

SANDY LANE, KINGSWOOD

NOTE OF A MEETING AT REIGATE & BANSTEAD BOROUGH COUNCIL PLANNING DEPARTMENT ON MONDAY 26th OCTOBER 2015

Present:-

Cath Rose – Team leader, Planning Policy, Reigate & Banstead Borough Council

Billy Clements – [Senior](#) Policy Development Officer, Reigate & Banstead Borough Council

Nigel Bennett – Director, Magenta Planning Ltd

Purpose of Meeting

The meeting had been set up by NB/CR in order for NB to provide an update for the landowner on the present timing position with the Local Plan and how Magenta Planning could continue to be involved in the process going forward, including the beneficial scope of any new representations.

Local Plan Programme

CR explained that there had been delays with the Council's Development Management [Policies and Site Allocation Plan documents](#) due to additional technical work required on various different topics including 'travellers' [and the need for more informal engagement with local Councillors](#). A new timetable was currently being developed by Officers which would be reported to their Executive Committee on 12th November 2015. The next main stage would be a 6 week consultation period held during next summer (2016) on emerging options; draft policies and potential development sites, under the requirements of Regulation 18 of the Local Planning Regulations 2012. This would be the next opportunity for Magenta to make any further representations.

There would subsequently be a further round of consultation on the Plan with an Examination in Public anticipated sometime during the early part of 2017.

Subject Site at Sandy Lane

NB acknowledged that the Sandy Lane site sits outside of those areas where the Council have indicated Green Belt land could potentially be considered for release within their adopted Core Strategy (July 2014). NB explained that the concept for a retirement village remained firmly in place and that this is very much aligned with the Council's housing needs for accommodating the borough's growing elderly population. A lot of design work on specific scheme proposals had previously been advanced which had been favourably received by [Development Management](#) Officers (on a without prejudice basis to the Green Belt issue); his client would therefore continue to promote the site through the Local Plan process.

The relevant use class for this concept in NB's view, based on other precedents, was a composite C2 (residential institutions)/C3 (residential dwelling houses) use so that the Council's affordable housing policy requirements would only be applied to the C3 element. CR/BC noted; CR said that the Council would look to apply a 30% affordable housing requirement to Class C3.

Due to the Core Strategy position on Green Belt, CR explained that the only appropriate way of continuing to promote the site would be as an 'exceptional circumstances' case under Policy CS3 (Green Belt).

With reference to the clauses of this policy, it was agreed that this exercise would require the following work to be done:-

- 1) an assessment to demonstrate an overriding need for the development in order to secure the delivery of the strategic objectives and policies of the Core Strategy;
- 2) a sequential test assessment to demonstrate that the proposals cannot be accommodated within the existing urban area or on land which is in the countryside beyond the Green Belt;
- 3) outline of the proposal's sustainability credentials;
- 4) an exercise to demonstrate that there would be no or limited conflict with the purposes and integrity of ~~on the strategic role of the site in~~ the Green Belt ~~(lack of it)~~

In terms of No1 above, NB stressed that 'Pinders' had previously provided a needs report in April 2013 based on the local demographics of the area and that this could be updated accordingly. NB noted that No2 would be a new piece of work whereas Nos 3 & 4 would involve refreshing and updating work that had previously been undertaken.

In response to NB's question, CR confirmed that the Council had done some technical work on objectively assessed needs but that this had been based primarily on the Office for National Statistics (ONS) projections. BC confirmed that additional work in this area would be essential in terms of promoting the subject site.

Moving Forward

CR/BC considered the meeting to have been helpful in terms of establishing which candidate sites for development were being taken seriously by landowners and looked forward to further dialogue with Magenta in due course.

NB stressed that he would report back to his client for further instructions and would be in touch again over the coming months.

Nigel Bennett; 27/10/2015