



Consultation Statement

Draft Developer Contributions SPD

December 2015

Introduction

1. This document explains how the Council has prepared the Draft Developer Contributions Supplementary Planning Document (SPD) and the proposed approach to public consultation. It has been prepared in accordance with the relevant provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. In accordance with paragraph 153 of the National Planning Policy Framework, the SPD is needed to provide guidance to applicants on the Council's approach to the use of developer contributions to secure the necessary infrastructure required to support growth and in doing so, aid infrastructure delivery.
3. The SPD supports the implementation of Core Strategy Policy CS12: Infrastructure Delivery, which itself was subject to extensive consultation during its preparation. Further information about the Core Strategy is available on the Council's website¹.
4. It is intended that this SPD will, upon adoption, replace the Planning Obligations and Infrastructure SPD previously adopted in April 2008 and the Horley Infrastructure Provision SPD adopted in July 2008, which have largely been outdated by legislative changes and the impending adoption of CIL.

Preparation of the SPD

5. The draft SPD has been produced by the Council's Planning Policy team in partnership with the Council's Development Management and Legal Services teams.
6. The draft SPD has been informed by evidence and supporting documentation prepared to support the Council's Community Infrastructure Levy Charging Schedule. This material is available on the Council's website².
7. In particular, a large part of the content of the draft SPD is derived from the Council's *Position Statement on the use of CIL and Section 106 agreements (RBBC03)*, a document which has already been subject to public consultation during the CIL Preliminary Draft and Draft Charging Schedule consultations. Comments received from stakeholders, including the County Council, during these consultations have informed its development.
8. The SPD was reported to the Council's Executive on 7th January 2016.

¹ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/24/core_strategy

² www.reigate-banstead.gov.uk/cil

Scope and methods of consultation

9. The purpose of the consultation on the SPD is to allow stakeholders to make representations on the Council's proposed approach to developer contributions.
10. Given the nature of the consultation, the Council is undertaking targeted consultation on this SPD. This will include the statutory specific consultation bodies for the purposes of plan-making³ and the following general consultation bodies and other consultees which the Council considers appropriate and most likely to be affected by the content of the SPD:
 - Other local authorities falling within the Gatwick Diamond area
 - Infrastructure providers
 - Developers
 - Planning agents
 - Local residents and business groups
11. A list of the individuals and organisations – drawn from the Council's consultation database - that are intended to be directly targeted through the consultation is set out in Annex 1. These groups will be directly notified and invited to comment through postal or email notification.
12. In addition, the document will also be made available on the Council's website and in hard copy at the Town Hall for general public comment by any other interested parties.
13. In accordance with the Regulations⁴, the consultation will run for a 4 week period beginning in late January 2016.

Next Steps

14. Once the consultation on the SPD has been completed, representations received will be reviewed and considered. These comments will inform the final version of the document with amendments made where appropriate and necessary.
15. A summary of number of representations received, the comments made and the key issues raised will be produced. This summary will be reported to the Council's Executive together with the final version of the SPD and will be made publicly available.
16. It is anticipated that adoption of the SPD will take place at the same time the Council commences implementation of the Community Infrastructure Levy in spring 2016.

³ Regulation 2 and Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012

ANNEX 1 LIST OF CONSULTEES

Specific Consultees

- English Heritage
- Advisory Team for Large Applications (ATLAS)
- Area Head of Children's Services Surrey County Council
- Bletchingley Parish Council
- Brokes Road Limited
- Buckland Parish Council
- Burstow Parish Council
- Chaldon Parish Council
- Charlwood Parish Council
- Crawley Borough Council
- DfT Rail
- East Sussex County Council
- Elmbridge Borough Council
- English Heritage
- Environment Agency
- Epsom & Ewell Borough Council
- Fisher German
- Gatwick Airport Ltd
- Gatwick Diamond
- Government Pipeline & Storage System (GPSS)
- Guildford Borough Council
- Headley Parish Council
- Highways Agency
- Homes and Communities Agency
- Horley Town Council
- Horsham District Council
- Leigh Parish Council
- London Borough of Croydon
- London Borough of Sutton
- Mayor of London
- Metropolitan Police Authority
- Mid Sussex District Council
- Mobile Operators Association
- Mole Valley District Council
- MP Crispin Blunt
- MP Chris Grayling
- MP Sam Gyimah
- National Grid
- Natural England
- Network Rail
- Newdigate Parish Council
- NHS South East Coast
- Nutfield Parish Council
- O2 UK Limited - Data Manager Central Acquisitions
- Orange
- Planning Inspectorate
- Salfords & Sidlow Parish Council
- Surrey County Council
- Surrey PCT
- Surrey Police
- Surrey Primary Care Trust
- Sutton & East Surrey Water Plc - Engineering Director
- Tandridge District Council
- Thames Water Utilities Ltd
- Three
- T-Mobile
- UK Power Networks
- Vodafone
- Waverley Borough Council
- Wealden District Council
- West Sussex County Council

Other Consultees

- All Plans
- 21D Woodlands Court
- Alcocks Lane South Association
- Alliance Environment & Planning Ltd
- Alliance Planning
- Alma Area Residents' Association
- Amicus Horizon
- Angle Property (Redhill) Ltd
- Architect Hughes McMichael
- Architectural Designs
- Ashill Developments
- Associate Howard Sharp & Partners LLP
- Associate Maddox & Associates
- Banner Homes Southern Ltd
- Banstead Leisure Project for PCD
- Banstead Village Residents' Association
- Banstead Wood Residents' Association
- Barratt Southern Counties
- Bartonwillmore
- Batcheller Thacker
- Batts Hill Community Association
- Beacon Way (Residents') Ltd
- Beaufort Road Residents' Association and Neighbourhood Watch
- Beech Drive and Bears Den Frontages Association
- Beech Road and Underhill Park Road Frontagers' Association (BUFA)
- Bell Cornwell
- Belmont and South Cheam Residents' Association
- Berkeley Group
- Berkeley Homes
- BioRegional Quintain
- Blacker Partnership
- Blanford Road Residents' Association
- Bovis Homes Ltd
- Boyer Planning
- BPTW Partnership
- Brewer Jewel Architects
- Brian Madge Ltd
- Brokes Road Limited
- Brokes Road Residents' Association
- Brownlow Shrewsbury and Ranelagh Roads Residents' Association
- Building Design & Surveying Consultancy
- Building Design and Surveying Consultancy
- Building Plan Design
- Burgh Heath Residents' Association
- Cala Homes (South) Ltd
- Carlton Road Residents' Association
- Castle Drive Residents' Association
- CB Richard Ellis
- CgMs Consulting
- Chameleon Design & Development
- Charisma Spatial Planning
- Chelmvale Ltd
- Chestnut Planning Ltd.
- Chipstead Residents' Association
- Church Hill Residents' Association
- Cleartest Ltd
- Clerk Betchworth Parish Council
- Colin Dixie Architect
- Colin Smith Planning
- Conifer Close Management Company
- Court Hill Residents' Association
- Court Lodge Residents' Association
- Court Lodge Residents' Association
- Courtley Consultants Ltd
- Dalton Warner David LLP
- Darren Williams Architecture & Design Ltd
- DC Planning Ltd
- Derek Horne & Associates Ltd
- Design & Project Planning Services

- Ltd
- Devine Homes
 - Devon Crescent Residents' Association
 - Director 5S Consulting
 - Director Blue Sky Planning Consultancy Ltd
 - DLA Town Planning
 - DMH Stallard
 - Dominic Lawson Bespoke Planning
 - Doods Park Road Residents' Association
 - Doods Road (inc. Wilmots Close) Residents' Association
 - Doran Gardens Residents' Association
 - DPDS Consulting Group
 - DTZ
 - E. S. O. S.
 - Earlswood East Ward Residents' Committee
 - East Redhill Residents' Association
 - East Surrey Talking Newspaper for the Blind
 - Emmerton Developments Ltd
 - Evonik Degusa UK Holdings Limited
 - Fairview Homes
 - Fieldwood Products Ltd
 - Firstplan Ltd
 - Fulcrum Design Ltd
 - Fusion Online Limited
 - Galaxy Ltd
 - Geoffrey Sloane Associates
 - George Wimpey (West London Ltd)
 - Gleeson Homes Ltd
 - Grainger Planning Associates Ltd
 - Guinness Trust
 - H&M Planning Ltd
 - Hallam Land Management Ltd
 - Hammond Phillips
 - Hardwicke and Worcester Road Residents' Association
 - Harris Lamb
 - HIFML UK Property Fund
 - HLM Architects
 - HM Planning
 - Hollybrook Homes
 - Holmesdale Road Residents' Association
 - Holmethorpe Estate Association
 - Home Builders Federation
 - Home Counties Design
 - Hooley Residents' Association
 - Hope UK
 - Horley Alliance for a Sustainable Future
 - Horley Town Council
 - Housing 21
 - HSBC (Hermes Property Unit Trust)
 - HW Planning
 - Hyde Group
 - Indigo Planning
 - Jennifer Lampert Associates Ltd
 - JNA Architects
 - Jones Day
 - Jones Lang LaSalle
 - Judith Ashton Associates
 - Judith Norris Limited
 - JW Design Services
 - Kevin Scott Consultancy Ltd
 - Kingswood Residents Association
 - Kinnersley Manor Residents' Association
 - L&Q Housing Trust
 - Laing Homes Ltd
 - Lancaster Court Residents' Association
 - Lands Improvement Holdings Plc
 - Ledbury Road Residents' Association
 - Leith Planning
 - Lennon Planning Limited
 - Limes Avenue Action Group Residents' Association
 - Linden Homes
 - Little Gatton Residents Association
 - London & Quadrant Housing Trust
 - London Road North, Merstham Residents' Association
 - Lonesome Lane Residents' Group
 - Lovelands Residents' Association

- Lower Kingswood Residents' Association
- LPR Design
- Macdonald Design
- Maddox & Associates
- Martin Grant Homes
- Maxam Property (Hillsbrow) Ltd
- McCarthy and Stone
- McCarthy and Stone
- Meath Green Protection Society
- Meath Green Protection Society
- Merrywood Park Residents' Association
- Merstham Residents' Association
- Messrs Marshall and Marshall
- Michael Cox Associates
- Michael Jordan Associates
- Miller Strategic Land Ltd
- Millgate Homes
- Millway Residents' Association
- Monks Walk Residents' Association
- Morley Fund Management
- Mount Green Housing Association
- Mr & Mrs Carson
- Mr Jonathan Harbottle
- National Housing Federation - South East
- Netherne-on-the-Hill Residents' Association
- New Merstham Residents' Association
- NLP on behalf of Aviva Investors
- Nork Community Association
- Nork Residents' Association
- Norwood Hill Residents' Association
- NTL Group Limited
- NTR Planning
- Nursery Road Residents' Association
- Oakwood Tree Consultants Ltd
- Open Spaces Society
- Orange Personal Communications Services Limited
- Orbit Housing Group
- Outwood Lane Residents' Association (OLRA)
- Park 25 Residents' Association
- Park Gate Road Residents' Association
- Park Gate Road Residents' Association
- Park Lane (Reigate) Residents' Association
- Park Road Residents' Association
- Paul Sharpe Associates LLP on behalf of RNIB
- Peer Group Plc
- Persimmon Homes South East
- Philips Research Laboratories
- Phillips Planning Services Ltd
- Planning Paul & Company
- Planning Perspective
- Planning Potential Ltd
- Planning Practice
- PlanningView
- Planspeople
- Portland & Purbeck Seniors Residents' Association
- Post Bus
- Preston Hawe Residents' Association
- Priory Drive and Park Lane East Residents' Association
- Quintain Estates and Development
- Raglan HA Ltd
- Raglan Road Residents' Association
- Raven Housing Trust
- RDB Drawing Services
- RDjW Architects Ltd
- Redeheide Residents' Association
- Redhill Little Common Residents' Association
- Redhill Sites LLP
- Reigate & Redhill Lions Club
- Reigate and Banstead Albanian Association
- Ringley Park Road Residents' Association
- RNIB
- Robinson Escott Planning
- Rockshaw Road Residents' Association

- Rosemary Thornton Residents' Association
- Royal Earlswood Park (Barratts New Build Only) Residents' Association
- RPS Planning
- Rymack Ltd
- Salfords and Sidlow Parish Council
- Samway Design
- Savills
- Scott Brownrigg
- Scottish Widows Plc.
- Senior Planner
- Shanly Homes
- Sixmile Developments
- Southern Housing Group
- Southern Planning
- SR Design & Build Ltd
- St. Albans Road Residents' Association
- Stanton Construction Ltd
- Strutt & Parker
- Summerly Avenue & Burnham Drive Residents' Association
- Tadworth & Walton Residents' Association
- Tadworth RA
- Tanner & Tilley Planning Limited
- Tattenhams Residents' Association
- Taylor Wimpey
- Taylor Wimpey South East
- Taylor Wimpey UK Ltd
- Telewest Communications Networks Limited
- Tetlow King Planning
- Thames Valley Housing
- The Close Residents' Association
- The McLaren Clark Group
- The Michael Blacker Partnership
- The Planning Bureau Ltd
- The Reigate Society
- The Residents' Association of Cromwell Estate
- Thomas Clive & Co
- TRACE
- TRACE
- Tudors Professional Services Ltd
- Urban & Rural Planning Solutions (URPS)
- Village Developments Strategic Land Limited
- Vincent Homes Ltd
- Walton-on-the-Hill Village Forum
- Warren Drive Frontagers
- Watercolour Residents' Association
- Westwaddy ADP
- Wharf Land Investments Ltd
- White & Sons
- White Young Green Planning
- Whitebushes Community Association
- Woodhatch Community Association
- Woodhatch Community Association
- Woodland Way and The Warren Frontage Owners Association
- Woodmansterne Green Belt and Residents' Association
- Woolf Bond Planning
- Wray Common Conservation Area Residents' Association
- WS Planning
- WSPA for Devine Homes PLC and Emmerton Developments
- WYG Planning
- Zambelli Friend Ltd