



# Heritage Strategy

Draft for Consultation

Summer 2016

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## **1. Introduction**

- 1.1 Reigate & Banstead Borough Council highly values the important heritage assets of its area and the contribution, both actual and potential, that they can make. Heritage assets include both national and locally listed buildings, conservation areas, scheduled monuments, and historic parks and gardens, and the Council recognises that they are an irreplaceable resource. In both urban and rural parts of the borough, historic features play an important role in defining the local sense of place, character, and distinctiveness. In addition to being of value in their own right, and helping to create a unique historic environment, heritage also often brings associated social, cultural, economic, and environmental benefits to the borough, making a valuable contribution to its vitality.
- 1.2 As a Regulatory Local Planning Authority and landowner, the Council has a duty to care for the historic environment and the assets it contains. This is increasingly important in light of the development pressures in the borough. This draft Heritage Strategy sets out the heritage context of the borough, explains the active role of the Council within the historic environment, and demonstrates how the Council will conserve and enhance the borough's heritage assets, whether currently identified or discovered in the future.

## **2. Purpose of the Strategy**

- 2.1 National policy and guidance requires that Local Planning Authorities (LPA) should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets at risk, and should conserve heritage assets in a manner appropriate to their significance. In developing the strategy, factors to be taken into account should include the consideration of enhancing the significance of heritage assets and putting them to viable uses, as well as the wider sustainable benefits that they can bring.
- 2.2 This document comprises several sections, the content of which is summarised below:
  - Section 3 sets out the relevant national legislative, policy, and guidance context which governs LPA's duties to the historic environment, particularly in relation to plan making and the expected considerations for heritage strategy formulation. It also provides information on the Council's Local Plan and current plan making stage.
  - Section 4 sets out the general historic context of the borough with the issues faced over the plan period. It also details the factors and themes which have influenced and given rise to Reigate and Banstead's heritage, as well as the different categories of heritage assets present in the area.
  - Section 5 provides details of the Council's comprehensive heritage evidence base and guidance documents, identifying any issues and areas for improvement, and explains how the evidence base can be accessed by the public.
  - Section 6 presents the varying roles and valuable work that the Council carries out within the historic environment, including conservation and promotion of heritage, and provides examples of heritage assets that have been put to viable uses consistent with their conservation, and where sustainable benefits have been recognised and fully harnessed. The chapter also identifies the important work of heritage stakeholders, and how this connects to the Council's work and role.

- Finally, section 7 of the document identifies the key heritage priority areas for the Council, which are borne out of the heritage work and issues present in the borough, and which are also in accordance with advice contained in national planning policy and guidance. It details the current status of each priority area, and how the Council seeks to address identified issues through action points going forwards.

### 3. Policy Context, Legislation, & Guidance

#### Primary Legislation

##### 3.1 Local Planning Authorities (LPAs) derive their statutory duties in relation to the historic environment primarily from the following sources of legislation:

- *The Planning (Listed Buildings and Conservation Areas) Act 1990<sup>1</sup> (as amended by the Enterprise and Regulatory Reform Act 2013<sup>2</sup>)*  
Section 66 of the Act requires LPAs and the Secretary of State (SoS) in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses.  
Section 72 of the Act requires LPAs and the SoS, when exercising any powers under the provisions (including those within Part I of the Historic Buildings and Ancient Monuments Act 1953) of the planning Acts, to pay special attention to the desirability of preserving and enhancing the character or appearance of the conservation area.
- *Ancient Monuments and Archaeological Areas Act 1979 (as amended)<sup>3</sup>*  
Section 1 grants the SoS powers to compile and maintain a Schedule of monuments (which cannot include any structure occupied as a dwelling house). Section 61(12) of the Act defines an ancient monument as either a scheduled monument, or any monument which is of public interest by reason of the historic, architectural, traditional, artistic, or archaeological interest attaching to it.  
Section 2 sets out the requirement for obtaining Scheduled monument consent, which can only be granted by the SoS, for works affecting scheduled monuments. Thus if the proposed works require planning permission, the LPA cannot grant permission, should it be minded to do so, unless consent has been granted by the SoS.  
Section 11(2) sets out that any local authority may acquire by agreement any ancient monument situated in the vicinity of their area, and should ensure that the public have access to the monument (the times of public access can be controlled), under section 19. If an LPA wishes to exclude public access, due for example to preservation issues, this can only be done with the consent of the SoS.

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<sup>1</sup> Weblink: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>2</sup> Weblink: <http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted>

<sup>3</sup> Weblink: <http://www.legislation.gov.uk/ukpga/1979/46>

Section 33 in Part II of the Act confers powers on the SoS and LPAs to designate areas of archaeological importance (in the case of local authorities, the area of designation is confined to their area). Section 35 requires a notice to be served by persons who are proposing to carry out works in affected areas.

### The National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF)<sup>4</sup> was published by the Department for Communities and Local Government (DCLG) in March 2012, and replaced previous Planning Policy Statements and Guidance, including Planning Policy Statement 5: Planning for the Historic Environment (March 2010). Protecting and enhancing the historic environment is an important component of achieving sustainable development, which the NPPF carries a presumption in the favour of. Paragraph 17 of the NPPF defines the core land-use planning principles that should underpin both plan-making and decision-taking. One of the 12 principles listed includes the conservation of 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.

3.3 Annex 2: Glossary of the document defines the following relevant terms:

- *Heritage Asset* – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Historic environment* – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- *Historic environment record* – Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

3.4 Section 12 of the document, 'Conserving and enhancing the historic environment' states at paragraph 126 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, and should conserve heritage assets in a manner appropriate to their significance. In developing this strategy, the following factors should be taken into account:

- Sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- Wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

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<sup>4</sup> Weblink: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

- 3.5 Paragraph 131 of Section 12 states that in the determination of planning applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.6 Paragraph 141 states that LPAs should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to also make this evidence publicly accessible.
- 3.7 In the section of the NPPF on plan-making, paragraph 157 states that Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance, and contain a clear strategy for enhancing the natural, built and historic environment.
- 3.8 Within the plan-making section, paragraphs 169 and 170 relate specifically to the Historic environment. Paragraph 169 states that LPAs should have up-to date evidence about the historic environment in their area and use it to assess the significance of the heritage users and the contribution they make to the environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. LPAs should either maintain or have access to a historic environment record.
- 3.9 Paragraph 170 states that where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.

### **National Planning Practice Guidance**

- 3.10 The Planning Practice Guidance (NPPG)<sup>5</sup> was launched by the DCLG in March 2014, and provides additional guidance to various sections of the NPPF. The guidance contains a chapter on 'Conserving and enhancing the historic environment', which states at paragraph 004 that in terms of plan making, local authorities should set out within their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy should recognise that conservation is not a passive exercise. In developing the strategy, 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.
- 3.11 The guidance goes on to state that the delivery of the strategy may require the development of specific policies, for example, in relation to the use of buildings and design of new development and infrastructure. The LPA should also consider the relationship of other policies on the delivery of the strategy for conservation.

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<sup>5</sup> Weblink: <http://planningguidance.communities.gov.uk/>

## Reigate & Banstead Borough Local Plan

### *Five Year (Corporate) Plan 2015-2020*

- 3.12 The Five Year (Corporate) Plan<sup>6</sup> sets out the Council's vision for the future; the Council aims to deliver (for residents, peers, and partners) quality services and support, provide value for money, be flexible and sustainable, responding to the needs and demands of the borough, residents and businesses, be an increasingly commercial organisation, and make the borough a great place to live and work. Regarding the latter, three key priorities are identified: to encourage existing businesses to thrive and grow within the borough, and attract new businesses; to ensure that towns and public spaces are clean and attractive to residents, businesses and visitors; and to establish a Development Management Plan (see further below) to deliver affordable and other types of housing, employment space and infrastructure, whilst protecting the borough's pleasant environment.

### *Core Strategy*

- 3.13 The Core Strategy<sup>7</sup> was adopted in July 2014 and sets out the spatial strategy for the Borough over the plan period to 2027. Objective SO4 of the Core Strategy seeks to achieve an overarching, multi-functional framework which links existing and planned communities through a connected, easily accessible greenspace network, whilst also respecting the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness. Objective SO6 seeks to maintain and enhance the borough's valued landscapes, historic, built and natural environment including habitats and species and heritage assets.
- 3.14 Policy CS4: Valued townscapes and the historic environment, states that 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. The policy goes on to state that it will be implemented through the Development Management Plan (DMP) (see paragraph 3.14 below) policies, including to protect and enhance the historic environment, an on-going review of conservation areas, and maintenance of an up-to-date list of heritage assets.

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<sup>6</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20205/plans\\_and\\_policies/280/our\\_5\\_year\\_plan](http://www.reigate-banstead.gov.uk/info/20205/plans_and_policies/280/our_5_year_plan)

<sup>7</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/24/core\\_strategy](http://www.reigate-banstead.gov.uk/info/20088/planning_policy/24/core_strategy)

### *Borough Local Plan*

- 3.15 The Borough Local Plan<sup>8</sup> was adopted in 2005 and contains a number of detailed policies relating to the identification, protection, and preservation of all types of heritage assets within the borough. Policy PC8: Ancient monuments, county sites of archaeological importance and areas of high archaeological potential, requires field evaluations for development proposals that may affect these designated areas. Policies PC9: Buildings of special architectural or historical interest, and PC10: Buildings of local architectural or historic interest, seek to retain and preserve the stock of Nationally and Locally Listed Buildings, and requires detailed information to be submitted with planning applications to justify the impacts on the buildings. Finally Policy PC11: Historic gardens, seeks to identify, protect, and encourage the sensitive restoration of gardens of special interest in the borough.

### *Emerging Development Management Plan*

- 3.16 Following adoption of the Core Strategy, the Council is currently undertaking preparation of its Development Management Plan (DMP) which will set out the detailed planning policies for shaping development in the borough. It is at present undergoing a Regulation 18 public consultation, concurrently with this document which forms part of the evidence base.
- 3.17 The DMP will include policies on the protection, preservation, and where appropriate enhancement of the historic environment, including conservation areas, national and local listed buildings, historic parks and gardens, and scheduled monuments and archaeology, in order to secure appropriate and sensitive design of new development. The Regulation 18 consultation document also recognises the interrelationship of heritage with other areas of policy, and reflects this where appropriate; for example, policies relating to tall building and advertisement proposals both seek to ensure that inappropriate development does not harm any heritage asset. Sections of the consultation document in relation to potential development sites recognise relevant heritage assets and that any future development should take account of impacts on these, in its design/siting.

### *Community Infrastructure Levy*

- 3.18 The Community Infrastructure Levy (CIL)<sup>9</sup> is a standardised local levy on new development. Its purpose is to help fund infrastructure to support new development, and is charged per square metre of net additional floor space; the level of charge depends on the size, type and location of new development within the borough, with exemptions for certain kinds of development also applicable. The Council formally approved its CIL Charging Schedule in February 2016, and charging for new proposed development commenced on 1<sup>st</sup> April 2016. It is currently anticipated that by early 2018, CIL funds will be available for expenditure, including for the Neighbourhood Proportion element of CIL, which could be used to fund local small scale schemes to enhance heritage assets.

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<sup>8</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20271/borough\\_local\\_plan\\_and\\_proposals\\_map/30/content\\_of\\_the\\_borough\\_local\\_plan\\_2005](http://www.reigate-banstead.gov.uk/info/20271/borough_local_plan_and_proposals_map/30/content_of_the_borough_local_plan_2005)

<sup>9</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/20/community\\_infrastructure\\_levy](http://www.reigate-banstead.gov.uk/info/20088/planning_policy/20/community_infrastructure_levy)



## Historic England Guidance

- 3.19 Historic England (HE) is the public body that takes care of the historic environment by carrying out a number of functions and roles, including championing England's historic places, identifying and protecting heritage (including managing the National Heritage List for England), supporting change through advice on planning applications and listed building consent, increasing awareness and understanding of historic places, and delivering national expertise at a local level to owners, developers, local authorities, and the government.
- 3.20 As part of its role in providing planning advice on plan-making and decision-taking in the planning system, HE has published a number of Good Practice Advice (GPA) notes and documents; these include GPA1 – Local Plan Making<sup>10</sup>, GPA2 – Managing significance in decision-taking in the historic environment<sup>11</sup>, GPA3 – Setting and views<sup>12</sup>, HE Advice Note 1 – Conservation Areas<sup>13</sup>, HE Advice Note 2 – Making changes to heritage assets<sup>14</sup>, and HE Advice Note 3 – The historic environment and site allocations in Local Plans<sup>15</sup>.
- 3.21 GPA1 – Local plan making<sup>10</sup>, emphasises the importance of having a positive strategy in plan making for the conservation and enjoyment of the historic environment. Conservation is not a stand alone exercise and consequently, the Local Plan should consider the inter-relationship of the objectives for the historic environment with other plan making aspects, such as the economy, town centres, sustainable transport, delivering housing, conserving the natural environment, climate change, and requiring good design. In formulating a heritage strategy, factors that should be considered by the Local Planning Authority include how issues identified during the development of the evidence base will be addressed, the means by which new development might enhance Conservation Areas and heritage assets, how the archaeology of the plan area might be managed, the potential role of s106 agreements and CIL, and the identification of any partners in order to deliver a positive strategy.

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<sup>10</sup> Weblink: <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

<sup>11</sup> Weblink: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

<sup>12</sup> Weblink: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>13</sup> Weblink: <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

<sup>14</sup> Weblink: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

<sup>15</sup> Weblink: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

## 4. The Local Heritage Context

### General Issues & Context of the Borough

- 4.1 The borough of Reigate and Banstead is located in the eastern part of the county of Surrey, within the prosperous South East region. The borough covers approximately 12,900 hectares, and adjoins several other Districts, Boroughs, and Counties, stretching from the outer edge of London in the north, to its border within West Sussex to the south. The borough is very accessible, and benefits from its location economically and otherwise, both as a result of the M23/A23 corridor linking London to the south coast, and its proximity to both the M25 and Gatwick Airport. There are also excellent rail links provided by London to Brighton train services (See Appendix 1 for Borough Map).
- 4.2 The borough benefits from a rich green fabric with around 69% of the land designated as Metropolitan Green Belt. Predominantly open countryside, Reigate and Banstead is traversed by the North Downs escarpment – including the Surrey Hills Area of Outstanding Natural Beauty – and the Greensand Ridge. The borough also contains Sites of Special Scientific Interest, Local Nature Reserves, and is home to part of the internationally designated Mole Gap to Reigate Escarpment, a Special Area of Conservation.
- 4.3 The borough's main built up areas are centred on four key settlements: the village of Banstead in the north, the towns of Redhill and the heritage rich Reigate, within the central part of the borough, and the town of Horley in the south. These four distinctive towns house the majority of the borough's population (being the highest of all Surrey districts), whilst there are a range of smaller settlement areas throughout the rest of the borough. The high population rate coupled with a predicted increase in the ageing population, as well as a decline in household sizes, means that pressures for new housing development are high.
- 4.4 Reigate and Banstead is a relatively affluent and prosperous area, with low levels of unemployment compared to regional and national averages, and a buoyant local economy. However, this picture masks more localised pockets of deprivation; for example, parts of the Merstham area, situated in the central part of the borough, fall within the top 20% most deprived areas of the country. The Council's regeneration activities have focused on improving access to services and quality of life in deprived areas, and significant regeneration projects have also been taking place in Redhill and Horley, with the revitalisation of Redhill town centre, and the development of 2 new communities, of 2,600 new homes with associated services, in Horley.
- 4.5 The Council's Core Strategy sets out how much growth will take place over the plan period to 2027, and where this will occur. As well as the delivery of new employment and retail floor space, 6,900 homes are planned to be provided over the plan period (2012-2027). The priority set out in the Core Strategy is to focus development within the existing urban area, although it is acknowledged that some of the planned new homes will need to be provided as sustainable urban extensions. Thus the significant pressures for development in the borough mean that retaining the quality of open spaces and the countryside, and protecting the character and heritage of the borough's towns and villages is of paramount importance within this context.

## Historic Background & Heritage Context

- 4.6 The Borough contains three main geological areas which historically have provided contrasting building materials and are characterised by a range of tree and shrub types, contributing to its varied landscape character. The borough's location on the fringes of London has led to the development in commuter homes built in the nineteenth century onwards, and continuing development pressures to this day.
- 4.7 Geology has influenced the locally distinctive settlement patterns and the use of building materials. The three main geological zones are the Chalk North Downs, the Greensand Ridge and the Weald. Historically (before the railways) materials were used on a very localised basis which resulted in locally distinctive characters and sense of place.
- 4.8 The northern half of the Borough beyond the M25 is characterised by a chalk plateau. Medieval settlements were concentrated on sources of water such as ponds and wells, given the lack of rivers on the porous chalk. Flint was a characteristic building material in this area.
- 4.9 In the centre of the Borough is the Greensand ridge to the south of the scarp slope of the North Downs. At the base of the Downs is a belt of Reigate Stone which has been a historically important stone for building in Reigate, Gatton and Merstham. Tile hanging is an important feature of the area from the local Wealden clays; Gault Clay, though a heavy clay, was not exploited for its distinctive yellow brick until the 19<sup>th</sup> century, so it is relatively uncommon. The springs from the clay resulted in settlements in Reigate, Merstham and Linkfield Street.
- 4.10 The Greensand ridge forms a narrow band of low hills running parallel to the North Downs, one of which formed the defensive position of Reigate Castle which resulted in the siting of the planned market town of Reigate with its burgage plots. The less productive areas became heathlands or commons which attracted their own historic settlements, such as Reigate Heath, St Johns and Wray Common.
- 4.11 The Weald to the south was once a vast Oak forest, which stretched across the south east. Pioneer clearance in the medieval period resulted in a patchwork of smallholdings and farms resulting in a rich legacy of timber framed buildings. Due to a lack of building stone, tile hanging became a predominant external treatment.
- 4.12 Reigate (see Appendix 2 for historic map) is the key historical settlement in the borough, a new town being set out before 1170, adjacent to the castle of 1190. An earlier settlement once stood in the vicinity of the church in Chart Lane. Before 1240 a Priory was established which was converted to a country house in 1541. The distinctive Old Town Hall was constructed in 1728 and is still a prominent feature of the town centre. In terms of communications Reigate was a turnpike in 1755 and an important stop on the route between London and Brighton. Reigate Station opened in 1849 and by 1860 many houses were built to accommodate "commuters" who travelled to work in London. Reigate, as a commuter town, has continued to grow.
- 4.13 Merstham was also an important medieval settlement, and an important quarrying town, in the ownership of Christchurch Abbey, Canterbury. It was diminished by clearance for the building of the Great House by the Joliffe family, with the main street becoming a backwater after the new turnpike of 1807. Paxton Watson added to the Village in the 1900s.

- 4.14 Banstead (see Appendix 2 for historic map) is a medieval village with a substantially 18<sup>th</sup> century character, when it acquired a reputation as a health resort and offered riding, hunting, shooting and horse racing. Other historic settlements with medieval origins include Chart Lane (Reigate), Horley (see Appendix 2 for historic map), Walton, Chipstead, Linkfield Street and Shaws Corner.
- 4.15 Redhill is predominantly a railway town from 1838 with the historic core developed extensively in 1897 to 1900. Over the last 40 years Redhill has changed very rapidly, with the demolition of many older buildings, and regeneration initiatives.
- 4.16 There are also a number of Victorian and Edwardian areas of historic interest in the borough including High Road (Chipstead), Kingswood, Massetts Road (Horley), Redstone Hill (Redhill), Rockshaw Road (Merstham), and the later settlement of Walton on the Hill, as well as various hospital developments.
- 4.17 The borough is rich in individual houses of architectural and historic interest, in particular, the country homes of wealthy Londoners and commuters from the 17<sup>th</sup> century onwards. The Victorian and Edwardian periods saw an expansion in this category of house building, with Arts and Crafts architects creating homes in the Surrey Style; for example, renowned architect Blunden Shadbolt continued picturesque traditional development with his 1930's creations, such as at Cross Oak Lane, Horley.

### **The Borough's Heritage Assets**

(See Appendix 3 for heritage context borough maps)

#### *Buildings of Special Architectural or Historic Interest (Statutory Listed Buildings)*

- 4.18 Historic buildings are part of our heritage. They provide a historical perspective on the development of both towns and countryside. Historic buildings in the borough cover a wide range of architectural styles, as well as being of historic importance. Many of the buildings in the borough represent significant events in Surrey's history or illustrate the use of local building materials.
- 4.19 It is important that those buildings that contribute to the historic, architectural and visual character of the Borough are preserved and safeguarded from unsympathetic change. Protection is afforded to the buildings that are included in the statutory list of Buildings of Special Architectural or Historic Interest. They cannot be demolished or altered in a way that would affect their character without specific permission known as Listed Building Consent. The list is divided into three gradings: Grade I, Buildings of outstanding national interest; Grade II\*, Important Buildings of more than special interest; and Grade II, Buildings of special interest.
- 4.20 There are some 430 Statutory Listed Buildings in the Borough (including 6 Grade I and 21 Grade II\*). They range from coal tax posts, milestones and cattle troughs, to three Grade I churches, Reigate Priory, and Tadworth Court. The former Reigate Borough area was surveyed by the Department of the Environment in 1976/77 and the Banstead and Horley areas in 1983/84. Over one hundred buildings have been added by the spot listing process in more recent years and further additions to the list will be added in the future.

- 4.21 There is a strong presumption against the demolition of any Listed Building, except in the most exceptional circumstances, and the Borough Council seeks to ensure that the existing stock of Listed Buildings is well maintained. The character of Listed Buildings and their contribution to the townscape or landscape can be severely damaged by insensitive alteration, extension or adjoining development. Therefore, through the exercise of its development control powers the Council strives to ensure that any alteration or extension to a Listed Building, or development that would affect the setting of a Listed Building, is of the highest possible design, and fully complements the existing building. In certain circumstances a relaxation of normal planning standards and building regulations may be appropriate.



Great Burgh House, Epsom Downs  
Grade II Listed  
(with a Locally Listed historic garden)



Old Town Hall, Gatton Park  
Grade II Listed



Tadworth Court – Grade I Listed



*Buildings within the curtilage of or attached to buildings of Special Architectural or Historic Interest (Curtilage structures)*

- 4.22 The Council's schedule identifies only curtilage or attached structures of known interest in the grounds of Statutory Listed Buildings; 176 such buildings have been identified. Under Section 1(5b) of The Planning (Listed Buildings & Conservation Areas) Act 1990, generally structures attached to or within the grounds of a Statutory Listed Building will require Listed Building Consent for extension, alteration or demolition. This includes buildings originally ancillary to the Listed Building, but which may now be in separate ownership, such as Lodges, farm buildings, coach houses, etc.

*Buildings of Local Architectural or Historic Interest (Locally Listed Buildings)*

- 4.23 The Statutory list is supplemented by a "local list" consisting of 634 buildings and structures identified as being of local architectural or historic interest. Whilst local list status itself does not afford any form of statutory protection, it is an important consideration in any planning application. Occasionally, properties on the local list are upgraded and added to the Statutory List. The Borough Council seeks to ensure the preservation of buildings on the local list, promoting good design, traditional materials and the conservation of historic fabric. Many locally listed buildings are located in Conservation Areas and thus have a degree of statutory protection. An Article 4(1) Direction has been served on a number of Locally Listed dwelling houses to control external alterations.



The Lodge, Whitepost Hill, Redhill – Locally Listed Building

### *Ancient Monuments*

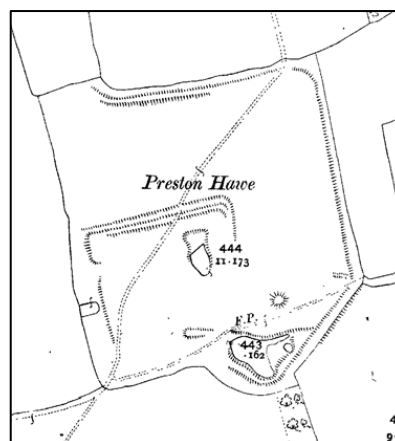
- 4.24 Ancient Monuments are buildings or earthworks of historical, architectural, artistic or archaeological importance. The Borough contains 20 such sites ranging from barrows to the site of a former castle, all of which have been scheduled by the Secretary of State for the Environment. As set out in the previous section of this paper, it is necessary to obtain Scheduled Monument Consent from the Department of the Environment, for any works affecting an Ancient Monument. These works could include demolition, alterations, tipping or flooding.



Reigate Priory – Scheduled Monument and Grade I Listed Building, situated within a Historic Park & Garden

### *Archaeological Sites*

- 4.25 The Council has published a list of sites of archaeological interest in the borough that have been identified by Surrey County Council, known as County Sites of Archaeological Importance. Areas of High Archaeological Potential and other additional sites have been added as a result of further studies by the County Council and other agencies. However, archaeology finds may also be found unexpectedly in the course of development, e.g. new roads, mineral extraction, redevelopment or farming. In some cases preservation may not always be possible, or even essential, and excavation to record the evidence may be sufficient. In these circumstances, the Council will co-operate with the appropriate organisations to arrange for the investigation and recording of such remains as part of the development control process.



Preston Hawe – Area of Archaeological Importance

### *Historic Gardens*

- 4.26 There are a number of gardens in the Borough, which are considered to be of historic interest. Two of these, Reigate Priory and Gatton Park, are included in the Register of Parks and Gardens of Special Historic Interest in England compiled by Historic England. No additional planning controls apply to gardens or parks in the Register, but they receive special consideration if and when proposals for development in the area are contemplated.
- 4.27 There are also 38 gardens on the local list of parks and gardens. The Council recognises the importance of preserving such gardens, and seeks to ensure that the character and appearance of these gardens and their setting is not destroyed by insensitive development.
- 4.28 The Council also seeks the co-operation of owners and other interested parties in the surveying and review of historic gardens, with a view to encouraging their future management and restoration. Replanting of species of the period is encouraged where appropriate, and the advice of the County Council's Historic Parks and Gardens Advisor is sought on these matters. Development proposals affecting historic gardens are required to be accompanied by an environmental assessment study which details the likely effect on the garden and measures for its protection, restoration or enhancement.



Gatton Park Lake



### Conservation Areas

- 4.29 The Borough Council has powers to designate those areas considered to have special architectural or historic interest as Conservation Areas. Conservation Areas not only preserve the best of the borough's townscape and natural environment, but also illustrate its evolution and provide an historic framework for future development, where this is appropriate. There are 21 Conservation Areas in the borough to date, ranging in size and variety from the architectural interest and historic importance of Reigate town centre, to the rural setting and amenity value of Chipstead Pond and Church Green.



The Old Town Hall (Grade II\*)  
Reigate Town Centre Conservation  
Area



Chipstead Pond, Chipstead Elmore Road  
Conservation Area

- 4.30 There is an overall presumption in favour of the retention and conservation of individual buildings and features that contribute to the particular character of a Conservation Area, rather than their redevelopment, inappropriate alteration, or demolition. The Council uses its development management powers in a positive manner in order to allow the Conservation Area to remain alive and prosperous, but at the same time to ensure that any new development accords with its architectural and visual qualities. Particular attention to materials and details is necessary, by using natural materials or traditional methods and materials. Consent for the use of upvc windows and other unsuitable materials is not normally granted permission in Conservation Areas.



A roofscape in St. Johns Redhill Conservation Area

- 4.31 Trees contribute to the character and amenities of Conservation Areas and it is important to secure their retention. Trees in Conservation Areas are specifically protected, and notice of intention to lop, top or fell a tree in a Conservation Area has to be provided to the Council.
- 4.32 An Article 4(2) Direction has been served on a number of dwelling houses in Conservation Areas to control alterations to elevations facing highways or open space. In the case of Carter's Cottages, Pendleton Road, St. John's (see photograph below), paintwork is also subject to control.



## 5. Reigate & Banstead's Historic Environment Evidence Base

- 5.1 The Council maintains a comprehensive evidence base relating to local heritage assets within the borough. This, along with externally held data, can aid in conservation related work, and the development of planning policy. In addition the Council has also produced a number of documents to provide planning guidance for planning applications. The table below sets out the various categories of the evidence base, along with the status of these in terms of how up to date they are, and whether any reviews are due. All of the evidence base is publically available.

HERITAGE EVIDENCE BASE		
National Lists		
Category	Information & Status	Availability
Buildings of Special Architectural or Historic Interest (Statutory Listed Buildings)	The statutory list is prepared by the Secretary of State and Historic England as adviser. There are some 430 Statutory Listed Buildings in the Borough. The Reigate area was surveyed by the Department of the Environment in 1976/77 and the Banstead and Horley areas in 1983/84. Over 100 buildings have been added by the spot listing process in recent years and the Borough Council will continue to put forward potential candidates for listing where under threat. Nationally there is an urgent need for the list to be reviewed as in many cases it is 30 or 40 years old, but this is a matter for the Secretary of State and Historic England.	<p>The list of Statutory Listed Buildings situated within the borough, is published as part of the 'List of Buildings of Architectural and Historic Interest' document which has been produced by the Council since 1989 (most recent sixth edition dated May 2014), and which is available on the Council's website<sup>16</sup>.</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 Historic England's website<sup>17</sup>.</p>

<sup>16</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20084/conservation/98/listed\\_buildings](http://www.reigate-banstead.gov.uk/info/20084/conservation/98/listed_buildings)

<sup>17</sup> Weblink: <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>

## National Lists Cont'd

Category	Information & Status	Availability
National Register of Parks & Gardens of Special Historic Interest	The register is compiled by Historic England and includes Reigate Priory and Gatton Park which are both situated within the borough. The national survey of historic gardens across the County was carried out in the 1980's, and has not been reviewed since then. Gatton Park was added as a spot listing in the 1990's and English Heritage (now Historic England) added to the description of Priory Park in 1999 and 2003.	<p>The list of Historic Parks &amp; Gardens of national interest situated within the borough (being Reigate Priory and Gatton Park), is published as part of the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), available on the Council's website.</p> <p>Information on Historic Parks &amp; Gardens in the borough (of national interest) can also be accessed via the NHLE, which is available on Historic England's website.</p>
National Heritage at Risk Register	The register is compiled by Historic England and includes Grade I and Grade II* Listed Buildings, as well as Grade II Listed places of worship across England. However, Grade II Listed Buildings in London only are included, therefore none of the Grade II Listed Buildings situated outside of London, and within the borough, are included. The register is not based on surveys.	<p>The National Heritage at Risk Register is available on Historic England's website<sup>18</sup>.</p> <p>(The Council's Historic Buildings at Risk Statement provides a more comprehensive and reliable list than the National Heritage at Risk Register, as it includes buildings of all Grades at risk within the borough. It is available from the Council's Conservation Officer on request (See further below for more information on this document))</p>
Scheduled Monuments	Monuments are scheduled by the Secretary of State for the Environment, and the borough contains 20 such sites ranging from barrows to the site of a former castle. The last designation was made in 1973, with a partial review of existing designations in 1998, and some deletions in 2003, where these were duplicated by statutory listings. There is a need for a review of the scheduling by Historic England.	<p>The list of Monuments situated within the borough is published as part of the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), available on the Council's website.</p> <p>Information on Monuments within the borough can also be accessed via the NHLE.</p>

<sup>18</sup> Weblink: <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/>

Local Lists		
Category	Information & Status	Availability
Surrey Historic Environment Record (HER)	The HER is maintained by Surrey County Council's Heritage Conservation Team, and is a record of archaeological sites, finds, and historic monuments, across the County. It does not, however, include the Borough's local list of buildings, curtilage structures, local list of historic parks and gardens, and some other heritage designations (see below). Nonetheless, the HER is useful as a record of archaeological finds.	The Surrey Historic Environment Record is available on Surrey County Council's Heritage Gateway website <sup>19</sup> .
Conservation Areas & Character Appraisals	Whilst defined in national legislation, these are designated at a local level. There are 21 Conservation Areas in the Borough. The review of Conservation Area boundaries was completed in 2013 and there has been further consideration of boundaries as part of the current Conservation Area Character Appraisal process. All of the Conservation Areas have draft Conservation Area Appraisals (which include Management Plans) recently approved by the Council's Planning Committee for public consultation. This consultation is due to take place later this year (2016). Once adopted these will be reviewed on a 5 year basis.	All 21 draft Conservation Area Character Appraisals, along with boundary maps, are available on the Council's website <sup>20</sup> .
Locally Listed Buildings	A review was completed by the Council in 2012. The Local List consists of 634 buildings and structures. Given the thoroughness of the review, it is unlikely that numbers will increase significantly in future reviews. Reviews are undertaken on a 5 year bases, with the next review planned for 2017. A spot listing process (e.g. if members of the public contact the Council requesting consideration of the listing of specific buildings) allows for occasional discoveries of architectural or historic importance.	The Local List of Buildings is published as part of the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), and which is available on the Council's website.

<sup>19</sup> Weblink: <https://www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record>

<sup>20</sup> Weblink: [http://www.reigate-banstead.gov.uk/downloads/download/165/draft\\_conservation\\_area\\_character\\_appraisals](http://www.reigate-banstead.gov.uk/downloads/download/165/draft_conservation_area_character_appraisals)



Local Lists Cont'd		
Category	Information & Status	Availability
Article 4 Directions	<p>Article 4(2) Directions have been served on 17 of the Conservation Areas to control external changes to buildings /structures. These were served in 1997 by the Council on a number of dwellings to control alterations to elevations facing highways, or open space. Whilst the Directions are effective, it is considered useful to review these over the longer term period, particularly in relation to the new Conservation Area designations made since this time.</p> <p>Article 4(1) Directions have also been served on a number of Locally Listed dwelling houses to control external alterations.</p>	<p>Information on Article 4(2) Directions served in Conservation Areas is available within the draft Conservation Area Character Appraisals (see further above) on the Council's website.</p> <p>Information on Article 4(1) Directions served on Locally Listed Buildings is available within the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), which is available on the Council's website.</p>
Buildings within the curtilage of or attached to buildings of Special Architectural or Historic Interest (Curtilage Structures)	The Council has identified 176 curtilage or attached structures of known interest in the grounds of Statutory Listed Buildings. Under Section 1(5b) of The Planning (Listed Buildings & Conservation Areas) Act 1990, structures attached to or within the grounds of a Statutory Listed Building will generally require Listed Building Consent for extension, alteration or demolition. This includes buildings originally ancillary to the Listed Building, but which may now be in separate ownership, such as Lodges, farm buildings, coach houses, etc. This database is a unique but useful identification of such structures. It will be updated as further structures are identified during casework.	The list of curtilage structures is published as part of the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), which is available on the Council's website.
Local List of Historic Parks & Gardens	There are 38 gardens on the local list of parks and gardens list prepared by the Borough Council in consultation with the County Historic Gardens Officer in 2003, and in consultation with the Surrey Gardens Trust. This list was reviewed as part of the recent local list review in 2012.	The Local List of Historic Parks & Gardens is published as part of the 'List of Buildings of Architectural and Historic Interest' document (most recent sixth edition dated May 2014), which is available on the Council's website.
Historic Buildings at Risk Statement	This register provides a comprehensive and more locally specific list than the National Heritage at Risk Register (which only includes Grade I and II* Listed Buildings, and is not based on surveys) for heritage buildings at risk within the borough. This document has been produced since 1989 with a survey/review carried out every 5 years; the latest review was made in 2015.	Available on request from the Council's Conservation Officer.

<b>RBBC Adopted Supplementary Planning Guidance</b>		
<b>Document Name</b>	<b>Information &amp; Status</b>	<b>Availability</b>
Planning & Archaeology	Adopted in 1993. The document was produced in conjunction with Surrey County Council. The SPG provides a list of designated Scheduled (Ancient) Monuments, County Sites of Archaeological Importance, and Sites of High Archaeological Potential within the borough.	Available on the Council's website <sup>21</sup> .
Appropriate Uses for Historic Barns	Adopted in 1994. This SPG defines the principles of maintaining the openness of the barn interior and the agricultural character of the barn, particularly on the public side of the barn, in design proposals.	Available on the Council's website <sup>21</sup> .
Reigate Shopfront Design Guide	Revised version adopted in 1999. A comprehensive guide to the requirements for shopfronts and signs in Reigate Town Centre, which is particularly useful given the number of Listed Buildings in the town, and Conservation Area designation, which must be taken into account when designing proposals.	Available on the Council's website <sup>21</sup> .
Historic Parks and Gardens	Adopted 2001. This document provides a detailed guide to the local list of Historic Gardens (at the time of publication there were 35 locally listed gardens – now there are 38), which has been prepared by the Council in conjunction with Surrey County Council and Surrey Gardens Trust. It includes information on the key features of Historic Gardens in the borough, as well as descriptions for each garden. The document seeks to encourage effective management plans, the conservation of historic garden layouts, and replanting of ageing and lost trees and shrubs.	Available on the Council's website <sup>21</sup> .
Reigate and Banstead Local Distinctiveness Design Guide	Adopted 2004. The purpose of the Guide is to promote better standards of urban design for residential and mixed use developments, encouraging schemes which better reflect local character. The document sets out the historical context and development of the borough, as well as character assessments by area, which make reference to any related heritage context.	Available on the Council's website <sup>21</sup> .

<sup>21</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20085/planning\\_applications/28/supplementary\\_planning\\_documents\\_and\\_guidance/7](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/28/supplementary_planning_documents_and_guidance/7)

RBBC Policy Evidence Documents (Unadopted)		
Document Name	Information & Status	Availability
Guidance on Public Works in Heritage Locations	Produced 1993. This document provides useful guidance on the historic streetscape in the Borough, including materials and street furniture, and aims to indicate appropriate standards in street works and other public works that would affect heritage settings.	Available on request from the Council's Conservation Officer.
Landscape and Townscape Character Assessment (Phase 1)	Produced 2008. This document provides character assessments of both the landscape and townscape across the borough, with reference to the historic environment and key views in townscapes. It 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).	Available on the Council's website <sup>22</sup> .

## 6. The Role of the Council in protecting and enhancing the Historic Environment

- 6.1 Reigate & Banstead Borough Council fully recognises the significant importance of heritage and the role it plays in delivering sustainable development. In terms of an economic role, heritage can act as a strong mechanism for attracting investment and businesses, supporting tourism, and the job economy. Ensuring owners recognise the economic value of their heritage assets helps to encourage the appropriate management and maintenance of these. The social benefits that heritage brings include giving the community a local sense of identity, through the appreciation and protection of local heritage, and there are wider education benefits too, with heritage activities offering the opportunity for participation and learning. The environmental benefits that heritage brings include its sustainable qualities – it is more sustainable to convert and reuse a historic building than demolish it to build a new one. Heritage conversions form part of some of the most successful developments in the borough.
- 6.2 The Council endeavours to work with a number of stakeholders in its heritage related activities. These include Historic England, the Heritage Section at Surrey County Council, and a number of local interest groups. A number of departments within the Council carry out work and projects which are related to the historic environment; set out below are examples of some of this work, which also demonstrate the sustainable qualities of heritage and its importance and value within the borough.

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<sup>22</sup> [http://www.reigate-banstead.gov.uk/downloads/download/168/landscape\\_and\\_townscape\\_character\\_assessment](http://www.reigate-banstead.gov.uk/downloads/download/168/landscape_and_townscape_character_assessment)



## Development Management & Conservation

- 6.3 The Development Management Section - in its conservation role - is responsible for providing professional advice and guidance with regards to all aspects of the historic built environment. Central government policy and guidance states that specialised conservation skills are necessary in the planning and development management process to ensure that local government statutory duties and obligations are fulfilled.
- 6.4 The Council has a full time Conservation Officer who delivers professional advice on heritage matters. The key responsibilities of the Conservation Officer include the following:
- Commenting on applications which affect the historic environment and local distinctiveness.
  - Offering professional and technical advice to planning officers, and making recommendations to them on such applications.
  - 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.
  - 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.
  - 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.
  - 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.
  - Monitoring the general condition of the historic environment within the borough, in terms of breaches of planning law, and buildings at risk.
  - Assisting in investigating breaches of the Planning (Listed Building and Conservation Areas) Act 1990, and advising on the proposed action to be taken.
  - Contributing to the Local Plan-making process, including research and project work, Conservation Area Appraisals, and producing Supplementary Planning Documents and Guidance.
  - Maintaining and reviewing the Historic Environment evidence base.

- 6.5 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. Some examples are set out below.

### *Hospital Conversions*

- 6.6 Over the last twenty years a number of redundant hospital sites have come forward, and the historic core of these sites has formed the basis of 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*

- 6.7 The Council has protected and enhanced the unique character of Reigate town centre, by the careful control of shopfront, 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 5 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 which has been removed from Reigate High Street, and which has been replaced with a small sign with the granite surround reinstated.



A restored Victorian shopfront in Reigate.



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

### *Reigate Conservation Area – Highway Improvements*

- 6.8 The Council has also sought to improve the historic foot space in terms of the pavements within Conservation Areas. Guidance is set out in the unadopted document ‘Guidance on Public Works in Heritage Locations’ (see section 5 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 in the High Street, Reigate



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

### *Historic Barn Conversions*

- 6.9 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 openness 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: curtilage listed barn in Langshott, during conversion to a community hall facility for the new settlement at Horley North East sector

### *Heritage Designations*

- 6.10 Thorough on-going reviews of heritage designations have been important to ensure the historic environment is properly managed in the borough, and 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. 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.



Azaleas in the Victorian public park formed from the prior 18<sup>th</sup> century garden, at Reigate Castle.



A new Conservation Area designation at Linkfield Street, Redhill

### Property Services

- 6.11 The Council owns land and property in the borough, which includes a number of heritage assets. All land and property in Council ownership is managed by the Property Services team, who also manage a number of war memorials in the borough. One of these heritage assets is the Grade II\* Listed Old Town Hall (see photograph above in section 4) which is situated in the Reigate Town Centre Conservation Area, dating from 1728, and occupying a prominent position in the High Street.
- 6.12 The Old Town Hall was previously vacant and in a relatively poor state of repair; it had been unsuccessfully let on a short term basis to various tenants. The Council was keen to bring back the building into a sustainable form of use as well as restore the building to a good state of repair in order to fulfil its statutory duty as a Listed Building owner. The Council carried out a public consultation exercise in 2002 to ascertain what local aspirations were for the building. One of the more popular suggestions put forward by respondents was for a community related use of the building, or as a café/restaurant. There were other suggestions put forward but many of these had to be ruled out as they were not considered sustainable or practical options.
- 6.13 Following the public consultation, in 2004 the Council appointed specialist conservation architects to produce a repair and design scheme for the building, and consulted (the former) English Heritage on the design proposals; the Council's Conservation Officer was also involved in these discussions. A scheme was chosen by the specially appointed Project Board (made up of officers and Councillors) and following further discussions within the Council, the Property Services team invited companies to make lease applications for the building, in order to secure the best deal that would not only ensure long term and relatively stable use of the building, but also that the necessary repair work was undertaken. The lease was eventually awarded to Caffè Nero in 2005, who agreed to carry out all works to refurbish and fit out the property. In exchange for this work, the Council awarded the business a rent free period. Thus this important heritage asset was attractively and sympathetically restored and brought back into a successful active use, which is still in place now in this prominent location, and which makes a positive contribution to the local economy.

## Regeneration Team

- 6.14 The Council has been carrying out a number of regeneration projects in the borough, primarily in the areas of Merstham, Preston, and Redhill. The Regeneration team are responsible for project managing and leading on projects, as well identifying new areas and opportunities for regeneration work. This has included work on Priory Park, Reigate, which is the largest and most significant of the Council's parks, and owned by the Council. The park offers a wide range of activities and experiences, and is a much valued leisure and education facility in the heart of the town. It previously generated 190,000 annual visits (in 2005 – which is likely to be substantially more now), and has a large travel catchment, with almost half of visitors coming from outside of Reigate.
- 6.15 Priory Park is a Historic Park of national importance (see section 4 above), and contains numerous layers of landscape design, and a range of listed structures, as well as archaeological sites dating back to the Bronze Age. It was a Deer Park at the time of the Domesday survey. The Priory became the home of the Howard family in 1536, and subsequently was home to Lady Henry Somerset in the late nineteenth and early twentieth century. There are remains of the formal gardens created over the years by these occupiers.



Reigate Priory – before restoration of the gardens took place

- 6.16 The condition of the Park and the Priory School had significantly deteriorated over recent decades. The Borough Council and Surrey County Council recognised this but did not have sufficient resources to fund restoration. The two authorities started to evaluate the opportunity for funding from the Heritage Lottery Fund (HLF) in 2000 and submitted a draft stage 1 bid in 2003 (which was influenced by public consultation), which had a successful outcome. Subsequently, a Stage 2 submission to the HLF was prepared with a detailed design scheme, featuring reinstatement of the historic features and gardens, creation of new play facilities, recreation zone and pavilion providing a café, and improvement to pedestrian access from Bell Street. This was also influenced by a public consultation exercise, responses to which indicated demand for more interpretation and restoration of heritage features. The design of the pavilion was chosen by an architectural competition.



- 6.17 The second stage of the bid to the HLF was also successful resulting in the Council securing £5.5 million towards the restoration of Priory Park in 2005. The regeneration team project managed the work, maintaining links with the community, the school, and local interest groups throughout the scheme development and construction phases. The public was kept regularly updated during this time. The restoration and regeneration of the park, which was completed in 2007, has been hugely successful, resulting in it being a popular leisure destination for many families across Surrey. Priory Park is an excellent example of a heritage asset which contributes towards community needs, and which helps the tourism economy, attracting visitors to the town.



Priory Park sunken garden and café – created as part of the regeneration work

### Green Spaces Team

- 6.18 The Green Spaces team is responsible for the daily management and maintenance of all Council owned parks, open spaces, and countryside areas across the borough. Some of the services they provide inevitably involve heritage assets within the borough, given the number and variety of designations in existence. For example, maintenance and care of Priory Park requires a careful balance between the public spaces and the protection of historic features, such as the formal garden arrangements, and on-going care of the formal gardens was also part of the conditions imposed on the awarding of funds from HLF for the restoration of the park.
- 6.19 A contrasting heritage asset to Priory Park is situated at Reigate Heath; Bronze Age burial mounds date back to 3-5,000 years, and are designated as Scheduled Monuments; these have been monitored by the team, and now require work by the careful removal of trees, which have been planted on them erroneously in the past.



- 6.20 The Green Spaces team is also currently exploring the restoration of the planting scheme of the gardens at Reigate Castle grounds, which are locally listed. During the 19<sup>th</sup> Century, William Wilson Saunders, who was vice president of the Royal Horticultural Society, lived in Reigate and was responsible for landscaping the public garden at Reigate Castle, filling it with plants from all over the world. There are still old maintained hedges in place, although these are limited in their extent, and little of the old planting remains. Currently, research is being undertaken by the team to explore what the actual varieties of old plants were that would need to be planted, and any subsequent designs formulated for the garden restoration project will be consulted on with Historic England. It is currently envisaged that an initial bid for funding will be submitted to the HLF in September 2016.

### Heritage Champion

- 6.21 All Councils have been encouraged by Historic England to identify a Heritage Champion to provide leadership for heritage issues within the authority. One of Reigate and Banstead's local Councillors, Richard Mantle, is the current Borough Heritage Champion. The Champion ensures that the historic environment plays a central part in the area's future. The aim of the role is to keep the historic environment on the Council's agenda, and to help promote linked-up policy between departments. Within the Council, formal responsibility for heritage matters lies jointly with the Executive Member for Planning and Housing.

### Heritage Open Days & Other Local Events/Activities

- 6.22 Heritage Open Days is an important national event, allowing everyone free access to historic buildings not normally open to the public. The Council takes part in these – in September 2015, 21 venues were open to the public to explore and enjoy across the borough, and two of these were organised by the Council's Corporate Events Officer. The first was the Grade II Listed Reigate and Banstead Town Hall, Castlefield Road, which houses the Council, and which is a fine example of an Arts & Crafts building, completed in 1901. A tour was organised of the building to reveal its history (it once also housed the fire station, police station, and law courts) and also to give the opportunity to see how parts of the building have been adapted for the Council today. Displays were also created showing the Mayor's clothing and World War I paraphernalia, and a number of children's activities took place.



Reigate & Banstead Town Hall – Grade II Listed

- 6.23 The second venue open was the Barons Cave, Reigate which is an Ancient Monument and locally listed park, situated underneath Reigate Castle grounds. The cave is one of Britain's oldest caves and one of Reigate's oldest surviving medieval features, and is named after the legend that barons held a secret meeting here on their way to Runnymede to sign the Magna Carta. A guided tour was provided of the cave on the Heritage Open Day in 2015.
- 6.24 The Council will be taking part in the Heritage Open Days event again in 2016, and is planning to have more events at the Town Hall to draw a greater number of visitors, including a display of old fire engines and police cars, more children's activities, and displays relating to the Battle of the Somme and Jutland, as well as local democracy and how this process works.
- 6.25 The Council has a specially appointed officer to organise and co-ordinate events at Priory Park. A variety of events take place each year, which aim to cater for all members of the community, and seek to increase awareness and enjoyment of the park and its facilities. For example, during 2016, some examples of planned events include athletic events and charity runs, an art exhibition, sports, community, and food festivals, a family treasure trail, and a regular walking group for mothers and babies. On the annual heritage open day, guided historical tree walks take place in Priory Park, and heritage walks are available on request throughout the year. All of these events and activities are carefully managed, to ensure that there are no long term adverse impacts on the heritage asset.
- 6.26 In addition to this work, the Council has published a number of leaflets for self-guided walks relating to the enjoyment of heritage in the borough. Some examples include the following:
- The Millennium Trail<sup>23</sup> – this is a long distance route of around 18 miles which was created by the Council to mark the new century. The waymarked path runs from Banstead Downs in the north of the borough, to Horley in the south, and features historic towns and villages, as well as beautiful countryside. The leaflet provides full details of the route, as well as information on the featured heritage assets along the walk.
  - The Reigate Town History Treasure Trail<sup>24</sup> was produced by the Council's Steering Group (in conjunction with stakeholders) in 2013, to mark the 150<sup>th</sup> anniversary celebrations of the Royal Charter of 1863, which made Reigate into a Municipal Borough. The walk begins in Priory Park and finishes at Reigate Castle, and highlights key historic features of the town.
  - The Council has published a number of leaflets for Priory Park covering a variety of subject matters, all of which are available on the Council's website<sup>25</sup>.

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<sup>23</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20197/walking/17/millennium\\_trail\\_south](http://www.reigate-banstead.gov.uk/info/20197/walking/17/millennium_trail_south)

<sup>24</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20197/walking/7/reigate\\_town\\_history\\_treasure\\_trail](http://www.reigate-banstead.gov.uk/info/20197/walking/7/reigate_town_history_treasure_trail)

<sup>25</sup> Weblink: [http://www.reigate-banstead.gov.uk/info/20282/priory\\_park/124/walks\\_and\\_wildlife\\_in\\_priory\\_park](http://www.reigate-banstead.gov.uk/info/20282/priory_park/124/walks_and_wildlife_in_priory_park)

## RBBC Grant Funding Programmes

6.27 The Council has various grant funding programmes which are awarded to successful applicants each year for a variety of causes, including applications related to the historic environment. Some examples of essential funding provided to heritage related activities are provided below:

- In 2012 the Core Funding programme awarded the Gatton Trust a fund (for a fixed period of three years) to provide a full time volunteer and community projects co-ordinator. The objective of the Gatton Trust is to promote for the benefit of the public, the restoration, conservation, protection and improvement of the physical and natural environment of the parkland, gardens, and historic buildings of Gatton Park (of national interest – see section 4 above).
- In 2014/15 the Councillors Community Awards provided funds towards the renovation of Grade II Listed Coal Tax Posts in and around the Chipstead area.
- In 2015/16 the Councillors Community Awards provided funds towards the reinstatement of the memorial gardens and the War Memorial in Alma Road, for St Mark's Church council; the church is a locally listed building and in a Conservation Area.
- At the start of 2016 the Council introduced a Neighbourhood Improvement Fund; part of this fund has been used for the designing, manufacturing, and installation of a missing metal finial from a locally listed historic finger post in Mugswell Village, Chipstead.

## Heritage Stakeholders

6.28 The work of the Council in the historic environment is often intertwined with, and reliant on the services of, various partners and interest groups, based both in the borough and externally. Many of the groups based locally comprise primarily volunteers. Information regarding the work of heritage stakeholders is set out below:

- **Historic England (HE)** is the public body that takes care of the historic environment by carrying out a number of functions and roles, including championing England's historic places, identifying and protecting heritage (including managing the National Heritage List for England), supporting change through advice on planning applications and listed building consent, increasing awareness and understanding of historic places, and delivering national expertise at a local level to owners, developers, local authorities, and the government. HE, as a statutory consultee, provides advice to the Council on a number of matters, including planning applications, plan making and the heritage evidence base, and stand alone heritage projects and proposals.
- **Surrey County Council (SCC)** – also a statutory consultee, the heritage related divisions of SCC carry out a variety of work across the county which feeds into local activities and plan making. The Surrey History Centre supports the work of local history groups (see further below). The Heritage Conservation Team (comprising historic parks and gardens, and archaeology) maintains Surrey's Historic Environment Record, and provides advice on planning applications, plan making and the heritage evidence base, and stand alone projects and proposals.

- **The Reigate Society**<sup>26</sup> was formed in 1952, and whilst not solely heritage focused, seeks to conserve and improve the townscape environment of the borough, encourage a high standard of planning and architecture, and improve existing open spaces, supporting the setting up of new ones. The society promotes annual awards for schemes which it considers have contributed to the amenities and appearance of Redhill, Reigate, and Merstham. The Reigate and Banstead Heritage Open Days programme is co-ordinated locally by the Society, and the Society also sometimes comments on planning application proposals submitted to the Council, which include heritage related schemes.
- The **Surrey Archaeological Society**<sup>27</sup> was established in 1854 for the investigation of subjects connected with the history and antiquities of the County, and its headquarters are based at Castle Arch, Guildford. Excavations and fieldwork are organised by the society, and it regularly publishes a journal of reports and articles relating to local history investigations. The Society also provides archaeologists to monitor works, and will be monitoring the work of the Council's Green Spaces team involving the removal of trees from the burial mounds at Reigate Heath (see above); the Society previously undertook a topographical survey of the barrow cemetery during the winter of 2009-2010.
- The **Surrey Historic Buildings Trust**<sup>28</sup> is a charitable trust which was founded in 1980 and exists to help preserve historic buildings in and around Surrey, and where necessary, to rescue heritage at risk by providing grant aid for conservation and essential repairs. Since its founding, the trust has provided over half a million pounds in conservation grants and has played a leading role in promoting awareness of Surrey's unique and diverse architectural heritage. The County's Conservation Officer assists in the running of the group. Examples of projects funded by the Trust in the borough include restoration work to the rockery around the pond at Gatton Park, and stonework repairs to the gate piers (replacement of the ball finials) serving Kingswood Warren.
- The **Surrey Gardens Trust**<sup>29</sup> is a registered charity founded in 1991, to help to identify and record, preserve, and recreate (assisting in the conservation and enhancement of parks and gardens) the county's outstanding gardens and landscapes, as well as to increase awareness of this heritage, such as helping to educate children in schools. It is part of a countrywide network of trusts and is financed by membership subscriptions, grants and donations. The Trust assisted the Council in the preparation of the Historic Parks and Gardens SPG adopted in 2001.

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<sup>26</sup> Weblink: <http://www.reigatesociety.org.uk/>

<sup>27</sup> Weblink: <http://www.surreyarchaeology.org.uk/>

<sup>28</sup> Weblink: <http://www.surreyhistoricbuildings.org.uk/>

<sup>29</sup> Weblink: <http://www.surreygardenstrust.co.uk/>

- There are a number of local history groups which include the **Banstead History Research Group**<sup>30</sup>, the **Horley Local History Society**<sup>31</sup>, and the **Reigate and District Family History Group (RDFHG)**<sup>32</sup>. All of these groups carry out research into the history of their local area, and publish their work. Group members are available on a regular basis at local libraries (e.g. RDFHG can be found at the Redhill Centre for Local and Family History, based at Redhill Library) to provide further information and assistance to members of the public, and all of these groups are also supported by the Surrey History Centre (provided by Surrey County Council).
- Whilst not a heritage based group, **Horley Town Council**<sup>33</sup> has recently produced a heritage trail leaflet detailing a guided walk around the history and sights of the town, in order to promote awareness and appreciation of the historic environment in the locality. The guided walk features heritage assets such as the Grade II Listed Six Bells Public House which dates back to 1450, and The Jack Fairman Art-Deco building.

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<sup>30</sup> Weblink: <http://www.bansteadhistory.com/>

<sup>31</sup> Weblink: <http://www.horleyhistory.org.uk/>

<sup>32</sup> Weblink: <http://www.reigatefamilyhistorygroup.org.uk/>

<sup>33</sup> Weblink: <http://www.horleysurrey-tc.gov.uk/>

## 7. Heritage Strategy Actions

- 7.1 The preceding sections of this document encapsulate the local historical context and evidence base, and the variety of work that the Council is involved in, within the historic environment in the borough. All of these varying aspects feed into the table below, which sets out the key heritage priorities, along with the relevant policy context, the current status of each priority and any issues identified, and appropriate actions for the Council to undertake moving forwards. The priorities and matters discussed below reflect those stipulated for LPA consideration in both national policy and guidance.

HERITAGE STRATEGY ACTIONS	
1 Delivering an Effective Planning & Conservation Service	
<b>What does Policy/Guidance Say?</b>	<ul style="list-style-type: none"> <li>• The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for LPAs, to have special regard to listed buildings and their setting, and the character/appearance of conservation areas, when assessing planning applications.</li> <li>• The NPPF sets out at paragraph 131 that in the determination of planning applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
<b>Current Status/Issues</b>	<p>The Council's Conservation Officer, as part of the Development Management team, currently delivers a comprehensive service to applicants, developers, members of the public, and other Council departments, concerning all aspects of conservation and heritage advice on scheme proposals, applications, and on-going maintenance. Other important duties such as monitoring buildings at risk and updating the evidence base is also carried out. The service has helped to deliver a number of successful heritage related projects, enabling the valuable contribution of heritage to sustainable development, as well as improvements to the character and environment of particular areas in the borough. It is important that this service remains available, particularly given increasing development pressures and planned growth over the plan period, and to ensure that the LPA effectively discharges its statutory duty.</p>



## 1 Delivering an Effective Planning & Conservation Service Cont'd

### Action(s)

- Continue to deliver and maintain an excellent heritage service in terms of advice given on pre-application discussions (encourage pre-app meetings to establish heritage significance and identify key issues and opportunities at an early stage), and applications, helping to ensure that new schemes maintain and enhance heritage assets.
- Continue to work with owners and/or developers of heritage assets considered to be at risk, and/or use the Council's statutory powers to protect and conserve such heritage assets.
- Support heritage asset owners to adapt their assets to cope with climate change and sustainable energy usage without causing harm to the heritage asset.
- Apply s106 agreements to heritage applications where appropriate to help deliver an effective scheme which will enhance the heritage asset.
- Continue to support other Council departments, including Property, Green Spaces, Regeneration, and Planning Policy, in both plan making (see no. 2 below for more detail), and in the management of heritage assets in control of the Council, and to ensure that there is a joined up approach across the Council regarding the historic environment.
- Continue to monitor heritage evidence base and improve areas where needed (see no. 3 below for more detail).

## 2 Plan Making

### What does Policy/Guidance Say?

- The NPPF states at paragraph 126 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...and should conserve heritage assets in a manner appropriate to their significance.
- The NPPG reiterates the text above in the NPPF, and goes on to state that a strategy may require the development of specific policies in relation to the use of buildings and design of new development.
- Policy CS4 of the Council's Core Strategy states that development will be designed to respect, conserve, and enhance the historic environment; it will be implemented through the Development Management Plan (DMP) policies, including to protect and enhance the historic environment, an on-going review of conservation areas, and maintenance of an up-to-date list of heritage assets.
- Regarding neighbourhood planning, Historic England's Advice Note on 'Neighbourhood Planning and the Historic Environment' advises that information on how local heritage has evolved, in order to shape policies, should be incorporated into neighbourhood plan making.

## 2 Plan Making Cont'd

<b>Current Status/Issues</b>	<ul style="list-style-type: none"> <li>• The Council is currently undertaking preparation of its Development Management Plan (DMP). Regulation 18 public consultation will be undertaken over summer 2016. The DMP will set out the detailed planning policies for shaping development in the borough, including for the protection, and where appropriate enhancement, of the historic environment. It is anticipated that the final DMP will be adopted in February 2018.</li> <li>• There are currently no neighbourhood plans being prepared in the borough.</li> </ul>
<b>Action(s)</b>	<ul style="list-style-type: none"> <li>• In order to ensure on-going protection and enhancement of the borough's heritage assets over the plan period when affected by development proposals, incorporate appropriate and robust detailed policies in the emerging DMP relating to all types of heritage assets in the borough, including conservation areas, buildings of special and local architectural/historic interest, historic parks and gardens, scheduled monuments and archaeology. Ensure that the interrelationship of heritage to other planning policies/site allocations is recognised in the DMP.</li> <li>• If any neighbourhood plans are progressed in future within the borough, work with the local community preparing the plan to ensure that any pertinent heritage matters are considered and incorporated into the neighbourhood plan, as appropriate.</li> </ul>

## 3 Improving the Heritage Evidence Base

<b>What does Policy/Guidance Say?</b>	<ul style="list-style-type: none"> <li>• The NPPF states at paragraph 169 that LPAs should have up-to-date evidence about the historic environment in their area. LPAs should maintain or have access to a historic environment record. 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.</li> <li>• HE Guidance Note GPA1 states that in formulating the heritage strategy, factors that should be considered include how issues identified during the development of the evidence base will be addressed.</li> </ul>
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### 3 Improving the Heritage Evidence Base Cont'd

<p><b>Current Status/Issues</b></p>	<ul style="list-style-type: none"> <li>• The Council maintains a comprehensive local list covering all types of heritage assets present in the borough, and has been doing so for some time (since the late 1980s). The 'List of Buildings of Architectural and Historic Interest' (which also contains lists of all types heritage assets other than just buildings) also contains assets of national importance, and is considered to be, together with the Council's Historic Buildings at Risk statement, accurate and up to date. Other parts of the evidence base have also been recently reviewed, such as Conservation Area appraisals. It is important that regular reviews of the evidence base continue to take place, in order to ensure that a high quality planning and conservation service is provided, as well as robust plan making, and compliance with national planning policy. There are also recognised to be areas of the evidence base that could be further reviewed and improved, although some of this work is not within the control of the LPA; where this is the case, it will be essential that the Council works with the relevant stakeholders to review and where necessary update the evidence base (see also no. 5 below for further information).</li> <li>• Whilst there are a number of supplementary planning documents that were prepared sometime ago, these are in the most part still considered to be relevant in providing essential advice for related heritage development proposals.</li> <li>• The majority of the evidence base is publically accessible via the Council's website.</li> </ul>
<p><b>Action(s)</b></p>	<ul style="list-style-type: none"> <li>• Continue the rolling 5-yearly review programme of the evidence base, including Conservation Areas, Locally Listed Buildings, Local List of Historic Parks and Gardens, and Historic Buildings at Risk Statement.</li> <li>• Given that the national statutory list of buildings is in need of review (by HE), continue to seek to identify and put forward potential candidate buildings for listing, where these are under threat. There may also be buildings which form part of the Local List that could be put forward for national listing.</li> <li>• Continue to identify during the course of planning casework, buildings within the curtilage of, or attached to, buildings of special architectural/historic interest.</li> <li>• Undertake review of Article 4 Directions (given that these were initially served in 1997) over the longer term period (2016-2018).</li> <li>• Incorporate descriptions of important views and vistas into Conservation Area Character Appraisals during 2016.</li> <li>• Produce updated and new Planning &amp; Archaeology Supplementary Planning Guidance in conjunction with the Surrey County Council Archaeological Unit, when the Unit has the time and resources to undertake this work.</li> <li>• Work with Historic England, as appropriate and required, 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.</li> </ul>

### 3 Improving the Heritage Evidence Base Cont'd

#### Action(s)

- Ensure that all evidence documents are easily accessible to the public on the Council's website, specifically, the Historic Buildings at Risk Statement, and Guidance on Public Works in Heritage Locations.

### 4 Promoting Awareness and Understanding of Heritage

#### What does Policy/Guidance Say?

- Paragraph 126 of the NPPF states that LPAs should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, taking into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. This advice is reiterated in the NPPG and by HE Guidance Note GPA1.
- Paragraph 141 of the NPPF states that LPAs should make information about the significance of the historic environment gathered as part of plan-making or development management publically accessible.

#### Current Status/Issues

- The Council undertakes a range of activities on an annual basis to promote heritage assets in its ownership in the borough. This includes a host of events and activities held annually at Priory Park and annual Heritage Open Days at the Listed Town Hall, which also houses the Council offices. It is important to continue promotional and educational activity in order to ensure that the importance and value of heritage assets is fully appreciated and enjoyed by the community, which also makes a valuable contribution to the vitality and economy of places.
- The Council holds a comprehensive heritage evidence base, the majority of which is easily accessible to the public via the Council's website. Local heritage groups (such as those based in Reigate, Banstead, and Horley) are also vital in the promotion, and increasing awareness, of local heritage assets, and provide a valuable service of researching and recording local history. 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.

#### Action(s)

- Continue to promote annual heritage open days, and regular activities at Council owned heritage assets, such as Priory Park, and seek to identify opportunities for new activities at heritage assets/locations which may not be currently maximised in their enjoyment value.
- 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

<b>What does Policy/Guidance Say?</b>	HE Guidance Note GPA1 states that in formulating the heritage strategy, factors that should be considered include the identification of any partners in order to deliver a positive strategy.
<b>Current Status/Issues</b>	<ul style="list-style-type: none"> <li>• The Council recognises the importance of, and works with a number of, stakeholders in the course of its heritage based activities. In particular, this is evident in the heritage evidence base, some of which has been prepared in conjunction with stakeholders such as Historic England, various heritage related sections at Surrey County Council, and the Surrey Gardens Trust. Both HE and SCC are also significantly involved in the local plan making process, being statutory consultees for the emerging Development Management Plan, and are consulted on emerging stand alone projects.</li> <li>• There are a number of local groups which provide assistance to the Council in its on-going activities; for example, the Surrey Archaeological Society (SAS), which will be overseeing tree removal works at the ancient Reigate Heath burial mounds. As already mentioned above, local heritage groups are vital in the researching and recording of local history, and could significantly assist the Council in gathering more detailed information on the local heritage context for the evidence base (see no. 4 above for further information).</li> </ul>
<b>Action(s)</b>	<ul style="list-style-type: none"> <li>• Continue to work with heritage partners, such as Historic England and Surrey County Council (Historic Parks &amp; Gardens Advisor/Archaeological Unit/Heritage Conservation Team) in the preparation of Local Plans, the evidence base, and any emerging stand alone heritage projects. In particular regarding the latter, produce updated and new Planning &amp; Archaeology SPG in conjunction with the Surrey County Council Archaeological Unit, and work with Historic England when reviews are undertaken of national lists (see also no. 3 above).</li> <li>• Continue to work with stakeholders in on-going heritage based activities/projects, such as the SAS on tree removal works at Reigate Heath burial mounds.</li> <li>• 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.</li> </ul>

## 6 Identifying New Opportunities for Heritage Improvements

<p><b>What does Policy/Guidance Say?</b></p>	<ul style="list-style-type: none"> <li>• Paragraph 126 of the NPPF states that LPAs should 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. In developing the strategy, factors to take into account include sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</li> <li>• The NPPG states at paragraph 004 that 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.</li> </ul>
<p><b>Current Status/Issues</b></p>	<ul style="list-style-type: none"> <li>• The Council has over recent years, identified a number of its own heritage owned assets as opportunities for substantial improvement, enabling maximisation of their valuable contribution to the local community and economy. This has included the Old Town Hall, Reigate, which has been fully renovated and restored, and now houses a successful coffee shop high street chain, and Priory Park, Reigate, which has been significantly improved by landscaping and the provision of amenities such as play areas and a café, due to a successful bid for heritage lottery funding.</li> <li>• 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.</li> <li>• Currently the Green Spaces team is investigating the full planting restoration of the Council owned gardens at Reigate Castle grounds, to the 20<sup>th</sup> Century planting scheme, as well as access improvements to better enable machinery to be brought on to the site for valuable care and maintenance work; it is hoped that this would be funded at least in part by the Heritage Lottery Fund.</li> <li>• 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. The locally prepared Historic Buildings at Risk Statement 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 forwards in recent years involving conversion of 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.</li> </ul>

## 6 Identifying New Opportunities for Heritage Improvements Cont'd

<b>Action(s)</b>	<ul style="list-style-type: none"> <li>• Continue to manage heritage assets within the Council's ownership in a sensitive manner reflective of their historical importance.</li> <li>• Continue to identify new opportunities for the conservation and enhancement of heritage assets, including those that are in the ownership of the Council, that would if appropriate assist in putting them to viable uses consistent with their conservation.</li> <li>• Continue to seek the repair of heritage buildings considered to be at a high level of risk, by taking action to contact building owners and serving works/repair notices, where necessary.</li> <li>• Continue to research and prepare for submitting a funding bid to the Heritage Lottery Fund in September 2016, for improvements and restoration of the gardens at Reigate Castle grounds.</li> </ul>
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## 7 Funding of Heritage Projects

<b>What does Policy/Guidance Say?</b>	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.
<b>Current Status/Issues</b>	<ul style="list-style-type: none"> <li>• There are a number of 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 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.</li> <li>• 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.</li> <li>• The Council adopted its CIL charging schedule in early 2016, and charging commenced in April 2016. It is currently anticipated that CIL funds will be available for expenditure by early 2018 – the Neighbourhood Proportion element of CIL could be used to fund local small schemes to enhance heritage assets, and therefore represents a potential additional funding stream for the historic environment. However, like the other funding streams provided by the Council, this is not a fund solely focused on heritage projects and therefore it is not known how much funding will actually be available to fund heritage projects specifically, given competing interests.</li> </ul>



## 7 Funding of Heritage Projects Cont'd

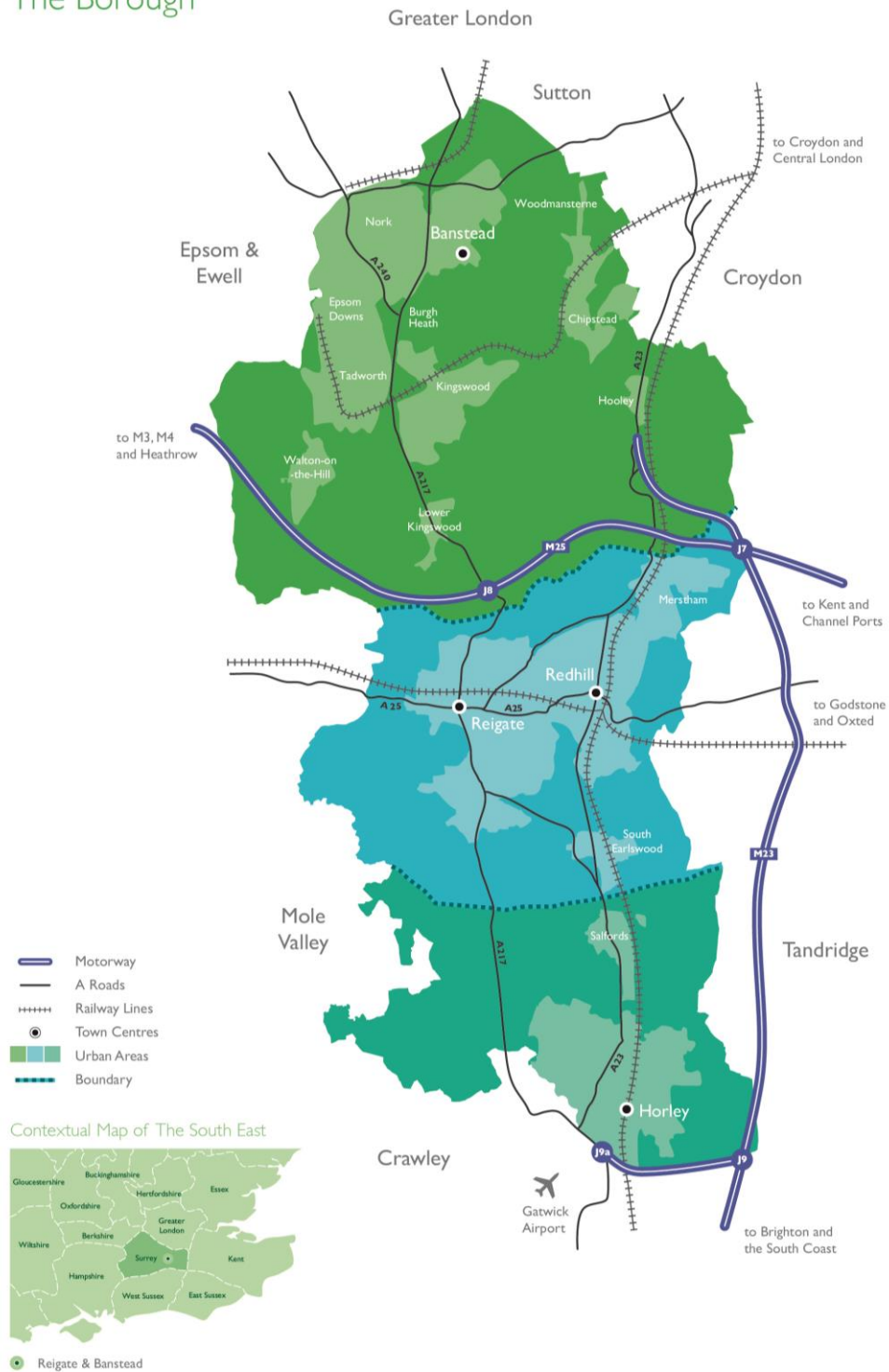
<b>Action(s)</b>	<ul style="list-style-type: none"> <li>• Continue to fund heritage related projects, where appropriate, from the Council's existing funding streams, which include the Core Funding programme, the Councillors Community Awards, and the Neighbourhood Improvement Fund.</li> <li>• Seek to fund heritage related projects, where appropriate, from the neighbourhood proportion element of the Community Infrastructure Levy, when this becomes available in 2018.</li> <li>• Continue to explore opportunities for improvement to the heritage environment and whether these projects could be funded by the Heritage Lottery Fund.</li> <li>• Seek to identify any new/emerging external sources of heritage funding, or other funding that could enable heritage projects in the borough.</li> </ul>
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## 8. Conclusion

- 8.1 There is a clear steer from national policy and guidance for LPAs 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. 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.
- 8.2 Reigate and Banstead Borough Council's Heritage Strategy demonstrates the Council's on-going commitment to the historic environment, and how its work seeks to fulfil the requirements of national policy and guidance. Furthermore, it also recognises and addresses Historic England guidance on the factors that should be considered when formulating the heritage strategy (as featured in Guidance Note GPA1). The strategy key priority areas, issues and actions set out further above, provide the framework for how heritage is to be understood, preserved, managed, integrated, and promoted in the immediate and longer term future, in the course of the Council's work.
- 8.3 The DMP Regulation 18 consultation exercise during summer 2016 will enable further testing and refining of this strategy, and on-going monitoring of the strategy objectives will also be important to ensure that it is being successfully implemented over the longer term. It is the Council's intention, on the basis of quinquennial reviews, to continue to 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.

# APPENDIX 1 – BOROUGH MAP

## The Borough



## APPENDIX 2

### REIGATE – 1768 HISTORIC MAP EXTRACT



## BANSTEAD – 1768 HISTORIC MAP EXTRACT

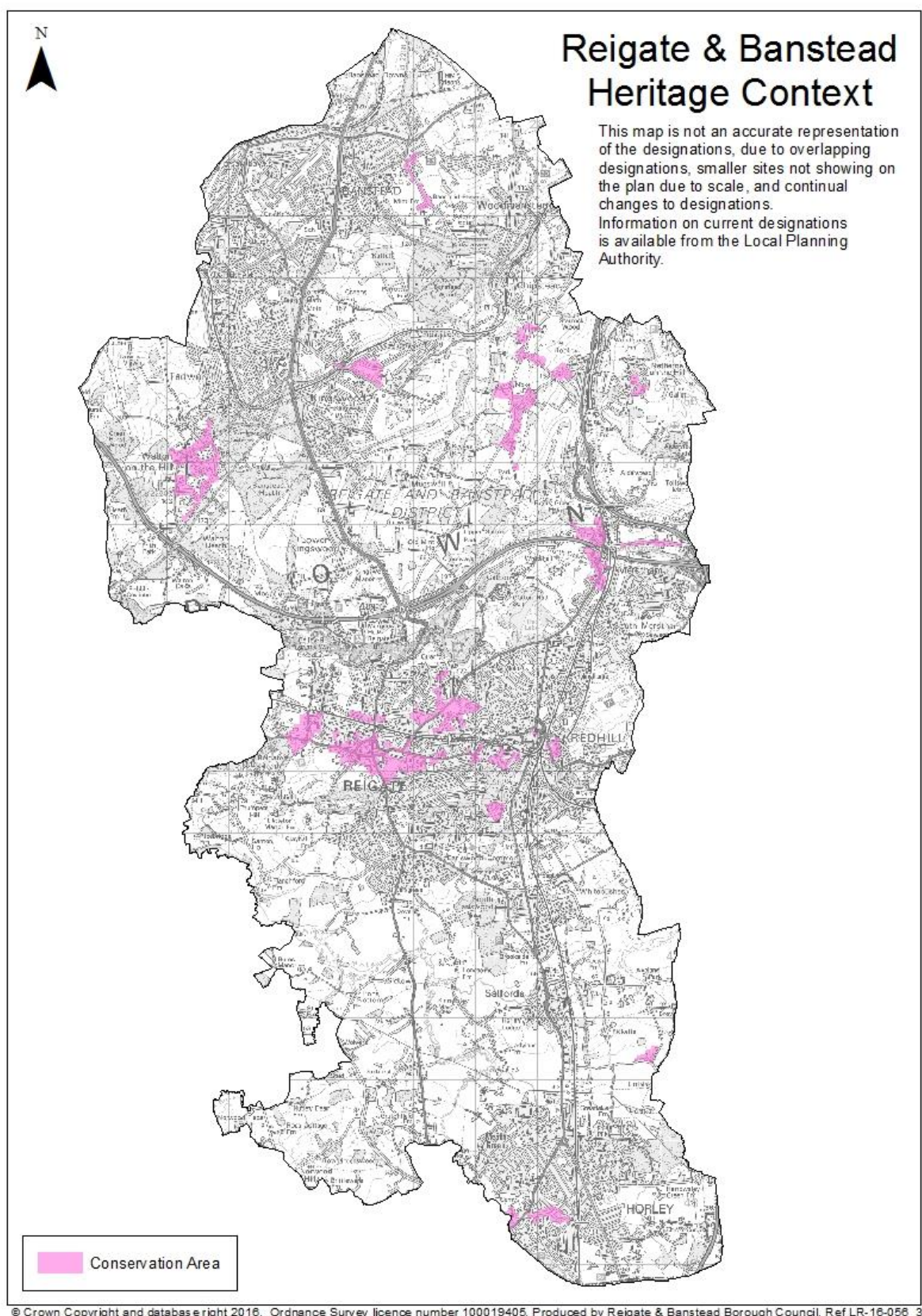


**HORLEY – 1768 HISTORIC MAP EXTRACT**





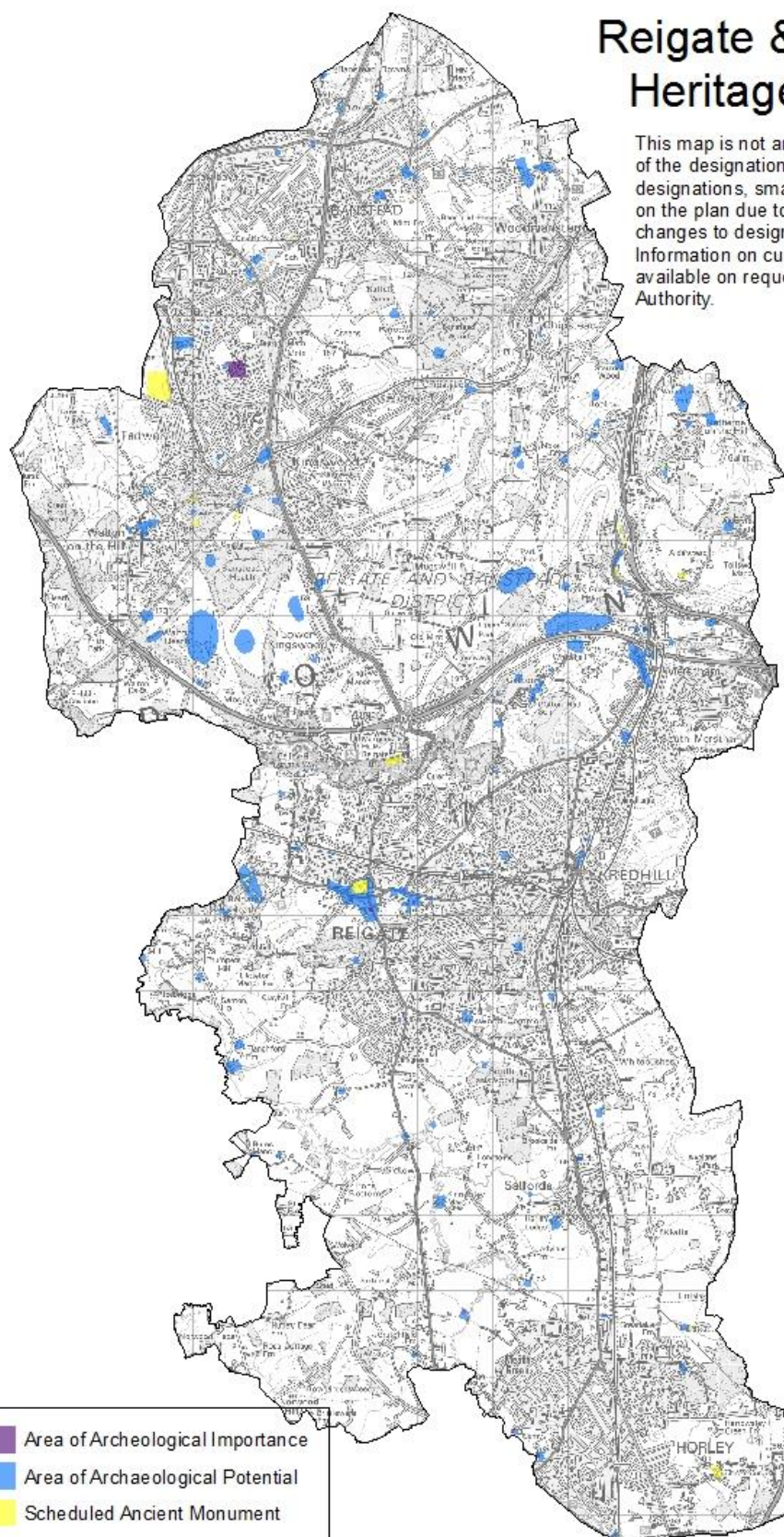
## APPENDIX 3 – HERITAGE CONTEXT MAPS





## 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.



- Area of Archeological Importance
- Area of Archaeological Potential
- Scheduled Ancient Monument

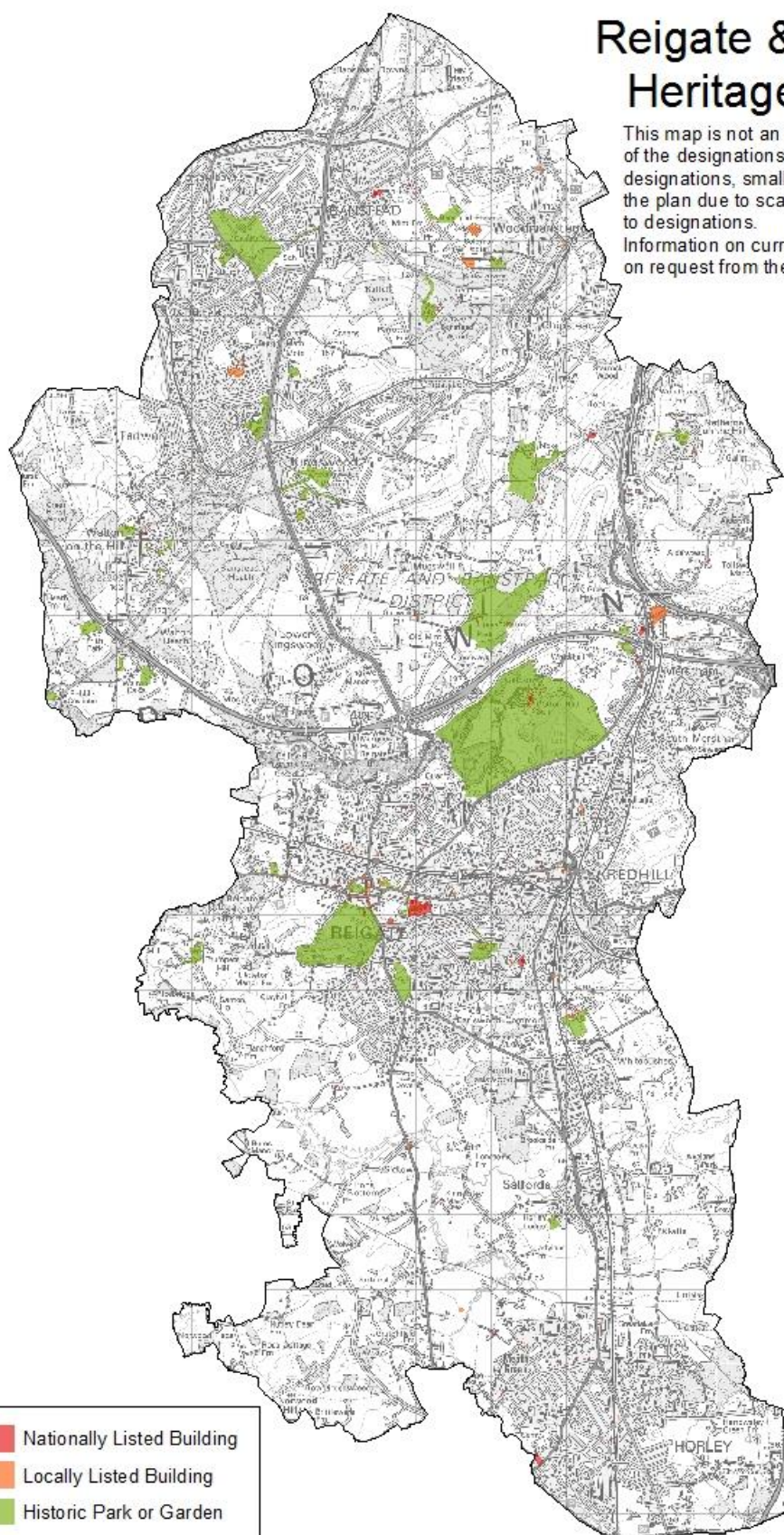




## Reigate & Banstead Heritage Context

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.

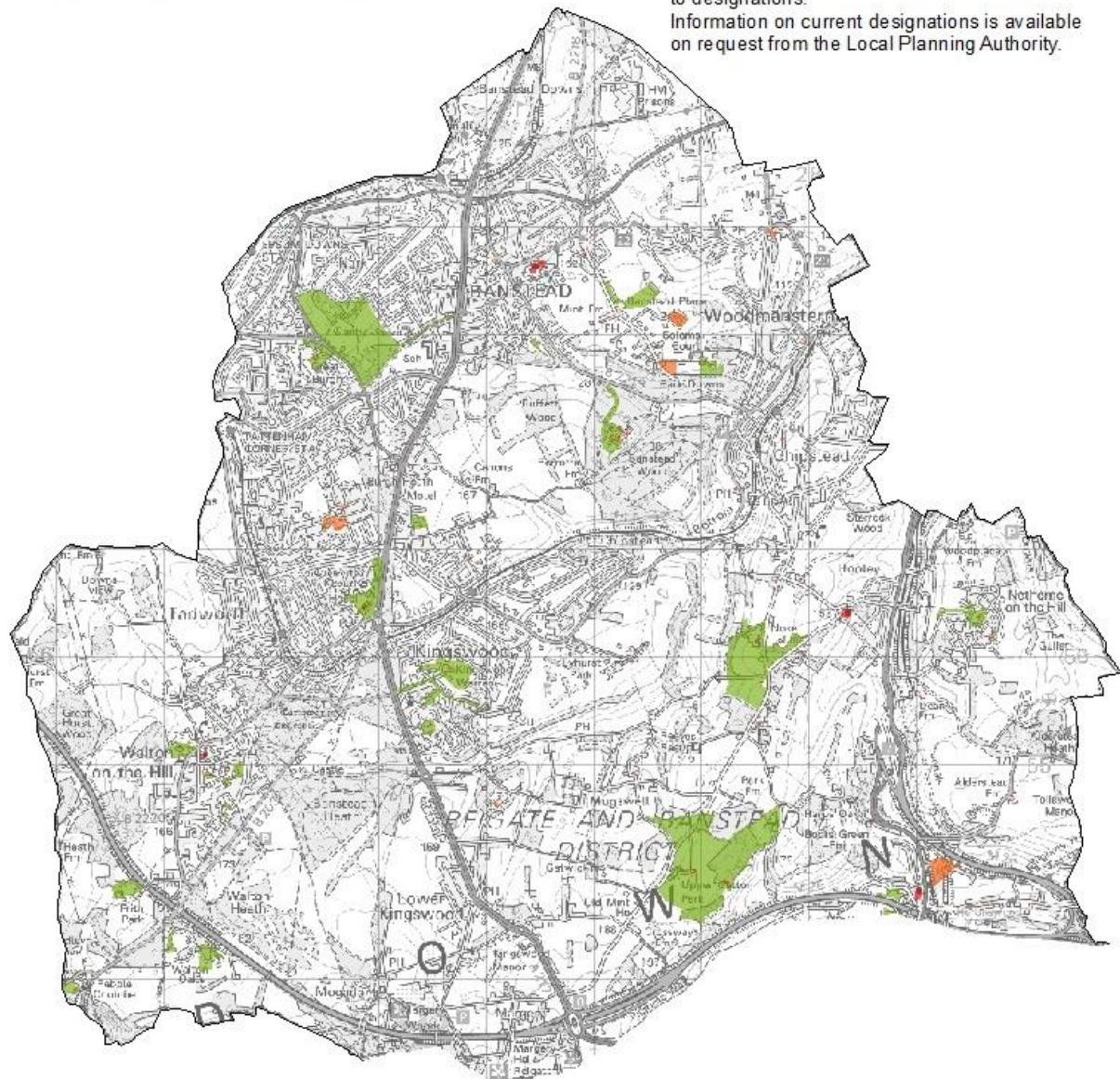


- Nationally Listed Building
- Locally Listed Building
- Historic Park or Garden

# Area 1

## 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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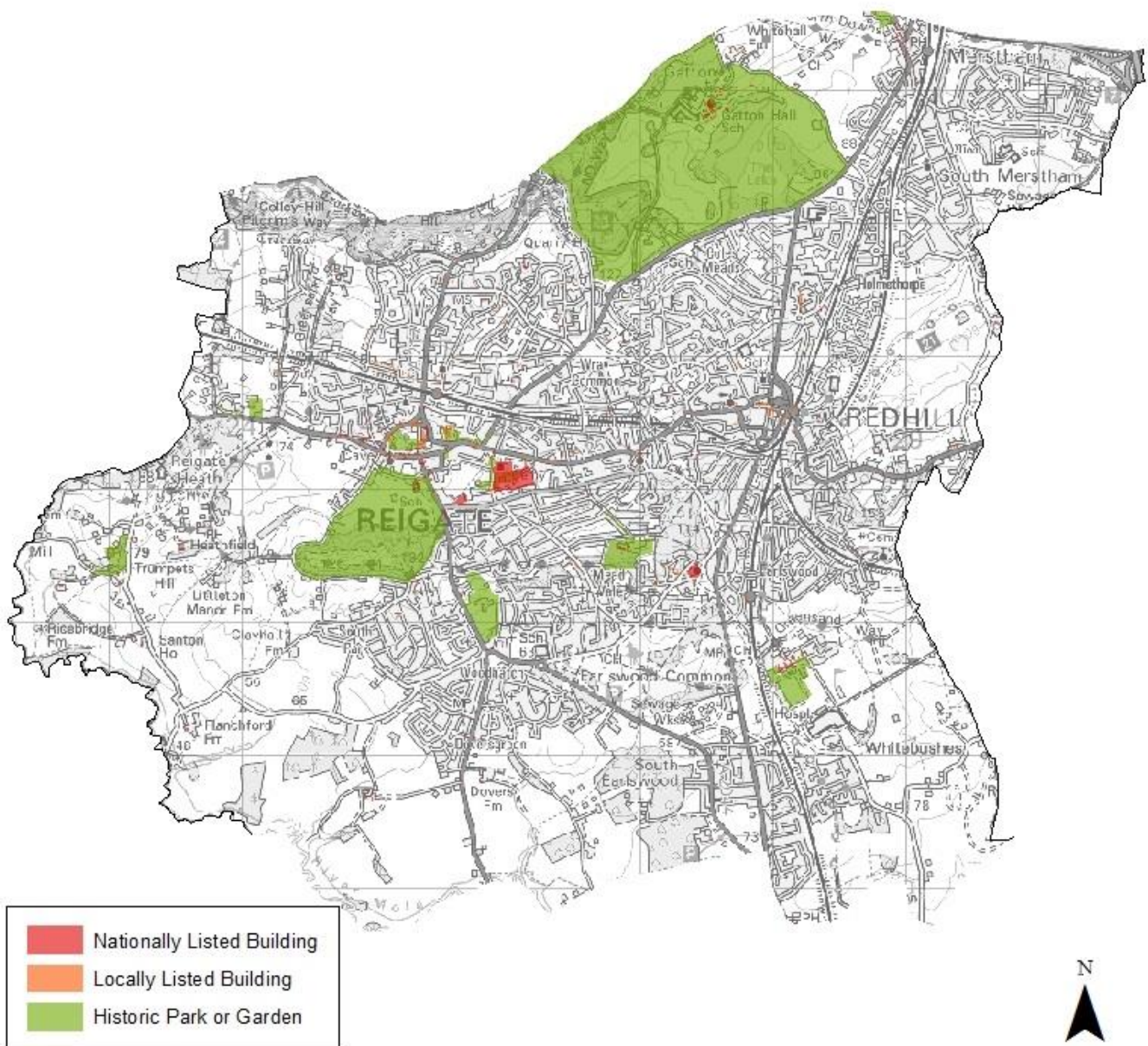


## Area 2

### 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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## Area 3

### 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.

