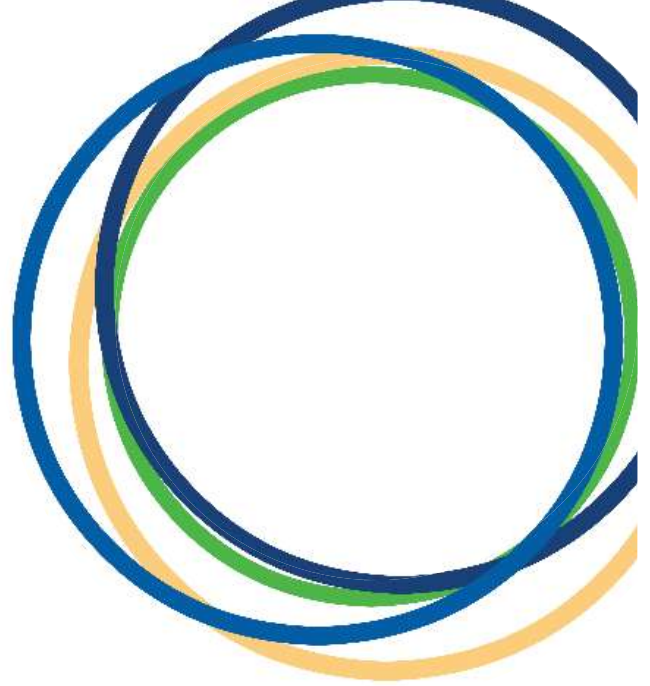




Reigate & Banstead Local Plan Development Management Plan

Adopted September 2019

3.5 Section 5: Managing land supply

What the Core Strategy says

- 3.5.1 The Council is planning for the provision of a total of at least 6,900 homes over the plan period; equivalent to an annual average provision of 460 homes per year.
- 3.5.2 The spatial strategy in the adopted Core Strategy is based on an 'urban areas first' approach. This reflects national policy guidance and the constrained nature of the borough. Housing provision will be focussed within the existing urban areas, to deliver the priorities for regeneration and growth identified in Core Strategy Policy CS6. Although other unanticipated urban opportunities (windfall sites) may come forward, current housing land supply evidence (Annex 7: Housing Trajectory) indicates that it will not be possible to accommodate the total level of planned growth within the existing urban area. Sustainable urban extensions to accommodate the additional housing required to deliver the housing target have therefore been identified.
- 3.5.3 The release of sites for sustainable urban extensions will be triggered if the Council is unable to demonstrate a five year land supply.
- 3.5.4 **Core Strategy Objectives:**
- SO1: To ensure that future development addresses the economic and social needs of the borough without compromising its environmental resources.*
- SO2: To enable required development to be prioritised within sustainable location within the existing built up area...whilst also catering for local housing needs.*
- 3.5.5 **Core Strategy Policies:**
- *Policy CS3: Green Belt*
 - *Policy CS6: Allocation of land for development*
 - *Policy CS13: Housing delivery*

Policy MLS1: Managing land supply

1. The Council's Housing Monitor will proactively consider the need for release of the allocated sustainable urban extension sites based on a forward-looking mechanism. In order to maintain a five-year housing supply it will forecast whether such supply can be maintained over the next year and subsequent year. Where the Housing Monitor predicts that a five-year housing supply would not be maintained over this period, allocated sustainable urban extension sites will be released for development as necessary.
2. The Housing Monitor will be published annually, in June each year, setting out the position as of April that year. The Housing Monitor will:
 - a. Set out the 5YHLS position for that year and establish whether or not the Council can demonstrate a 5YHLS.
 - b. Make an assessment of the likely 5YHLS position in April of the subsequent year, based on an up to date assessment of the Council's housing trajectory.
3. The Council will only grant planning permission for sites outside of the annual monitoring process if it can be clearly demonstrated, via up to date evidence, that there is a five year supply shortfall.
4. Planning permission will not be granted for any proposals which would prejudice or compromise the long-term comprehensive development of an urban extension allocation. This excludes proposals for necessary works to support the efficient operation of the Patteson Court Landfill.
5. The Council will maintain an on-going dialogue with those involved in promoting and **Policy**

MLS1: Managing land supply (continued)

delivering allocated sustainable urban extensions sites and will actively support and encourage Planning Performance Agreements and/or the preparation of joint Development Briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release.

Explanation

- 3.5.6 The Core Strategy sets out a strategy to meet the borough's identified housing target. The Housing Trajectory (Annex 7) demonstrates how this can be achieved to ensure continuity throughout the plan period (ending 2027). The annual Housing Monitor shows that housing delivery has responded so far to meet the key indicator of five years supply of specific deliverable sites and it is important that this level of delivery is maintained to assist in the achievement of sustainable development.
- 3.5.7 The Core Strategy recognises that sustainable urban extensions will be needed as part of the housing delivery strategy to support delivery of the borough's housing requirement as set out in Core Strategy Policy CS13.
- 3.5.8 Core Strategy Policy CS13 identifies that sites for sustainable urban extensions within the broad areas of search set out in Policy CS6 will be released when such action is necessary to maintain a five year supply of specific deliverable sites. Policy CS13 also notes that the phasing of sustainable urban extension sites will be set out in the DMP and will take account of strategic infrastructure requirements.
- 3.5.9 Core Strategy Policy CS6(3) identifies that the Council will allocate land beyond the current urban area for sustainable urban extensions, based on an assessment of the potential within the following broad areas of search (in order of priority):
- a. Countryside beyond the Green Belt adjoining the urban area of Horley
 - b. East of Redhill and East of Merstham
 - c. South and South West of Reigate
- 3.5.10 Based on current information, the only site where the timing of delivery may be impacted by a site specific constraint or infrastructure requirement is ERM2/3 Copyhold, in order to ensure the efficient operation of the landfill site is not compromised. Policy ERM2/3 explains this relationship further and identifies the evidence, mitigation and issues which would need to be considered as part of any application for development.
- 3.5.11 This policy establishes a proactive and forward looking approach to the management of land supply which respects the Council's "urban areas first" approach and the principles established through Core Strategy Policy CS13 whilst ensuring that the Council is able to respond effectively and decisively to evidence of a current or future shortfall in the five year land supply in a plan-led manner.
- 3.5.12 To do this, the policy sets out clear and robust mechanisms for the release of urban extensions sites, starting with the Council's annual Housing Monitoring process. In this way, it provides clarity and certainty for all stakeholders but allows for sufficient flexibility to respond to changing circumstances. The Council recognises the importance of a positive, on-going dialogue with those involved in bringing forward sustainable urban extensions and the policy reflects a commitment to this to ensure that these sites deliver the right development at the right time.