

**REIGATE AND BANSTEAD BOROUGH COUNCIL**

**COUNCIL: 26 SEPTEMBER 2019**

**Public Questions**

<b>No.</b>	<b>Question by:</b>	<b>Answered by:</b>	<b>Subject</b>
1.	Mr M. Hay	Cllr D. Allcard Chair, Planning Committee	Future Developments in the Borough

**Council Meeting:** 26 September 2019

**Mr Mick Hay** will ask the **Chair of Planning Committee, Councillor D. Allcard** the following question:

**Question: Future Developments in the Borough**

I ask Reigate and Banstead Borough Council to commit to undertake a course of action with developers who are unable to meet their contractual obligations, that the development tender be closed and renegotiated, re-opened and re-born with other developers that are prepared to and can meet the nationally required living standards, can meet Reigate and Banstead Borough Council affordable housing targets, can develop an environmentally friendly complex and can develop high quality and sustainable living accommodation that benefits the residents of the Borough as well as the developers.

Would Reigate and Banstead Borough Council be prepared to take this action in respect of future developments in the Borough?

**Response / Observations:**

Thank you for your question.

Firstly, I very much agree that it is vitally important that we maximise the quality of new development and the benefits it delivers to our residents.

As a Council, we do not have powers to intervene in the sale of sites which are not within the Council's ownership, or in private development contracts and tenders. This is not therefore a route which we can use to influence development.

However, we do have powers through our role as the Local Planning Authority to ensure that we achieve high quality development, and our Planning Officers work hard to negotiate improvements and secure the best from planning applications submitted to us, taking account of national and local policies.

Moving forward, our soon to be adopted Development Management Plan (DMP) will put us in an even stronger position to achieve this aim. The new policies in the DMP very much recognise the issues which you have raised by introducing – amongst other things - higher standards regarding the quality and environmental performance of new housing, and by seeking even greater levels of affordable housing on some sites.

As Chairman of the Planning Committee, I can say with confidence that we are always focused on, and will continue to work hard to deliver, the very best outcomes for our borough and residents on each site whilst ensuring that decisions are made appropriately in accordance with legislation and policy.