



| | |
|--------------------------|--|
| REPORT OF: | HEAD OF POLICY AND REGENERATION |
| AUTHOR: | Justine Chatfield, Regeneration Project Manager (Preston) Prem Velayutham, Senior/ Policy Development Officer |
| TELEPHONE: | Ext.6084 |
| E-MAIL: | <i>Justine.chatfield@reigate-banstead.gov.uk</i> |
| TO | EXECUTIVE |
| DATE: | 19 April 2012 |
| EXECUTIVE MEMBER: | COUNCILLORS M.J. MILLER and MRS. N.J. BRAMHALL |

| | |
|-------------------------------|---|
| KEY DECISION REQUIRED: | YES |
| WARD (S) AFFECTED: | Preston, Kingswood with Burgh Heath, Tadworth & Walton and Tattenhams |

| | |
|---|-----------------------------------|
| SUBJECT: | PRESTON PLANNING FRAMEWORK |
| RECOMMENDATIONS: | |
| <p>(i) The revised Preston Planning Framework be approved to become a material consideration in any future planning applications relating to the key sites within the Preston regeneration area; and</p> <p>(ii) The Head of Policy & Regeneration, in consultation with the Executive Members for a Prosperous Borough and Priority Places, be authorised to make any necessary minor amendments to the Preston Planning Framework prior to its publication.</p> | |
| REASONS FOR RECOMMENDATIONS: | |
| <p>The regeneration of Preston is a key objective of the Council, as set out in the Corporate Plan 2011-15. As the proposed timetable for regeneration activity is running ahead of the Local Development Framework timetable, officers have prepared a separate Preston Planning Framework document, which will serve as the interim mechanism to guide development.</p> <p>Approving the Planning Framework to become a material consideration for future planning applications in the framework area will provide greater planning certainty and will assist the marketing of key sites. This will enable regeneration activity, including the delivery of the new leisure centre, to proceed. Public consultation on the draft Framework took place from November 2011 to January 2012. The document has been revised in response to the consultation and now is being put forward for approval by the Executive.</p> | |

EXECUTIVE SUMMARY:

The Preston Planning Framework sets out the aspirations for the Preston Regeneration Area. It draws heavily on previous spatial planning and consultation work, including the Preston Area Regeneration Masterplan 2005 and the draft Preston Regeneration SPD (2006). The Planning Framework updates the plans set out in these documents in the context of changes in the economic climate, revised plans for Banstead Leisure Centre and other local developments. It also takes into account the results of local consultation held through November 2011 to January 2012.

The Executive report in October 2011 provided background to the development of the Preston Planning Framework and summarised its content. This report summarises the consultation results and outlines the revised content of the Framework.

In due course the contents of the Preston Planning Framework will be incorporated into the Development Management Policies planning document, forming part of the Local Development Framework for the Borough.

Executive has authority to approve the above recommendations

STATUTORY POWERS

1. The Council has no statutory obligation to undertake this work but has power under section 2 of the Local Government Act 2000 to take action for the promotion or improvement of the economic, social and environmental well-being of its area and powers under the planning legislation to draw up plans for its area. The Planning & Compulsory Purchase Act 2004 and associated Regulations set out the requirements for the preparation of Development Plan and Supplementary Planning Documents. Government guidance has been issued as PPS 12 regarding Local Development Frameworks (LDFs).

ISSUES

Background

2. In October 2011, the Executive approved the draft Preston Planning Framework for public consultation. (See item 4 from October 2011 Executive meeting for full details of the background to the Planning Framework).
3. The following consultation activities took place between 14 November and 6 January:
 - Press briefing (resulting in local press coverage)
 - Distribution of information leaflets across the Preston regeneration area
 - Letters/emails to known statutory and community stakeholders
 - Exhibition in the Banstead Sports Centre reception from 14 Nov – 6 Jan
 - 6 staffed consultation events at different venues/times throughout the area
 - 2 consultation events targeted at children and young people (at Epsom Downs primary school and The Beacon secondary school)

- Attendance at a public meeting focussed on the Planning Framework
 - Information on the Council's web site
 - Consultation event set up on online portal
4. Information leaflets and feedback questionnaires were distributed at all events and were available online. Around 200 people attended the events and provided verbal comments on the proposals in the draft Planning Framework. 67 written responses were received; including 51 feedback questionnaires and 16 letters/emails.

Issues

5. Whilst there was a diverse range of views expressed as part of the consultation, the following represents a summary of some of the key issues. (For a full analysis of the responses see Annex 2).

Housing

- a) Opinion was divided about the need for new housing with some respondents welcoming the new housing and others opposed, feeling Preston was taking more than its "fair share" of new housing for the Borough.
- b) The most common concern about the housing was the impact that it would have on the already congested road infrastructure, in particular on Merland Rise and Chetwode Road. The need for sufficient parking places for new housing was consistently highlighted with the prevailing view being that most households now require 2 parking places.
- c) Concerns about the extra demand placed on local schools and health care were also common, with some respondents feeling that these services were already under strain. Other infrastructure requirements, such as drainage, were also highlighted.
- d) The need to ensure quality design, including an acceptable height, was a point made by many residents, in particular those bordering Merland Rise Recreation Ground or with an interest in protecting Burgh Heath.

Parking and Transport

- e) Concern about congestion and road access throughout the area was the most common concern raised by most respondents with the general view being that the regeneration (new housing and new community facilities) would reduce the quality of life of residents if this issue was not addressed. The feedback form shows "improvements to parking provision" to be one of the top investment priorities, second only to "new leisure centre with pool".
- f) Suggestions were made by many residents on how to reduce the congestion. These included: road widening, enabling parking on strengthened verges; improvements to key junctions; improved use of yellow lines, releasing more land for parking.
- g) The Feedback form results also reveal strong support for improvements to public transport in the evening and weekends.

Green Space

- h) There was strong support for improvements to Merland Rise Recreation Ground – it was one of the top 5 investment priorities. The most popular improvements were more litter/dog bins, better lighting and more seating. However, there was concern about the amount of green space that would be lost
- i) There was support for retaining/ongoing replacement of woodland and trees throughout the estate, in particular the existing copse on Merland Rise Recreation Ground.
- j) The role of De Burgh in providing a buffer zone for the ecology of Burgh Heath was highlighted and sensitive treatment requested along the adjoining site boundaries.

Community facilities

- k) Provision of a new leisure centre with pool was the top investment priority identified by local people. Provision of a community/sport hall and new youth facilities were the 3rd and 4th priorities (after improvements to parking provision).
- l) The provision of a community/sports hall was the top request when residents were asked which type of community facility they would use (other than leisure centre and youth club). Only 38% of respondents had used the existing Tattenham Community Centre. This increased to 51% of respondents who said they would use the new community facilities (with a further 33% unsure).

Response to the consultation feedback

6. The detailed response to the consultation feedback can be seen in Annex 2. The key changes made to the Planning Framework as a result of the consultation are as follows:
- Clarification given on the amount of new housing proposed to ensure consistency of numbers and densities.
 - Clarification given on the mix of affordable housing and the preferred affordable housing provider.
 - Increased emphasis has been placed on the importance of improving the quality of the retained public open spaces.
 - Inclusion of indicative plans showing where new development is proposed and more information provided on Raven sites which could potentially be developed.
 - Improved guidance included on design principles and height restrictions for new development.
 - Greater recognition of the parking and congestion issues throughout the area and significantly increased emphasis on the plans to address these issues.
 - Explicit recognition of the need to increase education and health provision to meet increased demand from new development.

- Reordering of the list of improvement projects, to reflect the priorities identified through the consultation.

OPTIONS

7. There are two options to consider:

Option 1 – approve the Planning Framework to enable it to be considered as a “material consideration” in future planning applications in Preston

Option 2 – do not approve the Planning Framework, wait for planning guidance in Preston to be formally updated by the new Local Development Framework through the Development Management Policies DPD (due for adoption winter 2013/14).

8. Option 1 is the preferred option as it provides greater certainty about planning policies at the earliest opportunity. This will be of benefit when marketing key sites in Preston, such as part of Merland Rise Recreation Ground and De Burgh, and in the production and submission of planning applications (as referred to further in agenda item 5). It is the development of these sites and the income from their sale that will help to deliver the regeneration programme in Preston (including the delivery of the Banstead Leisure Centre).
9. Option 2 would create significant uncertainty around the acceptability of the principles set out in the Framework, which would compromise the Council and County Council’s ability to deliver the regeneration proposals for the area, including the proposed new leisure centre.

LEGAL IMPLICATIONS

10. The Preston Planning Framework will be capable of amounting to a material planning consideration in the determination of planning applications for development in the area. The Framework is therefore a useful tool in the determination of planning applications for development in the area until it becomes part of a formal development plan document.
11. The legal implications involved in the various land transactions referred to in the Framework are not a matter for this report.

FINANCIAL IMPLICATIONS

12. By agreeing a clear Planning Framework for the area, this will facilitate the sale of land within Preston. The receipts from the sale of this land (by RBBC and SCC), together with the Section 106 contributions and New Growth Points funding will allow the delivery of regeneration initiatives in Preston. The Planning Framework sets out the priorities for infrastructure investment in Preston, and identifies where these can and cannot be directly attributed to the proposed development sites. Further details of financial commitments by RBBC and SCC towards regeneration in Preston are set out in the report on the revised Joint Statement of Intent (see agenda item 5).

EQUALITIES IMPLICATIONS

13. An Equalities Impact Assessment has been carried out on the Planning Framework. It identifies that the Planning Framework paves the way for significant changes and improvements to the Estate and will improve facilities for the local community. It will therefore have a positive impact on a number of equality target groups.

CONSULTATION

14. See paragraph 3 for details of the consultation undertaken on the draft Planning Framework. More detailed analysis is provided in the Consultation Statement. A detailed Communications Plan has been prepared by the Council for the regeneration proposals as set out in the Planning Framework.

POLICY FRAMEWORK

15. The Preston Area Regeneration Masterplan (2005) and the draft Preston Regeneration SPD (2006) set out a range of spatial planning aspirations for the area, based on local studies and consultation. The Planning Framework draws heavily on these documents but provides updates in the context of changes in the economic climate, revised plans for Banstead Leisure Centre, other local developments and the consultation results for the draft Planning Framework.
16. The Preston Planning Framework sets out emerging planning policy, complementing the emerging Core Strategy. Longer term the Framework will become integrated with the Development Management Policies Planning Document.

Annex 1 - Preston Planning Framework

Annex 2 - Consultation statement

Background Papers:

1. Preston Masterplan 2005
2. Draft Preston Planning Framework October 2011