



Reigate and Banstead Borough Council's Local Plan Monitoring Report

Covering the period 1 April 2019 to 31 March 2020

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Executive Summary

Reigate and Banstead Borough Council's monitoring report (MR) has been prepared in accordance with the requirements of national legislation (the Localism Act 2011, the Town and Country Planning (Local Planning) England Regulations 2012 (as amended) and the Planning and Compulsory Purchase Act 2004 (as amended)) and the direction of national Planning Practice Guidance (PPG).

Monitoring is an essential part of the planning process, providing an opportunity to review the performance of planning policies in the context of set objectives and indicators. AMRs are required to report on a range of specific topics and outline progress against certain targets; including, among other things, providing information on the Council's:

- Progress in plan-making activities;
- Activity in relation to the duty-to-cooperate;
- Implementation of policies in the local plan; and
- Implementation of neighbourhood plans.

This MR covers the monitoring period between 1 April 2019 and 31 March 2020.

Notably, the Local Plan: Development Management Plan was adopted by Full Council on 26 September 2019, halfway through the monitoring period. Given that the Development Management Plan (DMP) was adopted halfway through the monitoring period, where relevant (for the first half of the year) the MR considers 'saved' policies in the Borough Local Plan (2005), Core Strategy and DMP.

The Council's produces a number of topic-based monitoring reports each year which review changes nationally and locally, and assess the Council's progress against adopted policies these include:

- Housing Monitor
- Commercial Development Monitor
- Environment & Sustainability Monitor
- Industrial Estates Monitor




- Town Centre Monitor
- Local Centre Monitor
- The Monitoring Report

This MR is divided up into four key themes set out below, all of which have a series of objectives, indicators and targets (where set) as set out in the Council’s Local Plan:

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

Performance against objectives, indicators and targets (where set) is scored as follows:

Figure 1 - Indicators

| Performance | Scoring |
|---|---|
| Performance improved Target achieved or exceeded |  |
| Performance stable Target partially achieved |  |
| Performance declined Target missed |  |

1. Introduction

1.1. What is the Council's Monitoring Report?

The Monitoring Report (MR) reviews the progress of the development plan activity and the effectiveness of Local Plan policies in achieving their objectives.

The MR has been prepared in accordance with the requirements of national legislation (the Localism Act 2011, the Town and Country Planning (Local Planning) England Regulations 2012 and the Planning and Compulsory Purchase Act 2004 and the direction of the national Planning Practice Guidance (PPG).

A local planning authority's monitoring report (MR) are required to report on a range of specific topics and outline progress against certain targets; including, among other things, providing information on the Council's:

- Progress in plan-making activities;
- Activity in relation to the duty-to-cooperate;
- Implementation of policies in the local plan; and
- Indicators in the plan.

MRs can also be used to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force and monitor the provision of housing for older and disabled people.

The MR therefore includes a discussion of, among other things:

- The progress of each document in the Local Development Scheme (LDS), including reasons for lack of progress where appropriate;
- Information on the progress of neighbourhood plans;
- The adoption of Development Plan Documents and Supplementary Planning Documents;
- The principal activities undertaken in relation to the duty-to-cooperate;

- Monitoring information in respect of s.106 and the Community Infrastructure Levy (CIL); and
- The monitoring of policies and policy indicators in the Council's Development Plan.

This MR covers the period 1 April 2019 to 31 March 2020 ('the monitoring period').

Notably during the monitoring period, the Council adopted its Local Plan: Development Management Plan (DMP). This provides the detailed policies and site allocations for the plan period (2012-2027).

Given that the DMP was adopted half way through the monitoring period, where relevant the MR considers 'saved' policies in the Borough Local Plan (2005) and policies in the Core Strategy and Development Management Plan.

1.2. How will the MR be used?

The MR comprises one of the suite of monitoring reports that review the progress of local plan policies. Other monitoring reports include:

- Housing Monitor
- Commercial Development Monitor
- Environment & Sustainability Monitor
- Industrial Estates Monitor
- Town Centre Monitor
- Local Centre Monitor

The national PPG says that the MR can be used to help to inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every five years from the adoption date. (Paragraph 065 Reference ID: 61-065-20190723).

2. Policy Context

2.1. The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that planning permissions should be determined in accordance with the development plan, unless material considerations indicate otherwise.

Over the course of the monitoring period, detailed policies and site allocations part of the development plan for the borough changed. Prior to 26 September 2019, the Development Plan for the borough consisted of:

- The Core Strategy;
- The 'saved' Borough Local Plan (2005) policies; and
- Surrey County Council's Minerals and Waste Planning Documents

On 26 September 2019, the Council adopted its Development Management Plan. The Development Plan for the borough is now comprised of the following development plan documents:

- [The Core Strategy](#): Adopted on 3 July 2014 and was reviewed in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) on 2 July 2019. The Core Strategy sets out the overarching strategic approach for delivering new development in the borough and contains policies to guide decision making on planning applications, development site allocations and policy designations.
- [The Development Management Plan](#): The DMP contains detailed policies for determining planning applications and allocates sites for development across the borough.
- [Minerals and Waste Planning Documents](#): Minerals and waste planning documents are prepared by Surrey County Council, as the Waste Planning Authority for the borough, and also form part of the Development Plan for the borough.

The 'saved' Borough Local Plan (2005) policies (i.e. those not already withdrawn previously) and Policy CS15 of the Core Strategy were formerly withdrawn on 26 September 2019.

Regulation 34 of the Town and Country Planning Regulations (2012) requires local planning authorities to identify in their MR where the authority is not implementing a policy specified in a local plan, explain why, and any steps it is taking to implement it.

In determining planning applications in this monitoring period depending upon the time of the determination, consideration has been given to 'saved' policies in the Borough Local Plan (2005), policies in the Core Strategy and Development Management Plan and Minerals and Waste Planning documents where relevant.,

Paragraph 213 of the revised NPPF says that in the determination of planning applications, the Council's should give weight to existing development policies according to their degree of consistency with the Framework. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. Existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework.

Paragraph 48 of the revised NPPF further says that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

2.2. Local Development Scheme

The Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008 and the Localism Act 2011) requires a local planning authority to prepare and maintain a

Local Development Scheme (LDS). The LDS sets out the scope and timetable for production/ review of development plan documents.

The Council’s current LDS (2 July 2019), covering the period to 2023 is available to view on the [Council’s website](#). This supersedes and updates previous versions. It details a timetable for the production of the DMP and Policies Map. The tables below detail progress against the timetable specified.

Table 2-1 DMP








| Stage | 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 |  |
| Adoption | September 2019 |  |

Table 2-2 Policies Map

| Stage | Timetable | Progress |
|--|---|---|
| Preparatory work Regulation 18 Consultation Regulation 19 Publication Submission Examination Adoption | To be progressed on the same timetable as the DMP and updated as required to incorporate any changes resulting from the adoption/ review of other Development Plan Documents. |  |

Following changes in legislation in 2011 and 2012 (The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012) there is no longer a requirement for Local Planning Authorities to specify the timetables for producing planning policy documents which are not development plan document, such as Supplementary Planning Documents (SPDs), the Community Infrastructure Levy (CIL) and the Statement of Community Involvement (SCI) in the LDS.

2.3. Supplementary Planning Documents and Guidance

The Council has adopted a range of Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) to provide supporting information and additional detail on the implementation of policies included within adopted Development Plan documents.

Whilst they are not a formal part of the Development Plan for the borough, SPDs and SPGs are material considerations in the determination of planning applications. The Council's adopted SPDs and SPGs are available on the [Council's website](#).

Within this monitoring period, the Council has prepared and undertaken public consultation on the following draft SPDs:

- Affordable Housing SPD
- Barn and Farm Conversions SPD
- Historic Parks and Gardens SPD
- Reigate Town Centre Shop Front Design SPD

It is intended that these will be adopted April 2020. Upon adoption the following SPDs will be revoked:

- Affordable Housing SPD (2014)
- Appropriate Uses for Historic Barns SPG (1994)
- The List of Historic Parks and Gardens SPG (2001)
- Reigate Shop Front Design SPG (1993, revised 1999)

The Council has also started early work on the preparation of a draft Horley Business Park Site Development Brief SPD.

2.4. Statement of Community Involvement

The Statement of Community Involvement (SCI) is a document which sets out when and how the Council will engage with stakeholders and residents on planning issues, including the determination of planning applications and the preparation of planning policy documents.

Planning legislation (The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) England Regulations 2012 (as amended)) requires the Council to prepare and maintain a SCI setting out how it will engage with the community on planning issues and to review, and where necessary, update the SCI within 5 years of adoption.

The Neighbourhood Planning Act 2017 inserted within the Planning and Compulsory Purchase Act 2004 a specific requirement for the SCI to set out the Council's approach to giving advice or assistance in relation to the preparation or modification of Neighbourhood Plans.

On 18 April 2019, the Executive approved the adoption of the revised SCI and its immediate taking effect. Following its adoption, the Planning and Compulsory Purchase Act (2004) requires the Council to comply with the SCI when dealing with planning applications and in preparing planning policies.


2.5. 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. This includes powers to allow qualifying bodies (Parish or Town Councils and designated Neighbourhood Forums) to produce neighbourhood plans and neighbourhood development orders. Neighbourhood planning is optional but can enable communities to become more actively involved in how development happens in their local area.

Neighbourhood plans allow local communities to set planning policies for their area. Once adopted, they become part of the Council's Development plan and must be considered when planning decisions are made.

During this monitoring period no progress has been made in relation to community/ neighbourhood planning as no groups have formally approached the Council with a view to commencing a plan and no groups are currently in the process of writing a plan.

Table 2-3 Core Strategy Policy CS5 Monitoring Indicators

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

2.6. Duty to Co-Operate

The duty to co-operate (DtC) was introduced by the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.

Strategic Policy issues are set out in the NPPF (paragraph 20). The strategic issues facing the borough include flood risk, the Green Belt, housing and employment provision, traveller accommodation, highway matters and infrastructure.

2.6.1. Development Management Plan

During this monitoring period the Council consulted all prescribed bodies (and specific and general consultees and other individuals and organisations registered on the Planning Policy database) as part of the Main Modifications Consultation on the DMP (between 6 March and 18th April 2019).

As part of the Examination of the DMP, in accordance with Section 20(5)(c) of the 2004 Act the Inspector considered whether the Council had complied with the duty to co-operate respect of the plan's preparation. The Inspector concluded at Paragraph 11 of the Inspector's Report (9 July 2019) that she was satisfied that "the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met".

2.6.2. Supplementary Planning Documents

During this monitoring period the Council consulted all prescribed bodies (and specific and general consultees and other individuals and organisations registered on the Planning Policy database) as part of the consultation on the following draft SPDs:

- Affordable Housing SPD
- Barn and Farm Conversions SPD
- Historic Parks and Gardens SPD
- Reigate Town Centre Shop Front Design SPD

2.6.3. Other Consultation/ Duty to Co-Operate Activity

Within this monitoring period, the Council has not consulted on any other documents relating to strategic matters.

We have however met with a number of bodies as part of established working groups. Further detail is provided within Appendix 1.

We have also been consulted on number of documents including the following:

- Adlington Conservation Area Review
- Article 4 Directions at Main Employment Areas, Crawley
- Arun Open Space, Playing Pitches and Build Sports Facilities SPD
- Arun Parking Standards SPD
- Carshalton Village Conservation Area – draft Character Appraisal and Management Plan
- Crawley Housing Needs
- Crawley Local Plan Regulation Issues and Options Consultation
- Crawley Local Plan Review 2035 Publication
- Croydon Green Belt Review proposed methodology
- Croydon Local Plan Review Issues and Options Consultation
- Elmbridge Development Management Policies
- Elmbridge Duty to Co-Operate Housing Target
- Elmbridge Local Plan – Regulation 18 Consultation
- Epsom & Ewell Statement of Community Involvement
- Future Mole Valley Local Plan 2018-2033, Issues and Options
- Guildford Draft Climate Change, Sustainable Design, Construction and Energy SPD
- Guildford Strategic Development SPD
- Guildford Town Centre Views SPD
- Horsham draft Housing and Employment Land Site Assessment
- Horsham draft Statement of Community Involvement
- London Borough of Sutton draft Affordable Housing and Financial Viability SPD

- London Borough of Sutton draft Sutton Town Centre Conservation Area – draft Character Appraisal and Management Plan
- London Borough of Sutton draft Sutton Town Centre Public Realm Design Guide
- Merton Duty to Co-Operate Housing Target
- North West Sussex Economic Needs Assessment
- North West Sussex Housing Needs Assessment
- Old Oak and Park Royal Development Corporation draft Statement of Community Involvement Update and draft Engagement Strategy Consultation
- Spelthorne Borough Council Local Plan 2035 – Preferred Options Consultation
- South London Waste Plan Issues and Preferred Options
- Surrey County Council Statement of Community Involvement Consultation
- Surrey Waste Plan Main Modifications and Amendments to Sustainability Appraisal
- Waverley Affordable Housing SPD

3. Delivery and Strategy

3.1. Aim

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

3.2. Relevant Objectives and Policies

Table 3-1 Relevant Objectives and Policies

| Objectives | Policies |
|---|--|
| Core Strategy Objective SO1: To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources. | Core Strategy Policy CS1 'Sustainable Development' |

3.3. Monitoring of Policies, Indicators and Objectives


3.3.1. Presumption in Favour of Sustainable Development

In accordance with Core Strategy (CS) Policy CS1, CS Strategic Objective SO1 and Paragraph 11 of the revised NPPF, the Council has applied a presumption in favour of development when determining applications in this monitoring period.

3.3.2. Working Proactively with Applicants


In accordance with Core Strategy Policy CS1, the table below shows that the Council has worked proactively with applicants during this monitoring period. Whilst there has been a decline in the number of pre-application requests within this monitoring period, the proportion of pre-application request to the overall number of submitted applications remained relatively unchanged.

Table 3-2 Pre-Application Requests

| 2019 | 2020 | Status |
|---|---|---|
| 336 (24.6% all applications submitted) | 256 (24.1% all applications submitted) |  |

The table below shows that the proportion of applications which have subsequently been refused where pre-application advice has been given has fallen during the monitoring period.

Table 3-3 Proportion of Applications Subsequently Refused



| 2019 | 2020 | Status |
|----------|---------|--|
| 36 (11%) | 17 (7%) |  |

3.3.3. Determination of Applications

Within this monitoring period the Council has exceeded the targets set out in the monitoring framework for the determination of major and non-major (minor) applications:

- 60% major applications determined within 13 weeks
- 65% minor applications determined in 8 weeks

Table 3-4 Determination of Major and Non-Major Applications

| Type of Application | 2019 | 2020 | Status |
|---------------------|------|------|---|
| Major Development | 98% | 92% |  |
| Minor Development | 90% | 85% |  |

4. Housing Delivery

4.1. Aim

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.

4.2. Objectives

4.2.1. Core Strategy Objectives:

- SO1: To ensure that future development addresses the economic and social needs of the borough, without compromising its environmental resources.
- SO2: To enable required development to be prioritised within sustainable locations within the existing built up area, which have the necessary infrastructure, services and community provision, whilst also catering for local housing needs.
- SO3: To ensure that the design and scale of new development recognises, enhances and protects the character of our town centres and other urban areas.
- SO10: To require that developments conserve natural resources, minimise greenhouse gas emissions and help to reduce waste, and are adaptable to climate change (including the risk from flooding).
- SO11: To ensure that the types of dwellings built are suited to the requirements of the forecasted local population, and that an appropriate proportion is 'affordable' to those in need.
- SO12: To enable the accommodation needs of gypsies and travellers, and Travelling Showpeople, to be met in appropriate locations.

4.2.2. DMP Objectives:

- SC1: To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness.

- SC2: To ensure an appropriate mix of housing types and sizes, offering a good standard of living to future occupants.
- SC3: To minimise the impacts of development, and the development process on residents and local amenity.
- PS1: Identify a local target for gypsy, traveller and travelling showpeople sites, and allocate sites to achieve this target.
- PS3: Allocate sites for development across the borough consistent with the Core Strategy and sustainability principles.

4.3. Monitoring of Policies, Indicators and Objectives

4.3.1. Existing Affordability and Housing Stock

Relevant Objectives and Policies


Table 4-1 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|----------|
| Core Strategy Objective SO2 | |
| Core Strategy Objective SO11 | |

Average House Price and Workplace-Based Affordability Ratio

As reported in the [2020 Housing Monitor](#), despite an increase in average house prices within the monitoring period, the workplace-based affordability ratio has improved slightly.

Table 4-2 Average House Price in the Borough

| Indicator | 2019 | 2020 | Status |
|-------------------------------------|--------------|--------------|---|
| Average House Price | £519,031 | £541,920 | - |
| Workplace-based Affordability Ratio | 12.33 (2018) | 12.26 (2019) |  |

Existing Housing Stock

Of the existing dwellings in the borough, the greatest proportion of dwellings are in Bands C, D and E (see table 6).

Table 4-3 Council Tax Band Existing Stock

| Band | 2019 | 2020 | Status |
|------|----------------|----------------|--------|
| A | 1,077 (1.8%) | 1,075 (1.7%) | - |
| B | 3,872 (6.3%) | 3,888 (6.3%) | - |
| C | 12,266 (20.0%) | 12,314 (19.9%) | - |
| D | 17,466 (28.4%) | 17,529 (28.4%) | - |
| E | 10,938 (17.8%) | 11,050 (17.9%) | - |
| F | 7,388 (12.0%) | 7,388 (12.0%) | - |
| F | 7,354 (12.0%) | 7,389 (12.0%) | - |
| G | 1,085 (1.8%) | 1,090 (1.8%) | - |

4.3.2. Affordable Housing

Relevant Objectives and Policies

Table 4-4 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO11 | Core Strategy Policy CS14 |
| DMP Objective SC2 | Core Strategy Policy CS15 |
| DMP Objective SC3 | DMP Policy DES6 |

Affordable Housing Policy Requirements

On 26 September 2019, the Council formally superseded Core Strategy Policy CS15 'Affordable Housing' with DMP Policy DES6. Applicable for the first half of the monitoring period (at least in Part, below), Core Strategy Policy CS15 required the provision of affordable housing/ affordable housing contributions for all sites within the borough at a rate which was considered through the Core Strategy Examination to be viable. Following the Written Ministerial Statement in 2014 and Court of Appeal judgement in 2016, from the decision of the Council's Planning Committee to agree to the report (["Affordable Housing Contributions from Small Scale Developments"](#)) proposing non-application of part of Policy CS15 (as it applied to development of less than 11 homes) in November 2016, the Council has not required contributions for sites providing 10 or less units. (See Paragraph 3.25 [Affordable Housing Policy DMP Evidence Paper](#) for more information).


Applications determined post 26 September 2019 have been determined in accordance with the requirements of DMP Policy DES6 'Affordable Housing'.

Affordable Housing Delivery 2019/20

The table below shows that 133 units of affordable housing were provided in the borough within the monitoring year, which is above the annual monitoring target of 100 gross affordable dwellings per annum.

Cumulatively since the beginning of the plan period a total of 825 gross affordable units have been completed, this equates to an annual average of 103.1 dwellings per year, against the CS and DMP target of an annual average of 100 affordable dwellings per year.

Table 4-5 Affordable Housing Delivery 19/20

| 2019 | 2020 | Status |
|------------|-------------|---|
| 68 (gross) | 133 (gross) |  |

Affordable Housing Granted 2019/20

Prior to the adoption of the DMP on 26 September 2019, in accordance with the requirements of Core Strategy Policy CS15:

- Schemes providing 15 or more net dwellings should have provided 30.0% of housing as affordable; and
- Schemes providing between 11 and 14 net dwellings should have provided a financial contribution broadly equivalent to provision of 20% affordable housing

The table below shows that against these requirements excluding prior approvals and planning permissions that were subsequently substituted, 25.0% of applications provided the then policy requirement for sites of 15 or more net dwellings to provide 30.0% of housing on site as affordable.

Table 4-6 Affordable Housing Delivery (Excluding Prior Approvals and Planning Permissions Subsequently Substituted)

| Indicator | Percentage of Applications |
|--|----------------------------|
| Schemes providing 15 or more net dwellings providing 30% of housing on site as affordable housing | 25.0% |
| Schemes providing between 11 and 14 net dwellings providing a financial contribution broadly equivalent to provision of 20% affordable housing | No relevant permissions |

Post-adoption of the DMP, excluding prior approvals and applications subsequently substituted, 3 schemes over 11 net units were granted planning permission. In accordance with DMP Policy DES6, 30% of the homes on site should be affordable housing.


None of these schemes provide affordable housing in line with the requirements of DMP Policy DES6:

- For planning permission 19/00472/F a financial contribution towards affordable housing was agreed.
- For planning permissions 19/0090/F and 18/00312/F, the Council agreed that it would not be viable to provide affordable housing on site/ require an affordable housing contribution due to the cost of restoration associated with both applications.

Existing Affordable Housing

During this monitoring period, no schemes were granted planning permission which have resulted in a net loss of affordable housing.

Table 4-7 Net Loss of Existing Affordable Housing

| 2019 | 2020 | Status |
|------|------|---|
| 0 | 0 |  |

4.3.3. Housing Delivery

Relevant Objectives and Policies

Table 4-8 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS3 |
| Core Strategy Objective SO2 | Core Strategy Policy CS6 |
| Core Strategy Objective SO11 | Core Strategy Policy CS8 |
| DMP Objective PS3 | Core Strategy Policy CS13 |
| | DMP Policy MLS1 |

Housing Delivery 19/20


Within this monitoring period 490 net additional dwellings were completed; this leaves a residual requirement of at least 2,763 dwellings.

Figure 2 Examples of completions in this monitoring period – Hengest Farm (LHS) and Knights Yard (RHS)




Source: Woodridge Group website (2020) and Knights Yard website (2020)

Table 4-9 Net Completions

| 2019 | 2020 | Status |
|------|------|---|
| 509 | 490 |  |


Almost two-thirds of those dwellings completed within this monitoring period were in the priority locations for growth and regeneration in the borough (Redhill and Horley town centres, Preston, Merstham, Horley North East and Horley North West). This is a slight increase on the proportion delivered in the previous monitoring period.

Table 4-10 Percentage of Housing Completions in Priority Locations for Growth and Regeneration

| 2019 | 2020 | Status |
|-------|-------|---|
| 55.9% | 62.8% |  |

4.5% of the dwellings completed were on unallocated sites outside the urban area. All were on brownfield sites.


Table 4-11 Percentage of Housing Completions on Unallocated Sites Outside the Urban Area

| 2019 | 2020 | Status |
|-------|------|---|
| 13.2% | 4.5% |  |

Housing Delivery Remainder Plan Period


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 Council's 2020 Housing Monitor shows that as of 1 April 2020 the Council has a 8.63 year housing land supply.

Table 4-12 Five Year Land Supply

| 2019 | 2020 | Status |
|------------|------------|---|
| 7.80 years | 8.63 years |  |


The table below shows that the council has a potential of 2,691 additional dwellings from extant planning permissions to be delivered over the plan period. This exceeds the two year residual supply requirement in the Core Strategy Monitoring Framework.

Table 4-13 Potential Net Additional Dwellings from Extant Planning Permissions

| 2019 | 2020 | Status |
|-------|-------|--|
| 2,659 | 2,691 |  |

The DMP includes a number of site allocations for housing development for the remainder of the plan period. The table below shows that all are within priority locations for growth and regeneration.

Table 4-14 Allocations within Priority Locations for Growth and Regeneration

| 2019 | 2020 | Status |
|------|--------|---|
| N/A | 100.0% |  |

The Core Strategy (Policy CS6) recognises that in order to meet the housing needs for the borough for the plan period the Council will need to allocate land beyond the existing urban area for sustainable urban extensions. The DMP identifies a number of Sustainable Urban Extensions (SUEs) and DMP Policy MLS1 establishes a forward looking mechanism for the ‘release’ of the SUEs.

The 2020 Housing Monitor shows that as of 1 April 2020 the Council has an 8.63 years supply of housing land and it is predicted that in April 2021, the Council will be able to maintain the five-year land supply with an equivalent of 8.83 years supply. In accordance with the requirements of DMP Policy MLS1, the allocated sustainable urban extensions are therefore not to be ‘released’ for development at this time.

4.3.4. Housing Mix Sites Delivered 2019/20

Relevant Objectives and Policies

Table 4-15 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS14 |
| Core Strategy Objective SO2 | DMP Policy DES4 |
| Core Strategy Objective SO11 | |
| DMP Objective SC2 | |

Policy Context

Applications granted prior to the adoption of the DMP on 26 September 2019 were required to comply with the requirements of CS14 which required housing developments to contain an appropriate mix of dwelling sizes in accordance with the most recent evidence (i.e. most recent Strategic Housing Market Area (SHMA) or equivalent). Applications granted post-adoption of the DMP are also required to comply with the requirements of DMP Policy DES4 which sets additional requirements.

Within this monitoring period only one unit granted post DMP adoption has been completed and this was for the retention of an existing unit. Consideration has therefore only been given to the delivery of housing mix in accordance with the requirements of Core Strategy Policy CS14.



For the majority of the monitoring period, the most recent assessment of housing need is the [2012 SHMA](#). In January 2020, however the Council published an updated [Housing Needs Assessment \(2019\)](#) which updates the mix requirements for market and affordable dwellings.

Given that there have been no completions on sites granted permission post January 2020, consideration has only been given to the identified mix in the 2012 SHMA. References have however been made to the recommended mix in the Housing Needs Assessment (2019) where of interest/ where noteworthy.

Dwellings Delivered 19/20 - Bedroom Mix

A greater proportion of larger market properties (3+bed) have been delivered within the monitoring period than the identified need in the 2012 SHMA (60% 3+-bed dwellings). Interestingly the proportion is in line with that identified in the 2019 Housing Needs Assessment (70.0%).



Table 4-16 Type and Size of Market Dwellings Completed

| Bedrooms | 2019 | 2020 | Status |
|----------|-------|-------|---|
| 1 & 2 | 44.9% | 29.3% |  |
| 3+ | 55.1% | 70.3% |  |

The table below shows that within this monitoring period:

- A greater proportion of 3+-bed intermediate dwellings have been completed than the recommended mix in the 2012 SHMA (15.0%); and
- A slightly greater proportion of 1- and 2-bed social/ affordable rented dwellings have been completed than the recommended mix in the 2012 SHMA (75.0%)



Table 4-17 Type and Size of Affordable Dwellings Completed

| Type of Affordable Housing | 2019 | 2020 | Status |
|----------------------------|---|---|---|
| Intermediate Housing | <u>1 & 2 bed:</u> 94.1% <u>3+ bed:</u> 5.9% | <u>1 & 2 bed:</u> 75.6% <u>3+ bed:</u> 24.4% |  |
| Social/ Affordable Rented | <u>1 & 2 bed:</u> 79.4% <u>3+ bed:</u> 20.6% | <u>1 & 2 bed:</u> 77.3% <u>3+ bed:</u> 22.7% |  |

Dwellings Delivered 19/20 – Affordable Housing Tenure

Almost two-thirds of the affordable housing units completed within this monitoring period have been social/ affordable rent. This is contrary to the recommended mix in the 2012 SHMA (40.0% social/ affordable rented and 60.0% intermediate), however is more in line with the 2019 recommended mix (62.0% rented and 38.0% other tenures).

Table 4-18 SHMA 2012 Affordable Housing Mix

| Type of Affordable Housing | 2019 | 2020 | Status |
|----------------------------|-------|-------|---|
| Intermediate Housing | 50.0% | 33.9% |  |
| Social/ Affordable Rented | 50.0% | 66.1% |  |

4.3.5. Housing for Older People

Relevant Objectives and Policies


Table 4-19 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS14 |
| Core Strategy Objective SO2 | DMP Policy DES7 |
| Core Strategy Objective SO11 | |
| DMP Objective SC2 | |

Completion of Care Homes

Within this monitoring period, there has been an increase in the number of completions for new care homes and a net increase in care beds.

Table 4-20 Housing for Older People

| 2019 | 2020 | Status |
|--|---|---|
| 3 permissions completed. Net loss 13 care beds. | 2 permissions completed. Net gain of 59 care beds. |  |

Care Home Permissions

Within this monitoring period, the Council has granted planning permission for one care home (planning permission 19/02572/F) providing 8 additional care beds.

4.3.6. Specialist Housing – Gypsies, Travellers and Travelling Showpeople

Relevant Objectives and Policies

Table 4-21 Relevant Objectives and Policies



| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS16 |
| Core Strategy Objective SO2 | DMP Policy GTT1 |
| Core Strategy Objective SO11 | |
| Core Strategy Objective SO12 | |
| DMP Objective PS1 | |

Gypsy, Traveller and Travelling Showpeople Land Supply

In accordance with Core Strategy Policy CS16 ‘Gypsies, travellers and travelling showpeople’, the DMP sets a local target for gypsy, traveller and travelling show people and makes provision for a five year supply of specific deliverable sites and broad locations for growth for years six to ten.

The table below shows that the Council has a 8.08 years supply of gypsy and traveller pitches and a 0 year land supply for travelling showpeople. For travelling showpeople there is a shortfall of 3.6 plots.

Table 4-22 Gypsy, Traveller and Travelling Showpeople Land Supply

| Gypsy, Traveller and Travelling Showpeople | 2019 | 2020 | Status |
|--|------|------------|---|
| Gypsy and Traveller Pitches | - | 8.08 years |  |
| Travelling Showpeople | - | 0 years |  |

Through the DMP, the Council has allocated approximately 18 pitches for gypsy and traveller accommodation and approximately 5 plots for travelling showpeople.

4.3.7. Specialist Housing – Self and Custom Housebuilding 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 2020, 55 applicants had been accepted to the Register, expressing an interest in acquiring plots for self/custom housebuilding.

Between 31 October 2018 and 30 October 2019 (the most recent whole base period prior to 31 March 2020), the Council approved 25 applications for self-build properties, fulfilling the government's requirement that equivalent permissions per base period are provided, within three years of the given base period ending (There were 19 accepted applications in the first base period: 1 May to 30 Oct 2016).

The relevant base-period to 31 March 2020 accepted applications from 5 eligible individuals, though 3 of these were part of a group application. The types of location and house type preferred were mixed.

Table 4-23 Self-Build

| Base period | Number of eligible applicants |
|--|-------------------------------|
| 01 May 16 – 30 Oct 16 | 19 |
| 31 Oct 16 – 30 Oct 17 | 18 |
| 31 Oct 17 – 30 Oct 18 | 04 |
| 31 Oct 18 – 31 Mar 19 | 09 |
| 31 Oct 19 – 31 Mar 20 | 05 |
| Total individuals accepted to the register (at 31 Mar 20) | 55 |

4.4. 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 2020 as required by The Town and Country Planning (Brownfield Land Register) Regulations 2017.

4.5. Additional Information

The [Housing Delivery Monitor](#) provides a more detailed analysis of housing trends

5. Employment and Economic Development

4.4. Aim

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.

4.5. Objectives

Core Strategy Objectives

- SO13: To seek to secure in appropriate locations, adequate land, community services and infrastructure to support business and community needs.
- SO17: To strengthen the vitality and viability of the borough's town centres and local shopping centres.
- SO18: To direct regeneration to the parts of the borough where it is needed to build vibrant and cohesive communities.
- SO19: To ensure the right amount, range, size and type of commercial areas are available and that the necessary infrastructure and facilities are provided to support a level of economic growth compatible with protecting the environment.
- SO20: To enhance the role of Redhill town centre as a centre of strategic importance, part of a regional transport hub, and as a safe and attractive retail, culture, leisure destination with a high quality environment.

DMP Objectives

- PE1: Safeguard existing employment land and premises to ensure that there is adequate space for businesses to locate in the borough.
- PE2: Provide flexibly for local businesses to start up, grow, diversify and prosper.
- PE3: Help new development to deliver jobs and skills benefits for local people.
- PE4: Protect the vitality and viability of our town centre shopping areas.

- PE5: Protect the viability of smaller scale but vital local shopping areas.
- PE6: Ensure that both town and local centres are resilient and able to respond to future changes.

5.3. Background

The borough of 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.

5.4. Monitoring of Policies, Indicators and Objectives

5.4.1. Business Growth

Relevant Policies and Objectives

Table 5-1 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|----------|
| Core Strategy Objective SO1 | |
| Core Strategy Objective SO19 | |

Within the monitoring period there has been an increase in the annual business start-ups (915 in 2018 to 950 in 2019). There has however been a slight decline in the number of business units (8,215 to 8,210).

5.4.2. Employment Development

Relevant Policies and Objectives

Table 5-2 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|--------------------------|
| Core Strategy SO17 | Core Strategy PolicyCS6 |
| Core Strategy Objective SO19 | Core Strategy Policy CS7 |
| Core Strategy Objective SO20 | Core Strategy Policy CS8 |
| DMP Objective PE1 | DMP Policy EMP1 |
| DMP Objective PE2 | DMP Policy EMP2 |
| | DMP Policy EMP3 |
| | DMP Policy EMP4 |

Borough Wide Employment (B1-B8) Completions and Extant Permissions



Core Strategy Policy CS8 identified the need to provide approx. 46,00sqm of employment floorspace within the borough, subject to regular monitoring of demand). To inform the DMP an updated [Local Economic Needs Assessment](#) was undertaken which identified a need of between 42,921sqm and 83,582sqm. It recommended that as a minimum, 46,000sqm of employment floorspace should be provided over the plan period.

Since the beginning of the plan period there has been a cumulative net loss of -47,337sqm of employment (B1-B8) floorspace. This net loss is not considered to have significantly hampered economic prosperity and planning decisions more widely have protected other employment areas where appropriate. This will however be carefully monitored going forward.

Within this monitoring period specifically, there has been a net loss of -4,918sqm employment (B1-B8) floorspace. This is predominantly due to the residential redevelopment


of Elgar Works (17/01676/F) and Hengest Farm (17/01914/F). In both cases the loss of employment floorspace was considered to be justified.

Table 5-3 Net Completions Employment (B1-B8) Floorspace

| Completions | 2019 | 2020 | Status |
|--|-----------|------------|---|
| Net Completions 2019/20 | -3,343sqm | -4,918sqm |  |
| Net Cumulative Completions since 2012/13 | -42,419 | -47,337sqm |  |

Extant permissions have the potential to further reduce the amount of net employment (B1-B8) floorspace by 11,394sqm. This is an improvement on the previous monitoring period. The loss is predominantly due to prior approval applications and the residential redevelopment of Nutley Dean Business Park and Hockley Industrial Estate in which the loss of employment floorspace was considered justified.

Table 5-4 Outstanding Employment (B1-B8) Permissions

| 2019 | 2020 | Status |
|------------------|------------------|---|
| -16,357sqm (net) | -11,394sqm (net) |  |

The DMP seeks to support the employment role's of Principal and Local Employment Areas (Policies EMP1 and EMP2), support employment development outside of existing employment areas subject to a number of requirements (Policy EMP3) and safeguard viable employment floorspace and land where there is a reasonable prospect of continued employment use (EMP4). The DMP also allocates a number of sites for employment development, these have the potential to contribute at least 241,526sqm of additional employment floorspace, therefore above the identified requirements for the borough.


Town Centres and Industrial Estates Employment (B1-B8) Completions and Extant Permissions

Over the course of this monitoring period, with the adoption of the DMP, the areas designated as town centres and industrial estates have changed:

- Town centre boundaries have been amended (see 2020 Town Centre Monitor for more information).
- Albert Road North and Reading Arch Road are no longer designated employment areas and Holmethorpe Industrial Estate boundary has been amended to exclude Quarryside (see 2020 Industrial Estates Monitor for more information).


Within this monitoring period, the majority of the gross employment (B1-B8) completions have been delivered in areas designated as town centres and industrial estates.

Table 5-5 Employment (B1-B8) Completions Town Centres and Industrial Estates

| 2019 | 2020 | Status |
|-------|---|---|
| 18.5% | BLP (2005) Areas ¹ : 75.3% DMP Areas: 50.1% |  |

The majority of the outstanding permitted employment floorspace is also located within town centres and industrial estates.

Table 5-6 Outstanding Employment (B1-B8) Floorspace Town Centres and Industrial Estates

| 2019 | 2020 | Status |
|-------|---|---|
| 96.5% | BLP (2005) Areas: 99.1% DMP Areas: 93.2% |  |

¹ Please note for the remainder of this chapter that 'BLP (2005) Areas' and 'DMP Areas' refer to the areas designated in either the BLP (2005) or DMP. Applications within these areas may have been granted prior to the adoption of the DMP or post the withdraw of the BLP (2005).


Areas Designated for Employment Use Employment (B1-B8) Completions and Extant Permissions

With the adoption of the DMP, the areas designated as employment areas have been amended:

- Town centres and local centres are no longer designated employment areas. Instead in line with the definition of main town centre uses, office accommodation is considered to be an appropriate use.
- Amendments to the areas designated as industrial estates (see 2020 Industrial Estates Monitor for more information).


The table below shows that over this monitoring period, there has been a net loss of 2,252sqm of employment (B1-B8) floorspace to non-employment uses within areas designated for employment use in the BLP but 0sqm of loss within areas designated for employment use in the DMP.

Table 5-7 Gross Loss of Employment (B1-B8) Floorspace to Non-Employment Uses In Designated Employment Areas

| 2019 | 2020 | Status |
|---------|--|---|
| -549sqm | BLP (2005) Areas: -2,252sqm DMP Areas: 0sqm |  |

Extant permissions have the potential to lead to a further gross loss of employment (B1-B8) floorspace to non-employment floorspace in areas designated as employment areas.

Table 5-8 Gross Loss of Employment (B1-B8) Floorspace to Non-Employment Uses In Designated Employment Areas

| 2019 | 2020 | Status |
|-------------------------|--|---|
| Not reported previously | BLP (2005) Areas: -15,615sqm DMP Areas: -1,579sqm |  |

5.4.3. Retail Development

Table 5-9 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|--------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS1 |
| Core Strategy Objective SO3 | Core Strategy Policy CS4 |
| Core Strategy Objective SO13 | Core Strategy Policy CS5 |
| Core Strategy Objective SO17 | Core Strategy Policy CS7 |
| Core Strategy Objective SO19 | Core Strategy Policy CS8 |
| Core Strategy Objective SO20 | DMP Policy RET1 |
| DMP Objective PE4 | DMP Policy RET2 |
| DMP Objective PE5 | DMP Policy RET3 |
| DMP Objective PE6 | DMP Policy RET4 |
| | DMP Policy RET5 |

Within the Borough


Across the borough, within this monitoring period there has been a total gross gain of 621sqm retail (A1-A5) floorspace and extant permissions have the potential to deliver a further 7,582sqm of retail (A1-A5) accommodation.

Town Centres and Local Centres

With the adoption of the DMP in September 2019 a number of amendments were made to the town centre boundaries and areas designated as local centres. More information is available in the 2020 Town Centre Monitor and 2020 Local Centre Monitor.


The table below shows that in line with Core Strategy Policy CS7, the majority of additional retail development (A1-A5) over the course of this monitoring period has been within the borough's town and local centres. The proportion for this monitoring period is below the Core Strategy Monitoring target of 95%, however this is due to the completion of four planning permissions outside of town centres and local centres providing 123sqm of retail floorspace.

Table 5-10 Percentage Gross Retail (A1-A5) Completions Town and Local Centres

| 2019 | 2020 | Status |
|-------|---|---|
| 94.0% | BLP (2005) Areas: 80.2% DMP Areas: 80.2% |  |

Extant permissions have the potential to provide a further 7,582sqm of gross retail (A1-A5) floorspace across the borough. The majority of these are within areas designated as town and local centres.

Table 5-11 Percentage Gross Retail (A1-A5) Completions Town and Local Centres

| 2019 | 2020 | Status |
|-------|---|---|
| 92.2% | BLP (2005) Areas: 92.2% DMP Areas: 96.2% |  |


In relation to specifically comparison and convenience floorspace,

Both the Core Strategy and DMP require additional comparison and/or convenience floorspace, subject to regular monitoring of levels, to be delivered to enable growth across the plan period. The borough's town and local centres as suitable locations to accommodate this growth.

The Council's most recent [2016 Retail Needs Assessment](#) identifies the need (subject to regular monitoring of demand) of approx. 12,900sqm comparison floorspace and no significant need for convenience retail over the plan period.

Since the beginning of the plan period within town and local centres there has been a net gain of comparison and convenience floorspace in the borough's town and local centres.

Table 5-12 Net Gain of Comparison and Convenience Floorspace over the Plan Period in Town and Local Centres


| 2019 | 2020 | Status |
|----------|---|---|
| 7,079sqm | BLP (2005) Areas: 5,344sqm DMP Areas: 5,284sqm |  |

There is therefore a residual requirement to deliver at least 7,556sqm of comparison and convenience floorspace over the plan period (please note that it is not possible to monitor the mix of comparison and convenience floorspace due to planning permissions typically being granted for A1 retail rather than specific quantum of comparison and/or convenience retail and units being able to change between comparison and convenience retail without permission).

The 2016 Retail Needs Assessment identifies that the retail needs across the borough can be met through a combination of minor extensions, improved performance of existing floorspace and site allocations. The DMP includes a number of site allocations for retail development within the town centres.


Within this monitoring period, there has been a net loss of retail floorspace within the boroughs town and local centres. This is mainly due to the change of use of units 39 and 40 in the Belfry Shopping Centre in Redhill to a children's soft play centre; this loss was considered justified as leisure uses are considered a main town centre use in the revised NPPF glossary.

Table 5-13 Net Retail (A1-A5) Completions Town and Local Centres

| 2019 | 2020 | Status |
|--------|---|---|
| -33sqm | BLP (2005) Areas: -1,735sqm DMP Areas: -1,795sqm |  |


However, extant planning permissions have the potential to deliver net gains in comparison and convenience floorspace within areas designated as town and local centres.

Table 5-14 Extant Permissions Net Gain of Comparison and Convenience Floorspace in Town and Local Centres

| 2019 | 2020 | Status |
|--------|---|---|
| 965sqm | BLP (2005) Areas: 1,578sqm DMP Areas: 1,705sqm |  |

Of the extant (outstanding and under construction planning permissions), outstanding planning permissions specifically have the potential to lead to small net losses of comparison and convenience floorspace.



Table 5-15 Outstanding Planning Permissions Comparison and Convenience Retail Town and Local Centres

| 2019 | 2020 | Status |
|-----------|---|---|
| -1,717sqm | BLP (2005) Areas: -85sqm DMP Areas: -33sqm |  |

Town Centres

Within town centres specifically over the course of this monitoring period there has been a net loss of retail (A1-A5) floorspace. Extant permissions however have the potential to lead to a net increase.

Table 5-16 Net Completions and Extant Permissions in Town Centres Retail (A1-A5)



| Status of Permission | 2019 | 2020 | Status |
|----------------------|---------------|---|---|
| Completion (Net) | 100sqm | BLP (2005) Areas: -1,429sqm DMP Areas: -1,429sqm |  |
| Extant (Net) | Not monitored | BLP (2005) Areas: -3,764sqm DMP Areas: 3,764sqm |  |

Redhill Town Centre is designated in the borough's hierarchy of town centres (Core Strategy Policy CS7) as the primary town centre in the borough and the prime focus for large-sale leisure, office, cultural and retail uses and developments.

The DMP amends the boundary for Redhill Town Centre (more information is available in the Town Centre Monitor).

Within this monitoring period 0.0% of the additional retail development completed has been within Redhill town centre and only 22.8% of the additional leisure completions (no difference between BLP (2005) or DMP designated areas). This is below the Core Strategy Monitoring indicator of at least 60.0%.

Table 5-17 Percentage Additional Retail and Leisure Completions Redhill Town Centre

| Use | 2019 | 2020 | Status |
|---------|------|---|---|
| Retail | 0.0% | BLP (2005) Areas: 0.0% DMP Areas: 0.0% |  |
| Leisure | 0.0% | BLP (2005) Areas: 22.8% DMP Areas: 22.8% |  |


However, 85.5% of the extant permissions for retail development are within Redhill Town Centre and 42.8% of the extant permissions for leisure development are within Redhill Town Centre. (No difference between BLP (2005) and DMP designated areas).

Local Centres

Following the adoption of the DMP in September 2019, a number of amendments were made to local centres, including the designation of a number of new local centres. More information is available in the 2020 Local Centre Monitor.

The table below shows that within this monitoring period there has been no net loss of services (defined in the Core Strategy Monitoring Framework as A1-A5 and D1-D2 uses) when considering the areas designated as local centres in the DMP but a slight loss when considering areas designated in the BLP (2005).

Table 5-18 Net Loss A1-A5 and D1-D2 within Local Centres

| 2019 | 2020 | Status |
|--------|---|---|
| -38sqm | BLP (2005) Areas: 0sqm DMP Areas: -60sqm |  |

Extant permissions have the potential to lead to further losses:

- -448sqm within areas designated in BLP (2005) as local centres
- -148sqm within areas designated in DMP.

5.4.4. Hotel and Guest Accommodation

Within this monitoring period there have been no schemes completed providing additional hotel/ guest house bedrooms. The Council does not have an adopted hotel policy requirement.

Table 5-19 Number of Additional Hotel/ Guest House Bedrooms

| 2019 | 2020 | Status |
|------|------|--------|
| 12 | 0 | - |

5.5. 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 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.

5.6. Additional Information

Additional information can be found in the [Commercial Commitments](#), [Industrial Estates](#), [Local Centre](#) and [Town Centre monitors](#).

6. Environment and Sustainability

6.1. Aim

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.

6.2. Objectives

6.2.1. Core Strategy Objectives

- SO1: To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources.
- SO4: To achieve an overarching, multi-functional framework which links existing and planned communities through a connected, easily accessible green space network, whilst also respecting the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness.
- SO5: To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation facilities which encourage walking and cycling.
- SO6: To maintain and enhance the borough's valued landscapes, historic, built and natural environment including habitats and species and heritage assets.
- SO7: To keep and enhance the identified character and separate identities of the borough's towns and other urban areas.
- SO8: To safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites, through responsible and positive design and management.
- SO9: To ensure that the design of new development makes best use of the site, integrates effectively with its setting, promotes local distinctiveness, maximises accessibility and minimises the opportunities for crime.

- SO10: To require that developments conserve natural resources, minimise greenhouse gas emissions and help to reduce waste, and are adaptable to climate change (including the risk from flooding)
- SO11: To ensure that the types of dwellings built are suited to the requirements of the forecasted local population, and that an appropriate proportion is 'affordable' to those in need.
- SO13: To seek to secure in appropriate locations, adequate land, community services and infrastructure to support business and community needs.
- SO14: To tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to promote healthier lifestyles.
- SO15: To improve overall accessibility to key services and facilities for all by encouraging development in accessible locations maintaining and enhancing the movement network.
- SO16: To support the sustainable growth of a one-runway, two-terminal airport at Gatwick, subject to satisfactory environmental safeguards being in place.

6.2.2. DMP Objectives

- SC1: To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness.
- SC3: To minimise the impacts of development, and the development process on local residents and local amenity.
- SC4: Protect the most valuable open space within the urban areas.
- SC5: Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision.
- SC6: Require new developments to provide adequate parking, whilst recognising the need to encourage sustainable transport choices, particularly in the most accessible locations.
- SC7: Ensure new developments are served by safe and well-designed access for vehicle, pedestrians and cyclists.

- SC8: Encourage new development to incorporate passive and active energy efficiency measures and climate change resilience measures and where appropriate incorporate renewable energy technologies.
- SC9: Direct development away from areas at risk of flooding, and ensure all developments are safe from flood risk and do not increase flood risk elsewhere or result in a reduction in water quality.
- SC10: Ensure new development protects, and enhances wherever possible, the borough's landscapes and biodiversity interest features, providing the highest degree of protection to internationally and nationally designated areas.
- SC11: Maximise the contribution of new development to a comprehensive green infrastructure network across the borough.
- SC12: Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use.
- SC13: Conserve and enhance heritage assets across the borough, supporting their continued viable use and cultural benefits.

6.3. Background

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.

Figure 3 Images of Reigate Heath SSSI



Source: RCAV website (n.d.) and Friends of Reigate Heath website (2016)

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.

6.4. Monitoring of Policies, Indicators and Objectives

6.4.1. Valued Landscapes and the Natural Environment

Relevant Objectives and Policies

Table 6-1 Relevant Objectives and Policies

| Objectives | Policies |
|-----------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS2 |
| Core Strategy Objective SO4 | Core Strategy Policy CS3 |
| Core Strategy Objective SO6 | Core Strategy Policy CS10 |
| Core Strategy Objective SO8 | Core Strategy Policy CS12 |
| DMP Objective SC10 | DMP Policy NHE1 |
| DMP Objective SC11 | DMP Policy NHE2 |
| DMP Objective SC12 | DMP Policy NHE5 |
| | DMP Policy NHE6 |

In line with the previous monitoring period, within this monitoring period no permissions have been granted contrary to Natural England advice; no permissions for major development within or around the Area of Outstanding Beauty (AONB); and no major residential or commercial developments have been permitted within 800m of the Special Area of Conservation (SAC) without appropriate mitigation/ avoidance measures in place.

To both plan and deliver a coherent green infrastructure network and to mitigate and avoid pressures on the SAC the Council published it's Green Infrastructure Strategy and Action

Plan in 2017. A number of the indicators within the Action Plan are ongoing (as per their identified timetable) and a number have been delivered with the adoption of the DMP.

Sites of Special Scientific Interest

Over the past twelve months there has been no change in the percentage of Sites of Special Scientific Interest (SSSI) in favourable or recovering condition. This is in line with the Core Strategy Monitoring Framework target to maintain the percentage in favourable or recovering condition at 98%.

Table 6-2 Percentage of SSSI in Favourable or Recovering Condition

| 2019 | 2020 | Status |
|-------|-------|---|
| 98.5% | 98.5% |  |

Sites of Nature Conservation Value

No recent data has been published on the number of Sites of Nature Conservation Interest (SNCI) under positive management – the latest 2019 data identified 36/53.

Green Belt



As part of the evidence to inform the DMP, a Green Belt review was undertaken. This is available to view on the Council’s website.

Within this monitoring period planning permission was granted for 6 dwellings on greenfield sites within the Green Belt. These were all granted as part of one planning application (18/02690/F). At the time of the determination of the application whilst the site was in the Green Belt it formed part of a larger parcel of land which was identified for removal from the Green Belt in the DMP. Given that the DMP was at a significantly advanced stage, in accordance with Paragraph 48 of the revised NPPF significant weight was given to this factor.

Two planning permissions (19/00473/F and 20/00142/F) were also granted within this monitoring period for 291sqm of non-residential floorspace in greenfield sites in the Green



Belt. These were both for agriculture. 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.

Table 6-3 Residential and Non-Residential Development on Greenfield Sites in the Green Belt (Excluding Allocated Sites)

| Type of Development | 2019 | 2020 | Status |
|-------------------------|--------|--------|---|
| Residential (gross) | 0 | 6 |  |
| Non-residential (gross) | 627sqm | 291sqm |  |

In addition, within this monitoring period planning permission was granted for 79 net new dwellings on brownfield sites in the Green Belt. 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 subject to a number of criteria.

Table 6-4 Residential and Non-Residential Development on Brownfield Sites in the Green Belt (Excluding Allocated Sites)

| Type of Development | 2019 | 2020 | Status |
|-----------------------|--------|-------|---|
| Residential (net) | 30 | 79 |  |
| Non-residential (net) | 214sqm | 40sqm |  |

6.4.2. Valued Townscapes and the Historic Environment

Relevant Objectives and Policies




Table 6-5 Relevant Objectives and Policies

| Objectives | Policies |
|-----------------------------|--------------------------|
| Core Strategy Objective SO6 | Core Strategy Policy CS4 |
| DMP Objective SC1 | DMP Policy NHE9 |
| DMP Objective SC13 | |

Within this monitoring period there have been no loss of statutory and locally listed buildings and no planning applications have been granted contrary to Historic England advice.

Whilst 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'.

Table 6-6 Valued Townscapes and the Historic Environment

| Indicator | 2019 | 2020 | Status |
|--|------|------|---|
| Planning permissions granted contrary to Historic England advice | 0 | 0 |  |
| Loss of statutory and locally listed buildings | 0 | 0 |  |
| Number of heritage assets on the 'at risk register' | 1 | 1 |  |

6.4.3. Sustainable Development



Relevant Objectives and Policies

Table 6-7 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|----------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS10 |
| Core Strategy Objective SO2 | Core Strategy Policy CS111 |
| Core Strategy Objective SO6 | Core Strategy Policy CS17 |
| Core Strategy Objective SO10 | DMP Policy TAP1 |
| Core Strategy Objective SO11 | DMP Policy CCF1 |
| Core Strategy Objective SO14 | DMP Policy CCF2 |
| Core Strategy Objective SO15 | |
| DMP Objective SC3 | |
| DMP Objective SC6 | |
| DMP Objective SC7 | |
| DMP Objective SC9 | |

A greater proportion of residential and non-residential development over the past twelve months has been completed on previously developed land than the Core Strategy Monitoring targets of 50.0% and 90.0% respectively.


Table 6-8 Percentage of New Residential Development Built on Previously Developed Land

| Type of Development | 2019 | 2020 | Status |
|---------------------|-------|--------|---|
| Residential | 39.0% | 52.6% |  |
| Non-residential | 89.5% | 100.0% |  |

No planning permissions have been granted contrary to Environmental Agency advice regarding flood risk or water quality within this monitoring period.


There has also been a decline in the number of additional dwellings permitted in areas of flood risk (excluding Redhill town centre). All dwellings permitted were on previously developed land.

Table 6-9 Number of Additional Dwellings Permitted in Areas of Flood Risk (Excluding Redhill Town Centre)

| 2019 | 2020 | Status |
|------|------|---|
| 153 | 100 |  |



The table below shows that within this monitoring period there has been a fall in the percentage of new developments which include measures for renewable energy generation. Going forward it is expected that the percentage will increase as DMP PolicyCCF1 sets out detailed requirements for new developments.

Table 6-10 Percentage of New Developments Including Measures for Renewable Energy Generation

| 2019 | 2020 | Status |
|------|------|---|
| 20% | 15% |  |


100.0% of completed non-residential and 99.5% of completed residential development within this monitoring period is located within 15 minutes of a public transport stop or walking distance to a town centre. This is significantly above the Core Strategy monitoring indicator of 80.0%.

Table 6-11 Residential and Non-Residential Development Completed Within 15 Minutes of a Public Transport Stop or Walking Distance to a Town Centre

| Type of Development | 2019 | 2020 | Status |
|---------------------|-------|--------|---|
| Non-residential | 98.0% | 100.0% |  |
| Residential | 96.0% | 99.6% |  |

100.0% of permissions for major residential and commercial developments within this monitoring period were required to provide a travel plan and have made commitments to deliver this.

Table 6-12 Percentage of New Permissions for Major Residential and Commercial Developments Required to and Committed to a Travel Plan



| 2019 | 2020 | Status |
|--------|--------|---|
| 100.0% | 100.0% |  |

Core Strategy Policy CS10 says that new development should increase opportunities to cycle and the DMP provides cycle parking standards for new development.

The available data suggests that within this monitoring period, 23.7% of permissions for new residential development and 11.5% of permissions resulting in a gain of retail, office or industrial floorspace are making provision for cycle parking. Whilst this is below Core Strategy Monitoring Framework target of 100.0% and also a decrease on the previous monitoring period it should be noted that the accurate information on the number of cycle

parking spaces is not always available. This information is not always detailed on the application form and typically is not provided for houses, only flats. In addition, the Council cannot require cycle parking spaces to be provided on developments resulting from permitted development rights, which will also have an impact upon the overall cycle parking provision.

Table 6-13 Percentage of New Permissions for New Residential and Non-Residential Floorspace Providing Cycle Parking Spaces

| Type of Development | 2019 | 2020 | Status |
|---------------------|-------|-------|--|
| Residential | 36.0% | 23.7% |  |
| Non-Residential | 37.0% | 11.5% |  |

The table below shows car parking levels permitted on residential and non-residential developments over the past twelve months. The average number of parking spaces per completed dwelling remains high, largely due to completions on Horley North West Sector and former De Burgh School site that averaged more than 2 spaces per dwelling, irrespective of the dwelling size. New Parking Standards set out in the DMP have been adopted halfway through this monitoring period set minimum parking standards for residential dwellings and maximum standards for non-residential development. Applications determined prior to the adoption of the DMP were assessed against the standards in the Borough Local Plan 2005 and Surrey County Council's 2012 Parking Standards which are maximum parking standards for new residential and non-residential developments.

Table 6-14 Car Parking Levels Granted on Residential and Non-Residential Developments within the Monitoring Period

| Type of Development | 2019 | 2020 | Status |
|---------------------|--|--|----------------|
| Residential | 2.24 per dwelling | 1.97 per dwelling | Not comparable |
| Non-Residential | Office: 1 space per 27sqm office floorspace Retail: 1 space per 22sqm retail floorspace | A1 – N/A A2 – N/A A3 – N/A A4 – N/A A5 – N/A B1 – 1 per 15sqm B2 – 1 per 24sqm B8 – N/A | Not comparable |

DMP Policy TAP1 requires new developments to provide electrical vehicle charging points. Where applicable/ appropriate, since the adoption of the DMP applications have been conditioned to require the provision of electrical vehicle charging points.

6.4.4. Public Transport Patronage



Relevant Objectives and Policies

Table 6-15 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|----------|
| Core Strategy Objective SO13 | |
| Core Strategy Objective SO20 | |

The most recent public transport patronage data shows an increase in rail patronage at all borough stations and specifically an increase in rail patronage at Redhill Railway Station.

Table 6-16 Public Transport Patronage

| Patronage | 2019 | 2020 | Status |
|---------------------------------------|---------------------------------------|---------------------------------------|---|
| Patronage at borough railway stations | 8,084,244 entries and exits (2017/18) | 8,681,680 entries and exits (2018/19) |  |
| Patronage at Redhill Railway Station | 899,543 (2017/18) | 917,907 (2018/19) |  |

6.4.5. Road Pollution



Relevant Objectives and Policies

Table 6-17 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|----------|
| Core Strategy Objective SO1 | |
| Core Strategy Objective SO13 | |
| DMP Objective SC6 | |
| DMP Objective SC7 | |

The table below shows that there has been a reduction in road emissions.

Table 6-18 Local Emissions from Road Transport per Capita, Minor and A Roads Only

| 2019 | 2020 | Status |
|--------------------------|--------------------------|---|
| 170.8kt CO2 total (2017) | 164.9kt CO2 total (2018) |  |
| 1.17t per capita (2017) | 1.12t per capita (2018) |  |

6.4.6. Air Quality


Relevant Objectives and Policies

Table 6-19 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS10 |
| Core Strategy Objective SO10 | DMP Policy DES9 |
| Core Strategy Objective SO14 | |
| Core Strategy Objective SO16 | |
| DMP Objective SC3 | |


All of the Air Quality Management Areas (AQMA) recorded lower emission values or no change in emission values over the past twelve months.

Table 6-20 Emissions recorded in AQMA

| 2019 | 2020 | Status |
|--|--|---|
| None of the AQMA out of 9 recorded increases, 9 recorded lower values or no change | None of the AQMA out of 9 recorded increases, 9 recorded lower values or no change |  |

The most recent data shows a slight reduction in emission levels at Horley’s existing AQMA monitoring stations.

Table 6-21 Emissions recorded at Horley’s AQMA

| 2019 | 2020 | Status |
|---|---|---|
| Horley AQMA (2018) 24.9 µg m-3 at RG2 27 µg m-3 at RB59 | Horley AQMA (2019) 24.2 µg m-3 at RG2 26 µg m-3 at RB59 |  |

6.4.7. Sustainable Construction

Relevant Objectives and Policies

Table 6-22 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO10 | Core Strategy Policy CS11 |
| DMP Objective SC8 | DMP Policy CCF1 |

Core Strategy Policy CS11 includes a number of requirements for new residential and non-residential development. Following a Written Ministerial Statement issued on 25 March, the Council no longer require new residential developments to meet or exceed Code for Sustainable Homes Level 4 (CS11(1)(a)). The Council also no longer requires non-residential development of new or replacement buildings or extensions to existing structures to be a minimum of BREEAM 'very good' standard (CS11(1)(b)).

However, in line with the remainder of Core Strategy policy CS11 (CS11(2)) the Council remains committed to working with developers and other partners to encourage and promote the development of decentralised and renewable or low carbon energy.

Within this monitoring period, no developments completed that have either built their own or connected to an existing district heating network.

Table 6-23 Emissions recorded at Horley's AQMAs

| 2019 | 2020 | Status |
|------|------|--------|
| 0 | 0 | - |

In accordance with DMP Policy CCF1 all new residential development is required to meet the national water efficiency standard of 110 litres/person/day and achieve not less than a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part 1 L1A of the 2013 Building Regulations. Non-residential development of 1,000sqm or more of gross floorspace should include renewable or low-carbon energy generation to provide 10%

of the expected usage of the development, unless it can be demonstrated not to be viable. This indicator will be monitored in the Environment and Sustainability Monitor 2021.

6.4.8. Household and Business Waste and Emissions




Relevant Objectives and Policies

Table 6-24 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS11 |
| Core Strategy Objective SO10 | |

Over the past twelve months there has been a reduction in household and business waste and a reduction in household waste collected per person.

Table 6-25 Household and Business Waste and Emissions

| Indicator | 2019 | 2020 | Status |
|--------------------------------------|---------------------|---------------------|---|
| Local emissions – businesses | 1.2t CO2 (2017) | 1/09t CO2 (2018) |  |
| Local emissions – domestic | 1.63t CO2 (2017) | 1.62t CO2 (2018) |  |
| Collected household waste per person | 353kg (2017/18) | 350kg (2018/19) |  |

6.4.9. Active Lifestyles




Relevant Objectives and Policies

Table 6-26 Relevant Objectives and Policies

| Objectives | Policies |
|-----------------------------|-----------------|
| Core Strategy Objective SO4 | DMP Policy OSR1 |
| Core Strategy Objective SO5 | DMP Policy OSR2 |
| DMP Objective SC4 | DMP Policy OSR3 |
| DMP Objective SC5 | |

Over the course of the monitoring period, there has been a decline in the proportion of residents who are 'inactive', and a greater proportion of people have participated fairly actively within sport/ active recreation.

Table 6-27 Participation in Sport/ Active Recreation

| Level of Activity | 2019 | 2020 | Status |
|----------------------------------|-------|-------|---|
| Inactive (<30 minutes per week) | 19.8% | 18.2% |  |
| Active (30-149 minutes per week) | 10.5% | 12.7% |  |
| Active (150+ minutes per week) | 69.7% | 69.2% |  |

DMP Policies OSR1-3 seek to protect the most valuable open space within the urban areas, require the provision of new open space as part of new developments and where appropriate permit new outdoor sports provision. Going forward, the Environment and Sustainability Monitor will detail whether there has been a loss of Urban Open Space, whether new developments have provided open space and whether new outdoor sports provision has been permitted.

6.4.10. Crime


Relevant Objectives and Policies

Table 6-28 Relevant Objectives and Policies

| Objectives | Policies |
|-----------------------------|-----------------|
| Core Strategy Objective SO9 | DMP Policy DES1 |


Over the past twelve months there has been a fall in the number of anti-social behavioural incidents.

Table 6-29 Number of Anti-Social Behavioural Incidents

| 2019 | 2020 | Status |
|-------|-------|---|
| 2,581 | 2,240 |  |

There has also been a decline in the total number of notifiable crime offences.

Table 6-30 Number of Notifiable Crime Offences

| 2019 | 2020 | Status |
|-------|-------|---|
| 9,850 | 9,621 |  |

In accordance with the requirement in DMP Policy DES1 for new development to be designed to reduce opportunities for crime, during this monitoring period where relevant the Council has consulted Surrey Police’s Designing Out Crime Officer and amendments/ conditions have been attached to planning permissions.

6.5. 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
- Continue to ensure future development is allocated in the most sustainable locations
- Council to consider the need to produce parking SPD.

6.6. Additional Information

Additional information can be found in the [Environment & Sustainability Monitor](#).

7. Regeneration and Infrastructure

7.1. Aim

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.

7.2. Objectives

Core Strategy Objectives:

- SO1: To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources.
- SO13: To seek to secure in appropriate locations, adequate land, community services and infrastructure to support business and community needs.
- SO14: To tackle congestion, pollution and greenhouse gas emissions of private car use by promoting sustainable modes of transport to promote healthier lifestyles.
- SO15: To improve overall accessibility to key services and facilities for all by encouraging development in accessible locations maintaining and enhancing the movement network.
- SO16: To support the sustainable growth of a one-runway, two-terminal airport at Gatwick, subject to satisfactory environmental safeguards being in place.
- SO17: To strengthen the vitality and viability of the borough's town centres and local shopping centres.
- SO18: To direct regeneration to the parts of the borough where it is needed to build vibrant and cohesive communities.
- SO19: To ensure the right amount, range, size and type of commercial areas are available and that the necessary infrastructure and facilities are provided to support a level of economic growth compatible with protecting the environment.

- SO20: To enhance the role of Redhill town centre as a centre of strategic importance, part of a regional transport hub, and as a safe and attractive retail, culture, leisure destination with a high quality environment.

DMP Objectives:

- PS3: Allocate sites for development across the borough consistent with the Core Strategy and sustainability principles.
- PS4: Plan for improvements to existing infrastructure and services and/or the provision of new infrastructure and services to meet the needs created by new development.

7.3. Background

The Core Strategy spatial strategy recognises that in order to sustain a high quality of life and environment for local residents there is a need to regenerate certain areas of the borough, provide new housing, 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 their requirements for social, economic and environmental improvements

Since the beginning of the plan period a number of regeneration projects have been completed including the development of the Merstham Community Hub (including new library, café, IT drop-in facility, meeting rooms, youth facilities, nursery facilities and community fridge) and new local centre shops to replace the existing facilities on Portland Drive on the former Iron Horse and Triangle Sites.

Figure 4 Images of Merstham Community Hub and New Local Centre Shops



The term “infrastructure” refers to the physical facilities and services needed for the borough and its communities to function successfully. Securing provision of new and improved infrastructure when needed minimises negative impacts of new development on the borough and its residents and businesses. Planned infrastructure upgrades and improvements as well as those needed to support the amount and location of development planned for are set out in the supporting Infrastructure Delivery Plan to the DMP.

Most of the planned development in the borough is fairly small-scale, and the impacts on infrastructure are therefore cumulative. As such, most developments are required to contribute to the cost of upgrading and providing new infrastructure through payment of the Community Infrastructure Levy (CIL). Developments which would have specific identifiable impacts may be subject to individual infrastructure requirements through planning conditions and/or obligations. The Council’s [Infrastructure Funding Statement](#) provides more detail on this year’s income and expenditure relating to CIL and s.106 agreements.

7.4. Monitoring of Policies, Indicators and Objectives

7.4.1. Regeneration

Relevant Objectives and Policies

Table 7-1 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|------------------------------|
| Core Strategy Objective SO1 | Core Strategy Policy CS5 |
| Core Strategy Objective SO17 | Core Strategy Policy CS6 |
| Core Strategy Objective SO18 | DMP site allocation policies |
| Core Strategy Objective SO20 | |
| DMP Objective PS3 | |

Appendix 5 details the progress of major regeneration schemes; this shows that regeneration within identified priority areas is progressing well.

Development of the Horley North West Sector and De Burgh is progressing well:

- In 2019/20 monitoring period, 204 units were completed in the Horley NW sector against an indicative anticipated delivery of 130 units.
- In 2019/20, 78 units were completed on De Burgh against an indicative anticipated delivery of 45 units.

Whilst development is progressing well on De Burgh, developers have indicated that there is a lack of demand for larger family housing. A subsequent permission (19/02591/F) has been submitted to amend the mix and provide 15 additional units.

Table 7-2 Is Regeneration Progressing as Envisaged?

| 2019 | 2020 | Status |
|------|------|---|
| Yes | Yes |  |

Within this monitoring period, no new data has been published on the Index of Multiple Deprivation scores for LSOAs within regeneration areas.

Table 7-3 Index of Multiple Deprivation Scores for LSOAs within Regeneration Areas

| LSOA | 2019 | 2020 | Status |
|----------|-------|------|--------|
| Redhill | 12.19 | - | - |
| Horley | 13.36 | - | - |
| Merstham | 20.74 | - | - |
| Preston | 27.12 | - | - |

7.4.2. Infrastructure

Relevant Objectives and Policies

Table 7-4 Relevant Objectives and Policies

| Objectives | Policies |
|------------------------------|---------------------------|
| Core Strategy Objective SO13 | Core Strategy Policy CS9 |
| Core Strategy Objective SO14 | Core Strategy Policy CS12 |
| Core Strategy Objective SO15 | DMP Policy INF1 |
| Core Strategy Objective SO16 | DMP Policy INF2 |
| Core Strategy Objective SO19 | DMP Policy INF3 |
| DMP Objective PS4 | |

Infrastructure Delivery

The Council commenced the collection of the Community Infrastructure Levy (CIL) on 1st April 2016. The tables below show that within this monitoring period the Council has received £3,466,176.19 CIL contributions and £5,185,494.54 s.106 contributions. For more information please see the Council's [Infrastructure Funding Statement](#).

Table 7-5 CIL

| Indicator | 2019 | 2020 |
|--|----------------------------------|---------------|
| Total sum of CIL receipts received for this monitoring period | £2,230,662.71 | £3,466,176.19 |
| Total CIL Expenditure | £202,830.30 | £729,129.91 |
| Of which CIL Strategic Spend | £51,700.00 | £527,020.000 |
| Of which Local Council Allocations (Parish and Town Councils only) | £3,446.05 | £17,535.61 |
| Of which CIL Local Spend | £7,902.13 | £143,974.30 |
| CIL balance | £2,167,614.53 | £2,737,046.28 |
| Total CIL balance retained and carried forward to next year | Not reported in previous monitor | £5,894,012.82 |

Table 7-6 s.106

| Indicator | 2019 | 2020 |
|--|----------------------------------|----------------|
| s.106 collected | Not reported in previous monitor | £5,185,494.54 |
| s.106 secured | Not reported in previous monitor | £1,441,316.51 |
| s.106 expenditure | Not reported in previous monitor | £301,624.32 |
| s.106 allocated | Not reported in previous monitor | £2,615,904.81 |
| s.106 balance retained (including allocations) at end of monitoring period | £7,777,312.92 | £12,661,183.14 |

To support the delivery of development outlined in the DMP, Annex 6 includes an Infrastructure Delivery Schedule. Work is ongoing to deliver the following projects:


- SRN1 – New M23 J9A spur road to access strategic business park
- LRN4 – New access from Balcombe Rd to access strategic business park
- LRN1 – Three Arch Rd junction improvements
- LRN2 – Woodhatch / Cockshot Hill junction improvements

Community and Leisure Facilities

The table below shows that within this monitoring period, 17 permissions for community and leisure facilities have been completed. More information is provided within Annex 4.

The Core Strategy Monitoring Framework indicator states that there should not be any loss of community and leisure facilities. Similarly, to within the previous monitoring period, there has been the loss of one clinic/ health centre in a local centre. Planning permission was granted for change of use of a unit within Woodmansterne Local Centre back to A1 retail. The Core Strategy and DMP considers community, leisure and retail facilities to be appropriate uses within local centres.

Table 7-7 Planning Permissions Completed for Community and Leisure Facilities


| 2019 | 2020 | Status |
|---|---|---|
| 12 permissions including the loss of 1 clinic/ health centre. | 17 permissions including the loss of 1 clinic/ health centre. |  |

School Provision

Whilst there have been no new schools completed over the past twelve months. Two planning applications (18/01776/F and 18/02592/F) have been completed for ancillary facilities (new entrance to building and new toilet facilities).

Four planning permissions have been granted by RBBC/SCC for the permanent retention of classrooms at Dovers Green School Earlswood Infant and Nursery School, Meath Green Infant School and Woodfield School. Planning permission has also been granted for the erection of a temporary double modular classroom at Lime Tree Primary School and a replacement teaching block at Tadworth Primary School.

Table 7-8 Number of Additional School Places/ New Schools Provided/ New Further Education Provision

| 2019 | 2020 | Status |
|--|---|---|
| 1 secondary school opened 2 secondary schools expanded Total: 300 additional school places | Permanent retention of classrooms for 116 places. Temporary permission for 40 additional places. |  |

Gatwick Airport

Over the past twelve months the Council has worked proactively with both Gatwick Airport and neighbouring authorities in relation to Gatwick Airport. We have attended a number of workshops and responded to a number of consultations on airspace modernisation. We have attended a number of topic working groups relating to the emerging Development Consent Order and have provided comments to the Planning Inspectorate on the Environmental Impact Assessment Scoping Report.

The Council holds a place on the Airport Consultative Committee and have attended quarterly meetings.

7.5. Future Actions and Management Mechanisms

The following actions have been identified:

- Continue to work with developers and others bringing forward sites within the identified regeneration areas.
- Continue to build positive relationships with infrastructure providers, including providing information of planned developments to help create their investment plans.
- 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.
- 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

have been put in place within this monitoring period for the spending of this retained CIL Local Fund.

7.6. Additional Information

Additional information regarding developer contributions (CIL and s106 planning obligations) is available in the Council's [Infrastructure Funding Statement](#).

Appendices

Appendix 1: Strategic Joint Working Mechanisms

| Initiative | Scope | Members |
|--|--|---|
| <p>Gatwick Diamond Initiative (sub-area within Coast to Capital LEP)</p> | <p>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.</p> | <p>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</p> |
| <p>Surrey Leaders Group</p> | <p>Issues of county-wide relevance and/or concern</p> | <p>Council Leaders from Surrey districts and boroughs and the County Council</p> |
| <p>Public Sector Board</p> | <p>Member/ management forum to progress actions to improve public services and local environment, in particular in relation to regeneration and infrastructure.</p> | <p>SCC members and senior management. RBBC members and senior management.</p> |

| Initiative | Scope | Members |
|---|--|---|
| County-level officer engagement | Groupings include Surrey Planning Officers Association and 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 Planning and Health Forum | Public health and healthcare integration | Surrey County Council Public Health, borough and district authorities planners and NHS Estates. |
| Coast to Capital Local Enterprise Partnership | Economic growth | Member level representation via Coast to Capital Joint Committee |
| Gatwick Airport | Groupings including Gatwick Airport Consultative Committee, Gatwick Airport Transport Forum, and Gatwick Officer Group. Covering both strategic aviation issues and matters relating 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. |
| Rail Partnership Meeting | Rail issues pertinent to the borough | RBBC officers and Network Rail representatives |

| Initiative | Scope | Members |
|---|--|--|
| 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 and DMP Policies

Figure 5 Core Strategy Policies

| Policy Reference | Policy |
|------------------|---|
| CS1 | Presumption in favour of sustainable development |
| CS2 | Valued landscapes and the natural environment |
| CS3 | Green Belt |
| CS4 | Valued townscapes and the historic environment |
| CS5 | Valued people and economic development |
| CS6 | Allocation of land for development |
| CS7 | Town and local centres |
| CS8 | Area 1 (The North Downs), Area 2a (Redhill), Area 2b (Reigate and the remainder of Area 2) and Area 3 (The Low Weald) |
| CS9 | Gatwick Airport |
| CS10 | Sustainable development |
| CS11 | Sustainable construction |
| CS12 | Infrastructure delivery |
| CS13 | Housing delivery |
| CS14 | Housing needs of the community |
| CS15 | Affordable housing |
| CS16 | Gypsies, travellers and travelling showpeople |
| CS17 | Travel options and accessibility |
| CS18 | Implementation and monitoring |

Figure 6 DMP Policies

| Policy Reference | Policy |
|-------------------------|--|
| EMP1 | Principal employment areas |
| EMP2 | Local employment areas |
| EMP3 | Employment development outside employment areas |
| EMP4 | Safeguarding employment land and premises |
| EMP5 | Local skills and training opportunities |
| RET1 | Development within identified retail frontages and local centres |
| RET2 | Town centre frontages |
| RET3 | Local centres |
| RET4 | Loss of shops outside of designated centres |
| RET5 | Development of town centre uses outside town and local centres |
| RET6 | Retail warehousing |
| DES1 | Design of new development |
| DES2 | Residential garden land development |
| DES3 | Residential Areas of Special Character |
| DES4 | Housing Mix |
| DES5 | Delivering high quality homes |
| DES6 | Affordable housing |
| DES7 | Specialist accommodation |
| DES8 | Construction management |
| DES9 | Pollution and contaminated land |
| DES10 | Pollution and contaminated land |
| DES10 | Advertisements and shop front design |
| OSR1 | Urban open space |
| OSR2 | Open space in new developments |

| Policy Reference | Policy |
|------------------|---|
| OSR3 | Outdoor sport and recreation |
| TAP1 | Access, parking and servicing |
| TAP2 | Airport car parking |
| CCF1 | Climate change mitigation |
| CCF2 | Flood risk |
| NHE1 | Landscape protection |
| NHE2 | Protecting and enhancing biodiversity and areas of geological importance. |
| NHE3 | Protecting trees, woodland areas and natural habitats |
| NHE4 | Green and blue infrastructure |
| NHE5 | Development within the Green Belt |
| NHE6 | Reuse and adaptation of buildings in the Green Belt and the Rural Surrounds of Horley |
| NHE7 | Rural Surrounds of Horley |
| NHE8 | Horse keeping and equestrian development |
| NHE9 | Heritage assets |
| GTT1 | Gypsy, traveller and travelling showpeople accommodation |
| CEM1 | Cemetery and crematorium |
| INF1 | Infrastructure |
| INF2 | Community facilities |
| INF3 | Electronic communication networks |
| BAN2 | The Horseshoe, Banstead |
| BAN3 | Banstead Community Centre, Park Road, Banstead |
| BAN1 | 136-168 High Street, Banstead |
| RTC2 | 16-46 Cromwell Road, Redhill |
| RTC6 | Gloucester Road Car Park, Redhill |

| Policy Reference | Policy |
|------------------|--|
| RTC4 | Colebrook, Noke Drive, Redhill |
| RTC5 | Former Longmead Centre, Holland Close, Redhill |
| RED1 | Quarryside Business Park, Thornton Side, Redhill |
| RED2 | Bellway House, Station Road North, Merstham |
| RED4 | Church of Epiphany, Mansfield Drive, Merstham |
| RED5 | Merstham Library, Weldon Way, Merstham |
| RED6 | Former Oakley Centre, Radstock Way, Merstham |
| RED8 | Reading Arch Road/ Brighton Road North, Redhill |
| RED9 | East Surrey Hospital, Redhill |
| ERM1 | Land at Hillsbrow, Redhill |
| ERM2/3 | Land west of Copyhold Works and former Copyhold Works, Redhill |
| ERM4a | 164 Bletchingley Road, Merstham |
| ERM4b | Land south of Bletchingley Road, Merstham |
| ERM5 | Oakley Farm, off Bletchingley Road, Merstham |
| REI2 | Land adjacent to the Town Hall, Castlefield Road, Reigate |
| REI1 | Library and Pool House, Bancroft Road, Reigate |
| REI3 | Albert Road North Industrial Estate, Reigate |
| SSW2 | Land at Sandcross Lane, South Park, Reigate |
| SSW6 | Land west of Castle Drive, Reigate |
| SSW7 | Hartwood Nursery, Reigate |
| SSW9 | Land at Dovers Farm, Woodhatch |
| HOR1 | High Street Car Park, Horley |
| HOR3 | Horley Police Station, 15 Massetts Road, Horley |
| HOR5 | Horley Library, Victoria Road, Horley |

| Policy Reference | Policy |
|------------------|---|
| HOR8 | Former Chequers Hotel, Bonehurst Road, Horley |
| HOR10 | 59-61 Brighton Road, Horley |
| HOR6 | 50-66 Victoria Road North, Horley |
| HOR7 | Telephone Exchange, Victoria Road South, Horley |
| NWH1 | Land at Meath Green Lane, Horley |
| NWH2 | Land at Bonehurst Road, Horley |
| SEH4 | Land off The Close and Haroldlea Road, Horley |
| HOR9 | Horley Strategic Business Park |
| MLS1 | Managing land supply |

Appendix 3: Glossary and Index of Abbreviations

| Full Name | Abbreviation | Description/ Explanation |
|------------------------------------|--------------|---|
| Affordable Housing | AH | <p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent b) Starter homes c) Discounted market sales housing d) Other affordable routes to homeownership <p>See revised NPPF glossary for full definition</p> |
| Area of Great Landscape Value | AGLV | An area designated by Surrey County Council as being of high visual quality worthy of protection. |
| Area of Outstanding Natural Beauty | AONB | An area designated for its nationally-important landscape character and appearance. Within an AONB, conservation and enhancement of natural landscape beauty is a priority. Part of the Surrey Hills AONB is located in Reigate and Banstead. |
| Brownfield land/site | | See previously developed land below. |
| 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. |

| Full Name | Abbreviation | Description/ Explanation |
|-----------------------------|--------------|--|
| Core Strategy | CS | Forms part of the Council's development plan. It sets out the spatial vision and strategic objectives for the plan period. |
| Development Management Plan | DMP | Forms part of the Council's development plan. It includes detailed policies and site allocations. |
| 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 Environment Agency is an executive non-departmental public body, sponsored by the Department for Environment, Food and Rural Affairs. They work to create better places for people and wildlife and support sustainable development. |
| Historic England | HE | Government advisors responsible for protecting and promoting all aspects of the historic environment. |
| Historic Parks and Gardens | HPG | Historic parks and gardens are an important heritage asset and also make an important visual/ landscape and cultural contribution to the borough. They can be either locally or nationally designated. Historic Parks and Gardens of Grade 1, II* or II are designated by Historic England. |
| Housing Density | | The number of dwelling units per hectare on a site – see also dph |

| Full Name | Abbreviation | Description/ Explanation |
|---------------------------|--------------|---|
| Industrial Estates | | Employment areas designated in DMP Policies EMP1 and EMP2. |
| Large Sites | | Residential development of 10 units or more. |
| Local Centre | | Areas providing shops, services and community facilities for local communities. Designated in DMP Policy RET2. |
| Local Development Scheme | LDS | A scheduled project plan setting out the timetable for the production and preparation of Local Development Documents. |
| Permitted Development | PD | Development granted consent on a national basis, including changes of use and minor extensions and alterations that can be implemented without the need to submit a full planning application to the local planning authority. |
| 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. 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 |

| Full Name | Abbreviation | Description/ Explanation |
|---|--------------|--|
| | | 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. |
| Residential Areas of Special Character | RASC | Low density residential areas which retain a special character of substantial dwellings in spacious grounds of mature green landscaping. |
| Sites of Nature Conservation Importance | SNCI | Areas which are of county or regional wildlife value on account of their flora and fauna. |
| Sites of Special Scientific Interest | SSSI | Sites designated by Natural England under the Wildlife and Countryside Act 1981 for their plants, animals, or geological and physiological features. |
| Small sites | | Residential developments of less than 10 units. |
| Special Areas of Conservation | SAC | Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites. Part of the Mole Gap to Reigate Escarpment Special Area of Conservation is within Reigate and Banstead Borough. |
| Supplementary Planning Document | SPD | A document that adds detail to policy in the development plan. They are capable of being a material consideration in planning decisions but are not part of the development plan. |

Appendix 4: Leisure and Community Developments

| Address | Planning Reference | Description of Works | Status at 31st March 2020 |
|--|---------------------------|---|---|
| St Katharine's Church, London Road North, Merstham | 18/01829/F | Erection of extension following the demolition of dilapidated annexe. | Not started |
| The Grove Meeting Hall, The Grove, Horley | 18/01736/F | Erection of replacement hall with parking. | Not started |
| Geoffrey Knight Playing Fields, Park Lane, Reigate | 18/00956/F | Extension to a rugby club to provide storage and storm porch | Not started |
| Frist Steps Nursery, Merstham | 19/00563/F | Dormer extension | Not started |
| The Barley Mow Public House, Reigate | 19/00402/F | Change of use from public house to physio clinic and hydrotherapy centre | Not started |
| The Oakley Outdoor Centre, Merstham | 18/00312/F | Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses. | Not started. |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|---|--------------------|---|---------------------------------------|
| St Peters House, Reigate | 20/00387/F | Single storey extension to create an internal soft play area for Shapes Day Nursery | Not started |
| 52 High Street, Redhill | 19/02534/CU | Change of use from vacant retail unit to mixed use cross-fit studio and cafe | 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. | Under construction |
| Lilliput Children's Centre, Lilliput Nursery, West Avenue, Salfords | 18/01971/F | Development for a 76 bedroom specialist dementia nursing care home. | Under construction |
| Mortons The Padlock, 141 - 143 Brighton Road, Redhill | 18/02212/CU | Change of use from retail unit to dental practice. | Under construction |
| Redhill Orthodontic Practice, West Rock House, 43 | 19/00127/F | Single storey infill extension. | Under construction |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|---|--------------------|---|---------------------------------------|
| Hatchlands Road, Redhill | | | |
| East Surrey Hospital, Canada Avenue, Redhill | 18/00770/F | Second floor extension to existing clinical block | Under construction |
| 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. | Under construction |
| 39 - 40 The Belfry, Station Road, Redhill | 18/02499/CU | Change of use from retail to 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 a community centre to residential | Under construction |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|--|--------------------|---|---------------------------------------|
| 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 |
| The Courtyard Theatre, Longshaw Stables, Hazelwood Lane, Chipstead | 18/00649/F | Extension to workshop facilities of existing theatre | Under construction |
| Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood | 18/00508/F | Conversion of existing health suite, resulting in a loss of to residential | Under construction |
| 59 High Street, Banstead | 19/01807/CU | Change of use from retail to a dental surgery | Under construction |
| 12-18 High Street, Merstham | 19/01016/F | Change of use of the ground floor from retail to mixed retail and gym | Under construction |
| St Bedes School, 64 Carlton Road, Redhill | 18/02592/F | New toilet block extension. | Completed |
| Banstead & District Scouts Association Camp Site, Holly Lane, Banstead | 18/01217/CU | Change of use to community uses | Completed |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|---|--------------------|--|---------------------------------------|
| Somers House, 1 Somers Road, Reigate | 16/00798/P | Change of use of property from office to a nursery for 69 children | Completed |
| Slipshoe House Dental Surgery, 6 Slipshoe Street, Reigate | 17/03016/F | Extension to dental surgery | Completed |
| Strawson Hall, Albert Road, Horley | 16/00014/F | Replacement community hall | Completed |
| Land Parcel At 526058 160750, Freedown Lane, Banstead | 18/02085/F | Construction of single storey changing pavilion at Banstead preparatory school. | Completed |
| Royal Mail Delivery Office Rear Of 28 High Street, Banstead | 18/02168/F | Change of use for creation of day nursery. | Completed |
| 7 Station Road, Redhill | 19/02563/RET | Retrospective change of use from office business to assembly and leisure for use as a boxing gym and associated health and wellbeing operations. | Completed |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|---|--------------------|---|---------------------------------------|
| Reigate Heath Church, Reigate | 19/00420/F | Replacement of the existing church annex with similar building | Completed |
| 261 Balcombe Road, Horley | 19/00422/RET | Siting and use of one wooden cabin for use by the childcare and learning group nursery. | Completed |
| 71 Victoria Road, Horley | 19/01100/CU | Change of use from A1/A2 to A1/A2/A3/B1/D1 flexible consent. | Completed |
| Recreation Ground Garratts Lane, Banstead | 19/01322/F | Replacement pavilion | Completed |
| Puretech Racing 59-61 Brighton Road, Horley | 19/01613/RET | Retrospective application for change of use to create a children's day nursery outside play area. | Completed |
| 19 Woodmansterne Street, Woodmansterne | 19/01978/CU | Return of usage to retail from clinic/ health centre with ancillary office to the rear. | Completed |
| Cheval Court Stud, Chipstead | 19/02068/RET | Retention of sand school for exercising horses. | Completed |
| Netherne Cricket Club, Netherne on the Hill | 19/01564/CU | Part change of use from cricket pavilion to mixed uses to provide a childcare facility for 15 children at | Completed |

| Address | Planning Reference | Description of Works | Status at 31 st March 2020 |
|------------------------------|--------------------|---|---------------------------------------|
| | | any one time and offer a community coffee shop two days a week. | |
| 117 Victoria Road, Horley | 19/02180/CU | Change of use from retail to an escape room. | Completed |

Appendix 5: Regeneration Area Progress Update

Figure 7 Redhill Regeneration Area Progress Update

| Site | Update |
|------------------|---|
| Cromwell Road | <p>Planning permission 18/01158/F for 24 net units and a new commercial floorspace (for use class A1/ A2/ A3/ A5/ D1/ D2 uses) under construction. The existing commercial and residential units have been demolished and two of the three pre-commencement conditions have been discharged. The site is being delivered by RBBC’s Place Delivery team who have confirmed that works are likely to be completed by summer 2021.</p> |
| Marketfield Way | <p>Planning permission 16/01066/F for 153 residential units, new cinema and flexible retail, restaurant and café units is under construction. Works commenced on site in January 2020 and the existing buildings on the site are currently being demolished.</p> |
| Redhill Station | <p>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, an additional platform, and provide a new 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. Through the DMP, Solum promoted the site for redevelopment. Solum have brought forward planning permission 17/02876/F for the demolition of the former Redhill Youth Association Hall. Planning permission is under construction for 50 residential units and a new community hall.</p> |
| Warwick Quadrant | <p>Planning permission 11/00212/F was granted in 2012 for a new Sainsbury’s supermarket, hotel and gym. The development is now complete.</p> |

| Site | Update |
|--------------------|---|
| Sustainable travel | Junction modifications to accommodate Sainsbury's redevelopment and development of Redhill Station have been completed. |

Figure 8 Horley Regeneration Area Progress Update

| Site | Update |
|-----------------------------|---|
| Horley North East Sector | <p>Planning permission 04/01778/OUT was granted in 2006 for 600 dwellings, primary school, conversion of Tanyard Barn to a community hall and centre. Development was completed in 2016. 718 dwellings were completed in total including 60 extra care facilities at Anvil Court.</p> |
| Horley North West Sector | <p>Planning permission 04/02120/OUT was granted in 2014 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. As of 31st March 2019, 724 dwellings had been completed.</p> <p>Planning permission 14/02124/F was granted in 2015 for 38 market homes. The site was completed in 2018.</p> |
| Town centre pedestrian area | <p>Works commenced in January 2019 for the refurbishment of Horley High Street including the creation of an attractive, safe space at the heart of the town centre that is better for events, alfresco eating and drinking and as a place to meet and relax. Works include resurfacing the pedestrian shopping area (known as Princess Precinct) between Victoria Road and Albert Road, new lighting, seating and planters, improved drainage and new loading bays for deliveries. It will also improve accessibility with level surfacing and safer crossing points, including dropped kerbs and tactile paving.</p> |
| Horley Library | <p>In May 2019 Horley Library moved from its old premises on Kings Road to its new premises at Russell Square.</p> <p>There is a resolution to grant outline planning permission (18/0222/OUT) for the redevelopment of the former library building for a maximum of 40 units of residential accommodation.</p> |

Figure 9 Merstham Regeneration Area Progress Update

| Site | Update |
|----------------|---|
| Portland Drive | <p>Raven Housing Trust has obtained planning permission (13/02289/OUT) in 2014 to demolish the existing shops and flats to create 48 homes (a mixture of houses and flats).</p> <p>Further planning permission 18/00394/F was granted planning permission in 2018 to provide two additional dwellings.</p> <p>A number of the former tenants have relocated to either the former Triangle or Former Iron Horse sites.</p> |
| Iron Horse | <p>Planning permission (14/00801/F) was granted in 2014 for the redevelopment of former Iron Horse public house to provide 4 A1/A2 retail units and 10 apartments above at first and second floor levels.</p> <p>Development was completed in 2016 and includes a number of former occupiers of Portland Drive.</p> |
| Triangle site | <p>Planning permission 14/00849/F for the development of a community hub and youth skills centre and four retail units with A3 and A5 use was granted in 2014.</p> <p>Development was completed in 2017 and includes a number of former occupiers of Portland Drive.</p> |

Figure 10 Preston Regeneration Area Progress Update

| Site | Update |
|--------------------------------|--|
| Merland Rise Recreation Ground | <p>Planning permission 13/00128/F for the erection of a new sports, community and youth centre was granted in 2013 for the demolition of the existing Tattenham Community Centre and construction of a new leisure and community centre with separately accessed youth centre. The £11million leisure centre opened in 2015.</p> <p>Planning permission 13/01729/OUT was granted in 2014 for the demolition of the existing buildings and erection of 130 new dwellings. The development was completed in 2018.</p> |
| De Burgh | <p>A revised planning permission 16/02949/F was granted for the construction of 229 dwellings in 2017. To date 76 dwellings have been completed. Whilst delivery was greater in the past twelve months than expected, the developer has indicated that there is no longer a market demand for larger three and four bedroom family dwellings and a further planning permission (19/02591/F) has been submitted for the reconfiguration of Area F to provide flatted accommodation (15 net additional dwellings).</p> |
| Preston Highway Improvements | <p>Works have been completed to provide new parking and bus facilities on Waterfield and twenty pairs of dropped crossing.</p> <p>Further consultation on how to make further highway and parking improvements in the Preston area has been undertaken. It is understood that works will commence in 2020/21.</p> <p>Works to Homefield Gardens will include a new parking lay-by.</p> <p>Works will also be undertaken to improve the bus stop in Merland Rise near Headley Drive.</p> |
| Preston Highway Improvements | <p>Works to Chetwode Road will include improved parking for residents by the creation of four new parking laybys; resurfacing of most pavements; provision of some new pedestrian crossing dropped kerbs; renewal of work out sections of road, particularly at the junction of Chetwode Road and Marbles Way; and upgrading of both bus stops to include new shelters, electronic displays of bus wait times and step free passenger access to buses.</p> |