



Local Plan 2044: Scoping Consultation

Reigate & Banstead Borough Council

September 2026



Contents

Purpose of the consultation	3
Consultation period	4
How to get involved and respond	4
What happens next?	4
Background	5
Policy context	7
Reigate & Banstead	7
Delivering a sufficient supply and mix of homes and promoting healthy, safe and sustainable communities	10
Ensuring a strong local economy with lively and resilient town and local centres	13
Protecting and enhancing the natural and historic environment	15
Addressing climate change and flood risks, and minimising pollution	16
A new vision for Reigate & Banstead	17
Any other comments	18
How should we engage with you?	19
Strategic Environmental Assessment (SEA).....	20

Purpose of the consultation

We are preparing a new local plan for Reigate & Banstead to guide how the borough grows and changes up to 2044. The plan will identify where homes, jobs, infrastructure, and environmental improvements should be delivered across Reigate & Banstead. It is being prepared in the context of much higher housing need, potential Green Belt change, climate and infrastructure pressures, and local government reorganisation.

This new local plan will replace the Core Strategy, adopted in 2014, and the Development Management Plan, adopted in 2019, which form the Council's current local plan.

This scoping consultation is the first stage of engagement in preparing the new local plan. Its purpose is to involve the local community and stakeholders at an early stage, including residents, businesses, service providers and other organisations, to help shape the direction of the plan.

We are seeking views on:

- ✓ matters that are relevant to the preparation of the new local plan
- ✓ the issues that the new plan should address and what it should contain
- ✓ how we should engage with key stakeholders and the community throughout the plan-making process.

This consultation **does not** ask for comments about:

- ✗ specific development sites
- ✗ preferred locations for growth
- ✗ the final number of new homes.

These issues will be considered at the next stage once further evidence has been assessed.

At this stage, we are asking for your views on the issues, priorities and how we should engage with people.

The final question asks for comments on the [Strategic Environmental Assessment \(SEA\) scoping report](#). This is a technical document, and you only need to respond to this question if you wish to comment on it.

Consultation period

The scoping consultation will run for six weeks from:

9am on 14 September to 5pm on 26 October 2026.

How to get involved and respond

This consultation document provides background information to help you consider the 14 questions in the online survey. The questions are included for reference only and should not be answered in this document.

The best way to respond is through the council's online survey:

<https://www.smartsurvey.co.uk/s/LPScopingConsultation>

Apart from the contact details, all questions are optional and you can answer the questions that are most relevant to you.

You can also respond to any of the questions using the Word document response form and send this to us via email or post as follows:

Email: planning.policy@reigate-banstead.gov.uk

Post: Planning Policy Team, Reigate & Banstead Borough Council, Reigate Town Hall, Castlefield Road, Reigate, RH2 0SH.

If you need this document in another format or need help responding, please contact the Planning Policy Team, via the above email address or contact us by telephone on 01737 276 178 or via SMS if you are deaf or hard of hearing on 07834 626 468 (Monday to Friday between 10am and 4pm).

What happens next?

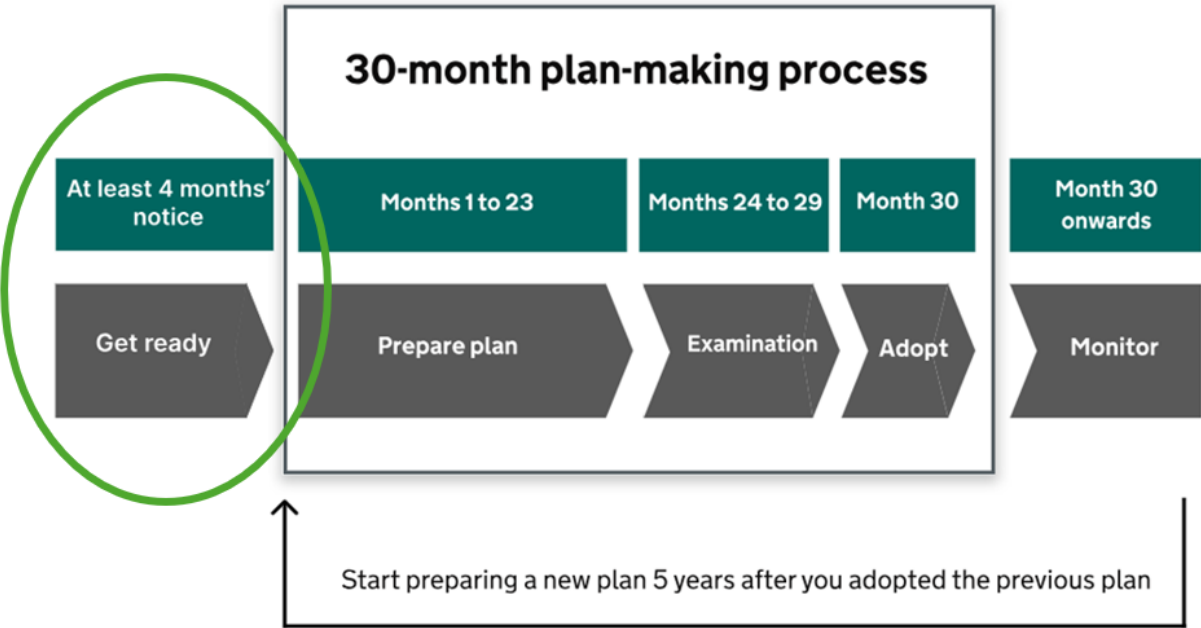
All responses received during the consultation period will be considered and will help inform the next stages of local plan preparation. A summary of comments and how they have been considered will be published as part of the engagement process.

Background

We need to prepare a new local plan to respond to the government’s updated housing targets and to support sustainable economic growth, whilst ensuring that development is sustainable and the borough’s valued open and green spaces and biodiversity are appropriately protected. In addition, we must ensure that our planning policies are based on up-to-date evidence.

In preparing the plan, we must follow the new 30-month plan-making process set out in [new legislation](#). Figure 1 below illustrates the key stages, with the green circle showing where we currently are in the process.

Figure 1: 30-month plan-making process.

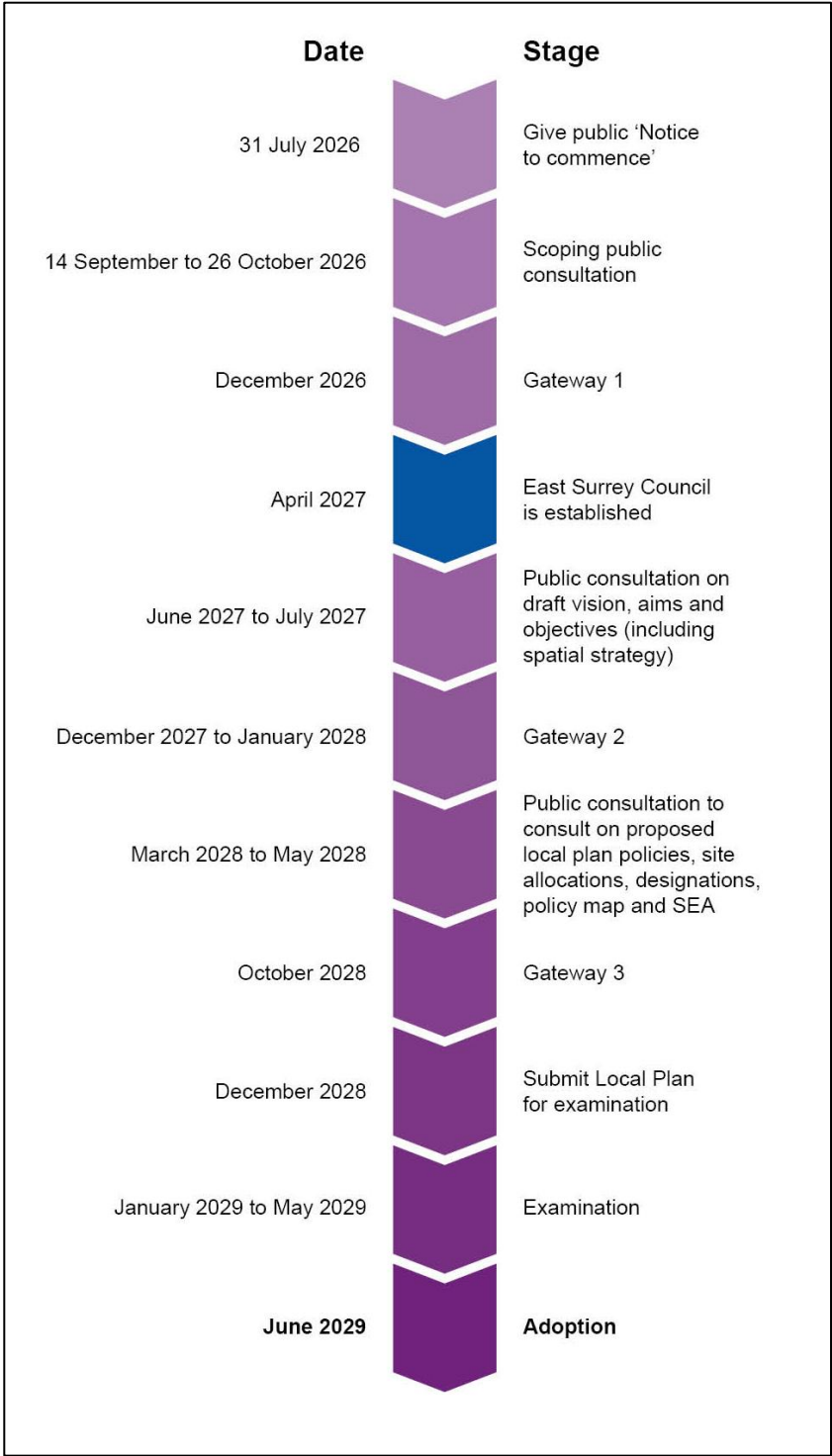


Source: [Gov.uk Local Plans Guidance: Process Overview](#)

Figure 2 below sets out the anticipated dates from our [local plan timetable](#), including the next consultation stage. It is important to note that Reigate & Banstead Borough Council will be replaced on 1 April 2027 as part of local government reorganisation. This means we want to progress a new local plan as far as possible now, so it can be passed to the new East Surrey

unitary authority to complete. This will help to ensure local communities have an up-to-date planning framework in place as soon as possible.

Figure 2: Local plan timeline diagram



Source: Reigate & Banstead Borough Council, 2026

Policy context

The new local plan must be consistent with national planning policy. The [National Planning Policy Framework \(NPPF\) August 2026](#) contains plan-making policies that we will need to follow. It also contains national decision-making policies that we must not duplicate.

The plan must focus on a locally specific vision and objectives, a spatial strategy (an overall plan for where development will go) and site allocations to meet development needs. The plan must address the need for new homes, economic development and supporting infrastructure.

In preparing the plan, we will have regard to a range of plans and strategies prepared by other organisations, including Surrey County Council, government agencies and infrastructure providers.

There are currently no ‘made’ (adopted) neighbourhood plans in the borough. If any are brought forward in future, they will need to align with the new local plan and national planning policy.

To improve the co-ordination of new housing, infrastructure and the economy, a Surrey-wide Spatial Development Strategy (SDS) will be prepared. Where one is in place, local plans must be in general conformity with it. There is currently no published timetable for the Surrey SDS.

Reigate & Banstead

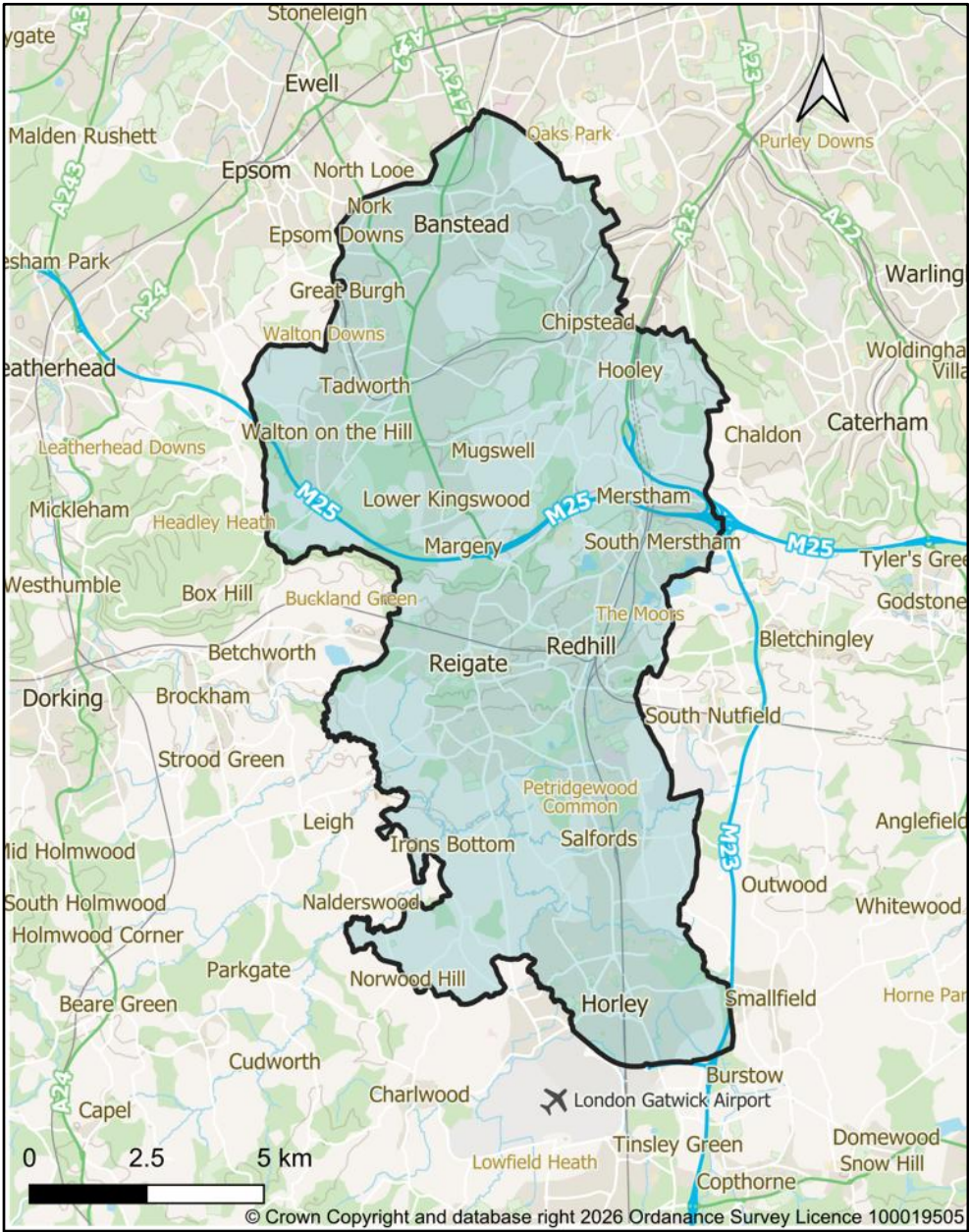
Reigate & Banstead is a borough in east Surrey, which lies immediately to the south of Greater London and to the north of Gatwick Airport (see Figure 3 below for a map of the Reigate & Banstead borough boundary). With a population of approximately 159,000 people, the borough comprises the four principal towns of Reigate, Redhill, Banstead and Horley, together with a number of smaller settlements.

The borough extends to 12,914 hectares and is characterised by a mix of suburban towns, villages, countryside and high-quality landscapes. Approximately 69% of the borough’s land

is designated as Green Belt, and its towns and villages are shaped by a strong historic environment, reflected in their heritage assets, historic townscapes and landscape features.

The borough benefits from good transport connectivity to central London, the wider South East, and national and international destinations via the M23/A23 corridor, the London to Brighton railway line, the M25 and Gatwick Airport. This accessibility supports a strong local economy and contributes to the borough’s attractiveness as a place to live and work.

Figure 3: Reigate & Banstead borough boundary



These characteristics and assets mean the new local plan will need to address a range of prominent issues, including:

- meeting housing and employment needs
- supporting sustainable and healthy communities
- securing the infrastructure required to support development
- protecting and enhancing the natural and built environment
- mitigating and adapting to climate change.

These issues have shaped the consultation questions and will inform the plan's vision, objectives, and overall strategy. They are closely connected but have been grouped to make the document easier to follow. The aim of this document is to provide the context to allow you to answer the online survey questions.



Delivering a sufficient supply and mix of homes and promoting healthy, safe and sustainable communities

One of the main reasons for preparing the new local plan is to provide more homes to meet the borough's housing needs. The Government's current calculation shows that Reigate & Banstead needs **1,281 new homes each year**. This figure is based on a statistical formula that takes account of the number of existing homes in the area and local affordability pressures, measured using workplace-based affordability ratios.

Over 15 years, this means planning for about 19,215 homes.

To decide how many homes the plan should provide for, we need to consider factors such as constraints on land, what land is available, and whether development can realistically be delivered. We may also need to consider housing needs from neighbouring areas.



Because the identified need is high, we will need to allocate more land for new homes. Our priority is to reuse previously developed brownfield land in the urban area. However, this is unlikely to be sufficient, so we will also need to consider greenfield sites, including extensions to existing settlements and potential new communities. This is likely to mean changes to Green Belt boundaries.

The final plan will include a vision for the area, a spatial strategy to deliver that vision, and site allocations to direct where new development should take place.

Important: The questions and bulleted options in this document are included for reference only, so you can see the issues we are asking about in the consultation. Please do not complete your response in this document. To respond, please use the [online survey](#) or the separate Word document response form.

1. How should the local plan provide more homes?

- High densities in the urban area
- Extensions to existing towns and villages
- Creation of new settlements
- Redevelopment of office or other employment (business) sites that are surplus to requirements
- Other

Meeting the borough's housing needs is not just about overall numbers. The plan also needs to address the need for affordable homes for people whose housing needs are not met by the general market, alongside the housing needs of specific groups, including older people, people who want to build or commission their own home, and Gypsies, Travellers and Travelling Showpeople. We are updating our evidence on the housing needs of different groups and will use this to shape future planning policies.

2. Which types of housing are most needed locally?

- Affordable homes
- Family homes
- Smaller homes
- Homes for older people
- Specialist housing (designed to meet specific needs)
- Gypsy and Traveller pitches
- Travelling Showpeople's plots
- Other



We want to meet development needs by creating well-designed, high-quality and sustainable places supported by the infrastructure people need. These places should help people to live healthy lives and make it easier to walk, cycle and use public transport, with good access to schools, healthcare, shops and community facilities.

3. What matters most in making new development well-designed and sustainable, with good access to infrastructure and services?

- High-quality design that reflects local character
- Infrastructure (such as schools, healthcare, utilities and transport improvements) delivered alongside new development
- Better walking, cycling and public transport links
- Access to parks, open spaces and nature
- Provision of new local services and community facilities, such as shops, meeting spaces, leisure and voluntary services
- Other

Ensuring a strong local economy with lively and resilient town and local centres

The new local plan needs to support a strong local economy as well as meeting housing needs. This means planning for the right types of business space in the right locations, including offices, industrial and warehousing space, and responding to growth sectors such as logistics and data centres. It also means considering how town and local centres can remain lively, resilient and useful places for shopping, services, leisure, culture, work and community activity. Existing employment land and business premises can come under pressure for redevelopment, particularly for housing, so we are preparing updated evidence on the amount and type of economic development needed over the plan period. Questions 4 and 5 ask for your views on how the plan should support jobs, business needs and the future role of town and local centres.



4. How should the local plan support jobs and the local economy?

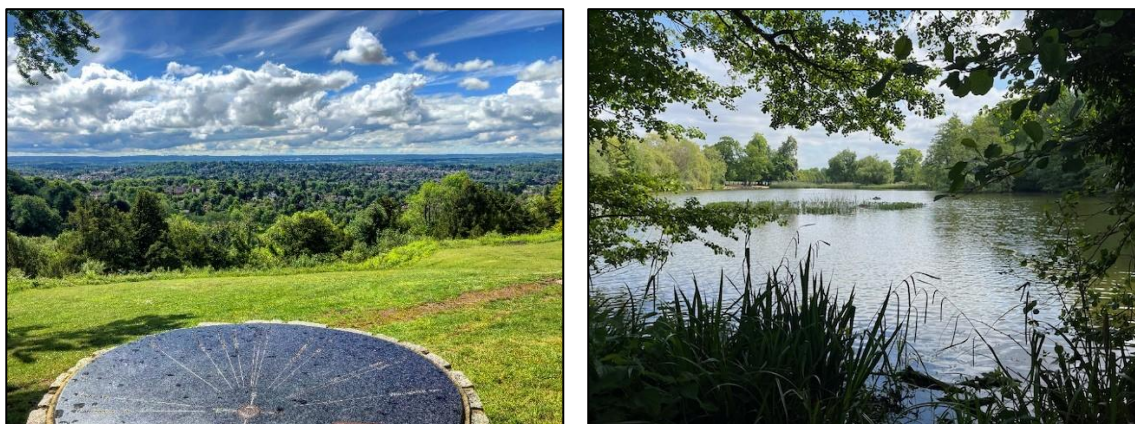
- Protect existing employment land and business premises
- Provide more flexible office and workspace for small businesses and start-ups
- Support industrial, warehousing and logistics space in suitable locations
- Encourage investment in town and local centres
- Improve transport, digital and utility infrastructure to support businesses
- Support training, skills and access to local employment opportunities
- Other

5. What would improve our town and local centres?

- A better mix of shops, services and places to eat and drink
- More leisure, cultural and evening activities
- More flexible workspace for local businesses, remote workers and start-ups
- More community uses, such as health, education, advice or voluntary services
- Improved public spaces, seating, planting and places to meet
- Better walking, cycling, public transport and parking access
- Other



Protecting and enhancing the natural and historic environment



We need to meet development needs while protecting and enhancing the borough's historic and natural environment, including important habitats and valued landscapes.

Reigate & Banstead has a rich heritage with conservation areas, listed buildings, scheduled ancient monuments and registered historic parks and gardens. It has a variety of biodiversity-rich and historic landscapes, including the Surrey Hills National Landscape, natural green and open spaces for wildlife and recreation, internationally important habitats such as the Mole Gap to Reigate Escarpment Special Area of Conservation, Sites of Special Scientific Interest, locally designated Sites of Nature Conservation Importance, riverine environments and ancient woodland. The borough also contains a range of recreational open and green space, including commons, parks and amenity areas.

The plan must have regard to the Surrey Local Nature Recovery Strategy, which identifies areas for biodiversity improvement and nature recovery, and to the Surrey Hills National Landscape Management Plan. Many of the borough's natural and historic assets are protected by national policy and legislation. The local plan should therefore focus on where local policies can add value, such as by addressing locally specific issues or opportunities for enhancement.

- 6. Are there any specific places, issues or opportunities in Reigate & Banstead that the new local plan should consider to help protect or improve the natural or historic environment? (For example, local green space, wildlife area, landscape, historic building or site.)**

Addressing climate change and flood risks, and minimising pollution

Climate change is one of the most significant challenges we face, and the council is committed to improving the environment and reducing its carbon footprint. Tackling climate change, adapting to its effects, and planning for low-carbon infrastructure will be key priorities for the new local plan.

National policy limits what local plans should cover. They should not repeat or conflict with national policies used to decide planning applications (NPPF 2026, PM15(d)), or duplicate matters already covered by Building Regulations. The main exceptions are accessibility standards, water efficiency and energy efficiency where justified (NPPF 2026, PM13). Nevertheless, the local plan can still respond to climate change through policies on water resources and wastewater, flood risk, renewable energy opportunities, and site-specific measures to support mitigation and adaptation. Green infrastructure can also support adaptation through cooling and shade and can help improve air quality through trees, green walls and green roofs.

7. What should the new local plan do to help tackle climate change and reduce flood risk?

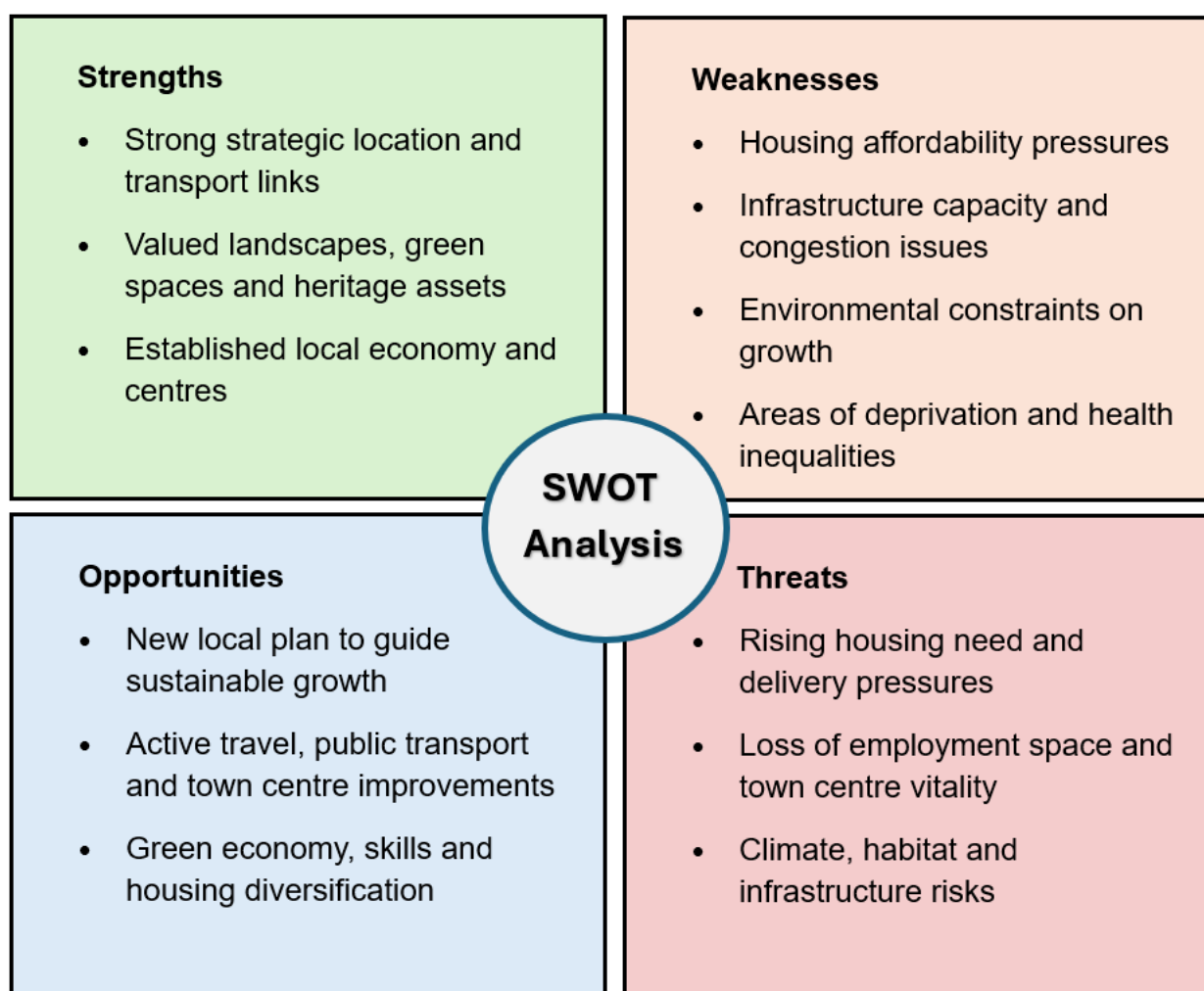
- Support renewable and low-carbon energy, such as solar power
- Direct development away from areas at highest risk of flooding
- Make sure new development manages rainwater and drainage properly
- Make sure water supply, sewers and drainage can cope with new development
- Make it easier to walk, cycle and use public transport
- Ensure that larger developments are more resilient to extreme weather
- Provide more trees, shade and green spaces to help keep places cooler and provide cleaner air
- Other

8. How can the local plan help to minimise pollution (air, noise, light and water)? Please tell us about any specific places, problems, or actions you think we should consider.

A new vision for Reigate & Banstead

We must prepare a vision for the new local plan. The vision will provide a clear and consistent framework to guide the plan's objectives, strategy, and policies. At this early stage, it is important to clarify the critical issues and refine the key priorities.

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis helps to set out the critical issues and key priorities for the vision.



Overall, the SWOT analysis suggests that the new local plan will need to balance significant development needs with infrastructure capacity, climate resilience, environmental protection and the delivery of well-designed, sustainable places.

9. Does the SWOT analysis capture the main local issues?

Any other comments

10. Is there anything else the local plan should consider?



How should we engage with you?

We want residents, businesses, and other stakeholders to have meaningful opportunities to comment on the local plan.

The plan-making process includes two further consultations before the plan is submitted for examination. These are:

1. Consultation on proposed plan content and evidence
2. Consultation on the proposed local plan

Anyone can make written representations at these public consultation stages. The consultation material will be published on our website and made available in hard copy at the Council's Offices in Reigate and at borough libraries.

Statutory consultees and other organisations and individuals on our planning policy database will be notified automatically of these consultations.

We also propose to publicise the consultations through social media, including Facebook, LinkedIn, Instagram and Nextdoor, and through press releases sent to local media. Subject to timing, we also propose to use the residents' e-newsletter and business e-newsletter, which people can currently sign up to through the [Council's website](#). Posters and leaflets will also be used to help reach people who do not access information online.

11. Which of these methods would you prefer us to use to seek your views on the local plan?

- Email (if subscribed to the planning policy database)
- Social media (such as Facebook, Instagram, LinkedIn or Nextdoor)
- Information on the Council website
- Public events
- Posters and leaflets
- Other

12. How can the council make sure people from different communities and backgrounds are able to take part in the consultation?

13. Is there anything else we should do to help people take part and engage in the local plan process?

Strategic Environmental Assessment (SEA)

Alongside the preparation of a local plan, the council must carry out a Strategic Environmental Assessment (SEA). The SEA looks at the likely economic, social and environmental effects of the plan and compares different options.

At this first stage, a [draft SEA scoping report](#) has been prepared. This sets out the current situation in the borough, key issues and future trends. This information is used to create a framework for assessing the plan's policies and proposals as they are developed.

14. Do you have any comments on the draft SEA scoping report?

Reminder: Please respond using the [online survey](#) or separate Word document response form. The questions and options shown in this document are for reference only.

Thank you for reading the scoping consultation document.