

Planning Policy Transport Building Control Place Delivery Portfolio Updates

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Planning Policy, Transport, CIL, Building Control and Place Delivery

Reigate & Banstead 2025

Contribution to delivering our Five Year Plan

Despite the challenges that have been brought about by the pandemic the Portfolio has made substantial progress driving forward key project and programmes this year.

The work of the Services is contributing to a range of key corporate priorities in our Five Year Plan

AFFORDABLE HOMES

Secure the delivery of homes that can be afforded by local people and which provide a wider choice of tenure, type and size

TOWN CENTRES

With our partners, invest in our town and village centres, so they continue to be places where people choose to live, work, do business and visit

SHAPING OUR PLACES

Ensure new development is properly planned and sustainable, and benefits the borough's communities and the wider area

CLEAN & GREEN

Invest in parks, recreational facilities and countryside in Council ownership, promote biodiversity and encourage greater use of our green spaces...through the provision of new facilities, activities and events

Planning Policy

Supplementary Planning Documents (SPDs)

New and revised SPDs prepared to help deliver the policies of the DMP and support 5-year Plan objectives and delivery of other services.

In April 2020, the following four SPDs were adopted:

- Affordable Housing SPD
- Barn and Farm Conversions SPD
- Historic Parks & Gardens SPD
- Reigate Shop Fronts SPD



Local Distinctiveness Design Guide SPD

- Defines character areas of the borough and uses case studies to illustrate development trends, including successes and failures.
- Public consultation just finished.
- Anticipated for adoption in Summer 2021.

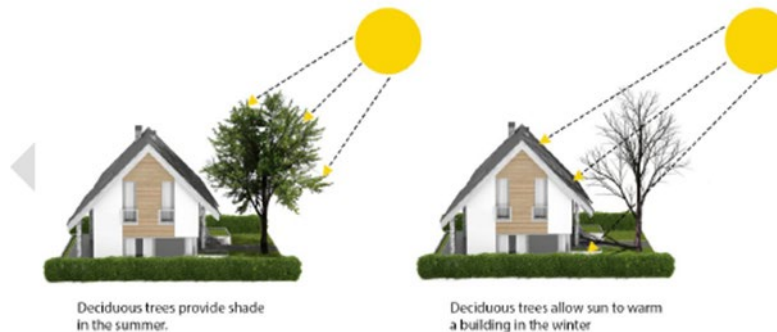


Sustainable Construction and Climate Change SPD – Consultation draft

- New SPD providing guidance on how to implement new sustainability policies of the DMP.
- Will complement the Borough's environmental and sustainability objectives.
- Anticipating adoption late Summer 2021.

Figure 25: Benefits of deciduous trees and development

Figure 10: Air leakage in a house



Horley Business Park SPD

- Work progressed preparing a vision and masterplan for the HBP.
- Evidence gathering on need post-Covid.
- Adoption late 2021.

Playing Pitch Strategy

- Work just commenced on scoping out a playing pitch strategy to consider future needs and options for sports facilities across the Borough.



Community Infrastructure Levy (CIL)

- Over £7 million has been secured from development.
- Nearly £3.5 million collected in 19/20.
- First Infrastructure Funding Statement published.
- Nearly £1 million spent on infrastructure projects in 19/20.
- Over 50 projects now funded or allocated for CIL funding.

| Year (1 April – 31 March) | Amount of CIL funding collected |
|-----------------------------|---------------------------------|
| 2016/17 | £ 187,561.37 |
| 2017/18 | £ 965,418.45 |
| 2018/19 | £ 2,230,662.70 |
| 2019/20 (The reported year) | £ 3,466,176.19 |
| Total | £ 6,849,818.71 |



Transport

- We have worked closely with Surrey County Council, Highways England, Network Rail and other partner organisations to promote various transport improvements within the Borough.
- We are in the process of preparing a Local Cycling Walking Infrastructure Plan (LCWIP) in partnership with SCC and Atkins to identify priorities for walking and cycling improvements across the Borough.
- We have laid out the Borough's objectives and priorities for transport improvements within wider strategies: Transport for the South East; Surrey Transport Futures and Surrey Infrastructure Plan.
- CIL continues to contribute towards the delivery of various transport improvements.

Southern Building Control Partnership

- The Council entered the Partnership in 2017 with Tandridge and Mole Valley DC.
- The Partnership's financial performance has improved year on year and RBBC has renegotiated lower service recharges with TDC and MVDC to improve our returns. But for Covid it was forecast to have returned a profit this year.
- There are challenges however, post-Grenfell and reducing market share of all LABCs.
- Regular SBCP Board Meetings held to review budget and agree service improvements.
- The Inter Authority Agreement (IAA) has been reviewed with a new IAA and Business Plan in development (including consideration of additional partners and hosting arrangements).



Place Delivery

Focus of service

- The Place Delivery Service works with internal and external partners to deliver the Council's corporate priority place shaping projects and programmes, with a focus on four key areas:
 - **Development projects** including housing and mixed use schemes
 - **Estate based regeneration** in key areas of need within our Borough
 - **Town Centre regeneration** with a focus in Redhill and Horley
 - **New neighbourhoods** and infrastructure improvements in Horley
- The team includes a small multi-disciplinary team:

Head of Service

Principal Development Manager

Senior Development Manager

Open Space Development Manager

Place Project Manager

Part time consultant Transport Advisor

Peter Boarder

Catherine Radziwonik

Penny Craig

Bruno Amador

Carrie Burton

Chris Parry

Town Centres - Marketfield Way

Progress This Year

- We have made good progress to deliver our landmark scheme
- All necessary statutory agreements are now in place
- In July we completed our enabling works
- In Aug we entered into our building contract with Vinci

Since Last Summer

- Completed all ground works
- Built two new electricity sub stations
- Begun building the superstructure of the Cinema
- Substantially completed the basement of the residential block
- Completed the diversion and lining of the Thames Water sewers

We Have Also

- Entered into a variation to our pre sale agreement with Delph
- Secured £2m of grant funding from the Coast to Capital LEP
- Awarded over £1m of contracts to local companies
- Received a substantial rating at audit



Town Centres - Marketfield Way

Focus For Next Year

- Complete our S278 highway works.
- Secure key anchor tenants.
- Undertake a comprehensive rebrand of the scheme.
- Complete the main build of the residential part and commence fit out.
- Complete the main structure and commence cinema fit out.
- Complete the main build of the residential part and commence fit out.
- Complete all principal commercial units to shell.
- Agree future estate management arrangements.



Town Centres - Horley

Progress This Year

- Executive has agreed to bring forward a major programme of investment in Horley town centre
- The programme includes:
 - High Street public realm works
 - Improvements to the public subway
 - Introduction of pay on exit car parking in two of our car parks
 - The redevelopment of the High St car park site for a housing led scheme
- The initial stage of work will be funded by the Council, from £225k of grant funding from Coast to Capital LEP and £600k of Section 106 contributions from SCC.
- To successfully deliver the scheme we have been working with a range of partners including Network Rail, Horley Town Council, SCC and Raven HT
- The work is being supported by in depth engagement with key stakeholders regarding their ideas for the town centre
- A full multi disciplinary team of consultants has been appointed to bring forward the projects
- Initial survey work has commenced and very early stage options are beginning to be developed



Town Centres - Horley

Focus For Next Year

- Implementation of pay on exit car parking in Horley central and Victoria Rd car parks.
- Work with Network Rail to agree a scope of works for the subway and appropriate phasing.
- Work with SCC to agree a scheme for the High Street public realm works.
- Work as part of a Joint Venture with Raven Housing Trust to bring forward a planning application for the redevelopment of the High St car park site for a housing led mixed use scheme.



Affordable Homes - Council Led Schemes

Progress This Year

Pitwood Park

- Pitwood will provide 25 homes (14 market sale and 11 shared ownership).
- We entered into our contract this year and have made great progress to date with practical completion forecast end of May 2021.
- An agent has been appointed to sell the market homes.
- We have tendered out the affordable homes to four registered providers.

Cromwell Road

- Cromwell Road will provide 32 flats and ground floor commercial space.
- 16 flats will be for market rent and 16 for sub market rent.
- We entered into another build contract this year and have made great progress with practical completion forecast in Autumn 2021.

Lee Street

- We have tendered out this scheme to build four new homes for rent in Horley.
- We have also applied for additional grant from Homes England to help deliver the scheme.



Affordable homes - Council Led Schemes

Focus For Next Year

Pitwood Park

- Achieve practical completion by May 2021.
- Work with the asset team to set up a Resident Management Company.
- Sell the affordable housing units to a registered provider.
- Sell the market homes through our agent.

Cromwell Road

- Achieve practical completion by Autumn 2021.
- Work with our asset team to let out the commercial units.
- Assist housing and property in marketing and letting of units.

Lee Street

- To enter into contract and achieve practical completion by Dec 2021.



Shaping Our Places - Westvale Park & Preston

Progress This Year

Westvale Park

- We have continued to work with partners to bring forward the new neighbourhood at Westvale.
- 800 new homes have now been completed, 25% of which are affordable.
- A central focus of Westvale will be a new neighbourhood centre.
 - Reserved matters have been approved.
 - A new 2 x FE primary school has been built.
 - We have selected a local group of churches to bring forward the faith site.
 - We are in active discussions with the CCG about the provision of a new medical centre.
 - We have agreed building specifications for a new community hall.



Preston

- We have continued to work with partners to bring forward regeneration in Preston.
- Works to improve parking, footways and bus stops on Chetwode Rd are substantially complete.
- Works to provide new parking on Homefield Gardens is underway.

Shaping our places - Westvale Park & Preston

Focus For Next Year

Westvale Park

- Work with the Consortium and other stakeholders to bring forward the neighbourhood centre including sites and premises for key anchor tenants such as the CCG and the Westvale Community Church.
- Work with the Consortium and Horley town council to bring forward the first of the allotment sites.
- Work with Surrey County Council and the Consortium to extend the bus service though the site.
- Work to improve communications with local residents.

Preston

- Work with local members and key stakeholders such as Raven and SCC to plan and help to implement all remaining regeneration activities in Preston.

Clean & Green - Merstham Rec & Westvale

Progress This Year

Merstham Rec

- We are progressing plans for refurbishing the rec to make it a flagship park within our Borough.
- A first stage of public engagement undertaken with residents and stakeholders was highly successful with over 650 surveys returned.
- We have undertaken initial surveys to inform proposals including a Topographical survey, Ecological, Flood Risk Assessment and Tree survey.
- We have procured and appointed a full multi disciplinary design team.

Westvale

- We have worked with the developers to complete the first three play areas, which have been transferred to and are now managed by the Council.
- Works to the first phase of the Riverside Green Chain are now substantially complete and the conveyancing process begun.



Clean & Green - Merstham Rec & Westvale

Next Years Focus

Merstham Rec

- Work with local stakeholders to agree a comprehensive scheme for the refurbishment of the Rec.
- Submit a planning application for the refurbishment.
- Tender and appoint a contractor to implement the works.

Westvale

- Work with the developers to successfully complete and transfer further play areas in phases 1 and 2 to the Council.
- Complete works to the first phase of the Riverside Green Chain and convey land to the Councils ownership.

Other Council Development Projects

Work This Year & Future Focus

- The Service has also provided valuable support and input into other Council projects.
- Of particular note this year has been the Service's support to the Commercial Directorate to bring forward our plans for Woodhatch Crematorium.
- The Service is also providing support to the Place Directorate in terms of helping to set up the Joint Venture with Raven Housing Trust.
- As part of the Service Business Plan will look to see how we can continue to provide support to such projects moving forward.