



Development Management Plan

Regulation 18 Consultation

August 2016





The Council is preparing its Development Management Plan (DMP), which will include policies to guide decision making on planning applications, and will identify sites for certain types of development.

We would like to hear your views on the emerging options and potential development sites as part of this 'Regulation 18' consultation. Getting involved in this consultation will mean that your views can be considered as the Council finalises the content of the Development Management Plan.

The main purpose of the Development Management Plan is to explain in more detail how the development principles and targets set out in the Council's adopted Core Strategy will be delivered.

The scale of growth set out in the Core Strategy is not a subject for this consultation. Nor are the general principles of where new development will be located (which are set by the Core Strategy), although potential development sites are covered in this consultation.

The consultation period runs from 1 August 2016 to 10 October 2016.

This consultation document, and supporting background information (including the sustainability appraisal), is available for inspection at the Town Hall, Castlefield Road, Reigate.

The consultation document is also available for inspection at local libraries across the borough.

All information is also available on the Council's website at www.reigate-banstead.gov.uk/dmp.

You can have your say by:

- Completing the online survey at www.reigate-banstead.gov.uk/dmp
- Submit a comment on our interactive map at www.reigate-banstead.gov.uk/dmp
- Downloading a comments form from www.reigate-banstead.gov.uk/dmp
- Picking up a comments form from the Town Hall in Reigate
- Completing a comments form at one of our exhibitions or drop in sessions, details available at www.reigate-banstead.gov.uk/dmp

Alternatively you may send comments by email to LDF@reigate-banstead.gov.uk or by post to Planning Policy, Reigate & Banstead Borough Council, Town Hall, Castlefield Road, Reigate RH2 0SH.

If you have any questions, you can email us at LDF@reigate-banstead.gov.uk or telephone us on 01737 276178.

What happens next?

At the end of the Regulation 18 consultation period, all responses will be analysed. Duly made responses will be taken into account and used to inform preparation of the final draft DMP for a further round of consultation (Regulation 19 stage) prior to its submission to the Secretary of State for independent Examination.

It is anticipated that the final DMP will be adopted by the Council in early 2018.

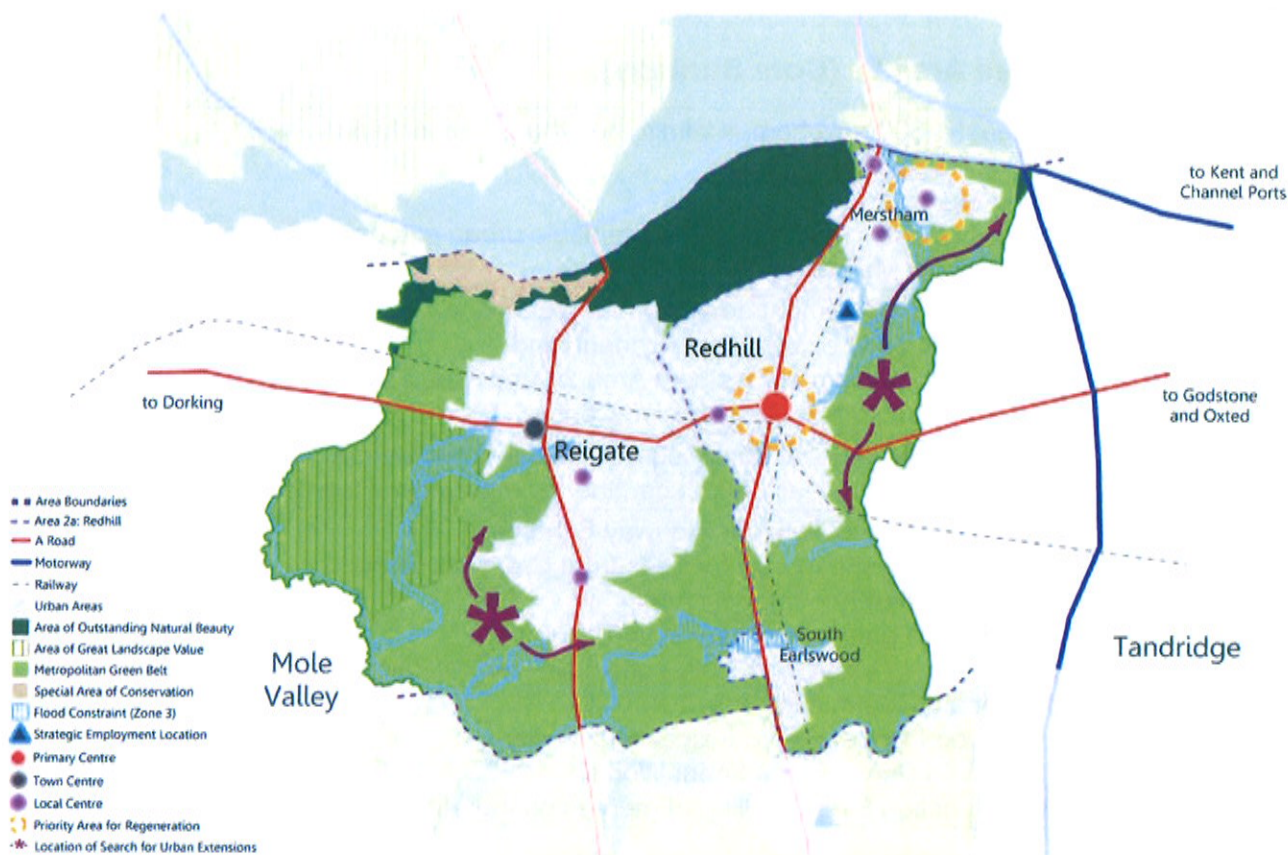


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Section 3B: Area 2a - Wealden Greensand Ridge - Redhill and Merstham

Area 2: Wealden Greensand Ridge



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What does the Core Strategy say?

The Core Strategy's spatial strategy for both Area 2a and Area 2b is to recognise the need to ensure its continue success by maintaining the area's high economic profile, and in particular supporting Redhill to grow physically and economically into the future.

The Core Strategy describes Redhill in 2027 as having had its potential realised, with the town centre being an attractive sub-regional centre and a vibrant place to live, work and spend time, which will have been realised through regeneration. By this time, regeneration initiatives in Merstham will have secured a better quality of environment and access to services, and helped deliver an improvement in life chances for those who live there.

Redhill town centre is identified as having the potential to become a better connected and more vibrant town centre, with the opportunity to capture benefits from inward investment opportunities. As the borough's primary shopping centre, the majority of retail and leisure development will be focused in this area. In addition, Redhill, and the employment areas across Area 2a will be supported to growth and evolve.

The area to the east of Redhill, and to the East of Merstham, is identified in the Core Strategy as a broad area of search for sustainable urban extensions, with capacity (across both areas) for up to 500-700 new homes.

Core Strategy Policies

Policy CS8 sets out the scale and location of development, and infrastructure priorities between 2012 and 2027.

Development within Area 2a (Core Strategy)

Housing	At least 1,330 new homes within the urban area including 750 in Redhill Town Centre 50 in Merstham Up to 500-700 new homes in sustainable urban extensions to the East of Redhill and East of Merstham
Employment⁵	Additional employment development predominantly through the reuse and intensification of existing employment land Approx 20,000sqm across both Area 2a and Area 2b including Approx 7,000sqm in Redhill Town Centre
Retail⁶	Comparison - at least 15,480sqm in Redhill Town Centre Convenience - at least 7,020sqm, the majority within Redhill Town Centre
Infrastructure	Redhill Balanced Network Highway Scheme Relocation of community facilities from Cromwell Road New 2 form entry primary school New 6 form entry secondary school Expansion of existing primary schools in Redhill/Reigate area Merstham Community Hub Earlswood Depot Waste Processing facility Merstham Sewage Treatment Works M25 Junction 8 remodelling of merge configurations

What will the DMP do?

The DMP will allocate sites for a range of types of development across Area 2a (so-called 'site allocations'), consistent with the overall spatial strategy as set out in the Core Strategy.

- Town Centre Opportunity Sites
- Urban Housing Sites
- Reserve Sustainable Urban Extension Sites

Redhill Town Centre potential development sites

The following potential development sites have been identified in Redhill Town Centre as having potential for redevelopment or intensification over the plan period (to 2027). The majority of these sites have previously been identified as having development potential through the Council's draft Redhill Town Centre Area Action Plan. The DMP carries forward the majority of identified Redhill Town Centre Area Action Plan (Draft 2012) sites but with modifications that reflect subsequent changes in the economic environment and anticipated development potential.

⁵ Subject to regular monitoring of demand levels

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Potential Town Centre development site:

RTC1 - Marketfield Way/High Street, Redhill RH1 1RH

Current use:

Surface car parking. Retail and offices along High Street frontage

Site size: 0.67ha

Availability and delivery:

- Freehold owned by Reigate & Banstead Borough Council
- Some remaining occupational leasehold interests on the High Street units
- The site has potential for development in the short term (0 - 5 years)
- Planning application has been submitted

Summary of site assessment:

- Location: Highly accessible location. Prominently located within primary shopping area of Redhill
- Flooding: Majority of the site falls within Flood Zone 3
- Heritage: Adjacent to a number of locally listed buildings and the Redhill town centre conservation area



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What could development on this site comprise?

Mixed use, including retail, leisure and residential.

- Retail: Approximately 3,500sqm focussed on predominantly comparison operators; and
- Food and drink: Approximately 1,200sqm; and
- Leisure: Six screen cinema; and
- Residential: Approximately 150 residential units

What would be required to support development of this site should it be allocated?

- Measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding
- Active ground floor frontages (retail/leisure) onto High Street and, where possible, onto Marketfield Way
- A range of retail unit sizes, including large units to attract national comparison retailers
- High quality public realm and improved connectivity between High Street and Marketfield Way

