

Reigate & Banstead Borough Council and Crawley Borough Council

Statement of Common Ground on meeting the Duty to Co-operate and Retail issues relating to Reigate & Banstead Borough Council Draft Core Strategy

This statement has been produced in co-operation between Crawley Borough Council (CBC) and Reigate & Banstead Borough Council (RBBC). It responds to concerns raised by CBC to _____ in its draft Core Strategy; and a perceived failure to meet the duty to co-operate.

The statement _____, summarises evidence relevant to these areas of concern, and acts as a position statement on the areas on which the two authorities now agree.

Objection on grounds of duty to co-operate

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CBC were concerned that there had not been adequate discussion to resolve its strategy.

Co-operation between CBC and RBBC has taken place at a variety of different levels and scales. This includes cons024-2002600B6S12.91 4944>300517BT1 0 0 1 72.02(a)6(t6(f)e)-3(

Preferred Options	May 2006	
Revised Preferred Options	July 2008	
Proposed Submission Document	January 2009	
Suggested Amendments	August 2009	
Proposed Changes	July 2010	
Outstanding Issues	September 2011	
Proposed Submission Document	March 2012	

Since the demise of regional planning arrangements, cross-boundary work on strategic priorities have taken place regularly at a more local level. This has sometimes been through joint working between CBC and RBBC, and sometimes as wider collaborative working as part of the Gatwick Diamond. Details of officer meetings between CBC and RBBC over the

GATF	Gatwick Airport Transport Forum	Forum to discuss improvements to surface access and future transport links with and in vicinity of the airport
URMSWG	Upper River Mole Strategy Working Group	Working group of local authorities on flood prevention in upper Mole area
GGP	Gatwick Greenspace Partnership	Partnership of local authorities and interested groups promoting environmental improvements in the Gatwick area

These groups meet on a regular basis (mostly quarterly or bi-annually) to discuss and reach consensus on airport-related matters, co-operate in monitoring and assessment tasks, and lobby for change as a combined group with greater weight than as individual authorities.

The joint working arrangements shown above have proved successful in co-

An example of such co-operation is with joint arrangements in monitoring a Section 106 Agreement between CBC, West Sussex County Council (WSCC) and Gatwick Airport Ltd, backed up by a Memorandum of Understanding between CBC, WSCC and all other local authorities neighbouring Gatwick Airport in both Surrey and Sussex.

Gatwick Diamond Initiative 017 5955

The Gatwick Diamond Initiative, set up in 2003 and now a well established public/private partnership, provides a forum within which local authorities can debate the strategic issues which link their communities together. While begun some years

held up by DCLG as an example of how cross boundary co-operation can be conducted.

Collaboration on sustainable

account the need to protect the character of the living environment and to secure the

commitments given under the Gatwick Diamond Memorandum of Understanding demonstrate the commitment of RBBC to an on-going process of engagement and co-operation to deliver shared sustainability objectives.

Objections on grounds of soundness

CBC has raised concerns about the draft Core Strategy on the grounds of soundness in two respects: retail and housing policy:

Discussions are ongoing to understand the detailed strategic issues relating to housing.

Concerns relating to retail policy are considered in more detail below.

Retail

CBC is broadly supportive of aspirations to deliver additional comparison and convenience floorspace in Reigate and Banstead over the plan period, with the majority directed to Redhill. However, CBC had expressed concerns regarding the possible allocation of the Brighton Road, Redhill site for further comparison floorspace in addition to that identified in the Core Strategy. In particular, it was felt that the plan created uncertainty, with concerns raised as to the impact this further retail floorspace could have on the deliverability of the identified Town Centre North allocation in Crawley.

RBBC Response

Having discussed the proposals further, it has now been clarified that (as set out in the consultation draft of the Redhill Town Centre Area Action Plan) RBBC is not

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RBBC

has identified Brighton Road as a provisional site which may come forward towards the end of the plan period subject to a number of triggers having been met. RBBC has sought to clarify this approach by proposing to the Inspector that a minor modification be made to the Core Strategy:

Minor modification No.61: Amend paragraph 6.6.6 to read:

retail

- at least 15,480sqm and 7,020sqm respectively within the current town centre boundary, with potential for an extension to the town centre boundary in the longer term, subject to realisation of wider regeneration objectives

Appendix 1: CBC responses to Core Strategy consultations

Issues and Options – November 2005	Economy and jobs	Approach to local economy in CS should be supported by robust evidence base, and employment floorspace requirements should be met over the plan period
	Gatwick	Agree with supporting the growth of Gatwick Airport as a single runway, two terminal airport subject to mitigation of adverse environmental impacts.
	Housing	The nature of accommodation is a local issue, but it is essential that the housing requirement over

		<p>Diamond and Gatwick sub region.</p> <p>Not clear how employment development will be delivered – lack of spatial strategy.</p>
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		identify broad strategic locations.
Suggested amendments – October 2009	Housing	Supports the provision of 3000 houses in the RBBC Gatwick sup-region, the majority coming from strategic housing allocations in Horley
	Retail	Retails assessment has not assessed impact of growth on other town centres in the area
	Economy	Lack of spatial strategy for office floorspace to guide location within London Fringe and Gatwick Diamond sub-regions
Outstanding Issues - Sept 2011	Economy and jobs	Scale and distribution of any new employment land should be discussed with the other Gatwick Diamond local authorities in order to develop, as far as is possible, a consistent approach which reflects joint aspirations for the local economy (see details of follow up meeting Dec 2011 – appendix 2)
	Housing (inc G&T)	Concern about lack of clearer spatial strategy identifying broad / strategic locations and increased risk of development pressure on less appropriate locations. Need to ensure development is directed towards most sustainable locations in sub regional context. Also concerns about lack of detail and explanation of housing figures.

Submission (2) - July 2012	Housing (inc G&T)	Concerns about evidence and approach to market areas (see details of follow up meeting June 2012 – appendix 2)
	Town centres and retail	Concerns about level of retail growth in Redhill

		statement. <u>Outcome</u> : Finalise duty to cooperate paper; set up dedicated meeting to discuss G&T work; continued joint working between CBC and RBBC to try and overcome concerns.
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