



Development Management Plan (Regulation 19) Heritage Strategy

October 2017

Updated May 2018

List of updates between Reg 19 Publication version and Submission

Page 30, Box

'DMP Policy NHE7' updated to 'DMP Policy NHE9'.

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1. Introduction

What is heritage?

- 1.1 Heritage consists of the shared historical features of a society's culture, including languages and traditions, as well as architecture and different types of buildings and structures of historical importance. This document is concerned with the historic environment and its associated heritage assets; these assets comprise a variety of features of the historic environment, including:
- historical buildings that are considered to be of importance at a local or a national level (locally or nationally listed buildings);
 - wider geographical areas that are considered worth preserving as an entirety due to their architecture and history (Conservation Areas);
 - historic monuments (including scheduled ancient monuments);
 - archaeological finds; and
 - historic parks and gardens.
- 1.2 Reigate & Banstead borough contains a variety of different types of historic environment, including buildings, landscapes and historic features, and these contribute enormously to the character and local distinctiveness of the borough and its 'sense of place'. Heritage assets also offer social and cultural benefits. The heritage context of the borough is described below in section 3 (The Local Heritage Context).

Conserving and caring for heritage assets

- 1.3 The Council has a legal responsibility to conserve and care for the historic environment within the borough, as set out in section 2 (Legislation, national and local policy, and guidance), including through its role as a landowner, and as a Local Planning Authority (LPA); and as development pressures within the borough and wider afield continue to grow, this duty will become increasingly important.
- 1.4 Reigate & Banstead Borough Council highly values the important and irreplaceable heritage within the borough, and what it brings to the borough now, and can bring in the future.

The heritage strategy

- 1.5 This strategy sets out: what heritage assets exist in the borough; the legal and national obligations of the Council and others in regard to these; and the ways in which the Council – and a variety of other groups and individuals in partnership with the Council – are working to ensure those obligations are met (sections 2 - 5), coming together to form a strategy for the conservation of heritage assets in the borough, and to allow people to appreciate and enjoy that historic environment (set out in section 6).

- 1.6 It brings together different strands of the Council's obligations in terms of conservation, maintenance and creation of access to the historic environment, including: the legal obligations for the Council and others to draw up lists and other evidence and for this to be applied (including through the development control process); the requirements of the Local Plan – at a spatial level - to include a strategy for the conservation and enjoyment of the historic environment (and it acts as the evidence paper to support that). It also draws together the wider range of events and activities presenting how the Council seeks, and has sought, to ensure that its heritage is conserved, maintained, and enjoyed, forming a wider heritage strategy for the Council.
- 1.7 A draft of this strategy was consulted upon as part of the Council's Development Management Plan (DMP) Regulation 18 consultation in 2016.

2. Legislation, national and local policy, and guidance

Primary legislation

- 2.1 The two main acts of parliament that confer statutory duties upon Local Planning Authorities (LPA) in relation to the historic environment are as follows.
- i) The *Planning (Listed Buildings and Conservations Areas) Act 1990 (as amended by the Enterprise and Regulatory Reform Act 2013)*:
- Section 66: 'General duty as respects listed buildings in exercise of planning functions'
This sets out that, in 'considering whether to grant planning permission...for development which affects a listed building or its setting' the LPA or Secretary of State (SoS) should pay 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
 - Section 1 (5b): regarding curtilage structures
This sets out that structures attached to or within the grounds of a statutory listed building should require listed building consent for extension, alteration, or demolition.
 - Section 72: 'General duty as respects conservation areas in the exercise of planning functions'
This sets out that in 'the exercise, with respect to any buildings or other land in a conservation area' of provisions relating to the functions of the planning acts and Part 1 of the *Historic Buildings and Monuments Act*

1953, the requirement for 'special attention' is to be paid to 'the desirability of preserving or enhancing the character or appearance of that area'.

ii) *Ancient Monuments and Archaeological Areas Act 1979 (as amended)*

- Section 61 (12): Scheduled monuments are defined as either an ancient monument, or any monument which is of public interest by reason of the historic, architectural, traditional, artistic, or archaeological interest attached to it.

- Section 1: regarding a Schedule of Monuments

The Secretary of State (SoS) is granted powers to compile and maintain this list, which excludes dwelling houses. The LPA cannot grant planning permission for works affecting scheduled monuments, without prior consent from the SoS.

- Section 2: Scheduled monument consent

This sets out the requirement for obtaining scheduled monument consent, which can only be granted by the SoS, for works affecting the monument.

- Section 11 (2): This sets out that local authorities may acquire ancient monuments by agreement and should ensure public access to these (section 19). Consent from the SoS is required for exclusion of access, for example for preservation.

- Section 33: regarding areas of archaeological importance

In Part II of the Act, powers are conferred to the SoS and LPAs to designate areas of archaeological importance.

- Section 35: requires notice to be served by anyone proposing to carry out works in areas of archaeological importance.

National Planning Policy and Guidance

National Planning Policy Framework, March 2012

- 2.2 The National Planning Policy Framework (NPPF) (published by the Department of Communities and Local Government) is the national level planning policy for England, and sets out guidance for Local Planning Authorities (LPAs) in plan-making and determining planning applications. One of its defining features, differing from the previous planning policy statements, is that it carries a 'presumption in favour of sustainable development' (paragraph 14), incorporating economic, social, and environmental implications (paragraph 7), and requiring that Local Plans meet 'objectively assessed needs' for development. Paragraph 17 of the NPPF sets out core land-use planning principles, including taking account of the character of areas, encouraging the re-use of existing buildings, and conserving 'heritage assets in a manner appropriate to their significance, so that

they can be enjoyed for their contribution to the quality of life of this and future generations’.

- 2.3 **Evidence base** - NPPF paragraphs 169 and 170 require that LPAs have an up-to-date evidence base in relation to their historic environments, and use it to assess those assets, and estimate the likelihood of other assets, such as archaeological ones, being discovered. There is a requirement to ‘maintain or have access to a historic environment record’ (paragraph 169). Paragraph 170 sets out the requirements for landscape character assessments, assessments of historic landscape character, and – where major expansion is an option – assessment of landscape sensitivity.
- 2.4 Section 12: *Conserving and enhancing the historic environment* sets out the responsibilities of the LPA, in terms of:
- What should be included in the **Local Plan**, with regard to heritage assets and the historic environment;
 - The designation of **Conservation Areas**;
 - The assessment and **determination of planning applications** affecting heritage assets (including in reference to evidence and lists); and
 - Responsibility to work – possibly with others – to find ways to conserve assets and bring them back into **viable use** where necessary.
- 2.5 **Local Plan** – Paragraph 126 of the NPPF requires that LPAs should ‘set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats’. It states that this should recognise that heritage assets are ‘an irreplaceable resource’ and that they should be conserved ‘in a manner appropriate to their significance’. It lists areas to be taken account of in the strategy:
- Enhancing/sustaining heritage assets’ significance, including through finding viable uses ‘consistent with their conservation’;
 - Consideration of the ‘social, cultural, economic, and environmental’ benefits of the conservation of assets;
 - How new development can contribute positively to local character/distinctiveness; and
 - How the contribution of the historic environment to the character of places can be drawn upon.
- 2.6 Paragraphs 156 and 157 also set out how Local Plans should address strategic priorities and require LPAs to set out - in the Local Plan - strategic priorities for the area, including strategic policies to deliver conservation and enhancement of the historic environment. Paragraph 157 stipulates that Local Plans should ‘identify

land where development would be inappropriate – including because of historic significance, and contain a ‘clear strategy’ for enhancing the historic environment.)

- 2.7 **Conservation Areas** – Paragraph 127 of the NPPF mentions the designation of conservation areas in relation to their ‘special architectural or historic interest’.
- 2.8 **Determination of planning applications** – Paragraphs 128 to 130 set out how planning applications that could affect heritage assets or their settings should be addressed. It includes that, as a minimum, ‘the relevant historic environment record should have been consulted’ and assets assessed ‘using appropriate expertise’ as necessary. Paragraph 128 includes that where archaeological interests are potentially involved the appropriate desk based or field evaluations should be required.
- 2.9 Similarly to the Local Plan requirements, paragraph 131 sets out that in determining planning applications, LPAs should take account of:
- Enhancing/sustaining heritage assets’ significance, including through finding viable uses ‘consistent with their conservation’;
 - The contribution to ‘sustainable communities’ including economic vitality of the conservation of assets; and
 - How new development can contribute positively to local character/distinctiveness.
- 2.10 Paragraph 132 is unequivocal that ‘great weight should be given to [an] asset’s conservation’ and that ‘convincing justification’ should be needed where any harm or loss is allowed. It is clear that harm to or loss of certain heritage assets should be exceptional (grade II listed buildings, parks or gardens) or wholly exceptional (including scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens).
- 2.11 Paragraphs 133 and 134 set out the conditions and circumstances whereby harm or loss to designated assets could potentially be acceptable, including: substantial public benefits; or all of the following: the site is unusable, and no use can be found despite marketing efforts, there is no possibility for grant-funding/charity/public ownership, and the harm or loss is ‘outweighed by the benefit of bringing the site back into use’ (paragraph 133).
- 2.12 **Archaeological sites** – The NPPF notes at paragraph 139 that non-designated heritage assets of ‘archaeological interest’ that are ‘demonstrably of equivalent significance to scheduled monuments should be ‘subject to the policies for designated heritage assets’.
- 2.13 The NPPF also requires LPAs to make publically accessible information about the ‘significance of the historic environment gathered as part of plan-making or development management’ (paragraph 141).

National Planning Practice Guidance, March 2014

2.14 The National Planning Practice Guidance (NPPG) provides guidance to support the policy set out in the NPPF. Paragraph 004 reiterates the requirements to set out a positive strategy for the enjoyment and conservation of the historic environment. It states that a strategy may require the development of specific policies in relation to the use of buildings and the design of new development.

Reigate & Banstead Borough Local Plan (the Local Development Framework)

Core Strategy (adopted July, 2014)

2.15 The Core Strategy is the strategic part of the Reigate & Banstead Local Plan, and contains key objectives and overarching policies, and a Vision for the Borough. It covers the period to 2027.

2.16 The **Vision for the borough** of Reigate & Banstead envisages that, in or by 2027 (paragraph 4.4, (d)):

- ‘the towns and villages within the borough will have their own unique and distinct characters, reflecting their history...
- Reigate: the historic interests of Reigate will have been protected, and its unique character...’

2.17 A series of **Objectives** are then set out with aim of achieving the Vision for the borough, and several of these directly or indirectly include measures related to the heritage of the borough (SO4, SO6, SO7, SO9, SO17). SO4 includes a condition regarding respecting the cultural heritage of the borough; SO7 relates to maintenance of the character and identities of towns and urban areas within the borough; SO9 includes that the design of new development should integrate effectively with its setting; and SO17 is regarding the vitality and viability of town and local shopping centres within the borough. However the most important one in relation to heritage is SO6:

- ‘To maintain and enhance the borough’s valued landscapes, historic, built and natural environment, including ... heritage assets’

2.18 These objectives are then addressed at a strategic level through the Core Strategy’s policies, which in turn are addressed in more detail in the Development Management Plan (DMP). Landscape character is addressed in CS2; the main Core Strategy policy regarding heritage is **CS4: Valued townscapes and the historic landscape**:

- i) Development will be designed sensitively to respect, conserve, and enhance the historic environment, including heritage assets and their settings. Development proposals that would provide sensitive restoration and re-use for heritage assets at risk will be particularly encouraged.

- ii) Development will respect, maintain and protect the character of the valued townscapes in the borough, showing consideration for any detailed design guidance that has been produced by the Council for specific built-up areas of the borough. Proposals will:
- Reflect high standards of sustainable construction in line with policy CS11
 - Be of a high quality design which takes direction from the existing character of the area and reflects local distinctiveness
 - Be laid out and designed to make the best use of the site and its physical characteristics, whilst minimising the impact on surrounding properties and the environment
 - Protect and where appropriate enhance existing areas of biodiversity value and the links between them.

The Development Management Plan

- 2.19 The Local Plan Core Strategy is the strategic portion of the Local Plan and was adopted in 2014. Many of its policies will be implemented through more detailed policies set out in the Development Management Plan (DMP), which is currently being prepared by the Council. It is anticipated that the DMP will be adopted in late 2018/early 2019.
- 2.20 The emerging draft DMP includes policy (NHE7) on the protection, preservation and, where appropriate, enhancement of the historic environment and sets out to ensure that new development is sensitive and appropriate in regard to heritage assets. This includes: national and local listed buildings; Conservation Areas; scheduled monuments; areas of archaeology; and historic parks and gardens. It also contains reference to the protection and enhancement of the heritage features of shopfronts, and attention to be paid to the architectural features of Conservation Areas (RET1).
- 2.21 The emerging DMP recognises also the inter-relationship with other areas of policy (which is a requirement of the HE guidance GPA1 – see below) and reflects this where appropriate, including through the inclusion of policies on: electronic communications networks (EMP4) - which makes reference to the ‘integrity of heritage settings’; and advertisement proposals (DES12), to ensure that heritage assets are not harmed through inappropriate development.
- 2.22 Policies that accompany development site proposals recognise relevant heritage assets and require future development to account of the impacts upon these, for example through design and siting.

Supplementary Planning Guidance

- 2.23 Over the years the Council has adopted a range of more detailed guidance, supplementing policies in the former Borough Local Plan (BLP). These may need to be reviewed as the BLP saved policies are superseded by the Development

Management Plan and its policies. Following adoption of the DMP they will be reviewed and where appropriate withdrawn, and new guidance published and consulted upon as necessary.

2.24 The following Supplementary planning guidance is currently in use in the borough and is available on the Council's website; some of these have been prepared by Reigate & Banstead Borough Council (RBBC) and some in combination with Surrey County Council (SCC):

- *The Reigate & Banstead local distinctiveness design guide* (adopted 2004) (RBBC)
- *Appropriate uses for historic barns Supplementary Planning Guidance* (SPG) (adopted 1994) (RBBC)

2.25 Further information about supplementary guidance is included at section 4 (evidence).

Historic England Guidance

2.26 Historic England (HE) is the public organisation with responsibility for protecting and promoting the historic environment in England. It produces a range of guidance as part of its role in providing advice on the creation of Local Plans, and assessment of planning applications and listed building consents, in relation to the historic environment. Their Good Practice Advice (GPA) notes and HE Advice Notes include:

- GPA1: *Local plan making*
- GPA2: *Managing significance in decision-taking in the historic environment;*
- GPA3: *Setting and views;*
- HE Advice Note 1: *Conservation Areas;*
- HE Advice Note 2: *Making changes to heritage assets;* and
- HE Advice Note 3: *The historic environment and site allocations in Local Plans.*

2.27 **GPA1: Local plan making** emphasises the need for an holistic approach to the consideration of the historic environment within Local Plans, through the development of a positive strategy. This should have considered:

- How issues arising from the evidence base are addressed;
- How new development can enhance Conservation Areas and other heritage assets;
- The management of archaeology in the LPA's area;
- The role of the Community Infrastructure Levy;

- Which partners could enhance the delivery of a positive strategy; and
- How objectives for the historic environment interact with those for other areas, including: the economy; town centres; sustainable transport; housing; conservation of the natural environment; climate change; and good design.

3. The local heritage, and legal protection of assets

Borough Context and Development Pressure

- 3.1 Reigate & Banstead borough is located to the south of London, and stretches south to beyond the M25 London orbital route, with routes to the south coast (via the A23 and M3 trunk roads, and rail services via London to Brighton services). A map is attached at Appendix 1.
- 3.2 The borough is largely open countryside, traversed by the North Downs escarpment, which includes the Surrey Hills Area of Outstanding Natural Beauty, and the Greensand Ridge, all of which influence the patterns of settlements in the borough.
- 3.3 There are four main settlements in the borough (Banstead; Redhill; Reigate; and Horley), housing the majority of the borough's population, and whilst they share characteristics, they are all distinctive in character due to their individual histories and current functions; and a variety of smaller settlements. Many of the borough's settlements have a strong 'sense of place', deriving from street layouts, the presence of greenery, and the local vernacular and design.
- 3.4 Reigate & Banstead is generally an affluent area, with good connections to London and elsewhere, including Gatwick Airport to the south. Its population is relatively high in comparison with the rest of the Surrey boroughs, there is a decline in household sizes, and – as for elsewhere – people are living longer. All of this leads to pressure for new housing development within the borough.
- 3.5 The levels of growth planned – for housing and other development, such as employment land and retail – are set out in the Core Strategy for the period to 2027, along with locations for this growth. 6,900 homes are planned for this period, and the policy is for land in urban areas to be used first, but it is acknowledged that 'sustainable urban extensions' (SUE) will also be required.
- 3.6 The high population and necessary levels of growth could potentially have negative effects upon the historic environment, character and heritage assets of the borough, unless this is very carefully managed; the Core Strategy accounts for the different needs of the settlement areas in allocation of growth, and more detailed policies for the conservation and enhancement of townscapes and

heritage areas are included in the Core Strategy and will be incorporated within the DMP.

The historic background to the borough's form and building styles

- 3.7 Reigate & Banstead borough's building style and form has been characterised by its geological location and its physical location in relation to London, Brighton, and the development of the railway network. There are three main geological zones: the chalk North Downs; the Greensand Ridge; and the Weald. Before the advent of easy transportation of materials, the materials derived from these geological areas were used locally, producing distinctive characters to settlements in those places.
- 3.8 In the **north of the borough** (to the north of the M25) there is a chalk plateau without rivers, and settlements were therefore concentrated around other water sources such as ponds and wells. A characteristic building material is flint.
- 3.9 Banstead – still known as a village – dates from the Middle Ages, but acquired a reputation as a health resort, also offering a variety of countryside outdoor pursuits, such as shooting, hunting, riding, and horse racing, in the eighteenth century, and this is when it gained much of the character it has today. A historic map is attached at Appendix 2. Walton and Chipstead are also medieval in origin, and Chipstead also contains significant areas of interest from the Victorian and Edwardian eras (High Road).
- 3.10 In the **centre of the borough** the settlements of Reigate, Merstham, and Linkfield Street derived partly from the springs found in local clay, some of which has been used for tile making. At the base of the North Downs is a belt of stone – known as Reigate Stone – and this was important in building in Reigate, Gatton, and Merstham.
- 3.11 However Reigate – a planned town with Burgage plots - also derived from Reigate Castle's defensive position on part of the Greensand Ridge (a narrow band of low hills that run parallel to the North Downs).
- 3.12 Reigate is the main historical settlement in the borough (see map at Appendix 2). In the vicinity of where the Chart Lane church now stands was once an early settlement; however a new town was planned before 1170, adjacent to the castle dated to 1190.
- 3.13 The Priory at Reigate was established earlier than 1240, and it was converted into a country house in 1541. And the prominent and distinctive Old Town Hall in the High Street was constructed in 1728.
- 3.14 Reigate was a turnpike in 1755 and formed an important stopping point between London and Brighton on the south coast. In the nineteenth century Reigate became a commuter town with the coming of the railway (Reigate Station opened

in 1849) and homes to accommodate commuters being built in large numbers up to 1860 – with commuters travelling to work in London.

- 3.15 Merstham was an important medieval settlement and quarrying town, owned by Christchurch Abbey, Canterbury. A large house was then built for the Joliffe family which diminished the town, and the turnpike of 1807 reduced the importance of the main street. In the 20th century the village was enlarged by Paxton Watson.
- 3.16 The town of Redhill has undergone significant and rapid transformation since the 1970s, in terms of the demolition of older buildings, and subsequent regeneration initiatives. But its original core dated largely from the late nineteenth century (1897-1900). Redhill is predominantly a railway town, dating from 1838.
- 3.17 To the **south of the borough** the area now known as the Weald once had a large Oak forest, which also stretched across much of the South East. Timber-framed buildings therefore resulted, as clearance for farming started in the middle-ages. Tiles were also popular due to lack of stone in the area.
- 3.18 Across the borough are also distinct areas of **Victorian and Edwardian** interest – including High Road, Chipstead; Kingswood; Redstone Hill, Redhill; Rockshaw Road, Merstham; Massets Road, Horley; and Walton-on-the-Hill, which was a later settlement. There are also various Victorian/Edwardian hospital developments.

Protecting Reigate & Banstead's Heritage Assets

- 3.19 This section sets out the heritage assets of the borough in terms of the types of asset as included in legislation (see section 2). This includes:
 - Buildings of special architectural or historic interest (Statutory listed buildings);
 - Buildings within the curtilage of or attached to buildings of special architectural or historic interest (Curtilage structures);
 - Buildings of local architectural or historic interest (Locally listed buildings);
 - Conservation Areas;
 - Ancient monuments;
 - Archaeological sites; and
 - Historic gardens.

Buildings of special architectural or historic interest (Statutory listed buildings)

- 3.20 There are a wide range of architectural styles in Reigate & Banstead borough, representing various eras, and it is important that these are preserved and safeguarded from unsympathetic change. Historic buildings are part of the development of towns and countryside, and present the use of different types of

local buildings materials, providing a historic perspective to places. Many historic buildings in Reigate & Banstead also reflect significant events in history.

- 3.21 In line with the legislation described above in section 2 (1990 Act), a statutory *List of buildings of special architectural or historic interest* is prepared by the Secretary of State, with advice from Historic England (HE), and this affords protection to buildings included in the list (statutory listed buildings). Listed buildings cannot be demolished or altered in a way that would affect their character, unless specific permission is obtained (listed building consent).
- 3.22 There are three gradings: I (buildings of outstanding natural interest); II* (important buildings of more than special interest); II (buildings of special interest). Reigate & Banstead borough contains 430 statutory listed buildings:
- Grade I: six buildings
 - Grade II*: 21 buildings
 - Grade II: 403 buildings
- 3.23 These include Reigate Priory, Tadworth Court, and three Grade I churches, as well as structures such as coal tax posts, milestones, and cattle troughs.
- 3.24 The Department of the Environment surveyed what was Reigate Borough during 1976 to 1977, and the areas of Banstead and Horley during 1983-84. In addition to this, buildings can be added via a 'spot-listing' process, and more than 100 have been added through this process in recent years.
- 3.25 The character of listed buildings and their contribution to town or landscape character can be severely damaged through insensitive alterations and/or extension, or adjoining development.
- 3.26 Reigate & Banstead Borough Council is keen that the borough's stock of listed buildings is well maintained. Through the exercise of its development control powers (see section 2), the Council strives to ensure that any alteration or extension to a listed building – or development affecting the setting of one – is of high design quality, and there is a strong presumption against the demolition of listed buildings, except in exceptional circumstances.
- 3.27 The following are examples of listed buildings within the borough.

Tadworth Court – Grade I listed



The Old Town Hall, Gatton Park – Grade II listed, and Great Burgh House, Epsom Downs – Grade II listed (with a locally listed historic garden)



Buildings within the curtilage of or attached to buildings of special architectural or historic interest (Curtilage structures)

3.28 As for statutory listed buildings, curtilage structures in the vicinity of statutory listed buildings also require listed building consent for extension, alteration, or demolition (see section 2). The Council's schedule identifies curtilage or attached structures, which may or may not be in the same ownership as the listed building, and 176 have been identified. Structures include lodges, farm buildings, and coach houses.

Buildings of local architectural or historic interest (Locally listed buildings)

3.29 The Council also operates an additional local list, which currently contains 634 buildings and structures, and seeks to ensure the preservation of these buildings, promoting good design, the use of traditional materials, and the conservation of

the historic fabric of the building. Whilst it does not have statutory powers of protection, at a local level it is taken into account in consideration of planning permissions and the use Article 4 (1) directions can control external alterations. The following is an example of a locally listed building in the borough:

The Lodge, Whitepost Hill, Redhill – Locally listed building



Conservation Areas

- 3.30 Through legislation and national guidance (1990 Act/NPPF para 127) the Council can designate areas considered to have special architectural or historic interest as Conservation Areas, which can preserve townscapes and landscapes, and also illustrate the evolution of the area, providing a historic framework for future development as appropriate.
- 3.31 The Council can use its development control powers to affect positive outcomes for the vitality and prosperity of its Conservation Areas, and to protect their architectural and visual qualities, in line with relevant legislation (see section 2). There is an overall presumption in favour of the retention and conservation of individual buildings and features that contribute to the character of a Conservation Area, and inappropriate redevelopment, alteration or demolition is resisted. Attention is paid to traditional methods and materials, or natural materials.
- 3.32 Occasionally, the Council makes use of Article 4 (2) directions to control alterations and elevations facing highways or open space. In the following example – at Carter’s Cottages, Pendleton Road, St John’s – paintwork is under control.



3.33 Currently there are 21 Conservation Areas in Reigate & Banstead borough, including areas of architectural and historic interest, such as Reigate town centre Conservation Area, and the rural amenity of Chipstead Pond and Church Green. These are pictured below, along with a roovescape from St John's, in Redhill Conservation area.

Reigate town centre Conservation Area (Old Town Hall), and Chipstead Pond Conservation Area (Elmore Road)



St John's, Redhill Conservation Area



3.34 It should be noted that trees are specifically protected in Conservation Areas, and the Council should be notified of any intention to lop, top, or fell trees, which contribute to the character and amenity of Conservation Areas.

Ancient monuments (scheduled ancient monuments)

3.35 Ancient monuments are buildings or earthworks of historical, architectural, artistic, or archaeological importance, and those deemed suitable are scheduled by the Secretary of State for the Environment as required by legislation (see section 2). These are scheduled ancient monuments, and it is necessary to obtain scheduled monument consent from the Department for the Environment, for any works affecting them, including demolition, alterations, tipping or flooding.

3.36 Reigate & Banstead borough contains twenty scheduled ancient monuments, ranging from barrows to the site of a former castle. Shown below is Reigate Priory scheduled ancient monument.

Reigate Priory scheduled ancient monument (situated within a historic park and garden)



Archaeological sites (including Areas of Archaeological Importance)

- 3.37 National planning policy requires that sites of archaeological (or potential archaeological) interest are taken account of and treated similarly to other heritage assets as appropriate (NPPF, para 139). In conjunction with Surrey County Council (SCC), the Council has published a list of sites of archaeological interest in the borough (the SCC list is called the *County Sites of Archaeological Importance* and also contains areas of archaeological potential), but archaeology can be found during the course of development, for example in the construction of new roads, through mineral extractions, farming, or general redevelopment.
- 3.38 When new archaeology is found, it may not be necessary or possible to preserve the finds – and the Council may simply excavate and record evidence, in partnership with appropriate organisations as necessary as part of the development control process.
- 3.39 Preston Howe is an Area of Archaeological Importance, and is represented on the map below.

Preston Howe – Area of Archaeological Importance



Historic gardens (local and statutory)

- 3.40 Historic England (HE) compiles the *Register of parks and gardens of special historic interest*, and this requires that special consideration should be given to them when development proposals in the area are contemplated. The Council also compiles a local list of parks and gardens, and recognises the importance of preserving them, seeking to ensure that their character and appearance – and that of their setting – is not harmed by insensitive development.
- 3.41 The Council also works with owners and other interested parties to survey and review historic gardens, with a view to encouraging their future management and restoration, including the replanting of species correct for the historical period of the garden, and the County Council's historic parks and gardens advisor advises

on this. Development proposals affecting historic gardens are required to be accompanied by an environmental assessment (EA) detailing the likely effects on the garden and measures to protect, restore, and enhance it.

- 3.42 Reigate Priory and Gatton Park are included in the register, and 38 parks and gardens are included on the local list. The picture below is Gatton Park Lake.

Gatton Park Lake



4. Historic environment evidence base

- 4.1 As set out in section 2 (NPPF paragraphs 169/70), and in section 3 regarding the different types of heritage assets in the borough, assets of historic value are protected through a variety of measures. These include the development of evidence base, such as conservation area appraisals, or the national or local listing process.
- 4.2 The Council maintains a comprehensive set of evidence base relating to heritage assets within the borough, mostly in the form of lists, but also appraisal documents. This (as well as the relevant external data) assists directly in conservation work, and it also informs planning policy. This evidence is set out in the tables below, with its status and information about whether any reviews are due. Please note that all evidence is publically available, as required by NPPF paragraph 141.
- 4.3 The Council also produces a range of supplementary planning guidance (some of which is included above at section 2), much of which is simultaneously guidance and evidence base in the form of lists, and this is also included here.
- 4.4 Please note that the Council's *List of buildings of architectural and historical interest* (May 2014), which incorporates various local and national information, is

currently being updated in regard to spot listings and curtilage definitions that have occurred since May 2014.

National lists

List and compiler	Status	Availability
<p><i>Buildings of special architectural or historic interest (Statutory listed buildings),</i></p> <p>Secretary of State (SoS)/Historic England (HE)</p>	<p>This list is quite old; however responsibility for updating the list does not rest with the LPA.</p> <p>Reigate & Banstead Borough Council has produced its <i>List of buildings of architectural and historic interest</i> since 1989, which includes statutory listed buildings within the borough.</p>	<p>Reigate & Banstead Borough Council website:</p> <p><i>List of buildings of architectural and historic interest</i>, edition 6, May 2014</p> <p>Information on statutory listed buildings in the borough can also be accessed via the National heritage list for England (NHLE), which is available on the HE website.</p>
<p><i>National register of parks and gardens of special historic interest</i>, Historic England (HE)</p>	<p>The national survey of historic gardens across the Surrey was carried out in the 1980s, and has not been reviewed since that time.</p> <p>Reigate & Banstead Borough Council has produced its <i>List of buildings of architectural and historic interest</i> since 1989, which includes lists of historic parks and gardens of national interest within the borough.</p>	<p>Reigate & Banstead Borough Council website:</p> <p><i>List of buildings of architectural and historic interest</i>, edition 6, May 2014</p> <p>Information on Historic Parks & Gardens in the borough (of national interest) can also be accessed via the NHLE, which is available on Historic England's website.</p>
<p><i>Scheduled monuments list</i>, Secretary of State (SoS) for the Environment</p>	<p>There is a need for a review of the schedule by Historic England; the last designation was made in</p>	<p>Reigate & Banstead Borough Council website:</p> <p><i>List of buildings of</i></p>

	1973, with partial review of existing designations in 1998, and some deletions in 2003, where these were duplicated by statutory listings.	<i>architectural and historic interest</i> , edition 6, May 2014 Information on monuments within the borough can also be accessed via the NHLE.
<i>National heritage at risk register</i> , Historic England (HE) It covers: Grade I listed buildings Grade II listed buildings (London only) Grade II* listed buildings Grade II listed places of worship		Historic England (HE) website.

Local lists

List and compiler	Status	Availability
<i>Locally listed buildings list</i> Reigate & Banstead BC	A comprehensive review of this list was completed by the Council in 2012; it is therefore unlikely that numbers will increase significantly in future reviews. Reviews are undertaken on a five-year programme. There is also a spot-listing process, which allows for occasional discoveries of importance.	Reigate & Banstead Borough Council website: <i>List of buildings of architectural and historic interest</i> , edition 6, May 2014
<i>Database of buildings within the curtilage of or attached to buildings of special architectural or</i>	This database is a unique but useful identification of such structures; it is up to	Reigate & Banstead Borough Council website: <i>List of buildings of</i>

<i>historic interest (curtilage structures)</i> Reigate & Banstead BC	date, but additional assets will continue to be added as further structures are identified during casework.	<i>architectural and historic interest</i> , edition 6, May 2014
<i>Surrey historic environment record</i> (HER), Surrey County Council (SCC) (heritage conservation team)	The HER is a record of archaeological sites and finds, and historic monuments, across the county of Surrey.	SCC Heritage Gateway website
<i>Local list of historic parks and gardens</i> Reigate & Banstead BC	Prepared in consultation with the County historic gardens officer and the Surrey Gardens Trust in 2003, and reviewed as part of the local list review in 2012	Reigate & Banstead Borough Council website: <i>List of buildings of architectural and historic interest</i> , edition 6, May 2014
<i>Historic buildings at risk statement</i> Reigate & Banstead BC	This is a more comprehensive and reliable list than the <i>National heritage at risk register</i> , including buildings of all grades at risk within the borough. It is reviewed every five years, with the last being in 2015.	Available upon request from Reigate & Banstead Borough Council's conservation officer

Conservation Areas

List and compiler	Status	Availability
Conservation Area appraisal documents/character appraisals	A review of the borough's Conservation Areas was completed in 2013; all of the Conservation Areas have draft area appraisals, which include management plans. These appraisals are	Reigate & Banstead Borough Council website

	about to be consulted upon – a process that should be complete by spring 2018.	
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Supplementary Planning Guidance

List and compiler	Status	Availability
<i>Planning & Archaeology</i> (Reigate & Banstead BC with Surrey County Council)	Adopted in 1993, this provides a list of designated scheduled ancient monuments, County sites of archaeological importance, and sites of high archaeological potential within the borough. This document is no longer fully up to date, and the Council will need to liaise with officers from Surrey County Council to update this document.	Reigate & Banstead Borough Council website
<i>Reigate shopfront design guide</i> Reigate & Banstead BC	A revised version was adopted in 1999.	Reigate & Banstead Borough Council website
<i>Historic parks and gardens</i> Reigate & Banstead BC	Adopted in 2001. This provides a detailed guide to the local list of historic gardens, including information on key features and descriptions of each garden. It seeks to encourage effective management plans, conservation of layouts, and replanting of aging or lost trees and	Reigate & Banstead Borough Council website

	shrubs.	
<i>Guidance on public works in heritage locations</i> Reigate & Banstead BC	Produced in 1993, this guidance is still current and relevant.	Available upon request from the Council's conservation officer
<i>Landscape and townscape character assessment (phase 1)</i> Reigate & Banstead BC	Produced in 2008, this provides a useful analysis on the key characteristics of areas, and has been used to help inform policy in the Council's Core Strategy (Adopted 2014).	Reigate & Banstead Borough Council website

5. Protecting and promoting the historic landscape

Development Management

- 5.1 The Development Management (DM) team at the Council is responsible for providing professional advice and guidance with regards to all aspects of the historic built environment. Government policy and advice requires that specialist conservation expertise is necessary in the planning and DM process (NPPF, paragraphs 128/130) to ensure that local government and statutory duties (as set out in sections 2 and 3 above) are fulfilled.
- 5.2 The Council has therefore has a full time conservation officer delivering professional advice on heritage matters. Their key responsibilities are as following:
- a) Commenting on planning applications which have the potential to affect the historic environment and local distinctiveness;
 - b) Offering professional and technical advice to planning officers, and making recommendations to them on such applications;
 - c) Advising members of the public and professional agents on the heritage, architectural and design elements of schemes, with the objectives of conserving and enhancing historic buildings and Conservation Areas, and improving the design quality of submitted schemes;
 - d) Assisting in negotiations with developers and applicants on development proposals (pre-application, during application and post-decision) in order to improve the quality of development schemes;

- e) Researching and writing appeal statements and proofs of evidence, and representing the Council as an expert witness at Public Inquiries, Informal Hearings and in Court;
- f) Providing advice to owners and contractors on the appropriate methods of repair and maintenance of historic buildings, including advising on specialist repair techniques and suitable materials to ensure the preservation of the Borough's built heritage;
- g) Monitoring the general condition of the historic environment within the borough, in terms of breaches of planning law, and buildings at risk;
- h) Assisting in investigating breaches of the Planning (Listed Building and Conservation Areas) Act 1990, and advising on the proposed action to be taken;
- i) Contributing to the Local Plan-making process, including research and project work, Conservation Area Appraisals, and producing Supplementary Planning Documents and Guidance; and
- j) Maintaining and reviewing the Historic Environment evidence base (see section 4 above).

5.3 The conservation officer has been involved in a large number of projects related to enhancing the historic environment and meeting the objectives of sustainable development, and examples of these are set out in Appendix 4. They include the conversion of historic hospital buildings; work on Reigate Conservation Area shopfronts and highway improvements; and barn conversions.

5.4 Development proposals affecting historic gardens are required to be accompanied by an environmental assessment (EA) study which details the likely effect on the garden and measures for its protection, restoration or enhancement.

Heritage designations

5.5 Thorough ongoing reviews of heritage designations – and the designation of new areas and structures - are important in ensuring the historic environment is properly managed in the borough; this has assisted the development management process in maintaining and improvement to local character. New Conservation Areas have been designated and existing areas extended where appropriate; local listing has identified buildings of merit; the identification of curtilage buildings that contribute to the setting of listed buildings has made the protection of their setting more effective; and the production of a local list of historic gardens has raised the profile of the importance of ornamental landscape, as well the value of imported and native species in creating a quality environment.

A new Conservation Area at Linkfield Street Redhill



The Local Plan

- 5.6 The Local Plan includes a range of policies to protect and, where appropriate, enhance heritage assets in the borough. It includes the Core Strategy and the emerging Development Management Plan (DMP), as described in section 2 above. The Borough Local Plan (2005) still operates (via saved policies) until the adoption of the DMP policies, anticipated late 2018/early 2019.

Working in partnership

- 5.7 The Council works with – and is often reliant upon - a variety of stakeholders and partners from within and outside the borough, in its heritage related activities. These include: Historic England and heritage professionals from Surrey County Council as noted in section 4; and various local interest groups, many of which are made up of volunteers. There are also different sections within the Council – aside from Development Management and the conservation officer – working on projects related to heritage and the historic environment.

External partners

- 5.8 **Historic England** – Historic England (HE) is the body with responsibility for caring for the historic environment in England, and as a statutory consultee provides advice to the Council on a variety of matters, including planning applications, plan-making, and the heritage evidence, as well as stand-alone heritage projects and proposals.

- 5.9 **Surrey County Council** – The County Council (SCC) incorporates a range of roles and responsibilities related to heritage; these include: the Surrey History Centre, supporting the work of local history groups; the heritage conservation team, which comprises historic parks and gardens, and archaeology; and the maintenance of Surrey’s Historic Environment Record (see section 4). SCC provides advice on planning applications, creation of the Local Plan, and the heritage evidence base, as well as stand-alone projects and proposals.
- 5.10 **The Surrey Historic Buildings Trust** – The Surrey Historic Buildings Trust, assisted by SCC’s conservation officer, was founded in 1980 to assist in the preservation of historic buildings in and around Surrey. This has included rescuing historic buildings at risk through the provision of grant aid for conservation and repairs; in Reigate and Banstead Borough the group has funded projects such as restoration work to the rockery around the pond at Gatton Park, and stonework at Kingswood Warren.
- 5.11 **The Surrey Archaeological Society** – The Surrey Archaeological Society (established in 1854) investigates the Surrey’s history and antiquities, organising fieldwork and excavations and publishing journals, articles and reports. Aside from this, the society provides archaeologists to monitor works that the Council has in progress, an example of which is the removal of trees from the burial mounds at Reigate Heath (discussed in section 3).
- 5.12 **The Surrey Gardens Trust** – The Surrey Gardens Trust was founded in 1991 and is part of a countrywide network of charitable trusts. It assists in identifying, recording, preserving, and recreating outstanding gardens and landscapes within Surrey, and assisted in the preparation of the Council’s *Historic parks and gardens* SPG (2001) (see section 2). It also raises awareness of this heritage, for example through work with schools.
- 5.13 **The Reigate Society** – The Reigate Society was formed in 1952 with the aim to improve the townscape environments within the borough, through promotion of high standards of planning and architecture, as well as improvements to open spaces, and it promotes annual awards for schemes it considers to have contributed to the amenity and appearance of Redhill, Reigate, and Merstham.
- 5.14 The Reigate Society co-ordinates the Reigate & Banstead Heritage Open Days (see section below), and comments on planning applications, including heritage related schemes.
- 5.15 **Local history groups** – Local history groups include the Banstead History Research Group, The Reigate and District Family History Group (RDFHG), and the Horley Local History Society. They are all supported by the Surrey History Centre, and carry out research and publish work. They also provide information and assistance to the public through presence at local libraries.
- 5.16 **Owners/interest groups/county historic parks and gardens advisor** – The Council also seeks the co-operation of other interested parties in the surveying

and review of historic gardens, with a view to encouraging their future management and restoration, including appropriate period re-planting schemes. The advice of Surrey County Council's historic parks and gardens advisor is sometimes sought.

Reigate & Banstead Borough Council services

- 5.17 **Property Services** - The Council owns land in the borough, which includes a number of heritage assets, and this is managed by the Property Services team. The Property Services team also manage some war memorials within the borough.
- 5.18 One of the assets is the Grade II* listed Old Town Hall dating from 1728 (depicted in section 3) which is located in Reigate town centre in a prominent position in the High Street. Having been vacant and in a poor state of repair and the Council was keen to bring the building back into a sustainable new use, whilst fulfilling its statutory duty as a Listed Building owner, through restoration of the building. The building was eventually restored and brought back into function as a coffee shop, through partnership working between the Property Services team and Café Nero (who carried out the necessary work in return for a period rent-free) with the Council's conservation officer and others, as well as incorporating the advice of the former English Heritage.
- 5.19 **Regeneration Team** – The Council's regeneration team takes part in the project management of a variety of schemes within the borough, primarily in the areas of Merstham, Preston, and Redhill. However they have also been involved in the restoration and regeneration of Priory Park, in Reigate, a large park owned by the Council which had deteriorated over the decades prior to the restoration.
- 5.20 This involved the submission of funding bids to the Heritage Lottery Fund (HLF) in 2003 and 2005, the management of the project work, and maintenance of continued links with the community and stakeholders throughout, and the park has subsequently become very successful as a leisure destination, including for people across the county.

Priory Park sunken garden and café (created through the regeneration of the park)



- 5.21 **Greenspaces team** – The Greenspaces team is responsible for the daily management and maintenance of all Council owned parks, open spaces, and countryside areas across the borough, some of which are also heritage assets requiring specific and careful management.
- 5.22 Priory Park requires a careful balance between the public places and the protection of historic features, including the formal garden arrangements. The ongoing care of the formal gardens was included within the conditions imposed with the award of funds from the HLF for the park’s restoration.
- 5.23 In contrast, burial mounds (Bronze Age, dating back 3-5,000 years) at Reigate Heath (scheduled monuments) are being monitored by the Greenspaces team and it has been noted that trees have been erroneously planted on them in the past; however after discussion with the inspector of ancient monument for Surrey, it was considered more appropriate to leave them in place.

Heritage Champion

- 5.24 Historic England has encouraged all Councils to identify a ‘heritage champion’ to provide leadership for heritage issues within the authority, ensuring that the historic environment plays a central role in the future of the area. The current heritage champion for Reigate & Banstead Borough Council is Councillor Richard Mantle. The heritage champion keeps the historic environment on the agenda, and promotes a linked-up approach to policy between departments.
- 5.25 Formal responsibility within the Council for heritage matters lies jointly with the executive members for Planning Policy, Greenspaces and Property.

Heritage Open Day and other local events and activities

- 5.26 **Heritage Open Days** - The Council is committed to promoting understanding and enjoyment of the borough's heritage assets, and participates in the national Heritage Open Days event. Heritage Open Days allows free access to historic buildings not normally open to the public, including the Town Hall in Reigate.
- 5.27 On the annual heritage open day guided historical tree walks take place in Priory Park – and heritage walks are available upon request throughout the year – further information is available on the Council's website.
- 5.28 **Priory Park events** – A variety of events take place each year in Priory Park to increase awareness and enjoyment of the park and its facilities, catering to different members of the community, and the Council has appointed an officer specifically to organise and co-ordinate these events. All of these events are carefully managed to ensure that there are no long-term adverse impacts upon the heritage assets.
- 5.29 **Leaflets and self-guided walks information** – The Council has also published leaflets for self-guided walks for enjoying the heritage of the borough. These include the following, more information on which can be found on the Council website.
- The Millennium Trail
 - The Reigate Town History Treasure Trail
 - Priory Park information leaflets
- 5.30 Horley Town Council has also produced a heritage trail leaflet setting out a walk to appreciate and be aware of the town's historic environment, including detailing the history and features of Horley such as the Six Bells Public House (Grade II listed and dating from 1450) and the Jack Fairman Art Deco building.

Reigate & Banstead Borough Council grant-funding programmes

- 5.31 In recent years the Council has awarded grants to applicants for causes related to the historic environment. These have included: a full-time project co-ordinator for the Gatton Trust fund which restores Gatton Park's parks, gardens, and historic buildings for the benefit of the public; awards for renovations of listed structures, and reinstatement of memorial gardens and a war memorial (in Alma Road); and in 2016 a neighbourhood improvement fund for Mugswell Village which allowed the reconstruction of historic details.

Climate change/energy adaptation and heritage

5.32 The development management team and conservation officer continue to support the owners of heritage assets to adapt them regarding the needs of sustainable energy use and reduced CO2 emissions, whilst maintaining the integrity of the asset. Appendix 4 sets out details of the sensitive conversion of hospital sites, for sustainable living spaces.

Heritage strategy for Reigate & Banstead Borough Council

5.33 The preceding sections set out the legislative and policy requirements regarding the historic environment, the local historical context, and how Reigate & Banstead Borough Council has and continues to protect and promote its heritage assets for current and future generations to enjoy.

5.34 This section sets out all of these varying aspects, and any issues regarding them, with policy context, and any appropriate actions for the Council to undertake moving forwards. This is set out using seven key heritage priorities.

1. Delivering an effective planning and conservation service

Legislation, policy and guidance	Measures and issues
<p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990:</i></p> <p>Section 66: re planning permission for development affecting a listed building or its setting</p> <p>Section 1 (5b): re structures attached to or within the grounds of a statutory listed building needing listed building consent</p> <p>Section 72: re preserving and enhancing the character of a Conservation Area</p>	<p>The Council's Development Management team uses its development control powers to protect heritage assets including listed buildings and curtilage structures and Conservation Areas, including through careful reference to the relevant evidence base. Emerging DMP policy NHE79 is the main local plan policy setting out the protection of heritage assets.</p> <p>More information is set out at section 3 how the Council protects its assets, including the use of Article 4 directions, and in section 5, in particular at 5.2 regarding the role of the conservation officer.</p>
<p><i>The National Planning Policy Framework (NPPF):</i></p> <p>Paragraph 131 re determination of planning applications: Enhancing/sustaining heritage assets' significance, including through finding viable uses 'consistent with their conservation' ; The contribution to 'sustainable communities' including</p>	<p>The conservation officer also assists in enabling sensitive alteration to heritage assets, allowing sustainable energy adaptations. This also fulfils criteria set out in Historic England's (HE) guidance</p>

<p>economic vitality of the conservation of assets; How new development can contribute positively to local character/distinctiveness</p> <p>Paragraph 130 re the determination of planning applications using evidence base and with the necessary expertise</p>	<p>note GPA1.</p> <p>Planned growth in the borough is likely to lead to increased development pressure in the future, making this service increasingly important.</p> <p>The requirements of NPPF paragraph 131 regarding enhancement of heritage assets and new development are set out in the Local Plan, in Core Strategy policy CS4.</p>
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5.35 Actions:

- i) Continue to operate a high quality development management service regarding protection and enhancement of the historic environment in the borough, as set out in previous sections, including consultation of the evidence base, and work with various partners
- ii) Continued availability of the conservation officer, in particular given the likelihood of increased development pressure in the borough (and the continued need to carry out statutory duties)
- iii) Continued provision of advice regarding adaptations to historic buildings allowing sustainable energy use.

2. Plan-making

Legislation, policy and guidance	Measures and issues
<p><i>The National Planning Policy Framework</i> (NPPF):</p> <p>Paragraph 126 requires LPAs to set out in Local Plans positive strategies for the conservation and enjoyment of the historic environment.</p> <p>Areas to be accounted for include: Finding viable uses ‘consistent with their conservation’; Consideration of the ‘social, cultural, economic, and environmental’ benefits of the conservation of assets; How new development can contribute positively to local character/distinctiveness; How</p>	<p>The positive strategy for the conservation and enjoyment of the historic environment set within the borough’s Local Plan includes, at the strategic level, Core Strategy policy CS4 (<i>Valued townscapes and the historic landscape</i>).</p> <p>Policy CS4 sets out that development will be designed sensitively to respect, conserve, and enhance the historic environment, including heritage assets and their settings.</p> <p>It states that development proposals that would provide sensitive restoration</p>

<p>the contribution of the historic environment to the character of places can be drawn upon.</p>	<p>and re-use for heritage assets at risk will be particularly encouraged.</p>
<p><i>National Planning Policy Guidance:</i></p> <p>Paragraph 004 reiterates the requirements to set out a positive strategy for the enjoyment and conservation of the historic environment.</p> <p>It states that a strategy may require the development of specific policies in relation to the use of buildings and the design of new development</p>	<p>Policy CS4 goes on to state that development will respect, maintain and protect the character of the valued townscapes in the borough, showing consideration for any detailed design guidance that has been produced by the Council for specific built-up areas of the borough.</p> <p>It also discusses other issues including construction and biodiversity, and includes that development should be of: ‘a high quality design which takes direction from the existing character of the area and reflects local distinctiveness’</p> <p>The Council is currently undertaking preparation of the Development Management Plan (DMP) to set out detailed planning policies for shaping development in the borough, including with regard to conservation and enhancement of the historic environment.</p> <p>It has been consulted upon during 2016 (Regulation 18 consultation), and the revised DMP is due for further consultation (Regulation 19).</p> <p>The emerging Development Management Plan (DMP) sets out a detailed policy for the conservation of the historic environment (NHE7).</p> <p>It is anticipated that the final DMP will be adopted in late 2018/early 2019.</p>

5.36 Actions:

- i) Continue with the review of Local Plan documents, specifically the Development Management Plan.

- ii) Consider the need to update supporting supplementary documents once the DMP is adopted (see below)
- iii) Monitor the delivery of Core Strategy and Development Management Plan policies through annual Plan Monitoring arrangements, and where necessary identify management actions.

3. Improving the heritage evidence base, and its implementation

Legislation, policy and guidance	Measures and issues
<p><i>The National Planning Policy Framework (NPPF):</i></p> <p>Paragraphs 169/70 require that LPAs have an up to date evidence base in relation to their historic environments, which is used to assess those assets.</p> <p>It also requires that it is used to assess the likelihood of new assets being discovered.</p> <p>Paragraph 169 has requirements for LPAs to ‘maintain or have access to a historic environment record’.</p> <p>Paragraph 170 sets out requirements for: Landscape Character Assessments; Assessments of Historic Landscape Character; Landscape sensitivity (where major expansion is an option)</p> <p>Paragraph 141 requires LPAs to make publically accessible information about the ‘significance of the historic environment gathered as part of plan-making or development management’.</p>	<p>A schedule of the Council’s evidence base with regard to heritage assets and the historic environment is set out in section 4 of this document. This schedule includes evidence base relating to listed buildings and curtilage structures and Conservation Areas as per the 1990 Act, and scheduled monuments (as per the 1979 Act).</p> <p>The Council also maintains – along with Surrey County – evidence base relating to archaeology, in compliance with the requirements of paragraph 139 of the NPPF.</p> <p>Historic parks and gardens lists are kept by Historic England, and there are also local lists reflecting their importance to the Council.</p> <p>Much of this is information contained within the Council’s <i>List of Buildings of Architectural and Historic Interest</i> (which has been periodically updated since 1989 and covers a variety of assets aside from buildings).</p> <p>There is also the national statutory list of buildings prepared by HE.</p> <p>The other main document is the Council’s <i>Historic Buildings at Risk</i> document.</p> <p>The Council’s Conservation Area Appraisals are currently undergoing</p>

<p><i>Historic England Guidance GPA 1:</i></p> <p>The Local Plan should set out how issues arising from the evidence base are addressed.</p>	<p>consultation (to spring 2018).</p> <p>There are also a number of supplementary planning guidance documents.</p> <p>Landscape character was assessed for the <i>Landscape and townscape character assessment (phase 1)</i>, produced in 2008. It served to inform the production of the Council's Core Strategy. A further landscape character assessment was prepared in 2015/16. Landscape character is also addressed in Core Strategy policy CS2.</p> <p>The majority of the evidence base is publically accessible via the Council's website; some documents may require contacting the Council's Development Management section.</p> <p>To ensure a high quality planning and conservation service, with robust plan-making, and compliance with national policy and legislation, it will be important to ensure appropriate review of the evidence base. Where this is outside the control of the LPA, it will be important for the Council to work in partnership with relevant stakeholders to review and update the evidence.</p>
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5.37 Actions:

- i) Where the evidence base is becoming dated, reviews will need to be undertaken within reasonable timescales.
- ii) Continue to identify and put forward candidate buildings for listing where these are under threat, including some which may be included on the local list.
- iii) Continue to work in partnership with stakeholders to review and update evidence base, as appropriate.

- iv) Continue to identify, during the course of planning casework, buildings within the curtilage of or attached to buildings of special architectural and historic interest.
- v) Undertake a review of Article 4 directions over the longer-term.
- vi) Produce updated Planning & Archaeology SPG in conjunction with SCC's archaeological unit, as the unit's time and resources allow.
- vii) Work with Historic England as appropriate when a review is undertaken of the national lists comprising buildings of special architectural/historic interest, parks and gardens of special historic interest, and Scheduled Monuments.
- viii) Continue to ensure public access to the evidence base, on the Council's website.

4. Promoting awareness and understanding of heritage and its benefits

Legislation, policy and guidance	Measures and issues
<p><i>The National Planning Policy Framework (NPPF):</i></p> <p>Paragraph 126 includes that as part of the positive strategy for the conservation and enjoyment of the historic environment set out in the Local Plan, LPAs should take into account the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.</p> <p>Paragraph 141 states that LPAs should make information about the significance of the historic environment gathered as part of plan-making or development management publically accessible.</p>	<p>As set out in section 5 above, (in <i>Heritage Open Days and other events</i>), the Council undertakes a range of events and activities to promote heritage assets within the borough.</p> <p>Aside from the wide range of publically accessible evidence base (see schedule in section 4 and the Council's website for more information), there are also a variety of local groups who are vital in the promotion and increased awareness of local heritage assets, providing a valuable research and recording service (see section 5 above).</p> <p>In this respect the Council considers that there may be scope for exploring and gathering together further detailed information on local history, with a focus on particular areas across the borough, thus involving interest groups in the community in an overarching borough wide resource. This information could then be provided in a single place on the Council's website.</p>

5.38 Actions:

- i) Continue to undertake and promote the Heritage Open Days, park events, and production of information and walking route leaflets.
- ii) Continue to work in partnership with local groups and societies for the promotion and increased awareness of assets.
- iii) Seek to identify new opportunities for activities at heritage assets/locations.
- iv) Explore the scope, options, and Council resources available, for working with local heritage interest groups, to gather detailed information on local history, which could then be made available on the Council’s website once compiled as a local history resource.

5. Working with heritage stakeholders

Legislation, policy and guidance	Measures and issues
<p><i>Historic England Guidance GPA 1:</i></p> <p>In formulating a heritage strategy, factors that should be considered include the identification of any partners for delivering a positive strategy.</p> <p>It also includes a requirement to consider how the archaeology of an area might be managed – potentially something that can be addressed through direct partnership with relevant parties.</p>	<p>Section 5 sets out the range of partners the Council works with in achieving a positive strategy for the historic environment in the borough; these include Historic England, Surrey County Council, and a wide range of local groups and organisations.</p> <p>One local group the Council has been working with is the Surrey Archaeology Society (SAS) (for example in overseeing the removal of trees at Reigate Heath burial mounds).</p>

5.39 Actions:

- i) Continue to work with heritage partners, such as Historic England, Surrey County Council, and the variety of local groups and organisations, as appropriate, for plan-making, evidence base, and stand-alone projects. This includes working with Surrey County Council archaeological unit on the update to the Planning & Archaeology SPG, and with Historic England on updates to the national lists.
- ii) Explore the scope, options, and Council resources available, for working with local heritage interest groups, to gather detailed information on local history, which could then be made available on the Council’s website once compiled as a local history resource.

6. Identifying new opportunities for heritage improvements

Legislation, policy and guidance	Measures and issues
<p><i>The National Planning Policy Framework</i> (NPPF):</p> <p>Paragraph 126 requires LPAs to set out in Local Plans positive strategies for the conservation and enjoyment of the historic environment.</p> <p>This strategy should consider assets at risk through decay, neglect, or threat, conserving assets in a manner appropriate to their significance.</p> <p>Areas to be accounted for include: Finding viable uses ‘consistent with their conservation’; How new development can contribute positively to local character/distinctiveness; How the contribution of the historic environment to the character of places can be drawn upon.</p>	<p>Over the years the Council has identified a number of its own heritage assets as opportunities for substantial improvement, enabling maximisation of their valuable contribution to the local community and economy.</p> <p>This has included the Old Town Hall in Reigate – restored and renovated and in use as a coffee shop, and Priory Park in Reigate, which was significantly improved by landscaping and amenities after a successful bid to the heritage lottery fund. (See section 5 for more details.)</p> <p>In addition, the Council has carried out other types of conservation work, such as improving the character of Reigate town centre by working with shop owners to gradually restore more appropriate shop fronts and signage, and improvements to paving materials. (See appendix 4.)</p>
<p><i>National Planning Policy Guidance</i>:</p> <p>Paragraph 004 reiterates the requirements to set out a positive strategy for the enjoyment and conservation of the historic environment.</p> <p>The strategy should recognise that conservation is not a passive exercise, and that specific opportunities should be identified for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset.</p>	<p>The Council fully recognises that opportunities should be sought for improvement to all heritage assets in the borough, and not just those owned by the Council, although it can be more difficult to achieve improvements to assets that are not in the control of the Council.</p> <p>The locally prepared <i>Historic Buildings at Risk Statement</i> is kept up to date with regular reviews and surveys of buildings carried out; if a building is at high level risk, action is taken to seek repair of the building by the Council’s conservation officer. The residential schemes that have come forward in recent years involving conversion of</p>

	<p>listed hospitals are excellent examples of restoration and conservation work, where the Council's conservation service has had significant involvement in the development of the schemes. These buildings now make a valuable contribution to the housing stock in the borough.</p>
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Actions:

- iii) Continue to manage heritage assets within the Council's ownership in a sensitive manner reflective of their historical importance.
- iv) Continue to identify new opportunities for the conservation and enhancement of heritage assets, including those that are not in the ownership of the Council that would, if appropriate, assist in putting them to viable uses consistent with their conservation.
- v) Continue to oversee the repair of heritage buildings considered to be at high level of risk, by taking action to contact building owners and serving work and repair notices as appropriate.

7. Funding of heritage projects

Legislation, policy and guidance	Measures and issues
<p><i>Historic England Guidance GPA 1:</i> HE Guidance Note GPA1 states that in formulating the heritage strategy, a factor that should be considered includes the potential role of CIL in order to deliver a positive strategy.</p>	<p>When identifying how to spend CIL (especially the local fund) consideration will be given to protecting and enhancing heritage assets and improving opportunities for residents to access and enjoy the historic environment.</p> <p>There are a number of other internal and external sources of funding available at present, which provide a valuable resource, without which certain improvements to the historic environment would not be possible. External sources include the Heritage Lottery Fund, which awarded a substantial amount of money towards the restoration and improvement of</p>

	<p>Priory Park, and the Surrey Historic Buildings Trust, which has helped fund property owners with small scale projects in the borough. The advantage with these funding sources is that they are both focused on heritage projects.</p> <p>The Council has various funding streams – the Core Funding programme, the Councillors Community Awards, and the Neighbourhood Improvement Fund. Whilst these are not solely focused on heritage, they have nevertheless helped with achieving some small scale heritage projects in the borough.</p>
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Actions:

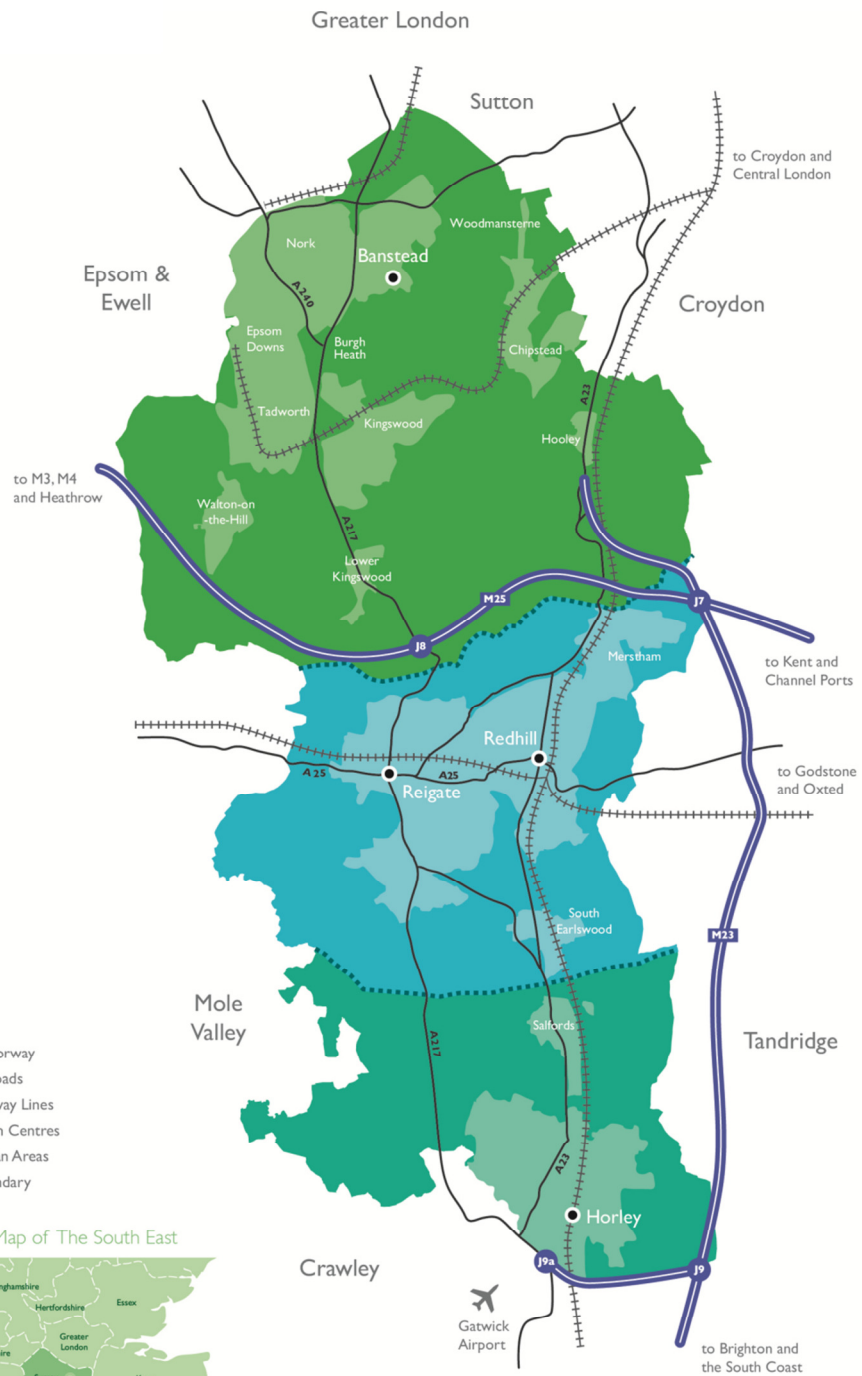
- vi) Continue to fund heritage related projects, where appropriate, from the Council's existing funding streams, which include the Core Funding programme, the Councillors Community Awards, and the Neighbourhood Improvement Fund.
- vii) Seek to fund heritage related projects, where appropriate, from the local element of the Community Infrastructure Levy.
- viii) Continue to explore opportunities for improvement to the heritage environment and whether these projects could be funded by the Heritage Lottery Fund.
- ix) Seek to identify any new/emerging external sources of heritage funding, or other funding that could enable heritage projects in the borough.

6. Conclusion

- 6.1 National legislation and planning policy make clear the need to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats.
- 6.2 It is essential to recognise that heritage assets are an irreplaceable resource and to conserve them in a manner appropriate to their significance. The presumption is to deliver sustainable development, and heritage plays an important role in this agenda, particularly when heritage assets are put to viable uses, which should be consistent with their conservation.
- 6.3 This document sets out the range and depth of measures, often in partnership with others, undertaken by the Council to address national requirements, and to make the most of local heritage assets, reflecting Reigate & Banstead's ongoing commitment to the historic environment. And this includes the policies set out within the Council's emerging Local Plan.
- 6.4 The strategy section (section 6) sets out a number of actions to be followed, and ongoing monitoring of the strategy objectives will also be important to ensure that it is being successfully implemented. It is the Council's intention, on the basis of quinquennial reviews, to continue to review and adapt the Heritage Strategy so that it remains relevant and up to date, in order to help inform future plan making, and to do so in conjunction with heritage stakeholders.

Appendices

1. Borough Map



Contextual Map of The South East



● Reigate & Banstead

2. Historic maps

Reigate (1768 historic map extract)



Banstead (1768 historic map extract)

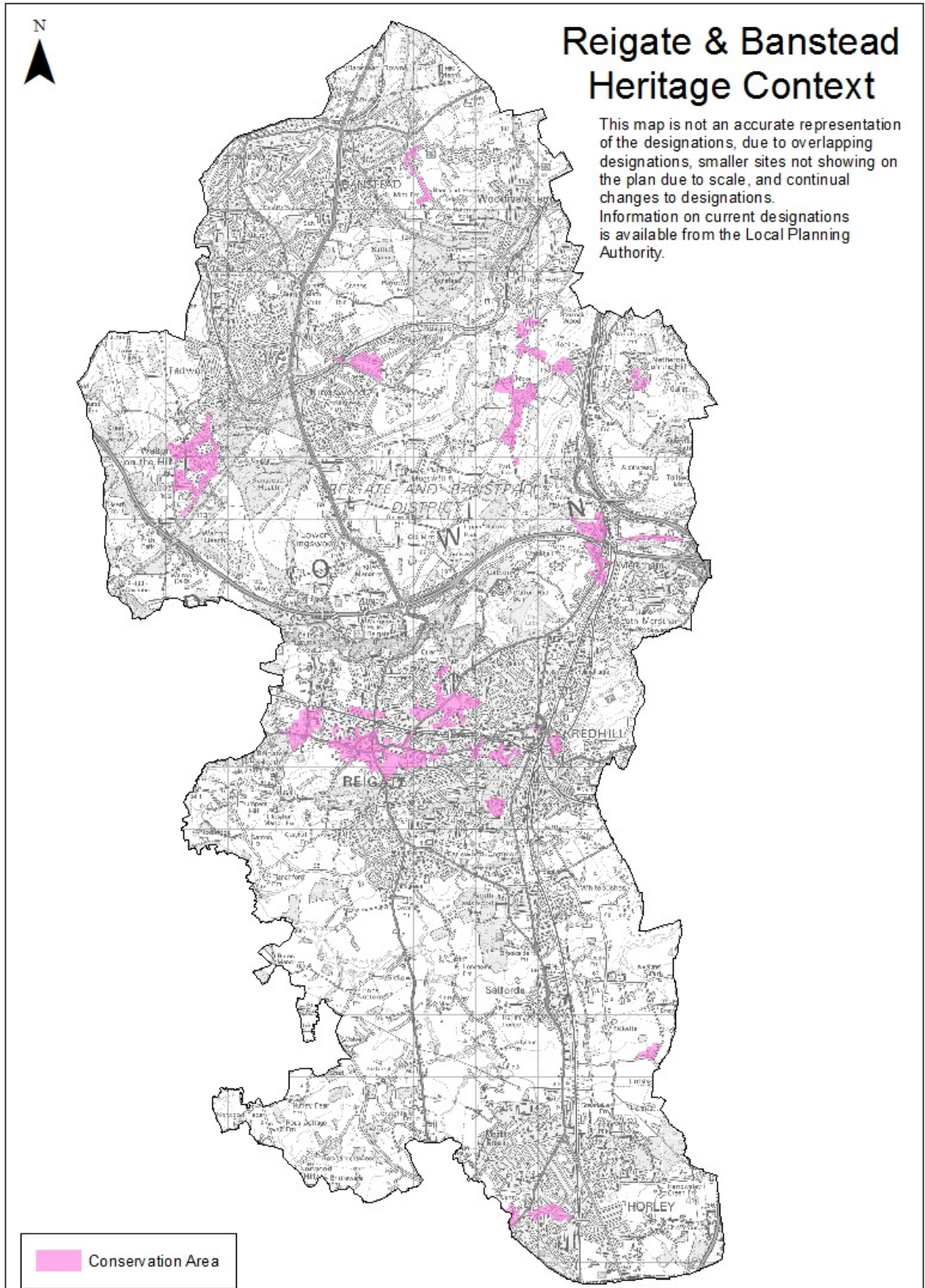


Horley (1768 historic map extract)



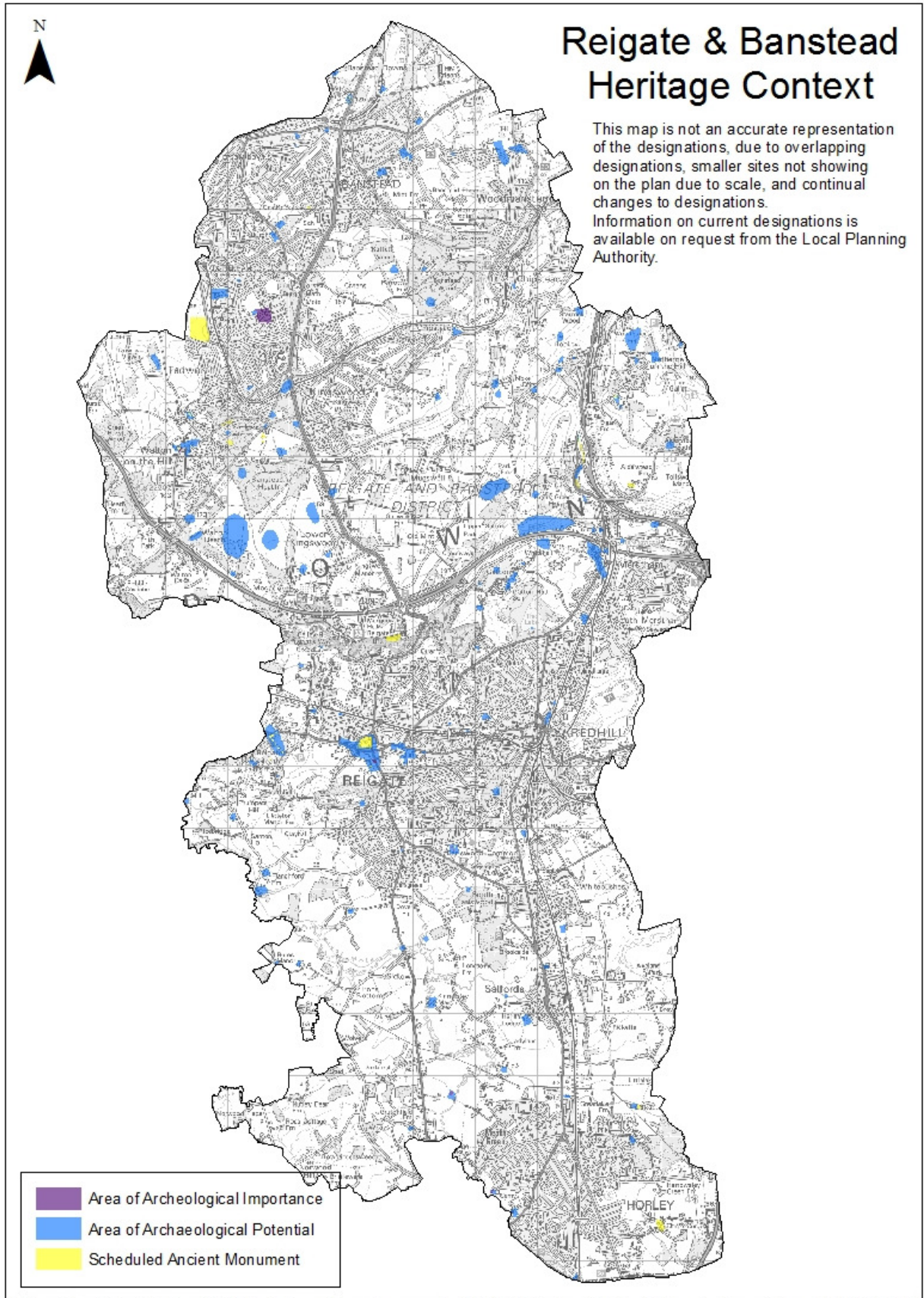
3. Heritage Context Maps

Conservation areas

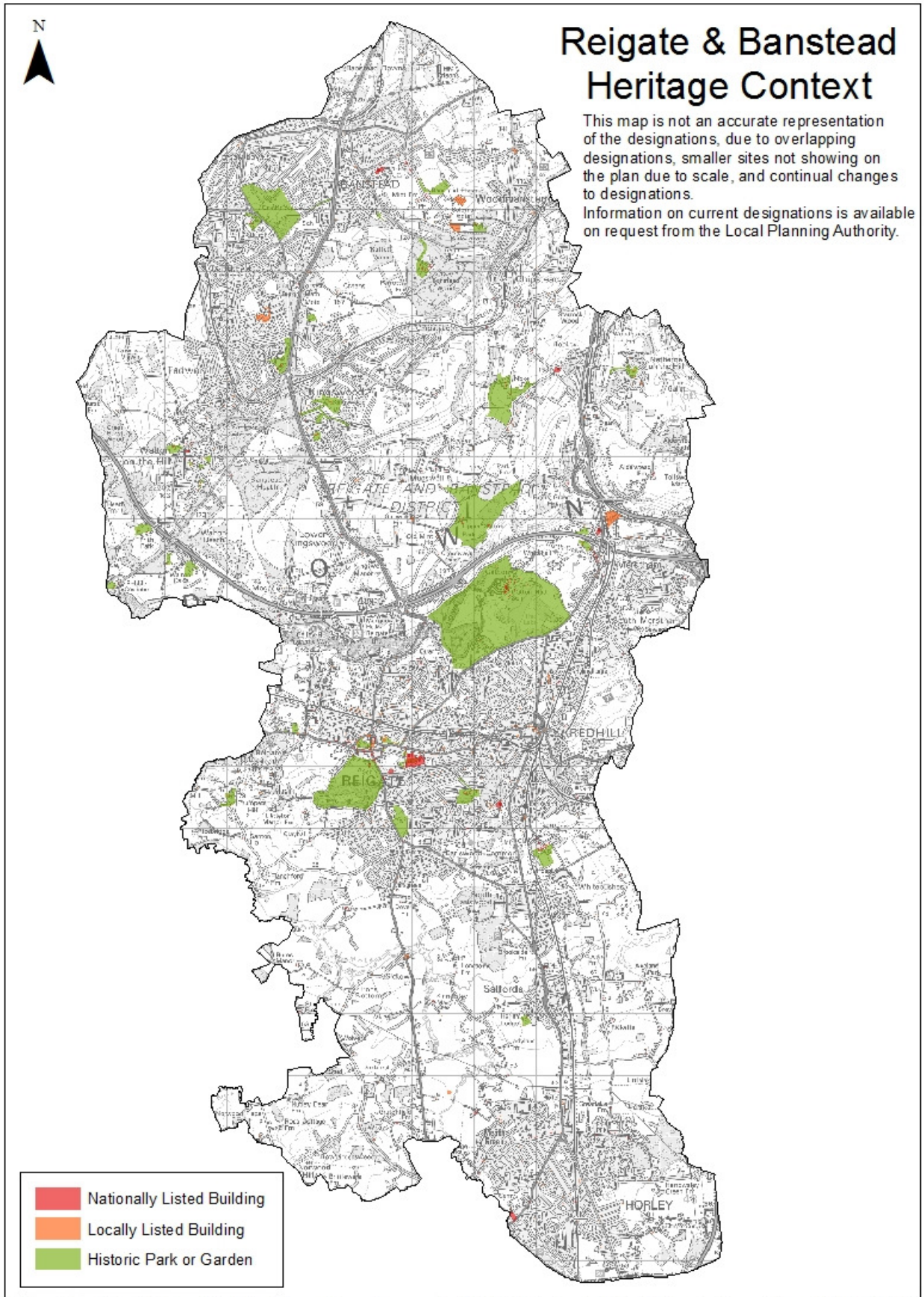


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Areas of Archaeological importance or potential; scheduled monuments



Listed buildings, locally listed buildings and historic parks and gardens

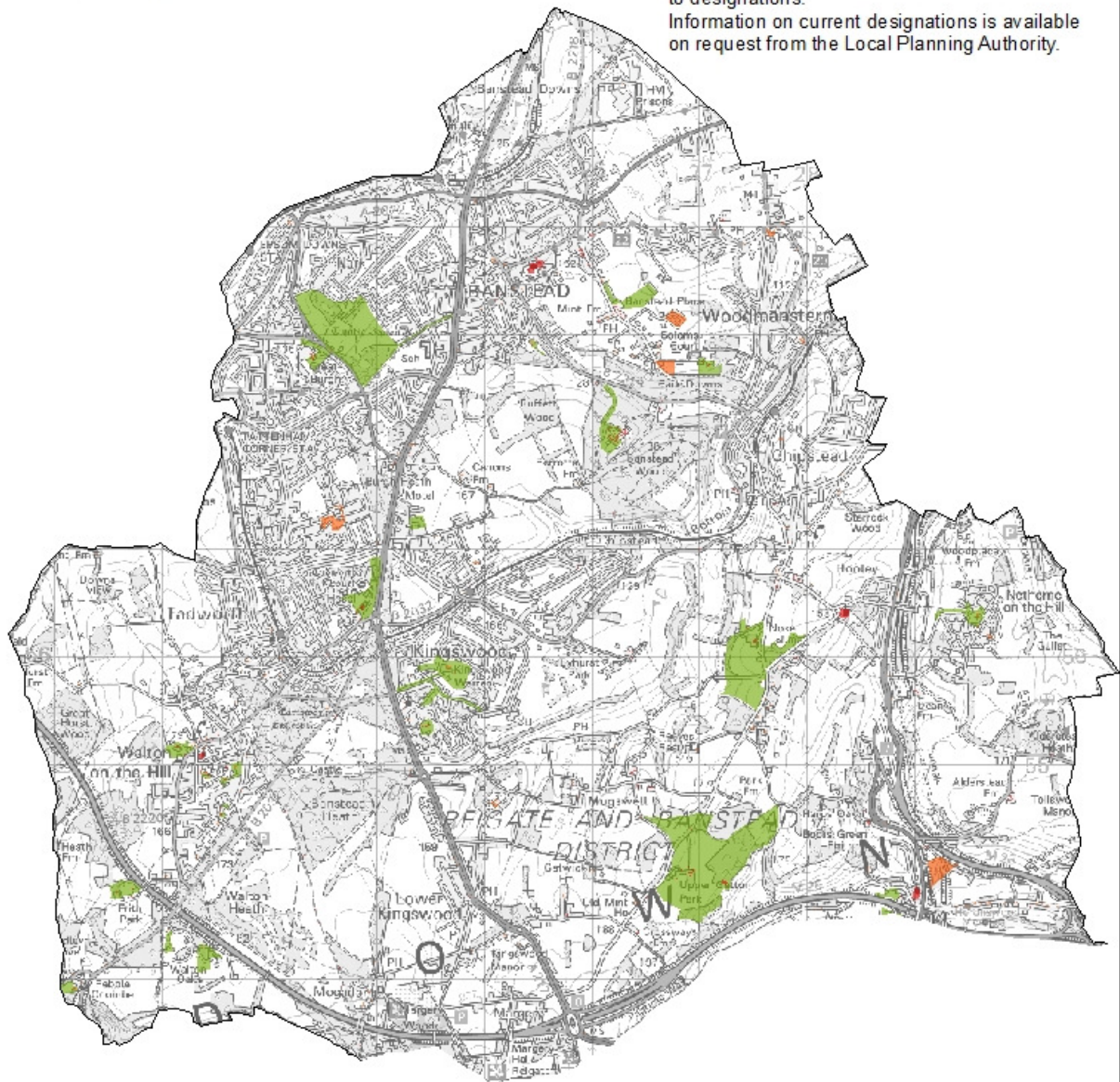


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Listed buildings, locally listed buildings and historic parks and gardens (north)

Reigate & Banstead Heritage Context

This map is not an accurate representation of the designations, due to overlapping designations, smaller sites not showing on the plan due to scale, and continual changes to designations.
Information on current designations is available on request from the Local Planning Authority.



- Nationally Listed Building
- Locally Listed Building
- Historic Park or Garden

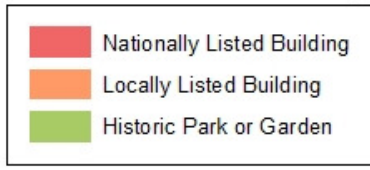
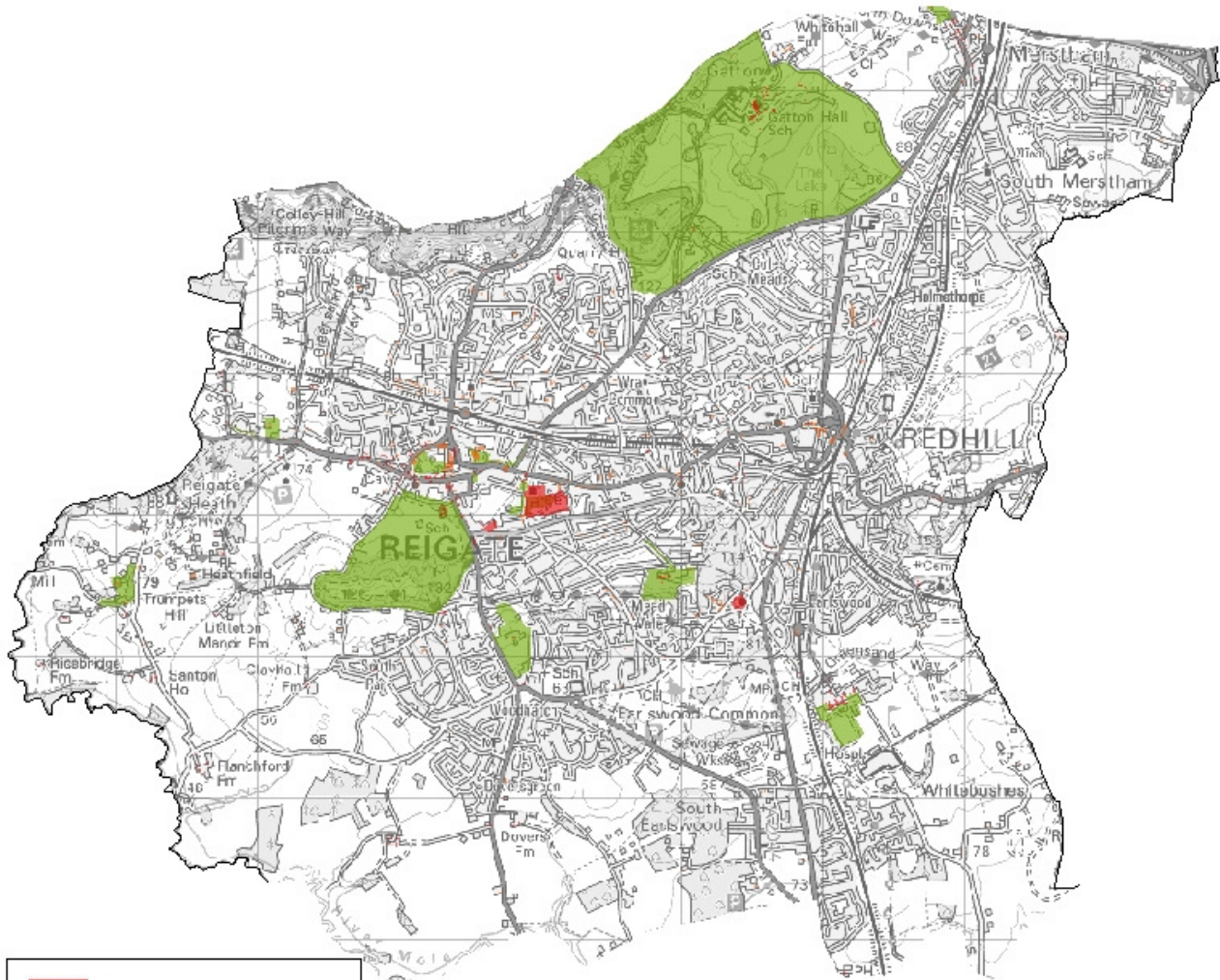


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Listed buildings, locally listed buildings and historic parks and gardens (central)

Reigate & Banstead Heritage Context

This map is not an accurate representation of the designations, due to overlapping designations, smaller sites not showing on the plan due to scale, and continual changes to designations.
Information on current designations is available on request from the Local Planning Authority.

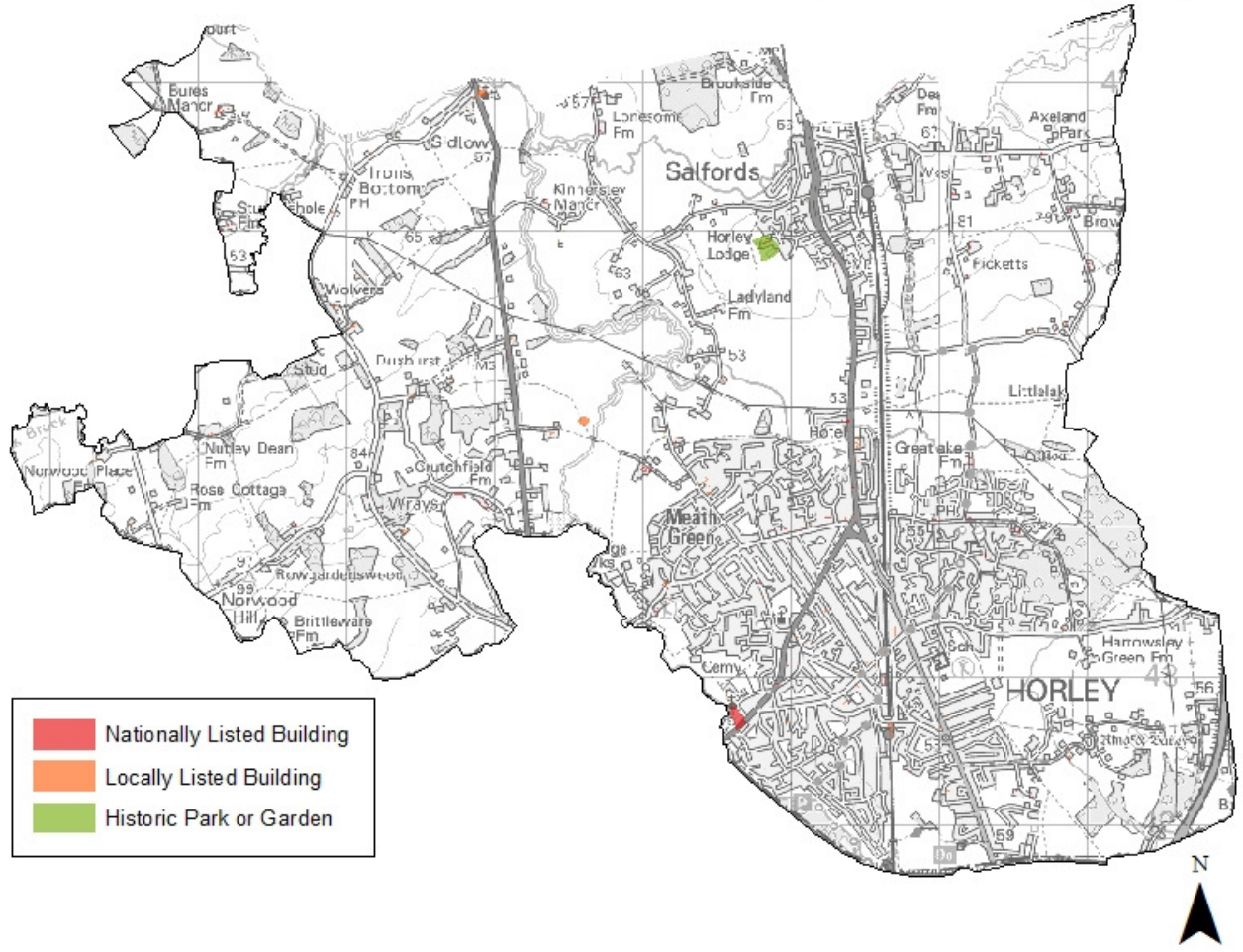


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Listed buildings, locally listed buildings and historic parks and gardens (south)

Reigate & Banstead Heritage Context

This map is not an accurate representation of the designations, due to overlapping designations, smaller sites not showing on the plan due to scale, and continual changes to designations. Information on current designations is available on request from the Local Planning Authority.



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4. Examples of various work undertaken in the historic environment

The conservation officer has been involved in a large number of projects which have been important in enhancing the historic environment and meeting the objectives of sustainable development. A variety of examples is set out below.

Hospital conversions

Over the past decades a number of redundant hospital sites have come forward, and the historic core of these sites have formed a basis for forming the character and identity of new residential communities. The conversion of these buildings to residential use has been a sustainable solution with the reuse of historic fabric, which was often designed to maximise the gain of heat and energy from the sun by the southern aspect of these buildings, and their cohesive plan form. Energy efficiency in line with modern technologies has been achieved by secondary glazing, internal wall insulation, and, where opportunities arise, by discrete solar panels in hidden valleys or crown roofs. Relevant sites include the Royal Earlswood Hospital, Netherne Hospital, and Banstead Wood Hospital. Both the conversion of the buildings and additional development within their setting has been carefully controlled.



Royal Earlswood (Grade II listed)



Banstead Wood Hospital (Grade II listed)

Reigate Conservation Area shopfronts

The Council has protected and enhanced the unique character of Reigate town centre, by the careful control of shopfronts, adverts, and design quality, which has contributed towards its revitalisation. This has been achieved generally by steadily seeking enhancement of existing shopfronts and advertisements where they have

been inappropriate and harmful to the Conservation Area. The *Reigate Shopfront Design Guide SPG* (see section 4 above) has provided a clear framework for managing such changes. New buildings such as Morrisons supermarket have also been carefully designed to respect local distinctiveness in terms of their materials and detailing, as well as the building form.



A large plastic sign was removed from Reigate High Street, replaced with a small sign with the granite surround reinstated.



A restored Victorian shopfront in Reigate



Where shopping parades in Reigate Conservation Area are defined by columns and capitals, fascias and shopfronts consistent with this framework are required.

Reigate Conservation Area highway improvements

The Council has also sought to improve the historic foot space in terms of the pavements within Conservation Areas. Guidance is set out in *Guidance on Public Works in Heritage Locations* (see section 4 above). The repaving of Reigate High Street in Yorkstone has been a notable achievement with a positive visual impact, as well as the decluttering of street furniture through town centre management initiatives, informed by walkabouts with stakeholders.

This work took place from early 2000 and was completed by 2003. The Council seeks to continue to improve communication and co-operative work with all stakeholders concerning highway work.



Natural Yorkstone, High Street, Reigate



An 18th century ironstone pavement comprising large Purbeck stone setts and thin Yorkstone kerbs, restored as part of the Home Zone Scheme, Reigate

Historic barn conversions

The Council's SPG *Appropriate Uses for Historic Barns*, has assisted with scheme proposals to ensure a high standard in the conversion of agricultural buildings, which once again offers a sustainable solution. Principles include avoiding the use of windows or rooflights on public elevations, and avoiding domestic features such as chimneys or dormers, with gardens arranged to avoid visual impact of garden

paraphernalia. Internally maintaining the openess of barns has been encouraged, with generally at least two thirds of any barn kept open from floor to ridge.



Residential barn conversion in Sidlow (Locally listed building)



Tanyard Barn – a curtilage listed barn in Langshott, during conversion to a community hall facility for the new settlement at Horley North East Sector