

Reigate & Banstead Borough Council

Development Management Plan Proposed Submission Document January 2018

Representations Form

How to submit your comments

This response form has two parts:

- Part A: Personal Details
- Part B: Your representation(s).

Both Part A and Part B of the representations form need to be completed in order for your representation(s) to be valid. Please fill in a separate sheet for each representation (Part B) you wish to make. You do not need to fill out Part A for each representation provided that all representations made are securely attached.

Forms must be returned to Reigate & Banstead Borough Council by
5pm on Friday 23 February 2018

You can return your form:

By post to: LDF Team,
Reigate & Banstead Borough Council
Town Hall, Castlefield Road,
Reigate,
Surrey, RH2 0SH.

Or by e-mail to: ldf@reigate-banstead.gov.uk

Alternatively you can complete this form on-line: www.reigate-banstead.gov.uk/dmp

All representations will be made available for public inspection.

Further guidance

The Council has published a guide on how to make effective representations. This can be downloaded from the Council's website www.reigate-banstead.gov.uk/dmp, or is available on request via the postal or email address above or by telephoning 01737 276000.

Part A

If an agent is appointed please complete only the Title, Name and Organisation boxes in (1) but complete the full contact details of the agent in (2).

(1) Personal Details

Title

Mr

First name

Jes

Last name

Chandler

Job title
(if relevant)

Chairman

Organisation
(if relevant)

Reigate Business Guild

Address

40 West Street
Reigate

Postcode

RH2 9BT

Telephone No

01737 221212

Email address

chairman@reigatebusinessguild.
co.uk**(2) Agents Details (if relevant)**

The Council will keep your personal details for the purposes of contacting you regarding the Development Management Plan and its Examination. Please confirm whether you would like to be contacted (Note: if you request to take part in the Hearings, this will be taken as consent to be contacted)

I would like to be contacted regarding the DMP and its Examination

I would not like to be contacted further

Part B: Please use a separate sheet for each representation

(2) Name/Organisation

(3) To which part of the Development Management Plan: Proposed Submission Document does this representation relate?

Policy Paragraph Box/map

(4) Do you consider the Development Management Plan: Proposed Submission Document...

(a) Legally compliant?	Yes	<input type="text" value="Yes"/>	No	<input type="text"/>
	Don't know	<input type="text"/>		
(b) Sound?	Yes	<input type="text"/>	No	<input type="text" value="No"/>
	Don't know	<input type="text"/>		
(c) Complies with the Duty to Cooperate?	Yes	<input type="text" value="Yes"/>	No	<input type="text"/>
	Don't know	<input type="text"/>		

(5) Please give details of why you consider the Development Management Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Development Management Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

The Reigate Business Guild support the need to protect the vitality and viability of our town centre shopping areas. However, we do not agree with the proposed threshold changes identified in Policy RET2. The latest Council Town Centre Shopping Frontages Monitor identifies that Reigate performs well against the existing targets and offers a good degree of comparison shopping and offers the greatest percentage of food 7 drink leisure units in the Borough. Therefore, why lower the A1% threshold when it is not far from being achieved.

When looking at the thresholds the policy is seeking to reduce A1 units in Reigate Town Centre down from 80% to 70% in Primary areas and 66% to 55% in Secondary Areas.

The 2017 Town Centre Monitor showed that Reigate actually has 64% A1 in the Primary Shopping Frontages and 58% A1 in the Secondary Shopping Frontages. We believe the 9% vacant figure is predominantly arrived upon by virtue of the former Knights Department store in Bell Street which will shortly be in A1 use, hence the A1 figure is more like 73%.

Therefore, it is debatable whether the figures should be lowered any further. Why not seek to achieve the higher percentage and improve the retail offer in the Town Centre rather than increase the number of non A1 uses.

(continue on a separate sheet/expand box if necessary)

(6) Please set out what modification(s) you consider necessary to make the Development Management Plan legally compliant or sound, having regard to the matter you have identified at (5) above where this relates to soundness. You will need to say why this modification will make the Development Management Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We would like to see the Primary frontages A1 threshold retained at 80% and the Secondary A1 threshold retained at 66%.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.
After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

(8) If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

(9) If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We would like to assist the Inspector in assessing the Town Centre Frontages policy.

Please note: The inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Jes Chandler
Reigate Business Guild

Date:

23.02.18