-residential:</u> 96%	<u>Residential:</u> 39%; <u>Non-residential:</u> 89.5%		Below the Core Strategy monitoring target for residential dwellings (50%) and for non-residential floorspace (90%). This is due to completions on the Horley North West sector which was previously greenfield land and a number of backgarden

Policy	Monitoring Indicator	2018	2019	Comments
	floorspace built on PDL)			residential schemes. 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 and December 2018.
CS10	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)	207	153	 <p>Within this monitoring period there has been a reduction in the number of additional dwellings permitted in areas of flood risk outside of Redhill town centre. These include:</p> <ul style="list-style-type: none"> • 17/01298/F - The Old Forge, 36B West Street, Reigate, 2 dwellings • 17/02876/F - Redhill Youth Association Hall, Marketfield Road, Redhill, 50 dwellings • 18/01411/F - Land To The Rear Of 52-56 Bonehurst Road, Horley, 1 dwellings • 18/00980/F - Jordans, 70 Smallfield Road, Horley, 2 dwellings • 18/01423/F - 33 Hooley Lane, Redhill, 2 dwellings • 18/01969/PAP -Furness House, 53 Brighton Road, Redhill, 71 dwellings • 18/01857/F - The Abbot Public House, 14 Station Road, Redhill, 10 dwellings

Policy	Monitoring Indicator	2018	2019	Comments
				<ul style="list-style-type: none"> 18/02576/PAP - St Johns Court, 51 St Johns Road, Redhill, 9 dwellings 18/02668/F - Choice News, 46 Station Road, Redhill, 3 dwellings <p>Only one new residential dwelling (excluding replacements) in flood zones 2 was permitted in Horley. The other dwellings permitted were located on previously developed land.</p>
CS10	<p>Is development being suitably located and designed in relation to flood risk and water quality?</p> <p>(Number of planning permissions granted contrary to EA advice regarding flood risk or water quality)</p>	0	0	 <p>No planning permissions were granted in this monitoring period contrary to EA advice regarding flood risk or water quality.</p>
CS10	<p>Are new developments contributing to a reduction in non-renewable energy demand and carbon emissions?</p> <p>(Percentage of new developments which include measures for renewable energy generation)</p>	35%	20%	 <p>Whilst there has been a reduction in the number of new developments contributing to a reduction in non-renewable energy demand and carbon emissions, a fifth of all planning permissions have secured a reduction in non-renewable energy demand and carbon emissions despite Core Strategy Policy CS10 not outlining detailed requirements for individual developments.</p> <p>Emerging DMP policies CCF1 “Climate Change Mitigation” and CCF2 “Flood Risk” set out detailed policies which developments will need to accord with</p>

Policy	Monitoring Indicator	2018	2019		Comments
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)	100%	98%		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%.
CS17	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)	99%	96%		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%.
CS17	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 and 5 commercial developments permitted were required to deliver a plan and have made commitments to delivering this.
CS17	Are measures to support cycling being delivered? (Percentage of proposals for new homes and non-residential floorspace providing cycle parking spaces)	<u>Residential:</u> 21% <u>Non-residential:</u> 11%	<u>Residential:</u> 36% <u>Non-residential:</u> 37%		The Council struggles to find accurate information on the number of cycle parking spaces completed as part of new developments as it is not always detailed on the application form and typically is not provided for houses, only flats. The Core Strategy Monitoring Framework indicates that 100% of developments should provide cycle parking spaces. Within this monitoring period there

Policy	Monitoring Indicator	2018	2019	Comments
				has been a large increase in the number of cycle parking spaces being delivered. The Council cannot require cycle parking spaces to be provided on developments resulting from PDR, this will impact upon the percentage of cycle parking provision being provided.
CS17	Are developments seeking to minimise parking provision to promote alternative travel options? (Parking levels achieved on residential and non-residential developments and in the most sustainable locations)	<u>Residential:</u> 1.8 per dwelling <u>Office:</u> n/a <u>Retail:</u> 1 per 7 sqm retail space	<u>Residential:</u> 2.24 per dwelling <u>Office:</u> 1 per 27 sqm office space <u>Retail:</u> 1 per 22 sqm retail space	 <p>New parking standards for residential and commercial development are set out in the DMP.</p> <p>Parking levels on residential developments have increased above the borough average parking standard of 1.5 spaces.</p> <p>Average parking provision for completed office developments is below the borough average parking standard of 1 space per 40sqm.</p> <p>Average parking provision on retail developments has increased and is slightly above the borough average parking standard of 1 space per 21sqm.</p>
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)	-	-	-

Policy	Monitoring Indicator	2018	2019	Comments	
CS11	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.
CS11	Development of decentralised networks and percentage of development connected	0	0	-	Core Strategy Policy CS11 “Sustainable Construction” states that “the Council will work with developers and other partners to encourage and promote the development of decentralised and renewable or low carbon energy as a means to help future development meet zero-carbon standards affordably”. Within this monitoring period there has been no development of decentralised networks. No development has therefore been connected to the decentralised network.

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	2018	2019	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: 12.19 Horley: 13.36 Merstham: 20.74 Preston: 27.12	-



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	2018	2019	Status	Comments
CS5	Is regeneration progressing as envisaged? (Progress sites within regeneration areas)	Major schemes progressing on time with timescales.	See appendix		See Appendix 5.
CS5	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 3 primary schools took 'bulge' classes Total: 490 additional school places	1 secondary school opened 2 secondary schools expanded Total: 300 additional school places		Merstham Park Free school – new secondary school opened in August 2018 (180 places). The following schools have had permanent expansions -Oakwood School 30 places in 2018 30 places in 2019 -St Bede's Secondary School 60 places Reigate Grammar School – Extension completed in August 2018. Further information can be found in the Surrey School Organisation Plan .

Policy	Monitoring Indicator	2018	2019	Status	Comments
CS5	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)	-	-		The Horley North East Sector completed development in June 2016 During the 2018/2019 monitoring period 261 units for the Horley North West sector were completed against an indicative anticipated delivery of 180 units. The Horley North East and Horley North West are therefore progressing as anticipated. Planning permission (16/02949/F) has been granted for the De Burgh site currently under construction, which should provide an increased number of units.
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 during this monitoring period has contributed to a number of consultations including on air modernisation, Gatwick's draft Masterplan and Gatwick draft Surface Access Strategy. The Council holds a place on the Airport Consultative

Policy	Monitoring Indicator	2018	2019	Status	Comments
					Committee. Comments are also 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)	<u>CIL collected</u> £965,418.45	<u>CIL collected</u> £2,230,662.71		Total sum of CIL receipts received for this monitoring period.
CS12	Are CIL funds supporting the objectives of this strategy? (Spending of financial contributions)	<u>CIL Expenditure</u> £0.00 <u>CIL local council allocations</u> £2,472.00 <u>CIL Balance</u> £962,946.45	<u>CIL Expenditure</u> £63,048.18 (which includes CIL local council allocations below) <u>CIL local council allocations</u> £3,446.05 <u>CIL Balance</u> £2,167,614.53		Collection of CIL began 01/04/17 The CIL expenditure has commenced from 2018/19: Local Council Allocations (Parish and Town Councils only) Salfords and Sidlow Parish Council- £3,446.05
CS12	Is Green Infrastructure (GI) potential of the borough's green fabric being	Published	Published		A Green Infrastructure Strategy and GI Action Plan have been published in August 2017 to support the emerging

Policy	Monitoring Indicator	2018	2019	Status	Comments
	realised? (Delivery of projects identified in the GI and action plan)				Development Management Plan.
CS12	Are priority infrastructure projects being delivered to support growth? (IDP 2015, updated 2016, was replaced by DMP IDP 2017)	In progress	In progress		Priority Infrastructure to support the DMP planned development is identified in the IDP 2017. Projects are either yet to commence or have been completed. School infrastructure projects PE2, SE2 have been completed in September 2018. Projects SE4 and SE3 have not yet started. Project PC2 Tattenham Health Centre expansion has been completed in February 2019.
CS12	Are sufficient facilities being provided to support the health and wellbeing of local people? (Provision of community and leisure facilities)	12 completed; 14 under construction 9 not started	12 completed; 9 under construction 14 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

Initiative	Scope	Members
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	H1/RH9/BD4/RBD5/RBD6/RC2/RC3
CS8	Area 2b – Reigate and the remainder of Area 2	H1/RH9/BD4/RBD5/RBD6/RC2/RC3
CS8	Area 3 – The Low Weald	H1/RH9/BD4/RBD5/RBD6/RC2/RC3
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. See Revised NPPF for definition.
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 Local Development Document. 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. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. – 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

Full Name	Abbreviation	Description/ Explanation
		certain changed of use to occur through PDR.
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 Management Plan	DMP	The DMP sets out in more detail how the development principles and targets of the Council's adopted Core Strategy will be delivered. Together with the Core Strategy, upon adoption the DMP and the Core Strategy will represent the Local Plan for the borough of Reigate & Banstead.
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

Full Name	Abbreviation	Description/ Explanation
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.
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 which provide retail and community facilities for local residents. The Council produces an annual Local Centre Monitor which is available on the councils Monitor 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.
Other affordable routes to home ownership		Housing provided for sale that provides a route to ownership more affordable than through the market. This includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy (which includes a period of intermediate rent), starter homes and discounted market sales housing.
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 which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure – See also Brownfield land.
Regeneration Areas		Areas identified in the Core Strategy for regeneration – currently Preston, Merstham, Redhill and Horley town centre.
Residential Areas of	RASC	The eight residential Borough Areas that retain special

Full Name	Abbreviation	Description/ Explanation
Special Character		character of substantial dwellings in spatial grounds.
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
St Katharine's Church, London Road North, Merstham	18/01829/F	Erection of extension following the demolition of dilapidated annexe.	Not Started
The Warwick School, Noke Drive, Redhill	18/01637/F	Demolition of old and construction of new teaching block with new sports hall, rationalisation of vehicle access, parking, pick-ups areas and play areas.	Not Started
The Grove Meeting Hall, The Grove, Horley	18/01736/F	Erection of replacement hall with parking.	Not Started
Mortons The Padlock, 141 - 143 Brighton Road, Redhill	18/02212/CU	Change of use from A1 shop to D1 dental practice.	Not Started
Land Parcel At 526058 160750, Freedown Lane, Banstead	18/02085/F	Construction of single storey changing pavilion at Banstead preparatory school.	Not Started
Royal Mail Delivery Office Rear Of 28 High Street, Banstead	18/02168/F	Change of use for creation of day nursery.	Not Started
Lilliput Childrens Centre, Lilliput Nursery, West Avenue, Salfords	18/01971/F	Development for a 76 bedroom specialist dementia nursing care home.	Not Started
St Bedes School, 64 Carlton Road, Redhill	18/02592/F	New toilet block extension.	Not Started
Redhill Orthodontic Practice, West Rock House, 43 Hatchlands Road, Redhill	19/00127/F	Single storey infill extension.	Not Started
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,	18/00956/F	Extension to a rugby club to provide storage and storm	Not Started

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2018
Reigate		porch	
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
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
39 - 40 The Belfry, Station Road, Redhill	18/02499/CU	Change of use from A1 retail to D2 children's indoor play centre.	Under Construction
The Longcroft Clinic, 5 Woodmansterne Lane, Woodmansterne	12/00923/F	Alteration to existing building and erection of ancillary building	Under Construction
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	Under Construction
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
Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood	18/00508/F	Conversion of existing health suite, resulting in a loss of D1 to C3	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

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2018
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
29 Rose Bushes, Epsom Downs	18/02189/RE T	Change of use of part of residential property to be used as osteopathic clinic.	Completed
The Wall House, Yorke Road, Reigate	15/01127/F	Altering, extending and improving existing surgery	Completed
Merrick House and adjacent land, Reigate Road, Reigate	14/01693/F	Demolition of existing building and erection of new building for educational purposes	Completed
East Surrey Hospital, Canada Avenue, Redhill	14/00799/F	Extension to enable decant of existing ward areas to facilitate refurbishment	Completed
Redhill & Reigate YMCA, Princes Road, Redhill	13/01842/F	New build sports facility	Completed
Bodyworks, 7 Nork Way, Banstead	17/01434/CU	Change of use from clinic to a shop	Completed
53 Ormside Way, Redhill	17/01775/CU	Change of use from B1/B8 to D2	Completed
57 Albert Road North, Reigate	16/02876/CU	Day centre providing creative activities for adults with learning difficulties	Completed
Tattenham Health Centre, Tattenham Crescent, Epsom Downs	18/00195/F	Additional consulting room at Tattenham Health Centre	Completed
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	Completed
Puretech Racing, 59 - 61 Brighton Road, Horley	18/02286/CU	Change of use from D2 to D1 for the creation of a children's day nursery	Completed

Address/ Site	Planning Ref	Description of Works	Status at 31 March 2018
113-115 High Street, Banstead	18/02681/CU	Change of use from A1 retail to D1 orthodontist.	Completed

Appendix 5 – Regeneration Area Progress Update

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 2019; more information can be found on the Council's [regeneration webpages](#).

Table 6 – Regeneration Project Progress Summary

Area	Priority	Progress
Redhill	Development & regeneration sites	<p><u>Cromwell Road:</u> Application for proposed food store on Cromwell Road was withdrawn by the applicant in February 2014. Planning permission (18/01158/F) was approved in September 2018 for the demolition of the existing building and the construction of a new building with a ground floor retail/ community use unit and 32 1- and 2-bed flats.</p> <p><u>Marketfield Way:</u> Co Plan Estates have been appointed as the Development and Project Manager. Planning permission (16/01066/F) was granted in January 2017 for a multiplex cinema, new restaurants and cafes, up to 10-12 retail units and 153 apartments received planning permission. A subsequent application for a non-material amendment was approved September 2018 (16/01066/NMAND1). Work is expected to commence January 2019.</p> <p><u>Redhill Station:</u> Solum Regeneration, a partnership between Kier Property and Network Rail, was granted planning permission (13/00848/F) 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. They have subsequently promoted the site for redevelopment through the Council's DMP Examination.</p>

Area	Priority	Progress
		<p><u>Former Liquid and Envy:</u> A revised planning application (16/02680/F) for the development of the former Liquid & Envy site was approved by the Council in August 2017 for 133 apartments. Work is now underway.</p> <p><u>Warwick Quadrant</u> Planning permission was granted in 2012 (11/00212/F) for a new Sainsbury's supermarket, hotel and gym. The development is now completed.</p>
Redhill	Sustainable Travel	Junction modifications to accommodate the Sainsbury's redevelopment and development at Redhill Station have been completed.
Horley	North West Sector	<p>The North West Sector comprises planning permissions:</p> <p>04/02120/OUT for 1,510 market and affordable homes; a primary school; a community hall; local shops; sites for a place of worship, medical centre, pub/ restaurant and employment space; new open space; and play facilities; and</p> <p>14/02124/F for 38 market homes</p> <p>Good progress had been made to bring forward the new neighbourhood. As of 31st March 2019, 558 dwellings had been completed.</p>
Horley	Town Centre Regeneration	<p>Plans had been developed for the next stage of public realm works in Horley town centre in the High Street pedestrian precinct. Works will be undertaken in 2019/20.</p> <p>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. This is expected to open in May. There is a resolution to grant outline planning permission (18/00222/OUT) for the redevelopment of the current library building for a maximum of 40 units of residential accommodation.</p>

Area	Priority	Progress
Merstham	Improved Community Facilities	<p>Raven Housing Trust has obtained outline planning permission (13/02289/OUT) 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 and some of the shopkeepers have relocated to either the former Triangle or Iron Horse sites. Works have started on the redevelopment of this site.</p> <p>The Merstham Hub has been completed. This includes a range of community facilities including a youth skills centre, library, training rooms and IT café area. The four retail units on the former Triangle site and the five retail units on the former Iron Horse site have been completed. A number of these have been occupied by businesses which have relocated from the former Portland Drive shopping parade.</p>
Merstham	Delivering new and improved affordable housing	<p>Outline planning permission (13/02289/OUT) has been granted for the demolition of the existing Portland Drive flats. The site will be used for market housing. Demolition is now complete, and works have commenced to construct the new homes.</p> <p>Planning permission (14/00801/F) was granted in 2014 for the development of 10 flats on the former Iron Horse site, these have been completed.</p>
Preston	Improving the physical environment	<p>A revised planning permission (16/02940/F) was granted in 2017 for 229 new homes of the De Burgh site. Construction has now commenced. As of 31st March 2019, four units had been completed.</p> <p>Works have been completed to provide new parking and bus facilities on Waterfield and twenty pairs of dropped crossings.</p> <p>Plans were being progressed to provide further enhancements to Preston Park. Works are being</p>

Area	Priority	Progress
		<p>proposed to be undertaken in 2019.</p> <p>A number of other works are proposed for Chetwode Road and Homefield Gardens in 2019 including improved parking for residents, resurfacing pavements, resurfacing worn out sections of the road and upgrades to bus stops</p>

Monitoring Publications

Regular Monitors:

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

Provides information on housing completions and permissions and details the Council's Five Year Land Supply Trajectory

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 twenty-seven local 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

Environment and Sustainability

Provides information about performance against the environmental, sustainability and transport indicators in the Core Strategy and Development Management Plan

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:

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