Welcome to this exhibition showing plans for the new leisure, community and youth facilities, new homes and improvements to the local environment planned for Preston. Reigate & Banstead Borough Council, Surrey County Council and Raven Housing Trust are getting ready to submit planning applications and preparing to deliver projects to enhance the local area.

Planning applications

Planning applications are being prepared for:
• the new leisure centre (including community facilities)
• the new youth centre
• the new homes proposed for the existing Banstead Leisure Centre site and a small part of Merland Rise Recreation Ground
• the new homes proposed for the former De Burgh School site
• the new homes proposed for three small sites owned by Raven Housing Trust

We would like your input on these plans now, so we can take your views into account when finalising the planning applications before they are submitted.

Parking improvements

• A parking study has been carried out to work out where parking causes particular problems - in terms of road safety, movement of vehicles and impact on the roadside verges
• Four locations have been shortlisted for parking improvements.
• We would like your views on these, including helping us to choose which two should be delivered first

Thank you

Between November 2011 and January 2012 Reigate & Banstead Borough Council asked you for your views on the regeneration proposals.

We received over 200 responses. Thank you for taking time to respond. We have taken your views into account in drawing up these plans.
Reigate & Banstead Borough Council is preparing to submit a detailed planning application for new leisure and community facilities, and a new youth centre. Most of the money needed to pay for the new facilities is coming from Reigate & Banstead Borough Council and Surrey County Council. This money will be generated by selling the Banstead Leisure Centre site, small areas of the recreation ground and the De Burgh site for new housing.

Leisure facilities
- The new facility will include a swimming pool and learner pool, a state of art gym, an exercise studio, a community room/second studio, four 5-a-side pitches, changing rooms, a café and a crèche
- Unlike the current leisure centre, the new building will include a sports hall

Community use
- The new building will have space for community activities, e.g. health activities, training courses and activities organised by local groups
- Hire charges for community use are to be agreed

New Surrey County Council youth centre
- It will provide similar spaces to the current Phoenix Youth Centre
- The youth club and other work with young people will happen there

Management
- The new leisure and community facility will be run by Better (GLL), who run the existing Banstead Leisure Centre
- Existing leisure centre memberships will automatically transfer when the new building opens

Timing
- Banstead Leisure Centre and the Phoenix Youth Centre will remain open until the new facilities are open
- It might be necessary to demolish the Tattenham Community Centre a little sooner to build the road through to the new car park
- We are making every effort to minimise potential disruption and will work closely with local groups

Help us name the new leisure and community facility
Please tell us your suggestions - either use the suggestions box or email us at prestonregeneration@reigate-banstead.gov.uk by 1 October 2012.
New leisure, community and youth facilities

We are preparing detailed designs for the new building. The plan shows one possible layout. Please note the design is at an early stage. It will be developed following the consultation, taking on board comments received.

**Wet side**
- 25m x 6 lane swimming pool
- 13m x 9m learner pool
- Pool hall storage
- Wet changing facilities including toilets and 2 group changing rooms
- Poolside viewing area

**External areas**
- 4 x five-a-side 3G synthetic turf pitches with floodlights
- Car parking

**Dry side & community facilities**
- Community standard sports / community hall
- 30 person exercise studio
- 50 station fitness suite
- Dry changing facilities
- Toilets including accessible toilets & baby change
- Creche including toilets
- Reception area
- Café / seating area
- Community room / second studio (can be subdivided into 2/3 rooms)
- Equipment storage space for hall, studio & community room

**Youth centre facilities**
- Communal area
- Kitchen
- Office
- Sports space including storage
- Studio including storage
- Waiting area
- 2 group work rooms
- One to one rooms
- Chill out area
- Toilets including accessible toilet & baby change
- Youth club external area
Reigate & Banstead Borough Council is preparing an outline planning application for the approximately 130 new homes planned for the current leisure centre site and on part of the recreation ground. The application will also provide an idea of the types of improvements that will be made to the open space on the recreation ground.

The proposal will make a significant contribution to local housing need, will greatly improve the quality of open space on the recreation ground and will give the Borough Council the money to fund the new leisure and community facilities.

Site details
- The site (outlined in red on the draft plan) includes the current leisure centre, Phoenix Centre and Tattenham Community Centre, as well as southern and eastern parts of the recreation ground

New homes
- 75% for sale
- 15% for shared ownership
- 10% for rent

Access
- A new road will connect Merland Rise to the new homes and the new leisure, community and youth facilities
- It might also connect to Marbles Way via Cuddington Close

Play facilities for children and teenagers
- The existing playground and skatepark will be moved to another part of the recreation ground. The precise location has not yet been decided
- We will make every effort to minimise the amount of time that the facilities are out of action while they are being moved

Open space and landscaping
- Improving the quality of the recreation ground is an important part of these plans
- Landscaping proposals are currently being drawn up

Parking
- 2 parking spaces per 3/4 bed property
- 1.5 spaces per 2 bed house
- 1.5 spaces per flat

Next steps
Once Reigate & Banstead Borough Council has secured outline planning permission, we will sell the land where the new homes are to be built to a private developer(s). The developer(s) will then need to submit detailed planning application(s) before any new homes are built.
**Other planned development**

Raven Housing Trust and Merland Rise Church are both planning to develop sites near the recreation ground.

**Raven sites**

Raven Housing Trust is looking to develop three sites by the recreation ground, outlined in pink on the plan.

**Longfield Crescent/Cuddington Close**

Raven proposes to develop the car park and Wates site compound at Longfield Crescent/Cuddington Close for up to 14 homes and 20-25 parking spaces. The homes will be predominately 2 and 3 storey houses. Additional parking will be provided on nearby sites to replace the loss of the car park. This will be the subject of further consultation with local residents. The new housing will be designed to complement that proposed by the Borough Council on its adjoining site. Tenure is not finalised but is likely to be a mix of affordable rent and shared ownership sale.

**Longfield Crescent garage and estate office site**

Raven proposes to develop this site for six bungalows for older local people. The design will incorporate a communal garden and associated parking. Additional parking will be provided on nearby sites to replace the garages. This will be the subject of further consultation with local residents. The homes will be for rent.

**Longmere Gardens garage site**

Raven proposes to develop this garage site for 2-3 homes. The design will complement the development planned by the Borough Council on land to the rear.

**Merland Rise Church**

Merland Rise Church is preparing plans to rebuild its church and community rooms on its current site, outlined in blue on the plan.
De Burgh site: New homes and open space

An outline planning application is being prepared for new homes on the former De Burgh school playing fields site. The proposal will make a significant contribution towards local housing need. Some of the money from the sale of the site will be used to pay for the regeneration projects; including the new youth centre, part of the cost of the new leisure and community facilities, parking improvements and other enhancements to the Preston area.

Site details
• Approximately 6 hectares
• Can accommodate approximately 200 homes, including affordable housing, parking and green space

New homes
• 75% for sale
• 15% for shared ownership
• 10% for affordable rent

Proposed access
• From Chetwode Road to the north
• From De Burgh Gardens to the south

Open space and landscaping
• Providing open space and landscaping is an important part of the proposal including public green spaces and private gardens
• There will be a ‘green spine’ of landscaped land between the areas labelled as 1 and 2, providing a green link to the recreation ground

Ecology - Burgh Heath
• Burgh Heath is a Site of Nature Conservation Importance (SNCI)
• The land bordering the Heath will act as a ‘green buffer’, where the height of development will be limited
• Careful consideration will be given to the relationship with the Heath

Parking
• 2 parking spaces per 3/4 bed property
• 1.5 spaces per 2 bed house
• 1.5 spaces per flat
We understand that parking is a concern for some residents. In many places parking can make it difficult for buses, refuse lorries, emergency vehicles and other cars to get through, and can limit visibility for drivers, cyclists and pedestrians. In some places grass verges are damaged by vehicles parking on them.

We have surveyed a number of the roads in the area to understand where vehicles are parking. This has given us a good picture of where the problems are.

As part of the improvement plans, funding is available to enhance parking in some locations. We have shortlisted four locations (see sites 1 - 4) which could be improved first. We are aiming to deliver two of these by March 2013.

Subject to the housing developments on the leisure centre site, Merland Rise Recreation Ground and the De Burgh site progressing as planned, further funding will be available from 2013/14 to enable parking at other locations to be improved. We will ensure that local residents are kept informed of these plans.

**Site 1: Merland Rise (nos 91-111)**

It is proposed to create a new parking lay-by by removing the grass verge.
Improving parking

Site 2: St Leonard’s Road (nos 46 - 64)
It is proposed to create a new parking lay-by by removing the grass verge.

Site 3: Chetwode Road (nos 89 - 99)
It is proposed to remove the central traffic island, and create 45 degree angled parking on the northern side of the road. This would make it much easier for vehicles, especially larger vehicles, to travel down Chetwode Road.
Site 4: Preston Lane (nos 85-107 and opposite 104-108)

There are two options:
(i) creating some parking bays in part of the grassed area. This would provide more parking spaces and make it easier for vehicles to travel down Preston Lane.
(ii) reducing the width of the northern footway to create lay-by parking. This would make it easier for vehicles to travel down Preston Lane.

Option 1

Existing view east along Preston Lane from a point just east of junction with Bidhams Crescent - showing parked vehicles restricting road width and visibility

Existing verge area replaced with perpendicular parking bays to remove vehicles from road to free up road width

Artist's impression looking east along Preston Lane of perpendicular parking area

Option 2

Existing view east along Preston Lane from a point east of junction with Bidhams Crescent - showing parked vehicles restricting road width and visibility

Existing footway narrowed to provide new parking lay-bys, freeing up more road space for traffic to pass parked vehicles

Artist's impression looking east along Preston Lane of Half-Width lay-bys
When things will happen

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Submit planning applications for:</td>
<td>November 2012</td>
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<tr>
<td>• new leisure, community and youth facilities</td>
<td></td>
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<td>• new homes on the old leisure centre site and part of Merland Rise Recreation Ground</td>
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<td>• housing on the De Burgh site</td>
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<tr>
<td>Secure planning permissions</td>
<td>February / March 2013</td>
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<tr>
<td>Undertake parking improvements in the two shortlisted locations</td>
<td>January - March 2013</td>
</tr>
<tr>
<td>Construction of new leisure, community and youth facilities starts</td>
<td>Summer / Autumn 2013</td>
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<tr>
<td>Start construction of first phase of new housing on recreation ground</td>
<td>Autumn 2013 / Winter 2013/14</td>
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<tr>
<td>New leisure, community and youth facilities open (Banstead Leisure Centre closes)</td>
<td>Summer / Autumn 2014</td>
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<tr>
<td>Redeveloped Merland Rise Church opens</td>
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<tr>
<td>Improvements made to open space on Merland Rise recreation ground</td>
<td>From Summer 2014</td>
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Tell us what you think

We would like your comments on these proposals, including which two of the parking improvements you feel should be done first. Please complete a feedback form to give us your views by Monday 1 October 2012, either:

- online at [www.reigate-banstead.gov.uk/prestonregeneration](http://www.reigate-banstead.gov.uk/prestonregeneration)
- fill one in at the exhibition and put it in the suggestions box
- email us at prestonregeneration@reigate-banstead.gov.uk