

# Reigate & Banstead Local Plan Newsletter

## November 2014



### Core Strategy Adopted

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The Council's Core Strategy was adopted in July 2014 after being found 'sound' by an independent Planning Inspector. See over the page for more about what the Core Strategy means for your area. The Core Strategy can be purchased for £15 from the Policy Team or viewed on the Council website: [www.reigate-banstead.gov.uk/corestrategy](http://www.reigate-banstead.gov.uk/corestrategy)

### Development Management Plan (the DMP)

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Our Development Management Plan will provide detailed policies that will translate the Core Strategy proposals into 'on-the-ground' development. It will allocate development sites in existing towns and sites for urban extensions outside our existing urban areas in the areas of search set out in the Core Strategy (see over). A range of studies are currently being undertaken including transport and education assessments, a landscape assessment, a Green Belt Review and flood assessments.

The DMP will also include updated policies to guide decision making on planning applications, covering issues like back-garden developments, parking provision and housing density.

### Community involvement in the DMP

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A guidance note has been prepared explaining how local community groups and Residents' Associations can get involved in the preparation of the DMP. For more information, visit: [www.reigate-banstead.gov.uk/dmp](http://www.reigate-banstead.gov.uk/dmp)

### Community Infrastructure Levy (CIL)

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CIL is a charge on new development to help fund infrastructure across the borough. Once in place, money will be collected by the Council from developers, and spent on things like roads, public transport, schools and community facility improvements. Find out more on the Council's website at [www.reigate-banstead.gov.uk/cil](http://www.reigate-banstead.gov.uk/cil)

### Community planning guidance

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Local community groups in Kingswood and Burgh Heath are working with the Policy Team to develop planning guidance for their local areas. If you are part of a local group and interested in doing something similar, please contact the Policy Team.

### Surrey Statement of Community Involvement

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Surrey County Council are consulting on their Statement of Community Involvement, which sets out how people can be involved in the process of planning for minerals and waste development in Surrey. For more information, visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk).

### Forthcoming consultations

#### Community Infrastructure Levy

- Preliminary Draft Charging Schedule: 28 November 2014 to 12 January 2015
- Draft Charging Schedule: April 2015

#### Development Management Plan

- Preferred Approaches: Sept 2015

# What the Adopted Core Strategy means for your area

## Banstead and the north of the borough

Development focused in the urban area

- Regeneration of Preston
- New Tadworth Leisure and Community Centre
- 930 new homes between 2012 and 2027
- 2,000sqm of new employment space
- Possibility of extension to boundary of AONB being considered

## Redhill and Merstham

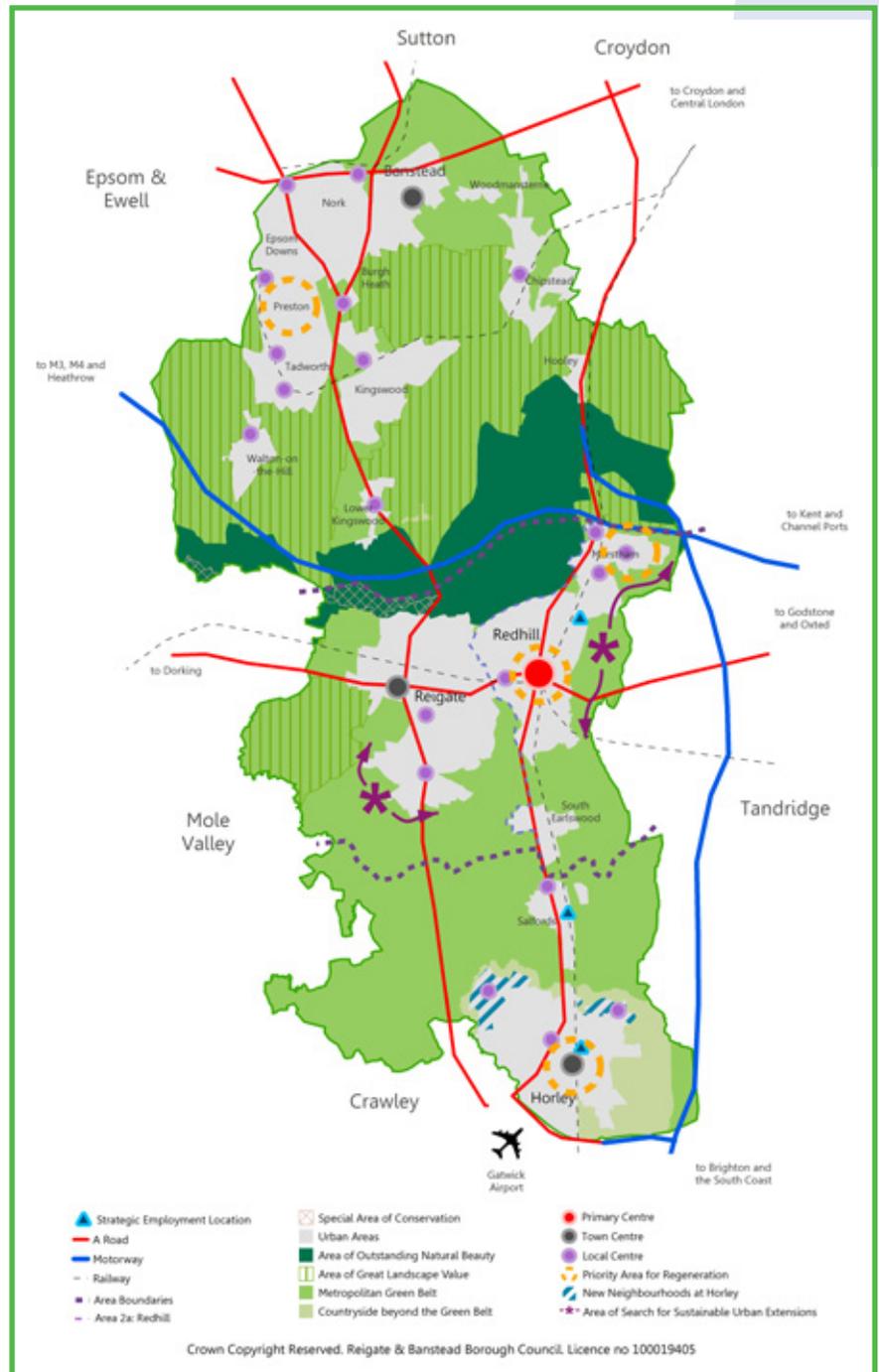
- Redhill town centre regeneration: new shops, leisure facilities and transport improvements
- Merstham regeneration: new community facilities
- Approx 2,000 new homes between 2012 and 2027, including up to 700 in urban extensions to the east of Redhill and Merstham (subject to the outcome of technical studies)

## Reigate

- Around 1,000 new homes, including up to 700 in urban extensions to the south/south west of the town (subject to the outcome of technical studies)

## Horley & the south of the borough

- Development focused in the urban area and in the planned North West Sector at Meath Green, plus up to 200 homes on other countryside around Horley
- Approx 2,650 new homes between 2012 and 2027
- 24,000sqm of new employment space
- Town centre improvements
- Riverside Green Chain and flood prevention measures



## The Core Strategy also:

- Introduces a new policy to deliver more affordable houses in the borough to enable more local people to get a foot on the housing ladder and continue to live in the borough
- Requires new infrastructure to be provided ahead of or at the same time as development
- Expects new homes to be provided to higher sustainability standards; and
- Plans for better green links across and between the borough's towns and villages.