

Development Management Plan Regulation 19 Fact Sheet

Redhill

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Redhill area (comprising the Redhill East and Redhill West wards) is the Council's adopted [Core Strategy](#) which identifies that at least 1,330 new homes will be provided within the Redhill urban area between 2012 and 2027, including approximately 750 homes as part of regeneration projects in Redhill town centre. It also identifies that options for providing up to 500-700 new homes on urban extensions in the East Redhill/East Merstham area should be explored.

The Core Strategy directs the majority of new retail development to Redhill town centre. Whilst the latest [Retail Needs Assessment](#) indicates that the demand for retail space has declined, it still identifies a need for around 7,500sqm of retail floorspace in the town.

Relevant evidence for this area includes:

- The [Sustainable Urban Extensions Technical Report](#) , [Green Belt Review](#) and [Infrastructure Delivery Plan](#) which have informed the identification of sites for urban extensions.
- The [Retail Needs Assessment](#), which identifies future retail needs for Redhill, including the likely scale of future retail and the type of provision, and appraises potential development sites.
- The [Town Centre Boundaries](#), [Town Centre Frontages](#), and [Retail Threshold Impact Study](#) papers, which explains how the town centre boundary, shopping frontages and retail thresholds have been arrived at.
- The [Urban Open Space Review](#), which recommends which areas of open space in the urban area should be designated and protected through the DMP.
- The [Employment Area Review](#) which provides more information about employment areas across the borough.
- The [Local Centres Evidence Paper](#), which assesses existing local centres and proposes new centres to be designated in the DMP.

Other topic areas

As well as the development sites and designations shown on the map, the DMP also contains a range of policies to guide how decisions on planning applications are made, including:

- To manage new development proposals and changes of use in town centres
- To manage proposals for economic development, including in designated employment areas
- To guide the design of new development, including dealing with plans for tall buildings in Redhill town centre
- To protect urban open space

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#). For more information about sustainable urban extensions, please see the [Sustainable Urban Extensions](#) fact sheet.

Designations:

Town Centre

- Redhill

Urban Open Space

- Ponds, Frenches Road
- Land at Foxboro Road
- Memorial Park
- Land off Redstone Hollow
- Wiggie Lane Allotments
- Redhill Bowling Club
- The Warwick School
- Ponds, Noke Drive
- Playground, Keats Avenue
- Colesmead Recreation Ground
- Land at North Mead
- St Matthews Primary School
- Gatton Park Allotments
- St Bedes School
- Playground, Green Way
- Batts Hill Allotments
- St Joseph's Primary School
- Playground, Fairfax Avenue
- Wray Common
- Wray Common Primary School
- Hatchlands Allotments

Local Centres

- Linkfield Corner
- Brighton Road

Employment Area

- Holmethorpe Industrial Estate
- Kingsfield Business Centre

Green Belt

- Urban Extension Sites

Development sites:

RTC2: Cromwell Road, Redhill

- Mixed use comprising retail, leisure or commercial units with about 24 new homes at upper floors

RTC4: Colebrook, Redhill

- New community facilities, potentially including adult social care, and up to 110 new homes
- Could include specialist housing for older people

RTC5: Longmead, Holland Close

- Approximately 20 new homes
- Retention of the locally important building

RTC6: Gloucester Road Car Park, Redhill

- Up to 60 new homes and/or office accommodation
- Potential for retention or re-provision of some town centre parking

RED1: Quarryside Business Park, Redhill

- Approximately 60 new homes, focussed on small and large family houses
- Potential for some new community provision

RED8: Reading Arch Road, Redhill

- New large format retail units for bulky goods, similar to the adjoining retail warehouses, and up to 150 new homes
- Improvements to public realm / environment

ERM1: Land at Hillsbrow, Redhill

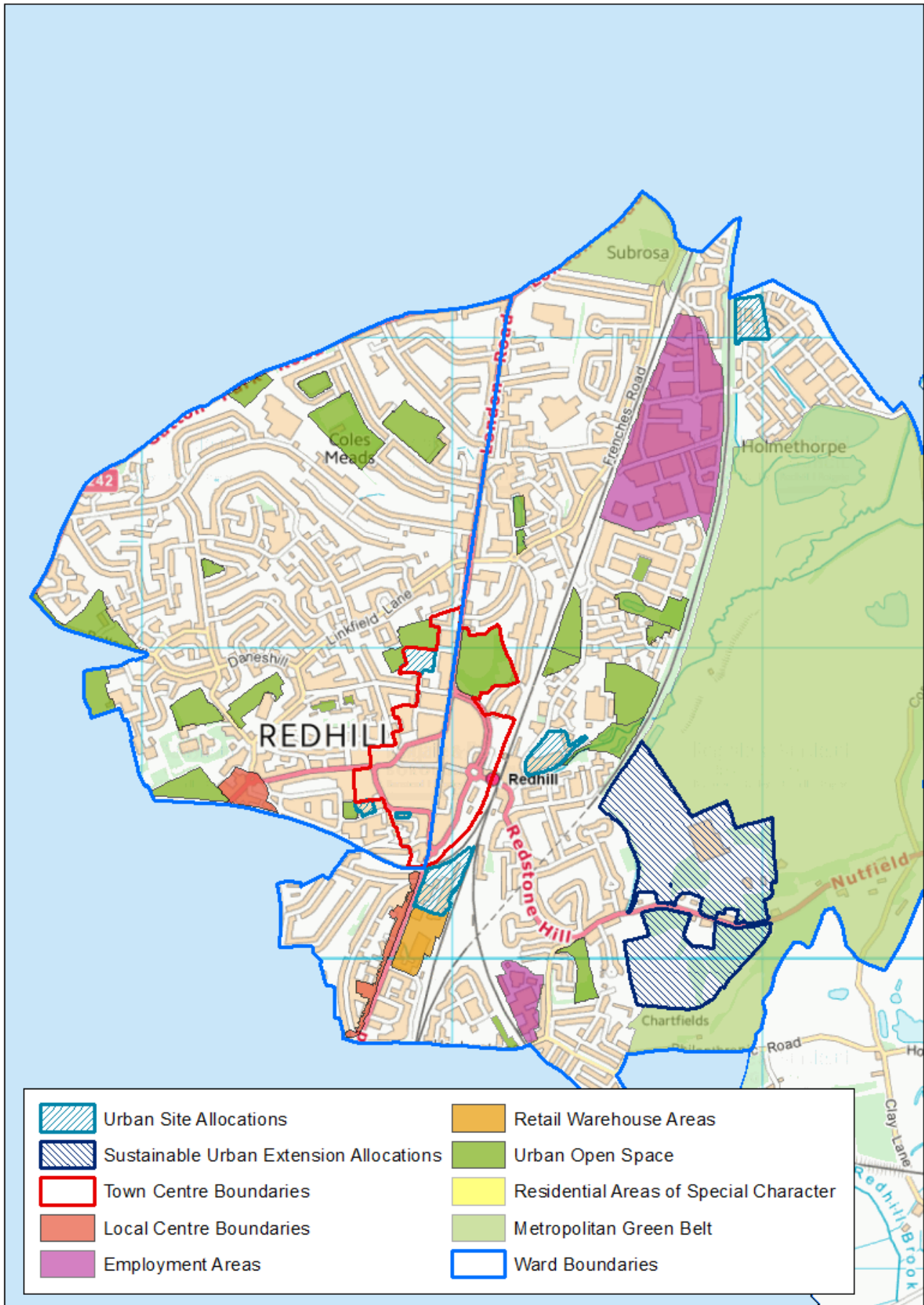
- Urban extension on previously Green Belt land
- Approximately 100 new homes
- Enhancement and management of woodland areas

ERM2/3: Land west of Copyhold Works and Former Copyhold Works, Redhill

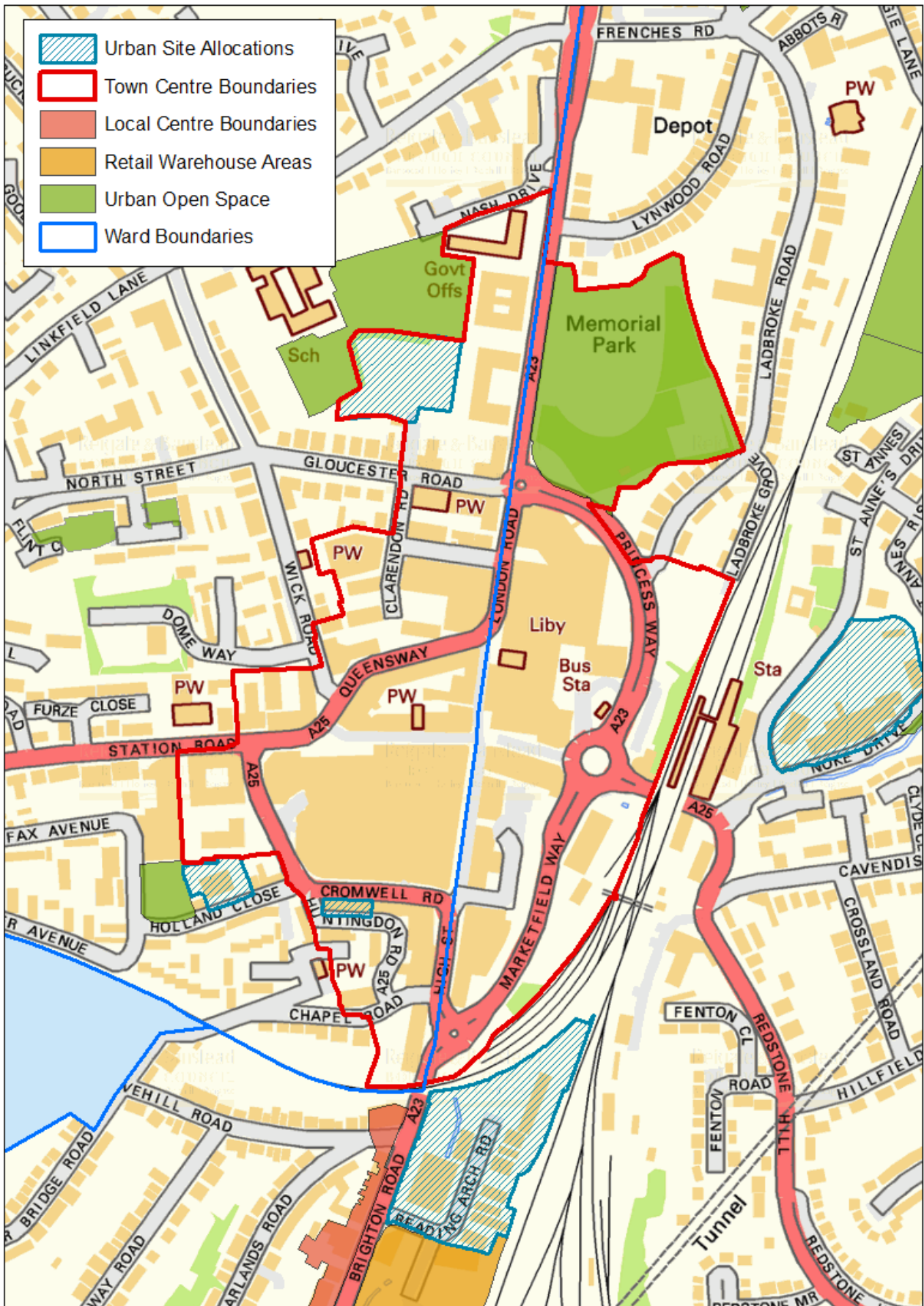
- Urban extension on previously Green Belt land, some of which is previously developed
- Approximately 210 new homes, including 53 units of accommodation for older people
- Land for a new primary school and/or other community facilities
- A new, high quality public open space and good pedestrian and cycle links to the town centre

View all the designations and development sites on our [Policy Map](#)

Map of designations and development sites in Redhill



Map of designations and development sites in Redhill Town Centre



Frequently asked questions

Why is the Redhill area a focal point for development? Redhill is the largest town in the borough and one of the most accessible places by road, and public transport, making it an attractive place to live and work. Redhill has been identified by the Council as a town that has a lot of potential, but requires investment through development to realise this potential.

Why is the retail floorspace identified in the DMP less than in the Core Strategy? The DMP document reflects the findings of an updated [Retail Needs Assessment](#) which better reflects current economic and market circumstances and shopping trends (such as online shopping). This has resulted in lower retail floorspace figures.

What is the 'Green Belt'? The Green Belt is a policy designation. The purposes of the Green Belt include preventing urban sprawl, stopping neighbouring towns merging, and helping to safeguard the countryside. The Green Belt is a separate designation from landscape and nature conservation designations, which also need to be considered when deciding where future development should go. The removal of land from the Green Belt, through a Local Plan document such as the DMP, is allowed by national policy in exceptional circumstances, which may include the need for new housing.

Why is Green Belt being removed for housing development in Redhill? The government requires local authorities to plan for new housing to meet future needs. More homes are needed to meet the needs of local people and workers – without these new homes, the local economy will suffer, and the children of local residents will be forced to move away. The Council's [Core Strategy](#) plans to provide most new homes in existing towns, but it also identifies that some 'urban extensions' will be needed. East Redhill was identified in the Core Strategy as one potential location for urban extension development. The DMP provides more information about exactly where urban extensions will be and what they will include.

Urban extension sites will be treated as 'reserve' sites, which means that they will only be needed if the Council does not have five years worth of other housing sites.

How will the Council ensure that new development benefits the local community and that infrastructure and services are provided to support new development? The urban extension sites in East Redhill could provide the opportunity for a new primary school and/or other community facilities. The new homes could include retirement homes and/or smaller family homes.

The Council will work closely with service providers to identify what new infrastructure is needed. New infrastructure can be funded by developer contributions and the Community Infrastructure Levy, and legal agreements and conditions can be used to make sure that all necessary infrastructure is in place before new development is occupied. In particular, good pedestrian and cycle links to the town centre will need to be designed in to any future urban extensions.

What is the Council doing to minimise parking problems? On-street parking cannot be controlled through the planning process. However, the DMP contains policies to ensure that sufficient parking provision is made on new development sites, including new minimum standards. This will help minimise the impact of new development on surrounding areas.

How will the Council ensure that the homes being built provide good living conditions for residents? It is important that new homes that are of a high quality and adaptable to changing lifestyles. Our policy approach requires new homes to provide a minimum amount of internal space so that they can accommodate the practicalities of day-to-day living and include space for storage. New homes will also be required to provide private outdoor space for residents.

What can the Council do to ensure new homes meet local needs? Our policy requires a mix of different sized homes on new housing developments. This will help ensure a greater variety of homes throughout the borough – for example by requiring developers to include small family homes, and/or retirement housing as part of any new development.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 document, please visit www.reigate-banstead.gov.uk/DMP. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.