

Development Management Plan

Regulation 19 Publication Statement (Main Issues)

May 2018

Policy RET2 Town centre frontages

Who/ respondent number	Main Issue (Where unconditional support is provided, this is not included here)	Agree or Disagree	<i>RBBC response</i>
	Too much focus on enhancements to shopping facilities instead must recognise that people visit Banstead for social and cultural reasons.		To improve the vibrancy of the town centre, the retail frontage thresholds were reduced to allow for some change of use to complement the A1 retail core. In addition, proposed policy INF2 supports proposals for new community, sport and recreational facilities and seeks to resist the loss of existing facilities.
	<u>Reigate – retail frontage threshold</u> No evidence why 70% rather than 55% as in Horley is sought for Reigate and why applying this threshold helps Reigate to remain prosperous.	Disagree	The evidence to justify the different retail threshold is provided in the Town Centres Frontages paper.
	<u>Reigate – retail frontage threshold</u> The primary frontage should be retained at 80% and secondary frontage at 66%. The 2017 Town Centre Monitor showed that Reigate has 64% primary and 58% secondary. Believe that the 9% vacant figure is predominantly because of Knights which will soon be A1 and hence the figure is more like 73%. Should seek to achieve higher percentage and improve the retail offer in the town centre rather than increase the number of non-A1 uses.	Disagree	The Regulation 19 DMP proposes to amend the 2005 BLP frontages. The existing secondary frontage is proposed to be allocated as primary frontage and new areas are proposed to be allocated as secondary frontage. A review of the newly proposed frontages against the 2005 BLP targets shows that they have failed to reach these targets over the past 10 years. Taking into account the findings from the Retail Needs Assessment (well performing town centre with a good proportion of food and drink units which had not met saturation), the proposed thresholds are approximately at the current level however have been rounded down to allow for some change of use, however, unlike for Redhill and Horley, it is not proposed that changes of use from A1 to A3 will be allowed if the threshold has fallen below the prescribed level.
Horley Town Council	<u>Horley retail requirements:</u> The total amount of retail area proposed seems to be at	Disagree.	The Regulation 19 DMP identifies the provision of up to 1,000sqm of retail/ leisure on High Street Carpark

Policy REI2: Land adjacent to Town Hall

Who/ respondent number	Main issue (Where unconditional support is provided, this is not included here)	Agree or Disagree	RBBC response
	<u>Mix of uses</u> There must be a mix of business and residential.	Disagree	Due to site constraints it is considered to be more viable for use as either offices or residential.
	<u>Mixed use schemes</u> Mixed use schemes can offer more varied and attractive architectural opportunities.	Disagree	The proposed policy requires 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. Policy DES1 also covers high quality design of new development
	<u>Mix of uses</u> Innovative development should be encouraged which can maintain a commercial use at the ground level with residential above.	Disagree	Due to site constraints it is considered to be more viable for use as either offices or residential rather than mixed office and residential use.
	<u>Traffic</u> Concerns raised with regards to traffic issues caused by the development.	Noted	The proposed policy requires safe vehicular access in and out of the site and appropriate traffic management on Castlefield Road.

Policy REI1: Library and Pool House, Bancroft Road

Who/ respondent number	Main issue (Where unconditional support is provided, this is not included here)	Agree or Disagree	RBBC response
	<u>Library/ community facilities</u> There must be a library/ community use on the site as well as a mix of business and residential.	Agreed	The site is proposed for residential and a range of uses including community uses/ commercial. The proposed policy requires retention, replacement or relocation of existing uses, particularly library/ registry office.
	<u>Varied mix of uses</u> Development should be encouraged to be developed with a varied and attractive mix of uses.	Agreed	The proposed uses include retail/ commercial/ leisure/ community and residential uses.
	<u>Mixed use schemes</u> Mixed use schemes can offer more varied and attractive architectural opportunities.	Noted	The proposed policy requires design and layout to reflect adjacent Conservation Area. Policy DES1 also covers high quality design of new development
	<u>Active ground floor use</u> There should be an active ground floor use.	Agreed	The proposed policy requires an active ground floor frontage.

Policy REI3 Albert Road North Industrial Estate

Who/ respondent number	Main issue (Where unconditional support is provided, this is not included here)	Agree or Disagree	<i>RBBC response</i>
	<u>Mix of uses</u> There must be a mix of business and residential.	Agreed	The proposed policy requires a mix of employment and residential uses.
	<u>Mix of uses</u> There should be a varied and attractive mix of uses. Mixed use schemes can offer more varied and attractive architectural opportunities.	Agreed	The proposed policy requires a mix of employment and residential uses. The proposed policy requires design to reflect character of surrounding residential area. Policy DES1 also covers high quality design of new development
	<u>Loss of employment use</u> This allocation is not in line with proposed objective PE1 (safeguard existing employment land and premises to ensure that there is adequate space for businesses to locate in the borough).Albert Road North plays an important role in the town. It provides business space, many people walk to work and employees support restaurants and shops in the town.	Noted	The site has been identified as an opportunity site. It is proposed to be allocated for both employment and residential uses.The site is recognised as playing an important role in terms of employment, but there is also some conflict between the more intensive industrial uses on the site and the surrounding residential area, particularly with regards large commercial vehicle movements. The proposed policy seeks to address this by allocating the site for B1 use employment focused on small business/ incubator space, and residential development. The figure proposed for employment use has been calculated to support the same amount of jobs to be retained on the site.