



**Development
Management Plan 2018-2027
Proposed Submission
Published for
Representations**



January 2018

4.7 Section 3C: Area 2b - Wealden Greensand Ridge - Reigate

What does the Core Strategy say?

- 4.7.1 The Core Strategy's spatial strategy for both Area 2a and Area 2b is to recognise the need to ensure its continued success by maintaining the area's high economic profile. It describes Reigate in 2027 as having had its historic interest protected, and its unique character, attractiveness and town centre offer enhanced.
- 4.7.2 Reigate town centre is identified as catering for local and some borough-wide needs, which - having only limited potential for growth – will continue to serve as a location for small specialist shops.
- 4.7.3 The area to the south and south west of Reigate is identified in the Core Strategy as a broad area of search for sustainable urban extensions, with capacity for up to 500-700 new homes.
- 4.7.4 **Core Strategy Policies**
Policy CS8 sets out the scale and location of development, and infrastructure priorities between 2012 and 2027.

Core strategy requirements	
Housing	At least 280 new homes within the urban area
	Up to 500-700 new homes in sustainable urban extensions to the South and South West of Reigate
Employment⁶	Additional employment development predominantly through the reuse and intensification of existing employment land
	Approximately 20,000sqm across both Area 2a and Area 2b
Retail⁷	Comparison - at least 3,870sqm in Reigate Town Centre
	Convenience: At least 7,020sqm, the majority within Redhill Town Centre and a limited amount in Reigate Town Centre
Infrastructure	Expansion of existing primary schools in Redhill/Reigate area

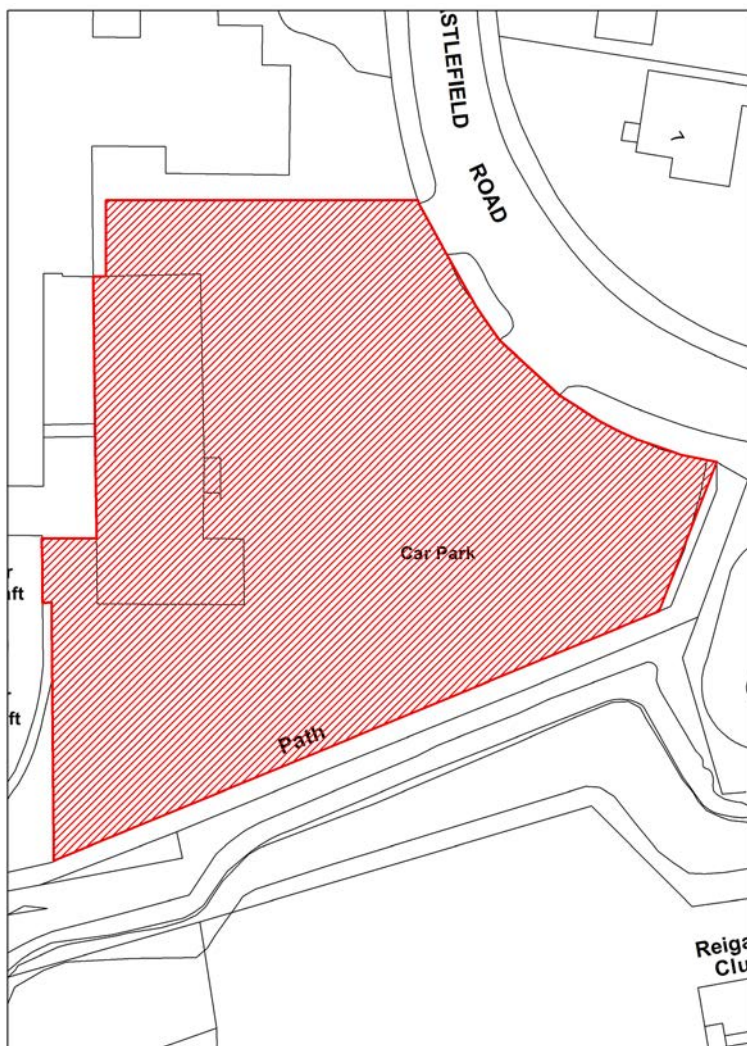
Figure 5: Development in Area 2b (Core Strategy)

⁶ Subject to regular monitoring of demand levels

⁷ Subject to regular monitoring of demand levels

Area 2b (Reigate): Reigate Town Centre site allocations

Policy REI2: Land adjacent to the Town Hall, Castlefield Road, Reigate RH2 0SH



© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by reigate & Banstead Borough Council. 1:423

Site allocation:	Town centre site allocation
Site area:	0.25ha
Existing/previous use:	Surface car park
Source:	HELAA Ref:RC22
Development timeframes:	Short term (0-5 years)
Allocation:	
The site is allocated for:	
<ul style="list-style-type: none"> • Office only: approximately 1,500sqm; or • Residential only: approximately 30 new homes 	

Requirements:

The proposed layout must make provision for and allow for all of the following:

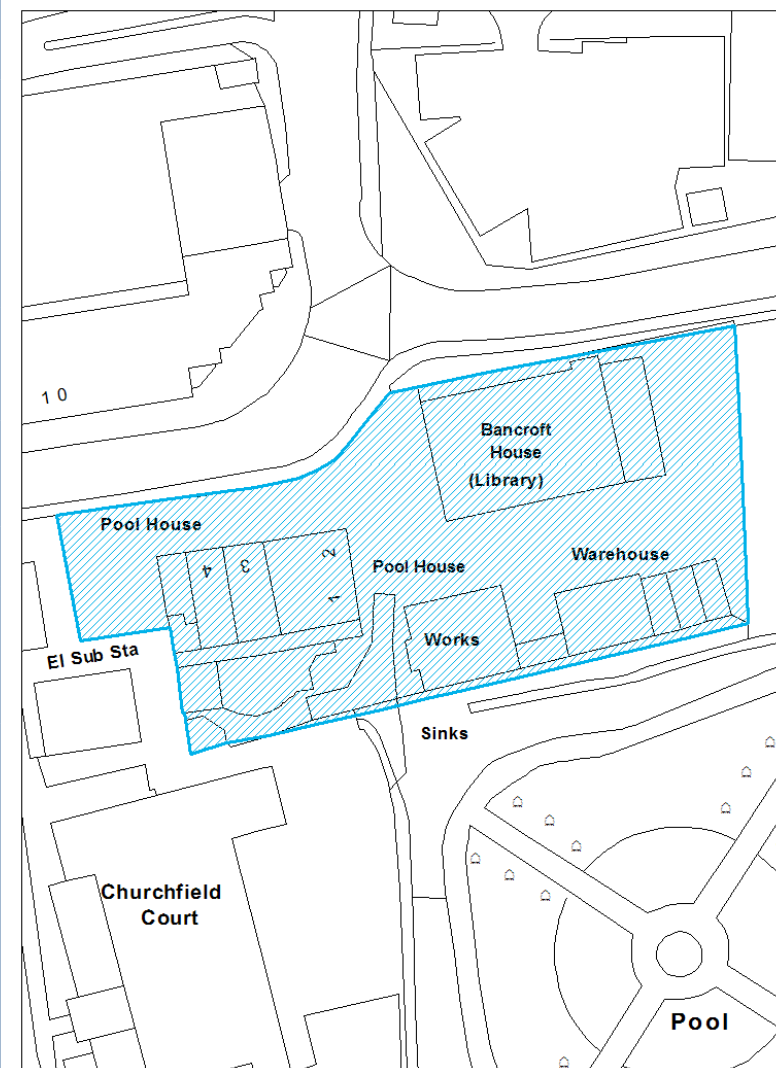
- Improvements to connectivity between the site and town centre, including appropriate public realm improvements and signage
- Provision of appropriate parking for proposed uses and retention of adequate parking for existing users
- Safe vehicular access in and out of the site, and appropriate traffic management on Castlefield Road
- High quality design and layout sensitive to the setting of the Grade II listed Town Hall, character/setting of the Conservation Area and Scheduled monument.

Explanation:

- 4.7.5 The site is situated in an accessible location, in close proximity to the rail station and on the edge of Reigate town centre.
- 4.7.6 There is a steep topography between site and primary shopping area. The site is potentially visible in long-range views, particularly from the south.
- 4.7.7 The site is located within Reigate Town Centre Conservation Area. It is also adjacent to the Grade II listed Town Hall, Scheduled monument, Regionally Important Geological Site and Urban Open Space Designation.
- 4.7.8 The site, located on a prominent ridge over the town, forms a backdrop and borrowed landscape to Reigate Priory registered park and garden and this backdrop and views from the park would need to be respected in the design of any new development. The site also forms the backdrop to the town and new development must be sensitive to the wider Conservation Area setting and characteristics.

Area 2b (Reigate): Opportunity sites

Policy REI1: Library and Pool House, Bancroft Roadf, Reigate RH2 7RP



© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

1.428

Site allocation:	Opportunity sites
Site area:	0.22ha
Existing/previous use:	<ul style="list-style-type: none"> Mixed including library and community uses Small scale retail/commercial units
Source:	N/A
Development timeframes:	N/A
Allocation:	<p>The site is suggested for :</p> <ul style="list-style-type: none"> Retail, commercial, leisure or community: up to 1,000sqm; and Residential: approximately 25 new homes

Requirements:

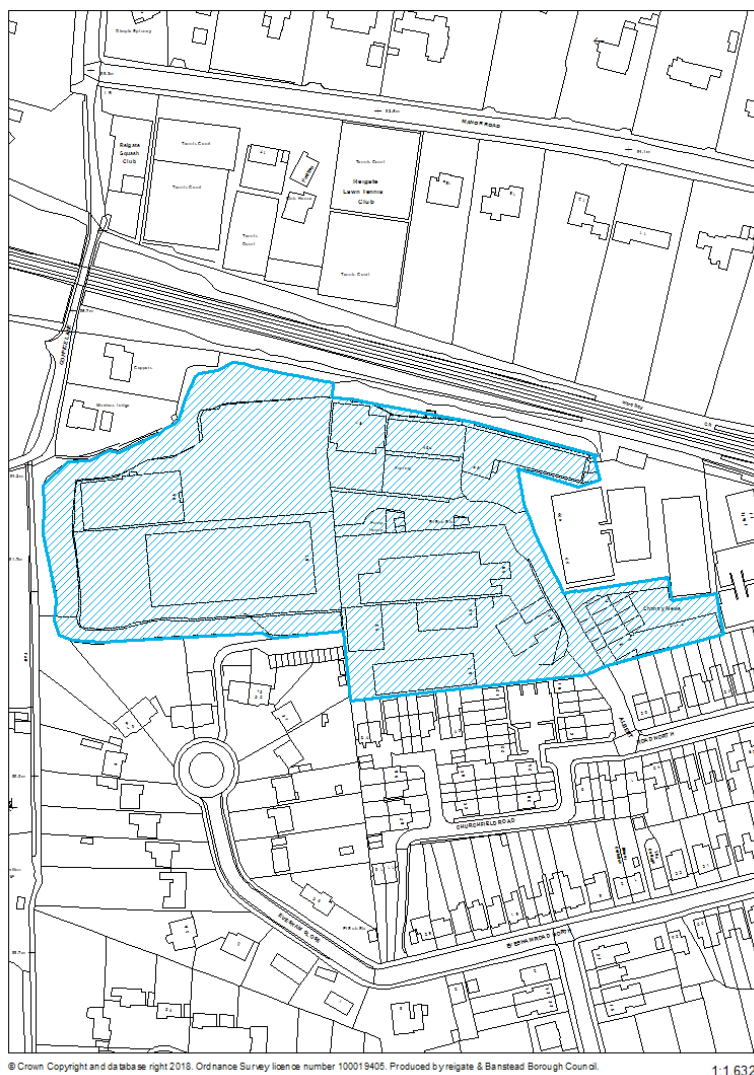
The proposed layout must make provision for and allow for all of the following:

- Measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding
- Active ground floor frontage
- Design and layout to reflect location adjacent to Conservation Area
- Retention, replacement or relocation of existing community uses, particularly the library/registry office
- Relocation strategy for existing business/industrial occupiers or where appropriate accommodate existing businesses

Explanation:

- 4.7.9 The site is located in a highly accessible location, adjacent to the proposed primary shopping area of Reigate.
- 4.7.10 The site is partially affected by Flood Zones 2 and 3 and is located adjacent to Reigate Town Centre Conservation Area.
- 4.7.11 The site is on an important route linking various parts of the Reigate Town Centre Conservation Area and Chart Lane Conservation Area, and any scheme would need to reflect the character and scale of the area. It would also be important to retain the sylvan boundary and setting to church fields within Chart Lane Conservation Area adjacent to the site.

Policy REI3: Albert Road North Industrial Estate, Reigate RH2



© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

1:1,632

Site allocation:

Opportunity sites

Site area:

2.4ha

Existing/previous use:

Mixed employment

Source:

HELAA REF:RC04

Development timeframes:

N/A

Allocation:

The site is suggested for :

- **Employment:** At least 7,500sqm of employment space. New development must be within the B1 use class (focused on small business/incubator space and comprising a mix of offices and small workshops); and
- **Residential:** Up to 50 new homes with a mixture of flats and family houses

Requirements:

The proposed layout must make provision for and allow for all of the following:

- Measures to address and attenuate surface water flooding risk
- Measures to avoid impact from new development on the Mole Gap to Reigate Escarpment SAC
- Design to ensure satisfactory residential amenity due to proximity to railway line, including appropriate noise reduction measures
- Relocation strategy for existing business/industrial occupiers or where appropriate accommodate existing businesses
- Design to provide a high quality business environment
- Design to reflect character of surrounding residential area
- Provision of sufficient off-street parking for both commercial and residential development in accordance with adopted local standards
- Full contamination survey and land remediation measures as appropriate
- Piecemeal development will be strongly resisted

Explanation:

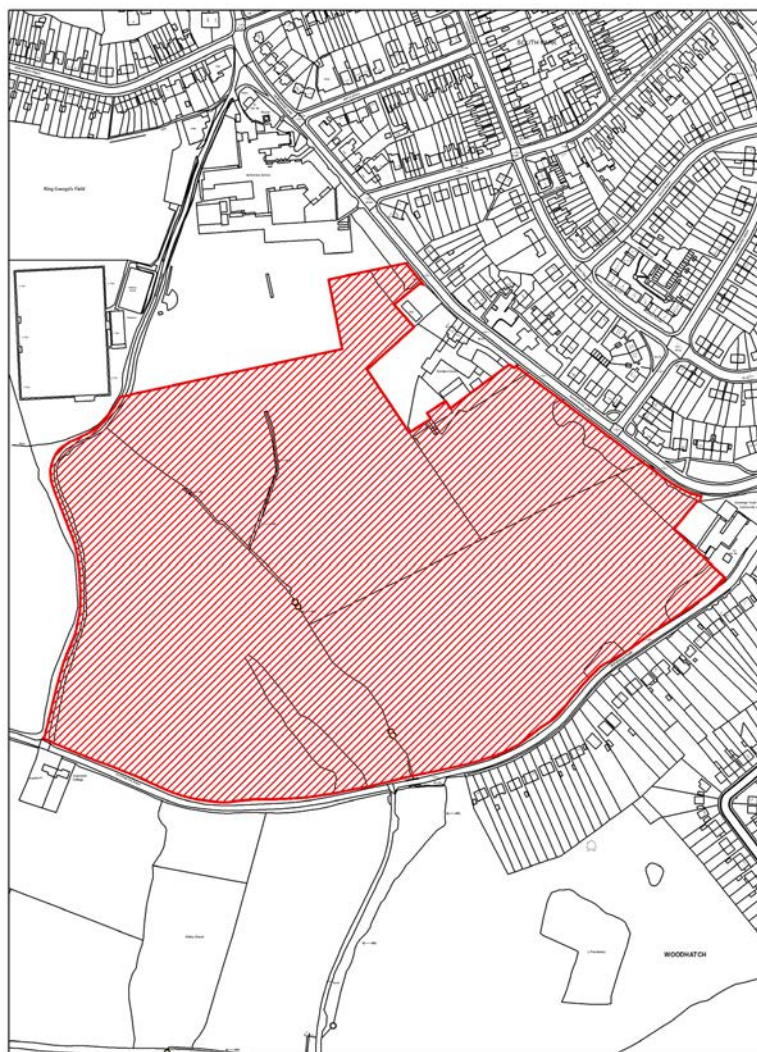
4.7.12 This is an existing employment site, and the allocation requires retention of employment uses on this site. However, the identification of the site as an opportunity site reflects that there is some existing conflict between the more intensive industrial uses on the site and the surrounding residential area and seeks to address this, whilst making more efficient use of the site.

4.7.13 This site would provide a good opportunity for intensification of an existing previously developed site in an accessible location with good access to services and transport; the site is reasonably close to Reigate town centre, Reigate rail station and good access to the M25.

4.7.14 The immediate access is relatively constrained via congested residential roads.

Area 2b (Reigate): Sustainable Urban Extensions

Policy SSW2: Land at Sandcross Lane, South Park, Reigate



© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by reigate & Banstead Borough Council.

1:3,285

Site allocation:	Sustainable urban extension
Site area:	Total: 16.1ha
Existing/previous use:	Open arable fields
Source:	HELAA Ref: SPW04
Development timeframes:	See MLS1
Allocation:	

The site is allocated for :

- **Residential:** Approximately 260 new homes, including at least 65 units of retirement accommodation for older people; and
- **Commercial/retail:** Small-scale local commercial facilities, including shops, to complement existing nearby facilities; and
- **Health:** Land set aside for a new health facility, close to existing community facilities; and
- **Open Space:** New high quality public open space in the western part of the site

Requirements:

The proposed layout must make provision for and allow for all of the following:

Design approach and mitigation requirements:

- Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside reflecting the Earlswood and Redhill Common biodiversity opportunity area
- Ensure an appropriate transition to adjoining countryside, particularly by providing a significant area of new public open space in the west of the site
- A site specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2
- Measures to manage and reduce surface water run-off including a comprehensive system of SUDs
- Protection of existing trees and hedgerows
- Incorporate a buffer zone to the existing ditch network within the site to safeguard ecology and water quality
- Additional tree or hedgerow planting along the northern boundary to strengthen the green belt boundary.

Infrastructure:

- A serviced site capable of accommodating a new health facility
- Enhancements to local community provision
- Upgrading of off-carriageway cycle routes to the nearby local centre (along Prices Lane)
- Consideration should be given to whether there are opportunities to improve traffic management and access to Sandcross Primary School. Off road routes to the Primary School should be included.
- Local improvements to existing bus infrastructure/passenger facilities in and around Sandcross Lane and measures to maximise the accessibility of routes/services to new and existing residents

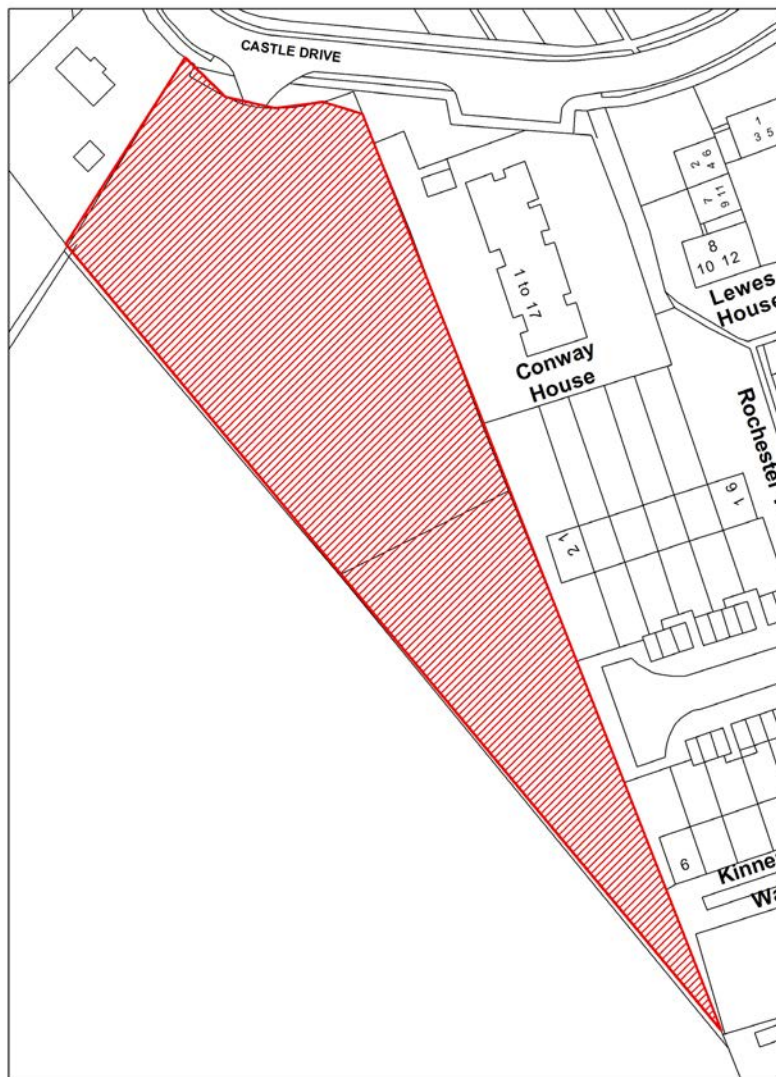
Infrastructure (contd.):

- Improvements to the local highway network, including the Dovers Green Road/Sandcross Lane junction and Slipshatch Road/Sandcross Lane junction
- Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing
- Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices Road. Where necessary to contribute to any improvements and interventions required, with respect to the impact of additional traffic on safety, capacity and efficiency of this junction.
- New high quality public open space in the western part of the site.

Explanation:

- 4.7.16 The Sandcross Lane site is located to the western side of Sandcross Lane, a short distance to the east of the Woodhatch local centre.
- 4.7.17 The site comprises an open arable field which is actively used for agriculture and is bounded to the west and south by rural roads. King George's playing fields adjoin the western boundary of the site, with further agricultural fields beyond to the south and west.
- 4.7.18 Development would result in the loss of actively managed agricultural land and there are localised issues with surface water flooding on the site and in the surrounding area.
- 4.7.19 Development could have adverse traffic impacts on rural road network and create some additional pressure on surrounding junctions, particularly the Woodhatch junction.
- 4.7.20 Development could help to enhance local green infrastructure/ biodiversity value and provide open space to complement adjoining sports facilities. There is also scope for development to expand and improve the viability of existing community facilities and local services (including health, youth and local shops).
- 4.7.21 The hedgerows which bound the site on Slipshatch Road, Whitehall Lane and Sandcross Lane are important undesignated historic landscape features and form a group with neighbouring hedgerows, and should be retained as green lane/green corridors with buffers using a 'parkway' principle.

Policy SSW6: Land west of Castle Drive



Site allocation:	Sustainable urban extension
Site area:	Total: 0.5ha
Existing/previous use:	Amenity land
Source:	HELAA Ref: SPW07
Development timeframes:	See MLS1
Allocation:	
The site is allocated for : <ul style="list-style-type: none"> Residential: approximately 10 new homes 	

Requirements:

The proposed layout must make provision for and allow for all of the following:

Design approach and mitigation requirements:

- Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside reflecting the Earlswood to Redhill Common biodiversity opportunity area
- Ensure an appropriate transition to adjoining countryside, including consideration of setting of the backdrop to the Hartswood Manor approach drive.
- Measures to manage and reduce surface water run-off including a comprehensive system of SUDs
- Layout to ensure no development on land within Flood Zones 2 and 3
- Protection of existing trees and hedgerows
- Additional tree or hedgerow planting along the western boundary to strengthen the green belt boundary.

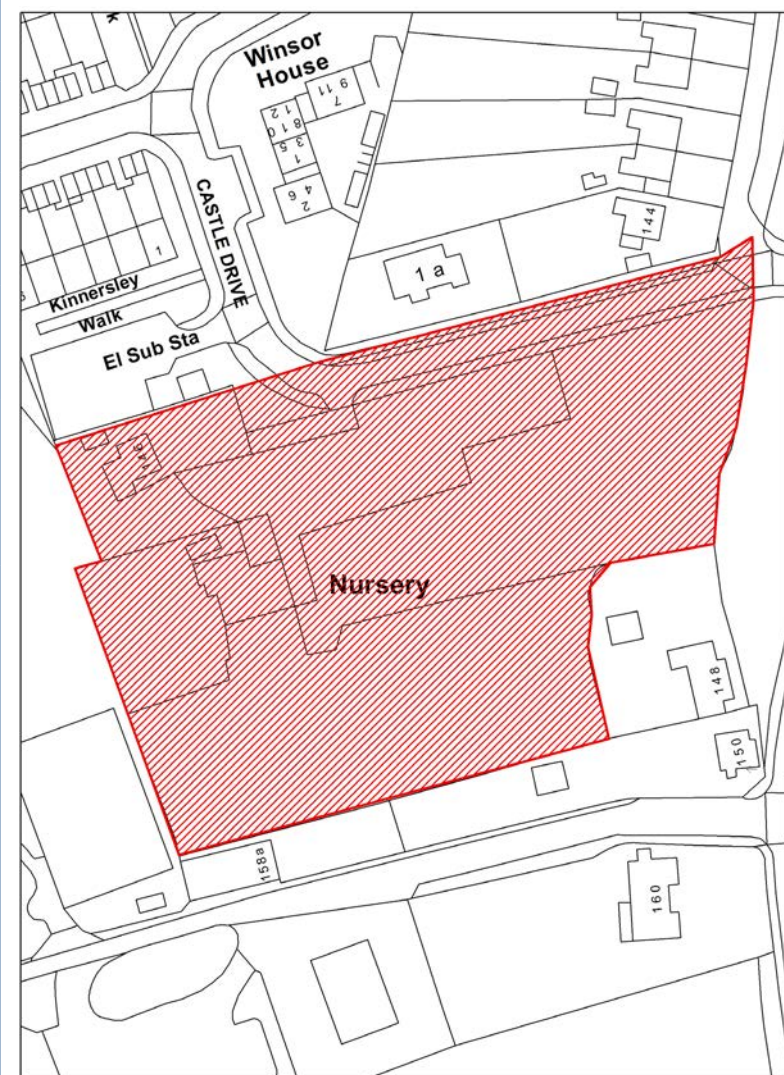
Infrastructure:

- Improvement and extension of pedestrian and cycle facilities, including crossing points on Dovers Green Road
- Local improvements to existing bus infrastructure/passenger facilities in and around Dovers Green Road
- Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/ A217 Dovers Green Road/Prices Road. Where necessary to contribute to any improvements and interventions required, with respect to the impact of additional traffic on safety, capacity and efficiency of this junction
- Appropriate on-site public open space and play facilities in line with policy OSR2- Open space in new developments

Explanation:

- 4.7.22 This site comprises an area of land on the southern edge of Woodhatch. The land at Castle Drive comprises a narrow triangle of amenity land to the rear of existing residential properties. The larger parcel of land to the west has been deemed unsuitable for development.
- 4.7.23 To the north of the site, there are localised issues with surface water flooding and a very small area is within Flood Zone 2/3.
- 4.7.24 There is scope for development to improve green infrastructure linkages with the surrounding countryside and formalise existing areas of amenity open space.
- 4.7.25 Hartswood Manor is a Grade II* listed building and is located approximately 500m away from the site to the west. The setting of Hartswood Manor (including the approach drive to the Manor) should be considered as part of any new development.

Policy SSW7: Hartswood Nursery



© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by reigate & Banstead Borough Council.

1.795

Site allocation:	Sustainable urban extension
Site area:	Total: 1ha
Existing/previous use:	Nursery
Source:	HELAA Ref: SPW08
Development timeframes:	See MLS1
Allocation:	

The site is allocated for :

- **Residential:** approximately 25 new homes

Requirements:

Design approach and mitigation requirements:

- Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside reflecting the Earlswood to Redhill Common biodiversity opportunity area
- Ensure an appropriate transition to adjoining countryside
- Measures to manage and reduce surface water run-off including a comprehensive system of SUDs
- Protection of existing trees and hedgerows, particularly fronting onto the A217
- Design measures to protect the setting of adjoining listed buildings and including the Hartwood Manor approach drive.
- Protect and respect the appearance of the common land verge
- Full contamination survey and land remediation measures as appropriate
- Additional tree or hedgerow planting along the western and southern boundaries to strengthen the green belt boundary.

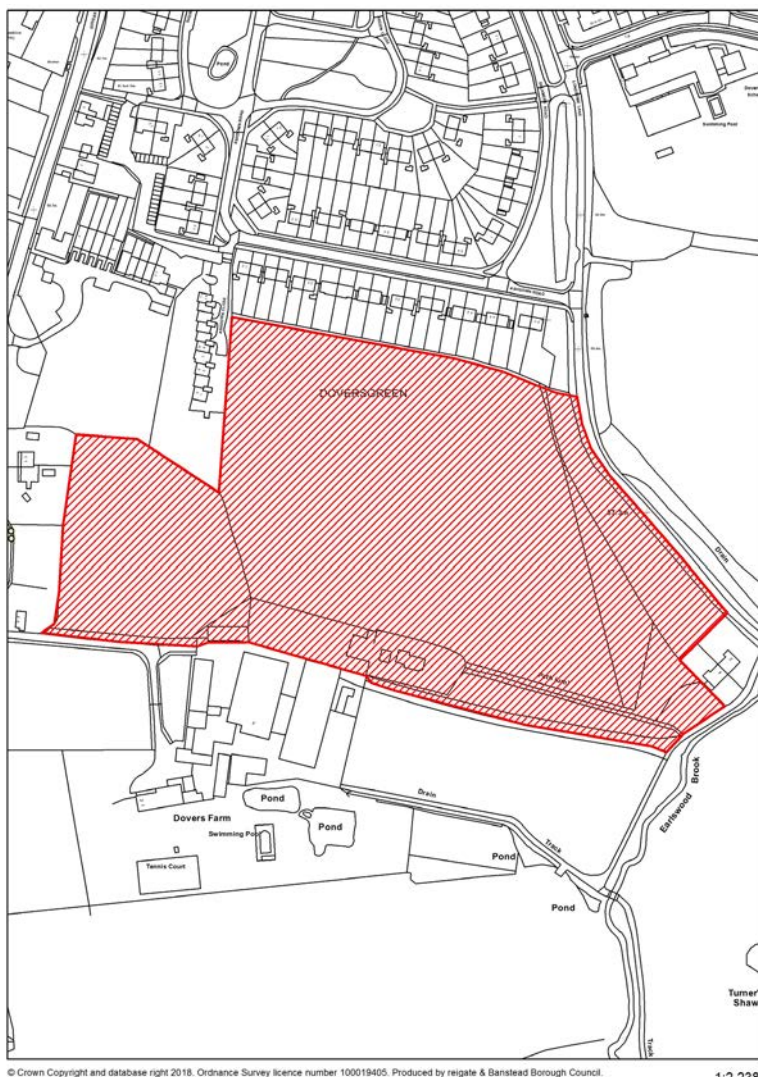
Infrastructure:

- Improvement and extension of pedestrian and cycle facilities, including crossing points on Dovers Green Road
- Local improvements to existing bus infrastructure/passenger facilities in and around Dovers Green Road
- Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices Road. Where necessary to contribute to any improvements and interventions required, with respect to the impact of additional traffic on safety, capacity and efficiency of this junction
- Appropriate on-site public open space and play facilities in line with policy OSR2- Open space in new developments

Explanation:

- 4.7.26 This site comprises a small area of land on the southern edge of Woodhatch. Hartswood Nursery comprises an existing residential dwelling and area of adjoining land sometimes used for grazing. The Hartswood Nursery site fronts onto the A217, with a small common land verge in between and is adjacent to two Grade II listed buildings.
- 4.7.27 There is potential for localised issues with land contamination due to past use of the site.
- 4.7.28 There is also the need to protect setting of the Grade II listed buildings fronting onto Dovers Green Road.
- 4.7.29 Design of any development would need to include a buffer zone on the boundary with the common on the east side to preserve the rural setting. Any development would also need to respect the setting of the nearby listed buildings, including development being of an appropriate scale and form, with an appropriate landscape backdrop.
- 4.7.30 The southern and western boundaries form part of the approach to Hartswood manor and would require an approach buffer zone and form to respect the green setting of this approach.
- 4.7.31 There is scope for development to improve green infrastructure linkages with the surrounding countryside and formalise existing areas of amenity open space.

Policy SSW9: Land at Dovers Farm, Woodhatch, Reigate



Site allocation:	Sustainable urban extension
Site area:	Total: 6.1ha
Existing/previous use:	Fields
Source:	HELAA Ref:SPW05
Development timeframes:	See MLS1
Allocation:	

The site is allocated for :

- **Residential:** approximately 100 new homes, including up to 25 units of retirement accommodation for older people

Requirements:

The proposed layout must make provision for and allow for all of the following:

Design approach and mitigation requirements:

- Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside and reflecting the Earlswood and Redhill Common biodiversity opportunity area and River Mole Biodiversity Opportunity Area
- Ensure an appropriate transition to adjoining countryside, particularly to the south of the site
- Measures to manage and reduce surface water run-off including a comprehensive system of SUDs
- Layout to ensure no development on land within Flood Zones 2 and 3 and incorporate a buffer zone and improvements to the main river corridor and ditch network within the site
- Design measures to protect the setting of adjoining listed buildings
- Protect and respect the appearance of the common land verge
- Protection of existing trees and hedgerows, in particular the area of woodland along Lonesome Lane should be retained
- Additional tree or hedgerow planting along the southern boundary to strengthen the green belt boundary.

Infrastructure:

- Local improvements to existing bus infrastructure/passenger facilities in and around Dovers Green Road
- Improvement and extension of pedestrian and cycle facilities on Dovers Green Road and Lonesome Lane and upgrading of the existing bridleway (BW61) through the site
- Safe highway access, including through improvements to the existing junction onto the A217
- Improvements to the local highway network, including the Dovers Green Road/Sandcross Lane junction and Slipshatch Road/Sandcross Lane junction
- Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing

Infrastructure (contd.):

- Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices Road. Where necessary to contribute to any improvements and interventions required, with respect to the impact of additional traffic on safety, capacity and efficiency of this junction
- Appropriate on-site public open space and play facilities

Explanation:

- 4.7.32 The Dovers Farm site is located on the southern edge of Woodhatch, adjacent to Ashdown Road. It is a short distance to the south of the Woodhatch local centre and close to Dovers Green School.
- 4.7.33 The site comprises an open arable field which is actively used for agriculture, along with a belt of woodland in the east. The land is bounded to the west and south by roads, including the A217. Further agricultural fields - and a small cluster of workshop/warehouse units – adjoin the site beyond to the south, with an area of public open space to the west.