

**RBBC/SCC  
DRAFT AGREEMENT – PEOPLE AND PLACES**

This Agreement sets out the basis upon which the Surrey County Council and Reigate and Banstead Borough Council will work together to improve the quality of life of various communities in the Borough and co-operate on service delivery through the Surrey First programme.

The Councils have agreed to work together on these issues and to establish a Joint Committee, which will oversee progress and submit proposals for its establishment for approval by each Council. The Joint Committee will rationalise existing arrangements and increase local empowerment.

The Joint Committee will be established in accordance with Local Government Act powers and be authorised to act on the behalf of the Parties in determining the joint action and how Council will contribute to delivering agreed outcomes. Joint officer teams will be considered for key priorities led by one or the other council by agreement.

The Councils will no later than \*\*\*\*\*, seek authority, in accordance with its own governance provisions, to establish the Joint Committee. The terms of reference of the Joint Committee shall provide for it to direct: -

- oversee the delivery of agreed outcomes associated with the regeneration of Redhill, Horley, Preston and Merstham
  - the delivery of new forms of waste collection and disposal services in the Borough to increase recycling levels, reduce waste to landfill and reduce carbon emissions from the overall operation;
  - improved joint working to deliver better operational services e.g. the provision of on and off street parking services in the Borough;
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- joint action to maximise private developer funding for priority infrastructure for example work on mitigation of growth in LDF
  - joint action to identify and bid for other sources of funding for priority infrastructure
  - joint action to deliver priority infrastructure in a coordinated and timely way
  - joint strategic planning to ensure that town planning policies and asset management are coordinated to ensure delivery of priority infrastructure

- the implementation of the Surrey First priority work streams including for example: working together to develop a new data centre together with Surrey Partners.
- collaboration on services that improve the quality and cost effectiveness of the street scene for example highways, street cleansing, parking
- joint action to sustain and improve economic competitiveness

Reigate and Banstead Borough Council will provide secretariat support for the Joint Committee.

The long term vision for the improvement in the following areas is set out below together with deliverables both Councils are committed to seeking to achieve over the next 5 years.

## HORLEY

The regeneration of Horley town centre needs to be co-ordinated with the development of the new neighbourhoods as it is essential to provide a social, cultural and commercial centre to cater for the proposed 30% increase in Horley’s population.

Growth will be focused on the two new neighbourhoods of the North East and North West Sectors through their comprehensive development, which will be integral with the existing built-up area of Horley and ringed by a riverside green chain of public open space. Access and transport connections to the town centre need to be improved and the town regenerated by making it the focus of high quality commercial, retail, community and residential developments to meet the current and future needs of local people. This will secure its future vitality and viability and, together with public realm improvements make it a pleasant place to be.

## Outcomes

Employment	Intensification and re-use of existing employment sites. Reduction in vacant premises. More small to medium business units. Change from warehouse units to offices in the existing industrial areas.
Retail	Reduction in vacant retail premises. Improved shopping environment. Increase in customer base. More convenience shopping provision. Complementary uses such as cafes and restaurants. Improved sustainable transport options. Improved parking.
Housing	New Neighbourhoods in the NE and NW of Horley (2,280). Horley town centre regeneration area (335).
Leisure and	New leisure centre.

recreation	Linked up green space (Riverside Green Chain) ringing the town.
	Strategic appraisal of library provision
Transport	Sustainable mitigation of development impacts
Economy	Sustained/ improved competitiveness

## MERSTHAM

The Merstham Estate Regeneration Plan sets out a detailed vision and objectives for the future of Merstham. These achievements rely heavily on effective collaborative working between service providers. The vision is to secure for the residents of the Merstham estate the provision of appropriate and effective services and facilities and a cleaner and safer community. Vulnerable people will be helped to lead positive lifestyles, and families will be supported to break the cycle of deprivation. Local people will be empowered to develop their skills, confidence and self-esteem. Public and voluntary service providers will pursue opportunities to deliver shared services to maximise local benefits

### Outcomes

A Community Hub to include a library delivering integrated access to services
Reduce the relative number of NEETs in Merstham ward compared to other wards in south east Surrey by [date]
Reduce the mental health indicator towards the Surrey average by [date]
Reduce drug and alcohol dependency amongst local residents by [date]
Increase the proportion of the population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher by [x]% by [date]
Reduce the number of working age people on out of work benefits by [x]% by [date]
Increased satisfaction of Merstham estate residents with commercial and public facilities by [date]
Increase the percentage of people who feel they can influence decisions in their locality by [date]
Reduce the anti-social behaviour rate per 1000 towards the Surrey average by [date]
Transport: Sustainable mitigation of development impacts
Economy: Sustained/ improved competitiveness

## PRESTON

The proposed regeneration of the Preston area will transform the local environment, making it a more attractive, desirable and safer place in which to live, work and play for this and future generations. The growth of a sustainable and diverse community will be encouraged through the provision of employment and commercial opportunities in a new village centre or 'hub', which will also provide a focus for social, leisure and community activity. The quality and choice of housing will be greatly enhanced, with new building,

improvements to existing homes, a greater range of affordable housing options and new housing for market sale.

The achievement of the vision, objectives and outcomes relies on the funding commitments made by and effective collaborative working between the two Councils and key partners such as the Raven Housing Trust. In particular to secure funding from the De Burgh School site and other new development for improvements identified in the Masterplan.

## Outcomes

New and improved housing	The key site is the former De Burgh School site to be disposed of by SCC for market housing and 25% affordable housing.
Community hub and leisure centre	The site currently together with the adjoining open space and apartment blocks at Merland Rise and the Recreation Ground funded by a combination of RBBC capital and land disposal receipts and SCC contribution. Review of access to library facilities
Football Club links	Community football facilities are to be provided as part of the development of the hub.
Reduce the relative number of NEETs in Merstham ward compared to other wards in south east Surrey by [date]	
Reduce the mental health indicator towards the Surrey average by [date]	
Reduce drug and alcohol dependency amongst local residents by [date]	
Increase the proportion of the population aged 19-64 for males and 19/59 for females qualified to at least Level 2 or higher by [x]% by [date]	
Reduce the number of working age people on out of work benefits by [x]% by [date]	
Reduce the anti-social behaviour rate per 1000 towards the Surrey average by [date]	
Transport : Sustainable mitigation of development impacts	
Economy : Sustained/ improved competitiveness	

## REDHILL

The vision for Redhill is to provide a thriving town centre serving as a prominent commercial location, a competitive retail destination and associated housing. Redhill needs to make the most of its excellent local and regional transport links and accessibility to stimulate growth and encourage movement by a full range of sustainable transport choices.

The town centre needs to provide a range of services and facilities to satisfy the demands of a growing population and workforce at all times of the day. This should include new shops to improve the town's retail offer, enhanced cultural provision and the creation of a family-focused evening economy.

The town centre should be a safe, people-friendly and desirable place to be, with the creation of a network of active, varied and attractive public spaces

with links to a wider network of accessible, multifunctional green spaces, meeting the needs of all age groups.

### Key Outcomes

Employment	At least 40,000 sq m of new commercial floor space (likely to be revised downwards)
Retail	5,750 sq m (net) convenience (supermarket) shopping floor space
	28,900 sq m (net) comparison shopping floor space
Housing	1,530 new homes (subject to Borough housing target revision)
Leisure and recreation	Leisure centre refurbishment; Provision of cafes and restaurants; New leisure facilities. Review of situation of current library.
Anti social behaviour/ Road safety	Reduce the anti-social behaviour rate and improve road safety through for example the Drive Smart programme.
Transport	Sustainable mitigation of development impacts for example the A23 corridor.
Economy	Sustained/ improved competitiveness

### PEOPLE SERVICES

The Councils will work together to identify opportunities to improve life chances for vulnerable individuals by providing employment/volunteering opportunities or through making use of existing services/facilities.

Consideration will also be given to opportunities for integrated public access to services.

### WASTE SERVICES

The Councils will work together to maximise the level of recycling and reduce the level of land fill in the Borough and develop the Surrey First waste initiative.

We will also work together on a joint project to deliver an integrated waste / recycling and processing centre at Earlswood based on the sites owned by the two Councils.

### CAR PARKING SERVICES

The Councils will work together (in partnership with other East Surrey Authorities) to produce a financially viable on street parking service which meets the needs of the town centres and car users in the Borough, supports parking enforcement across Surrey more widely and which reduces operating costs and generates additional income that will be invested in highways infrastructure improvements.

#### FLOOD MANAGEMENT

To collaborate to make most effective use of collective resources to implement the Flood and Water Management Act 2010.

#### ECONOMIC DEVELOPMENT

To collaborate and make most effective use of collective resources to sustain and improve economic competitiveness.

#### STREET SCENE

To collaborate and make most effective use of resources to improve the street scene.

#### TRANSPORT

To jointly plan improvements to transport infrastructure, identify funding and coordinate delivery.

#### OTHER INFRASTRUCTURE

To jointly plan improvements to other infrastructure, identify funding and coordinate delivery.

#### ASSET PLANNING AND TOWN PLANNING

Strategic planning to align town planning policies with asset management to deliver priority infrastructure.