

Development Management Plan Regulation 19 Fact Sheet

Reigate

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Reigate is the Council's adopted [Core Strategy](#) which identifies that at least 280 new homes will be provided within the Reigate urban area between 2012 and 2027. It also identifies that options for providing up to 500-700 new homes in the South Park/Woodhatch area should be explored – for more information about this area see the [South Park & Woodhatch](#) fact sheet.

The Core Strategy also planned for the delivery of approximately 3,900sqm of additional retail space in Reigate. Whilst the latest [Retail Needs Assessment](#) indicates that the demand for retail space has declined, it still identifies a need for around 2,500sqm of retail floorspace in the town.

Designations:

Town Centre

- Reigate

Local Centres

- Holmesdale Road
- Lesbourne Road

Urban Open Space

- Castle Grounds
- Reigate Priory Cricket Club
- St Mary's Church Hall
- Reigate St Mary's School
- Reigate College Grounds
- Ponds Brokes Crescent
- Churchfields Recreation Ground
- Reigate Fire Station
- Colman Redland Centre
- Wray Common
- Former Madeira Quarry
- Recreation Ground St Alban's Rd
- Reigate Grammar School
- St Mary Magdalenes Church
- Gardens of Remembrance
- The Orchard, Bell Street

Residential Areas of Special Character

- Pilgrims Way and Beech Road (including Manor Road)
- Alma Rd & Alders Rd (including Merrywood Park)

Development Sites and Opportunity Areas:

REI1: Library and Pool House, Bancroft Road (Opportunity Area)

- Mixed use comprising retail, commercial, leisure or community uses and around 25 new homes
- Design sensitive to conservation area location and areas of flood risk

REI2: Town Hall, Castlefield Road

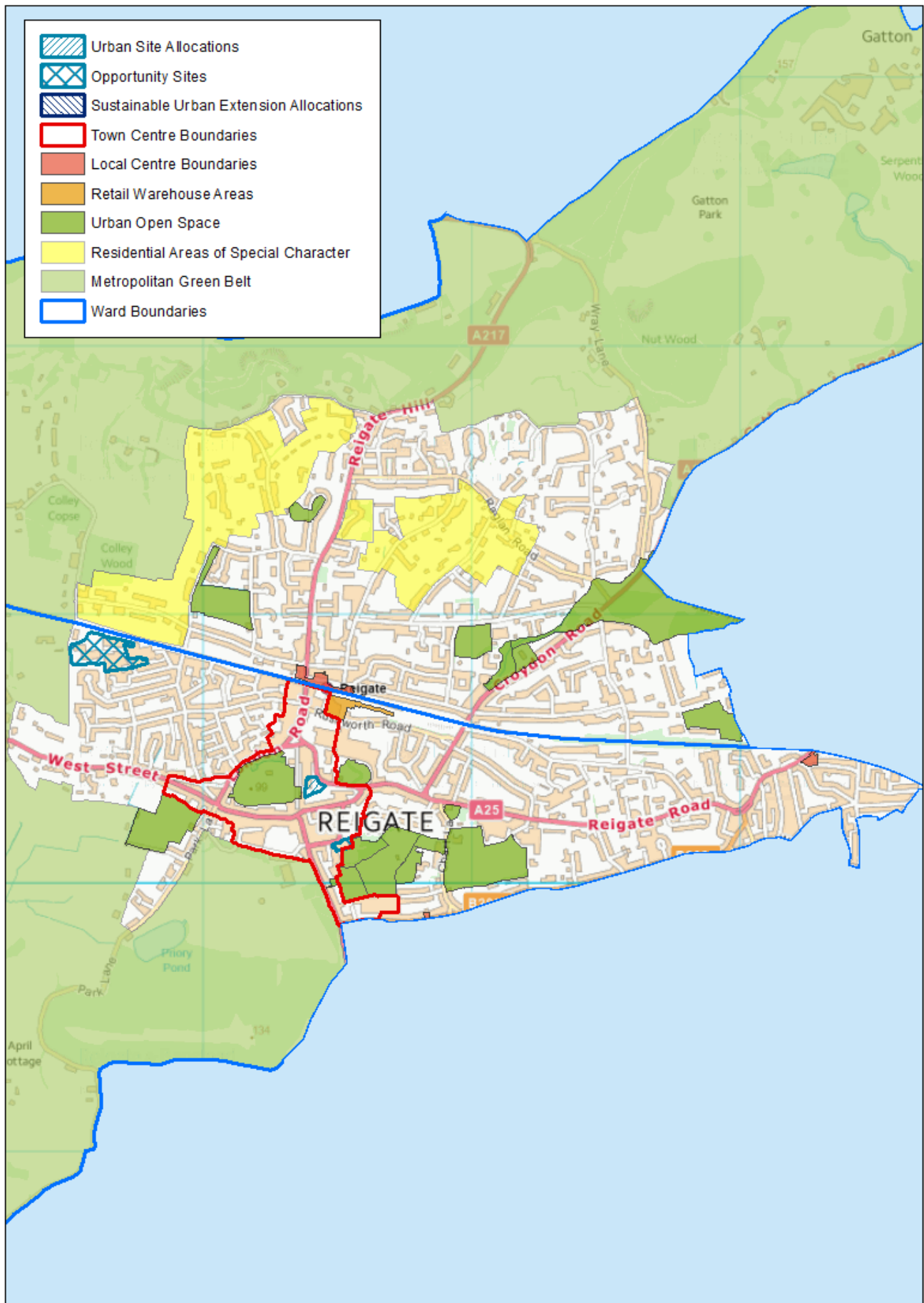
- Mixed use comprising 1,500sqm of office space and around 30 new homes
- Design sensitive to listed building and conservation area location

REI3: Albert Road North Industrial Estate (Opportunity Area)

- Mixed use, comprising redeveloped employment space for small businesses/workshops, and up to 50 new homes

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

Map of designations and development sites in Reigate



Relevant evidence for this area includes:

- The [Retail Needs Assessment](#), which identifies future retail needs for Reigate, 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 [Green Belt Review](#), which considers the need for minor Green Belt boundary amendments to correct anomalies.
- 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.
- The [Residential Areas of Special Character Review](#), which assesses existing RASCs and proposes new areas 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 guide the design of new development, including access and parking
- To protect urban open space
- To protect and enhance historic assets, including conservation areas
- To manage proposals for economic development, including businesses in residential areas.

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#).

The DMP also allocates sites for urban extensions to south west of Reigate (South Park & Woodhatch). For more information about these, please see the [Sustainable Urban Extensions](#) and [South Park & Woodhatch](#) fact sheets.

Frequently asked questions

Why is the retail floorspace identified in the DMP less than in the Core Strategy? The DMP 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 role of a town centre boundary? Town centre boundaries are a way in which the Council can seek to control the types of uses that will be permitted in a town. Town centre uses include shops, leisure facilities, offices and tourism. Residential development is also acceptable. However not all sites within a town centre boundary will be appropriate for development – some areas may be protected as (for example) urban open space.

What can the Council do to ensure that there is an appropriate mix of shops and restaurants in the town centre? In some cases, shops within town centres can switch between different uses without planning permission. However, where planning permission is required, our policies seek to retain shops and ensure that any other uses proposed would contribute positively to the vibrancy and overall mix of services in the town.

What is planned for Albert Road North Industrial Estate? The DMP allocates this site for redevelopment consisting of flats, family houses, and employment space for small businesses. This will help to overcome the local highways issues which currently arise due to large businesses operating from the site and heavy goods vehicles needing to access it.

How are Residential Areas of Special Character defined? RASCs are defined by their low density housing, spacious and open character and mature verdant landscaping. Our policy seeks to protect this special character by ensuring new development in these areas is carefully designed.

Are there any changes to Green Belt boundaries in these wards? Minor changes to Green Belt boundaries, to ensure the boundary is clearly defined. No release of Green Belt land for new development has taken place in these wards.

What can the Council do to control disruption caused as a result of construction works? Some of the disruptive impacts of construction fall outside the remit of planning, however the DMP contains a new policy to ensure that issues such as traffic impact, working times and remediation of damage caused are better managed in the future.

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.

What can the Council do to prevent businesses from operating in residential areas? Businesses cannot always be prevented from operating in residential areas and some small businesses can be run from home without the need for planning permission. Where planning permission is required for a home business, or where a business wants to move into – or expand within – a residential area, our policies would allow the Council to refuse plans which would be inappropriate in a residential location, be disruptive to neighbours or cause local parking and highway issues.

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