

# Planning and Regulatory Services

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

# Local Plan 2027

- New Local Plan timetable affected by the Government's Local Plan Reforms as reported to O&S in October 2023.
- Housing Needs Assessment and Retail and Leisure Needs Assessments have been instructed and are nearing completion.
- Housing and Economic Land Availability Assessment (HELAA) methodology and online form completed, ready for call for sites to be commenced imminently
- Sustainability Appraisal and Habitats Regulation Assessment procurements unsuccessful and impacted by Local Plan reforms and policy vacuum until Autumn 2024.

# Core Strategy and Statement of Community Involvement

- Statutory requirement to review strategic policies every 5 years.
- Core Strategy adopted July 2014 and reviewed 2019 so must be reviewed again by July 2024.
- Core Strategy Review 2024 undertaken, including duty to co-operate engagement with neighbours, as now advised.
- To be reported to Executive and Full Council this month – important to maintain weight of policies, including the 460pa housing figure.
- Statement of Community Involvement (SCI) also requires review every 5 years. Last reviewed in April 2019 so must be reviewed by April 2024.
- SCI sets out general approach to Council's engagement on planning matters. Updated to reflect changes in technology and digitalisation and to improve online accessibility.
- Will also commit to review whether to change process of publication of names and addresses of those commenting on planning applications.

# Monitors

- A range of Monitors have been produced. The Housing Monitor in June determines the Council's housing land supply position affecting decision making on planning applications and release of the Sustainable Urban Extensions
- A range of other Monitors produced throughout the year: Industrial Monitor; Local Centres Monitor; Environmental and Sustainability Monitor; Commercial Commitments Monitor; Town Centre Monitor and Annual Monitoring Report.

# Consultations

- Various consultations are made on changes to legislation proposed by Government, including permitted development (removal of 3-month vacancy requirements for retail conversions and size limits for office conversions)

# Surrey Hills AONB Review

- Natural England's review of the Surrey Hills Area of Outstanding Natural Beauty ongoing
- Have continued to work with Surrey Hills AONB Board to provide evidence in support of the review



## Biodiversity Net Gain

- 10% biodiversity net gain mandated for major planning applications from February 2024 and for non-major applications from April 2024
- Various work associated with this including updating planning validation requirements, familiarisation with processes, sourcing of external advice, drafting Green Infrastructure Strategy and surveying land holdings as potential habitat banks



## A23 Design Code and Digital Twin

- Draft design code completed following funding from Government.
- Consultation on potential SPD undertaken. Comments considered at Local Plan Advisory Group (LPAG) and to be addressed prior to any adoption
- Further funding to digitalise the code
- Code sits alongside a digital twin of the 5 mile stretch of A23 allowing potential development sites to be input and assessed



## Local Cycling Walking Infrastructure Plan (LCWIP)

- Following preparation of the LCWIP, work has been ongoing with SCC to consider detailed design options for first LCWIP routes.

# Gatwick Airport Northern Runway DCO

- Significant involvement in Gatwick's development consent order
- Relevant Representation submitted late 2023; Statement of Common Ground prepared, various technical work ongoing and Local Impact Report to be submitted in March 2024.
- Attendance at preliminary hearing in February 2024 and Issue Specific Hearings in Feb-March 2024
- Due to be concluded August 2024
- RBBC position has been to challenge assumptions and minimise negative impacts to benefit of the Borough and local communities including justifying a range of Section 106 'asks'



Table 1: Community Infrastructure Levy (CIL) collected since 1 April 2016

| Year (1 April – 31 March)                                | Amount of CIL funding collected |
|--|---------------------------------|
| 2016 to 2017   | £ 187,561.37                    |
| 2017 to 2018   | £ 965,418.45                    |
| 2018 to 2019   | £ 2,230,862.70                  |
| 2019 to 2020   | £ 3,466,176.19                  |
| 2020 to 2021   | £ 2,068,955.98                  |
| 2021 to 2022   | £ 2,993,352.93                  |
| 2022 to 2023 (The reported year)                         | <b>£ 2,371,822.91</b>           |
| <b>Total CIL collected 1 April 2016 to 31 March 2023</b> | <b>£ 14,283,950.53</b>          |

# Community Infrastructure Levy CIL

- Over £14 million has now been secured from development contributions since 2016
- Strategic Infrastructure Plan adopted March 2023 allocating over £16m to 51 projects across the Borough
- Infrastructure Funding Statement published
- £1.3m spent on infrastructure projects in 2023
- Range of Local CIL infrastructure provided

Figure 10: NE71 – To fund the replacement and improvement of the roof insulation at Kingswood Village Hall, Waterhouse Lane, Kingswood, Surrey



During



After

Replacement bus shelter on Fir Tree Road (A2022) with Sycamore Rise, Banstead, SM7



Figure 8: NW121 The repair of the sub-floor, and replacement of the floor surface (Phase 1 of Tadworth Scouts HQ's upgrade) at The Green Hall, Dorking Road, KT20 5SL.





# Southern Building Control Partnership

- Active role as Board and Management Team representatives to oversee performance and budgetary matters
- Significant implications and actions falling out of Building Safety Act 2022
- Need for surveyors to pass new examinations and other requirements – all relevant SBCP staff have taken exams, 3 passed
- Challenging market conditions given new responsibilities from the new Act, aging workforce and weakened housing market



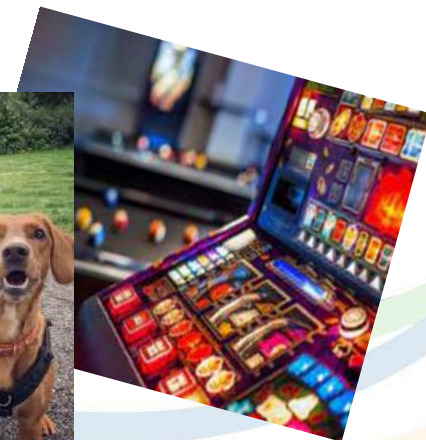
# Regulatory Services - Environmental Health

- Enforce standards of food hygiene in all food businesses, have inspected over 400 premises in 2023-24.
- Investigate over 400 complaints about environmental protection issues such as noise, smoke, dust, odour and air quality.
- Enforce standards in private sector housing, licence certain houses in multiple occupation (HMO's) and administer funding for Disabled Facilities Grants.
- Deal with a range of public health matters, such as pests, accumulations, filthy and verminous premises and public health funerals.
- Enforce standards of health and safety at work in commercial premises.
- Provide Corporate health & safety advice to the whole Council.



# Regulatory Services - Licensing

- Apply standards which safeguard the travelling public by licensing vehicles, drivers, and operators. Current total = 3294 licences which represents an all-time high demand
- Check all driver applicants against the new National Register of Taxi Licence Refusals, Revocations and Suspensions (NR3S). In 2023, 41 individuals were refused revoked or suspended and entered onto the register.
- Maintain and update premises licences required for regulated activities e.g. alcohol sales, music, gambling, gaming machines. 319 Temporary event notices received in 2023, licensed several large outdoor events ie Women's Open Golf championship 20,000 people
- Enforce licence conditions and animal welfare standards across a range of activities eg boarding, breeding, riding, selling pets, exhibiting, arranging accommodation
- Continued investigation and enforcement relating to licensing, permits and registrations.



# What's next

- Local Plan – await legislation necessary to progress environmental/sustainability evidence base work; push to be a pathfinder in 'new style plan' programme. Start draft of Vision and Strategy
- Conclude Gatwick DCO Examination
- Biodiversity Net Gain – commence reporting and monitoring processes
- Adopt A23 Great Street Design Guide SPD and conclude its digitalisation
- £60k secured for 2024/25 from Planning Skills Delivery Fund to clear planning backlogs
- Review of Licensing Policies – Gambling Act, Licensing Act etc

