Reigate and Banstead borough is able to provide sufficient housing to meet the full need arising from the local population; however, it is not able to fully meet its objectively assessed housing needs: this was confirmed at the Core Strategy examination in 2013.

The adopted Core Strategy housing requirement does include an element for continuing inmigration from other areas, but this allowance is lower than that assumed in government

in the Core Strategy due to the complexities of the housing market area for Reigate and Banstead and the inability to control where those who purchase market housing in the borough originate from.

The Reigate and Banstead Core Strategy plans for around 2,400 new homes in the southern part of the borough, the majority to be delivered through a new community to the north west of the town of Horley.

RBBC accepts that there is some housing market relationship between the southern parts of Reigate and Banstead and Crawley, however, Reigate and Banstead borough as a whole falls within the East Surrey Housing Market Area, and is strongly influenced by the presence of London.

Our own evidence suggests that the majority of inward migration flows to the borough come from other East Surrey authorities and adjoining London boroughs. Census 2011 data suggests that in the year prior to the Census there was a net outflow of over 100 people to Crawley. This trend is supported by ONSmid-year estimates which show an average net outflow from Reigate and Banstead to Crawley, since 2006, of around 80 people per year.

Therefore, whilst RBBC notes the figure of 50 dwellings per year identified in the CBC Local Plan supporting documentation (Topic Paper 5), we wish to clarify that this is not derived from or supported by RBBC policy or evidence.

The role and function of Horley as part of the Northern West Sussex HMA was considered in the Strategic Housing Market Assessment (SHMA) prepared on behalf of the three northern West Sussex authorities by GVA in 2009. This concluded that the town had some characteristics in common with the northern part of the Northern West Sussex HMA (including the travel to work catchment area of Crawley extending widely in the Catwick Diamond area and encompassing Horley).

However, it is acknowledged that Horley is fundamentally separated from the rest of the Northern West Sussex HMA by the significant physical divide created by Gatwick Airport and the A23 and M23 spur road, and the town is also included within the East Surrey Housing Market Area SHMA (completed in 2008 by DCA).

The Northern West Sussex SHMA update (2014) confirms that Horley is identified as falling principally into the East Surrey HMA, but with some recognised overlap with the Northern West Sussex HMA.

in the Local Plan, as potential mixed use sites with a focus on residential development

event that Reigate and Banstead is unable to meet its own needs if, and how, these could be met across the wider area.

CBC and RBBC will continue to work with each other and other neighbouring authorities to
explore how any unmet needs may be met in the future.

