

SD44

RBBC Submission DMP
Site allocations:
Heritage Impact
Assessment

August 2018



J McNally – Senior Conservation Officer

I have prepared this report to provide my assessment on the compatibility of the proposed densities and scale of development within Development Management Plan DPD site allocations and opportunity sites against the various heritage constraints and designations applicable to each.

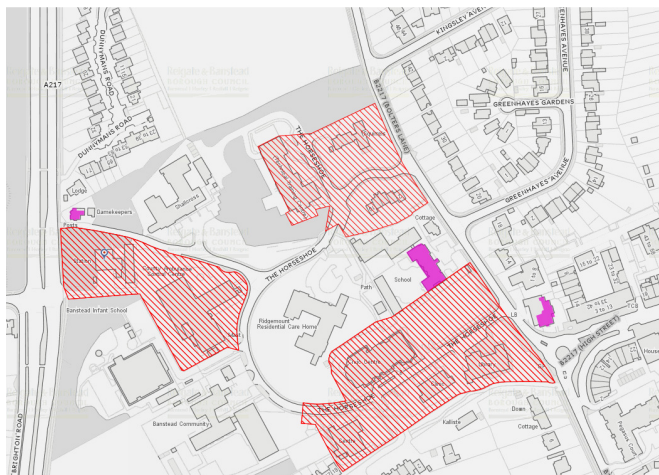
I comment on each of the proposed allocations and provide a plan of the site overlaid against each of the relevant historic designations applicable.

I am the Senior Conservation Officer at Reigate and Banstead Borough Council and have worked in this capacity since May 1987. I have previously worked for the Historic Buildings and Monuments Commission for England (English Heritage) and as a Conservation Officer in a London Borough. I hold an Honours Degree in Urban and Regional Planning, a Diploma, with Distinction, in Urban Planning Implementation, and an Architectural Association Diploma in Building conservation. I am a member of the Royal Town Planning Institute and the Institute of Historic Building Conservation.

In summary I am satisfied that the quantum of development and densities proposed within each of the allocations and opportunity sites of the Development Management Plan is achievable and realistic. Each would be subject to detailed design and layout through the planning application process (and pre-application/master-planning processes where appropriate) but the overall allocations are considered sound from a heritage perspective.

Policy BAN2: The Horseshoe, Banstead, SM7 2BQ

Locally Listed Buildings

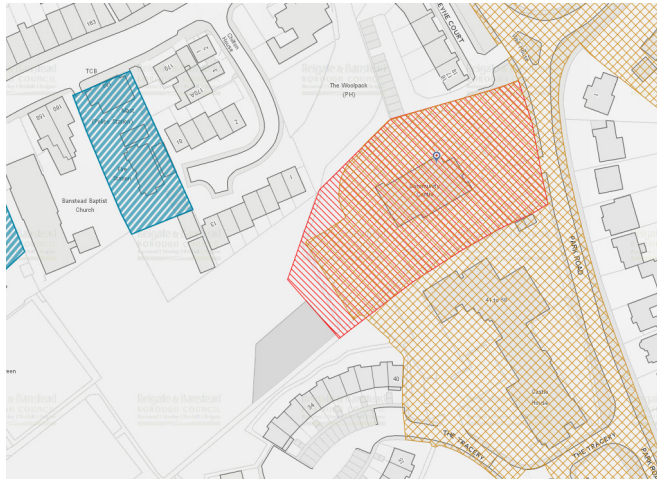


There are no historic designations within the allocation and no quantum of development is set out within the allocation. There are locally listed buildings close to the allocation but even with regard to the setting of these locally listed buildings and adjacent trees there is sufficient land to allow the development envisaged to be fully realised, especially when considering the

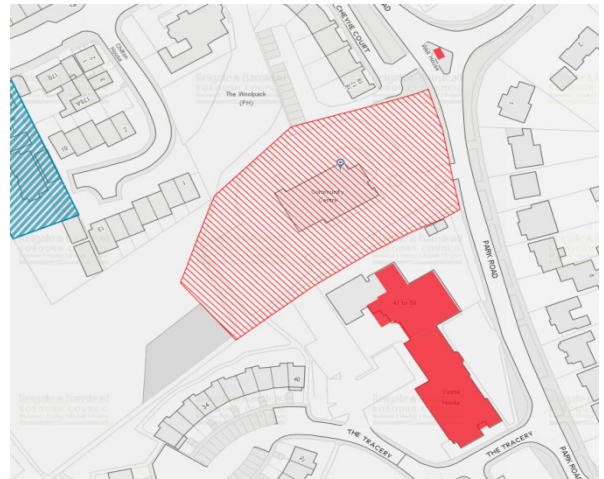
already built-up nature of the site and mixture of building uses, forms, designs and sizes that exist.

Policy BAN3: Banstead Community Centre, Park Road, Banstead, SM7 3AJ

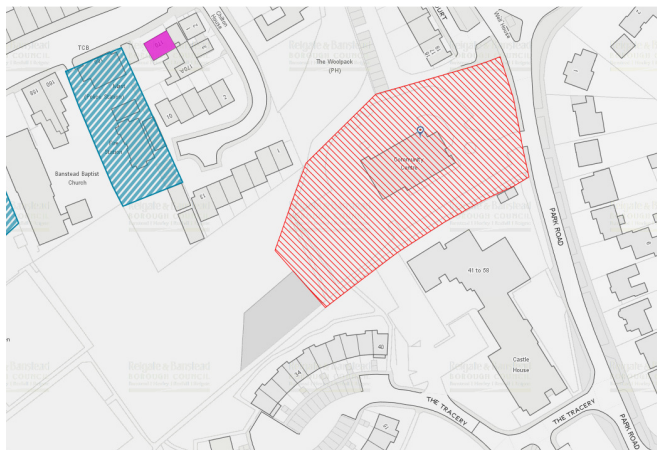
Conservation Area



Listed Buildings



Locally Listed Buildings



This site is within the Banstead Village Conservation Area and adjacent to a Grade II Listed Building, Castle House. Castle House is two-storey in height with a third floor contained within the roof. Nearest the site allocation is a more modern addition of the same 2 ½ storey scale which has Grade II curtilage status. The allocation proposes community use and 15 dwellings. This is achievable on the basis that the development is a flatted scheme of the same 2 ½ storey scale as Castle House and of a single footprint to reflect the character of the Conservation Area.

Policy BAN1: 136-168 High Street, Banstead, SM7 2NZ

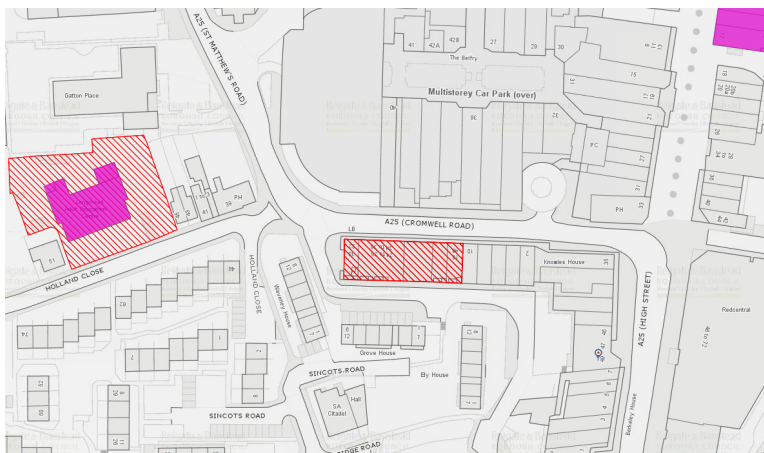
Locally Listed Buildings



This opportunity site is identified for a mixture of retail/community/leisure uses at ground floor plus approximately 40 homes. Although the site is close to a locally listed building, the area is mixed in character and scale and I consider the quantum of development envisaged could be achieved within development of similar scale to that opposite (3 storeys).

Policy RTC2: 16-46 Cromwell Road, Redhill RH1 1RT

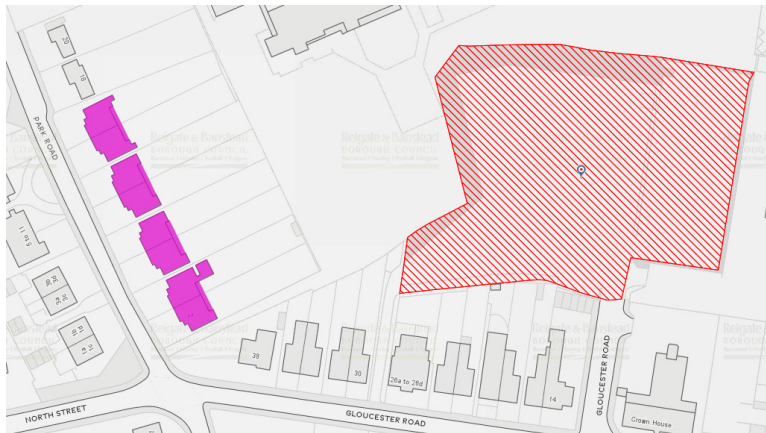
Locally Listed Buildings



Although there are locally listed buildings in the vicinity of this site, it does not affect their setting and development of the scale identified (32 units) would not be harmful to them. There is a current planning application (18/01158/F) under consideration for 32 units above ground floor retail use to which I have no objections.

Policy RTC6: Gloucester Road Car Park, Redhill, RH1 1BS

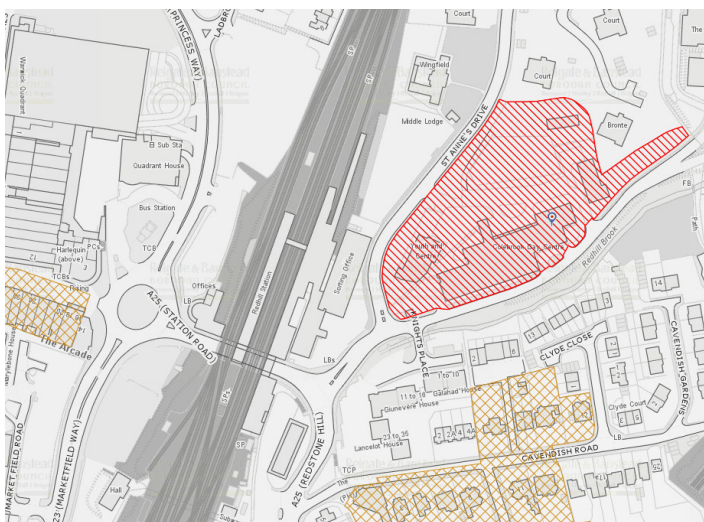
Locally Listed Buildings



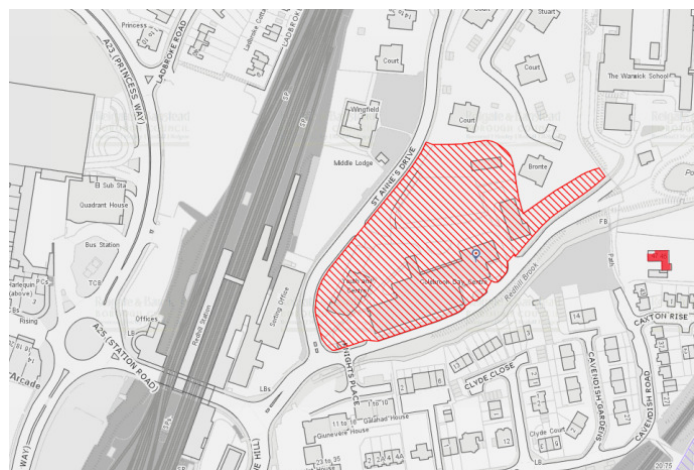
This site is allocated for up to 4,000 sqm offices, or 60 new homes or a mix of each. The site is within the context of the larger office buildings fronting London Road A23, within the Town Centre Business Area which form the existing backdrop to the locally listed buildings present in the vicinity. I consider development of this site to a similar scale would provide the quantum of development envisaged and not affect the setting of the heritage assets

Policy RTC4: Colebrook, Noke Drive, Redhill RH1 1PT

Conservation Area



Listed Buildings



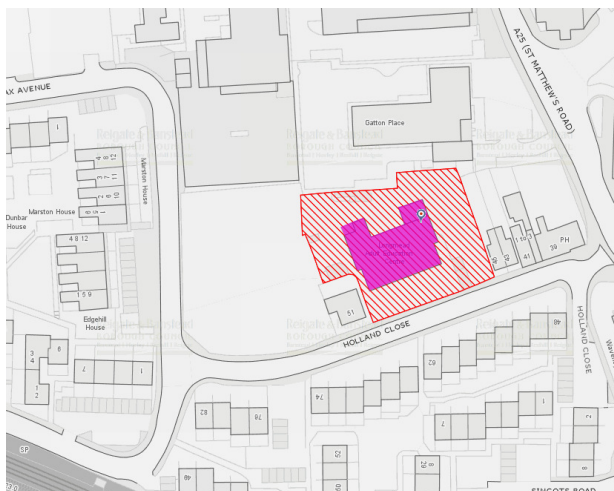
Locally Listed Buildings



The site is located on low-lying ground within the context of larger (3 or 4 storey) buildings, located on higher ground. It is not therefore perceived within the context of the nearby Conservation Areas, locally or statutory listed buildings. Although the allocation therefore proposes a relatively high density and quantum of development, I consider this could be achieved without harming the setting of the historic assets.

Policy RTC5: Former Longmead Centre, Holland Close, RH1 1HT

Locally Listed Buildings



This allocation envisages either conversion or partial redevelopment with façade retention of the existing Victorian building which is locally listed, for around 20 new homes. I am satisfied that the scale of the building and site would enable the quantum of development envisaged to be constructed without harming its historic character.

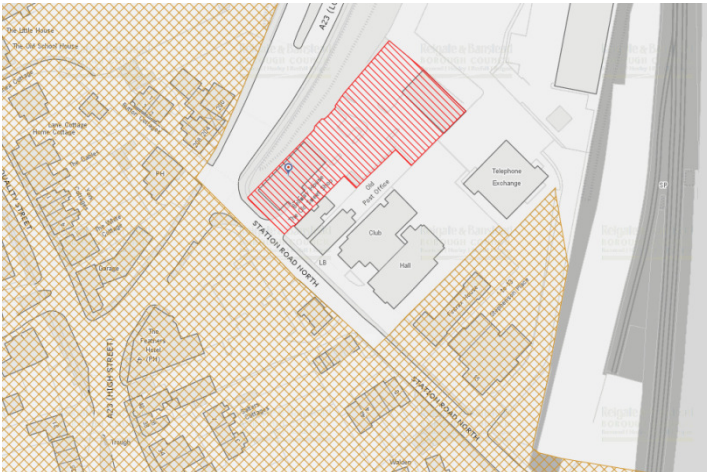
Policy RED1: Quarryside Business Park, Thornton Side, Redhill RH1 2LJ

No historic designations applicable.

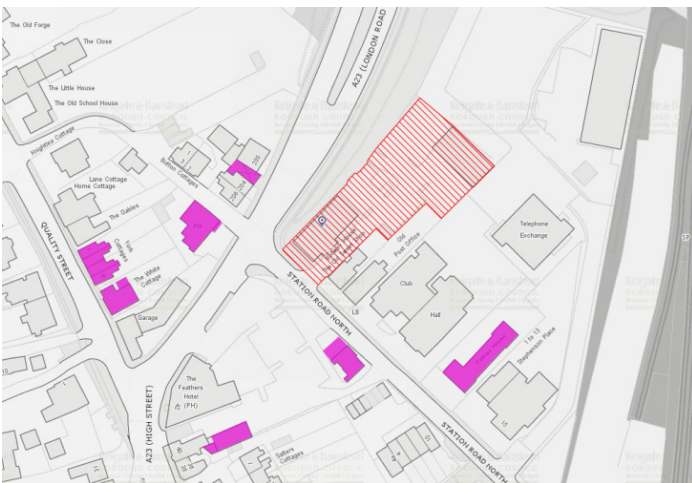
Policy RED2: Bellway House, Station Road, Merstham RH1 3YU

Conservation Area

Listed Buildings



Locally Listed Buildings



The site currently occupies a large, modern office building and occupies a prominent position at the edge of the Merstham Village Conservation Area with the range of statutory and locally listed buildings that exist within it. However, a planning application was recently considered for 33 residential dwellings on the site, to which I had no objections and considered the impact on the various historic designations to be acceptable. Whilst that application was refused against the Officer recommendation by the Planning Committee, I still consider the allocation of 32 dwellings can be suitably accommodated on this site without harming any of the heritage assets.

Policy RED4: Church of Epiphany, Mansfield Drive, Merstham RH1 3JP

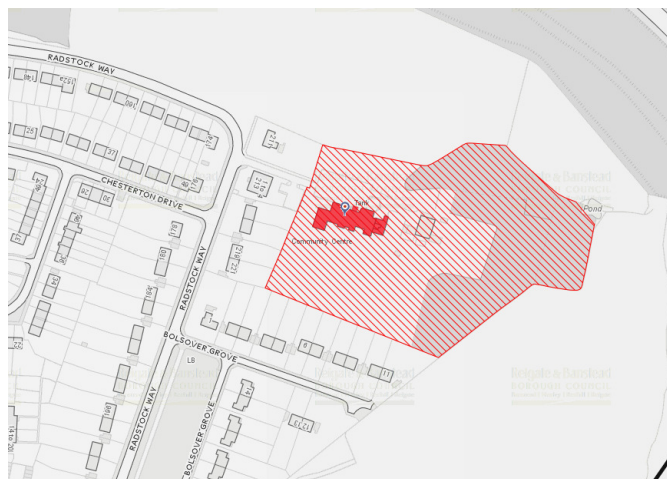
There are no heritage assets nearby this site. Sculpture salvage would be sought from any redevelopment but that does not affect its allocation.

Policy RED5: Merstham Library, Weldon Way, Merstham RH1 3QB

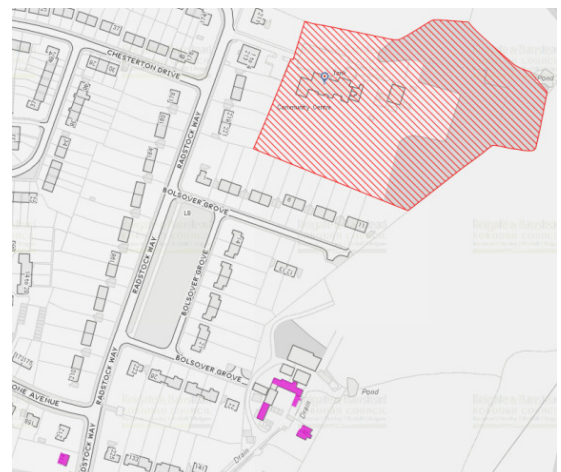
The site is adjacent to Albury Moat scheduled monument (although this is not currently showing on the GIS system and so cannot be shown). The redevelopment should retain a sylvan buffer to the scheduled monument and reflect the low scale of development adjacent to the scheduled monument but this can be accommodated if the development (up to 10 homes) is provided within smaller scale domestic dwellings or relatively low level flats.

Policy RED6: Former Oakley Centre

Listed Buildings



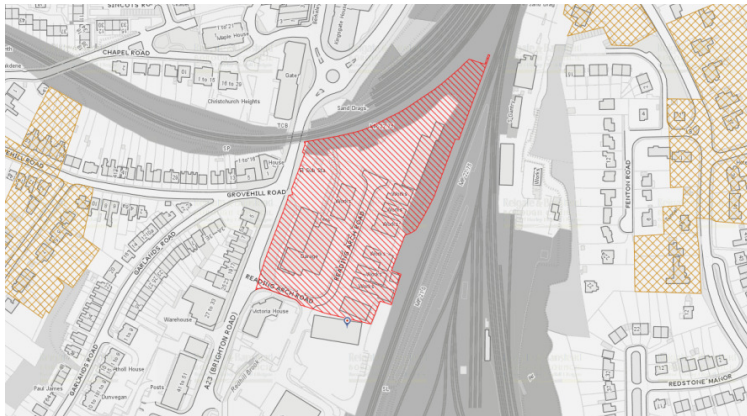
Locally Listed Buildings



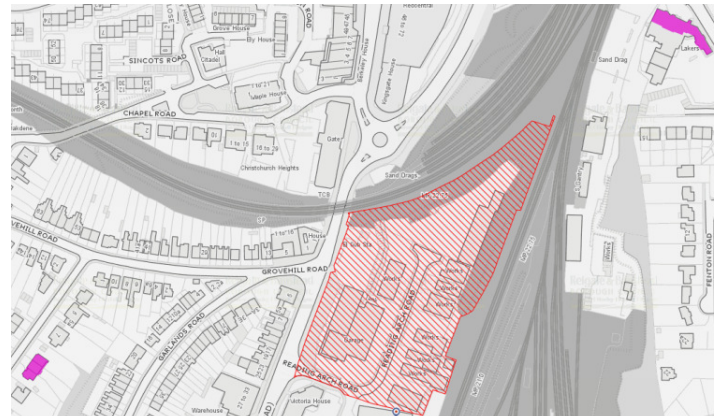
The site comprises a Grade II statutory listed building which would be converted as part of the site allocation with separate new dwellings constructed within its grounds and an outbuilding converted. A recent scheme for 22 dwellings was considered on the site on land excluding that shaded grey above which is designated as green belt (18/00312/F). I had no objections to the planning application and considered it appropriate from a heritage perspective (notwithstanding that the Planning Committee formed a different view and refused permission). I consider a further 8 dwellings could be constructed on the larger site area including the grey-shaded green belt area, meeting the site allocation of 30 dwellings on the site as a whole.

Policy RED8: Reading Arch Road/Brighton Road North, Redhill RH1 1HG

Conservation Area



Locally Listed Buildings



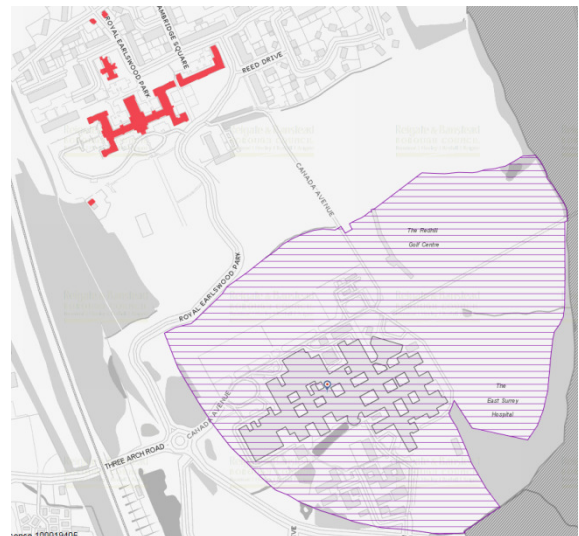
This site is remote from the nearest Conservation Area and locally listed buildings such that I do not consider there would be any heritage constraints preventing the allocation being fulfilled.

Policy RED9: East Surrey Hospital

Historic Parks and Gardens



Listed Buildings

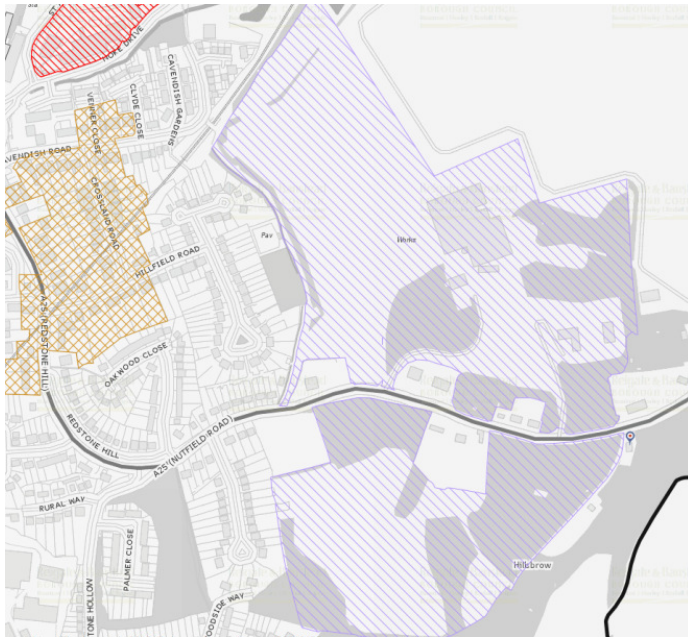


Policy ERM1: Land at Hillsbrow, Redhill

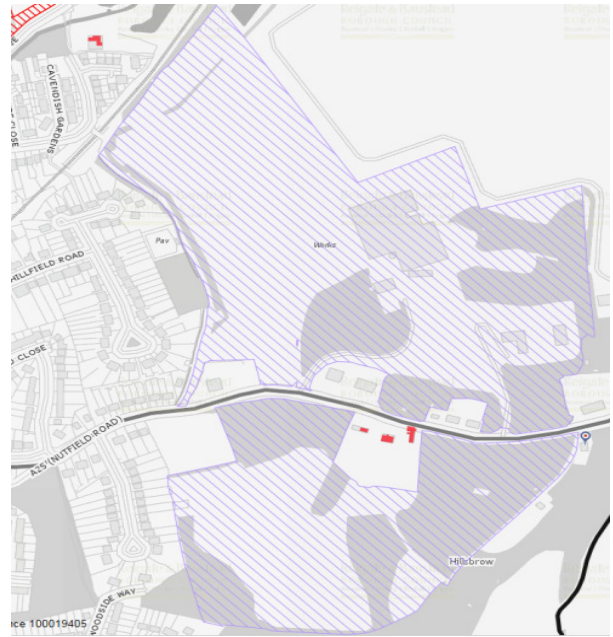
Although this site is adjacent to the historic garden of Royal Earlswood Hospital, and the Grade I listed building comprising the original hospital building, the site sits at a lower level and is already developed for hospital purposes. For these reasons I do not consider there would be any heritage objections in principle to the site allocation for further hospital and associated uses and key worker housing

Policy ERM1: Land at Hillsbrow and ERM2/3: Land west of Copyhold Works and former Copyhold Works.

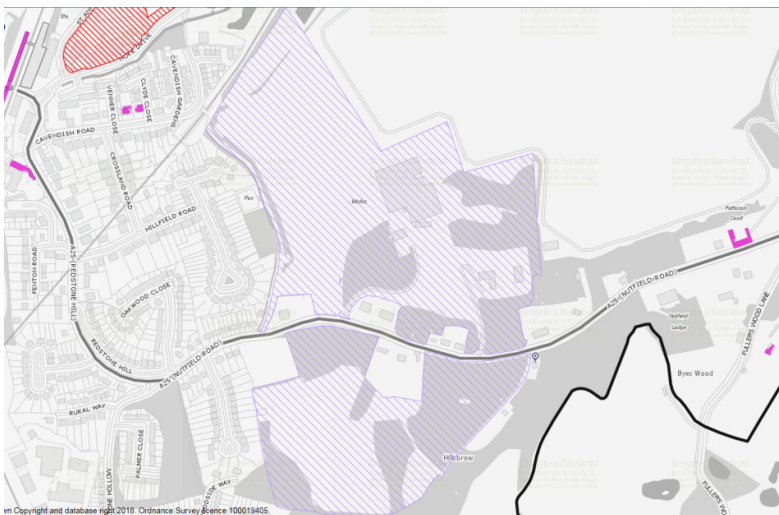
Conservation Area



Listed Buildings



Locally Listed Buildings



This, together with the other sustainable urban extensions within the Plan has been through an indicative master-planning process in the Development Management Plan (Regulation 19) Sustainable Urban Extensions (Stage 2) Site Specific Technical Report, which considered amongst other things the heritage constraints relevant and the likely buffer zones that would be required to preserve them. I have no objections from an historic landscapes perspectives, subject to appropriate landscape buffers but will leave to appointed landscape experts to comment in more detail. I consider the proposed densities as set out in both allocations are realistic in ensuring the range of uses and quantum of development can be achieved without harming any heritage asset, given they would provide for adequate landscape screens and other buffers to be provided.

Policy ERM4a: 164 Bletchingley Road, Merstham, and Policy ERM4b: Land south of Bletchingley Road, Merstham

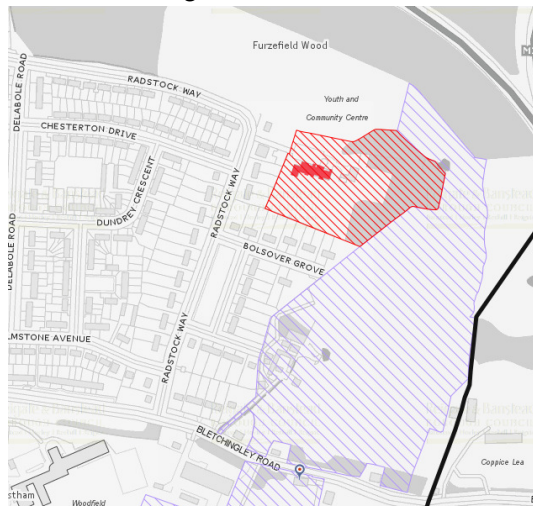
Locally Listed Buildings



This allocation includes a locally listed building at the site's frontage with Bletchingley Road. However, this takes up only a small part of the overall large site and, with the relatively low density of development envisaged within the policy, I am satisfied that this could be provided with appropriate buffers and separation distances to ensure that no harm to this historic asset would occur.

Policy ERM5: Oakley Farm, off Bletchingley Road, Merstham

Listed Buildings



Locally Listed Buildings



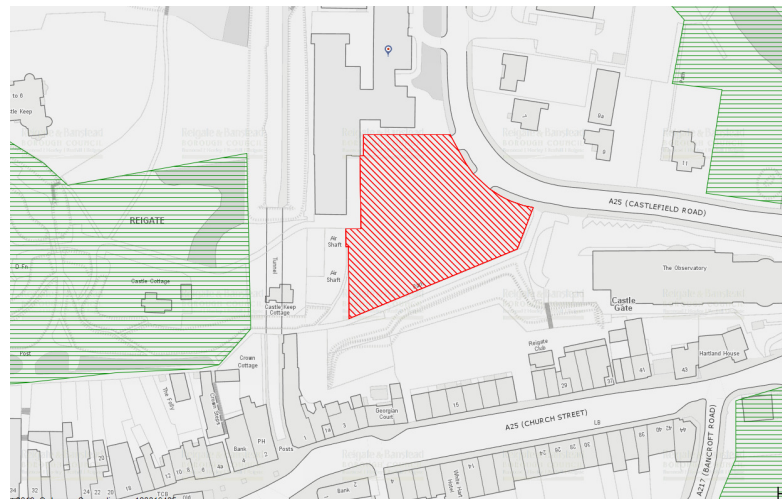
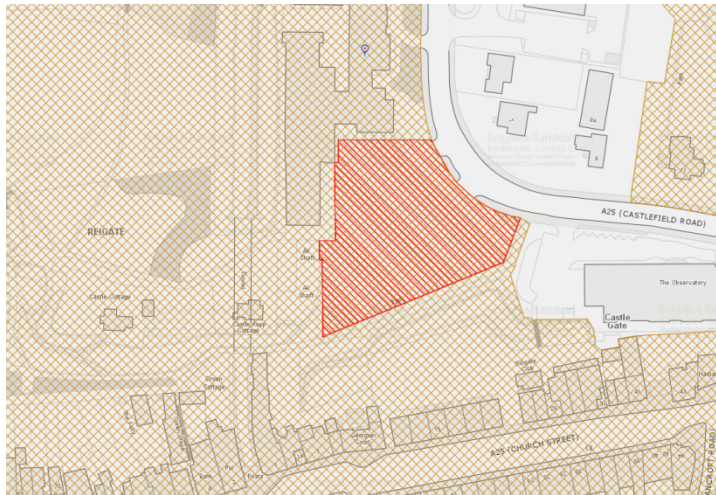
This allocation for approximately 95 new homes can be achieved without harming the Grade II listed building nearby, given the separation distances and intervening landscape screening involved. The site includes a locally listed farm yard and farmhouse however, I am satisfied that the site is large enough and the quantum of development low enough to ensure that

their setting can be appropriately respected, especially given sensitive small business units are proposed nearest the locally listed farm buildings whilst also being able to provide the green corridor to Bletchingley Road.

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

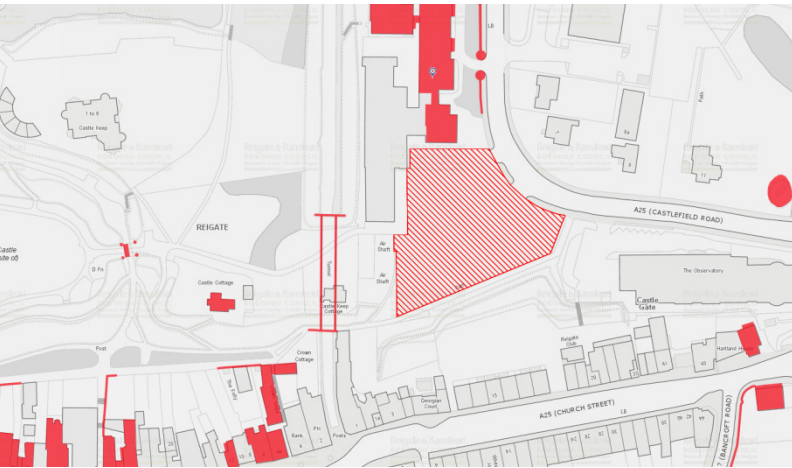
Conservation Area

Historic Parks and Gardens

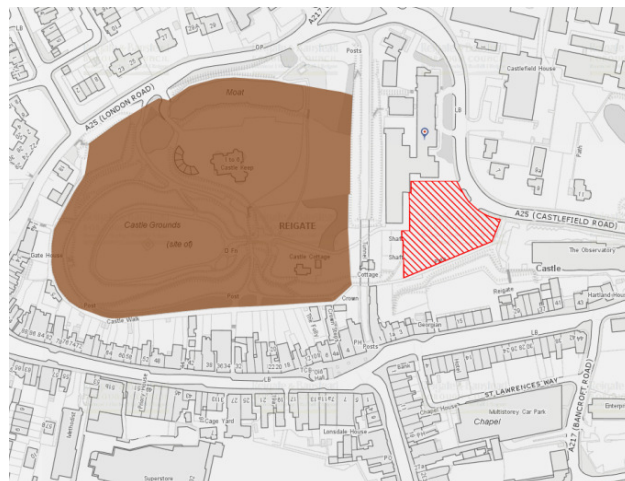


Listed Buildings

Locally Listed Buildings



Scheduled Monument

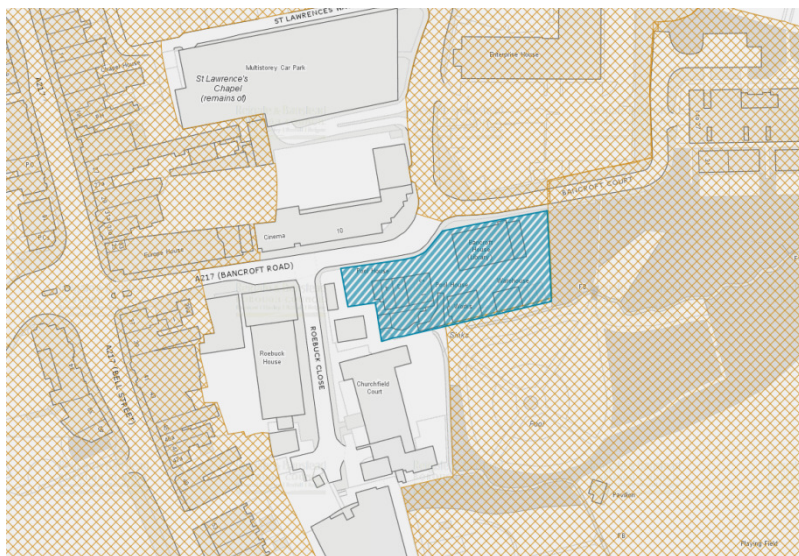


The Town Hall site is within the Reigate Town centre Conservation Area, close to the Castle Grounds which are a Historic Park and Ancient Scheduled Monument as well as being located close to the Grade I listed Town Hall building and partially within the Site Of Former Moat And Dry Fosse which has locally listed status. However the site sits within the town centre context where larger scale buildings are appropriate, such as the Esure office building to the east. On this basis, I have no concern about the potential to deliver either the 1,500 sqm offices or 30 dwellings as set out in the allocation and have informally reviewed pre-application plans which demonstrate the achievability of a development of this scale.

Policy RE11: Library and Pool House, Bancroft Road, Reigate RH2 7RP

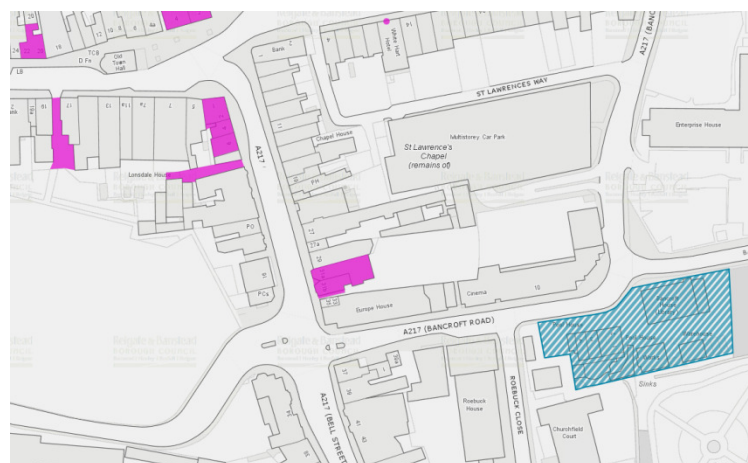
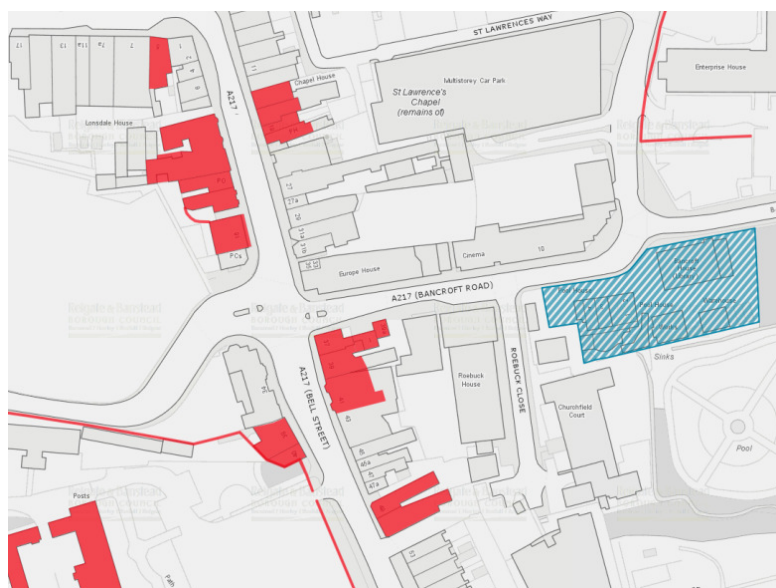
Conservation Area

Historic Parks and Gardens



Listed Buildings

Locally Listed Buildings

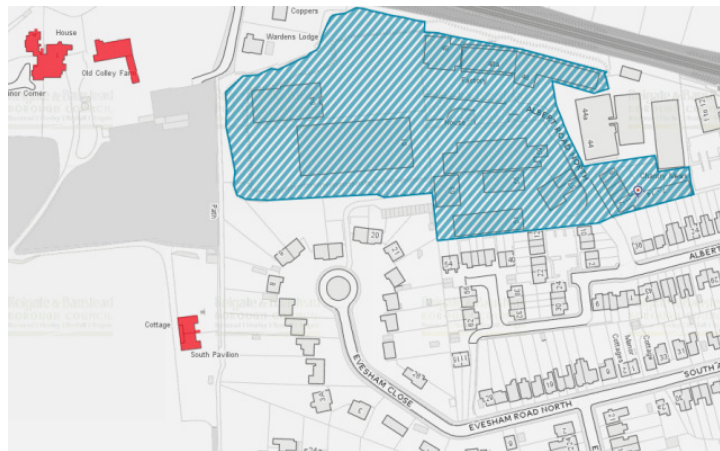
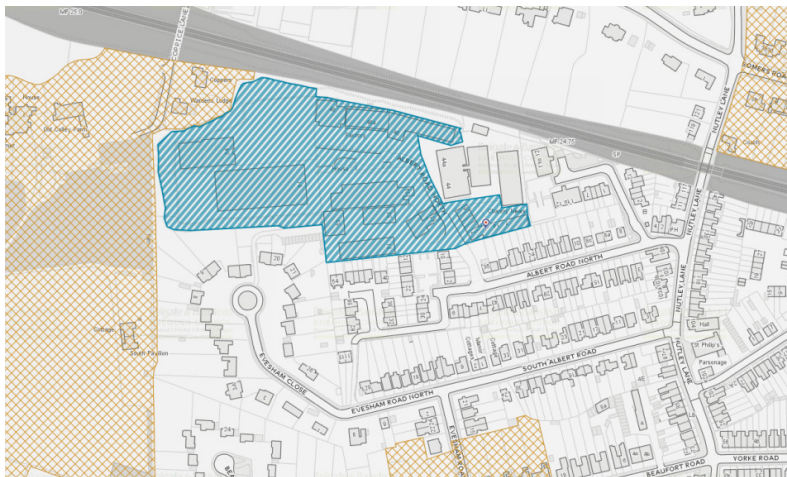


This opportunity site sits within the developed heart of Reigate town centre close to some taller buildings such as the Bancroft Road multi-storey car park although it is largely distant from the various listed buildings and historic parks and gardens in the locality. On this basis I consider a scale of development to achieve the retail and residential uses set out could be achieved without harming these. The site sits adjacent to the Reigate Town Centre Conservation Area and so would need to be appropriately designed to preserve its character but I do not consider that this would in any way constrain the ability to deliver the quantum of development set out.

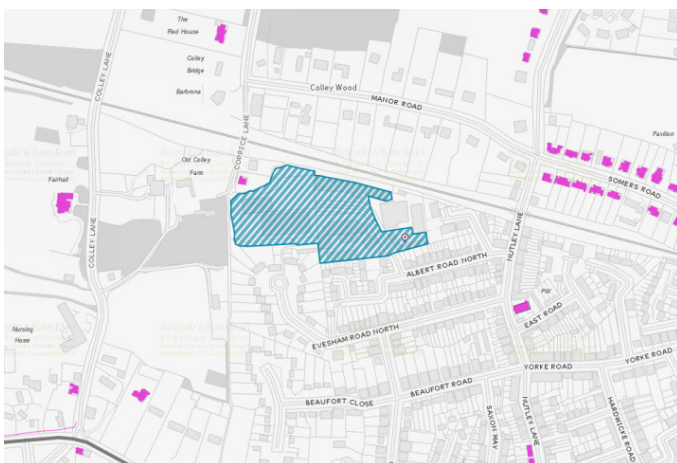
Policy RE13: Albert Road North Industrial Estate, Reigate RH2

Conservation Area

Listed Buildings



Locally Listed Buildings



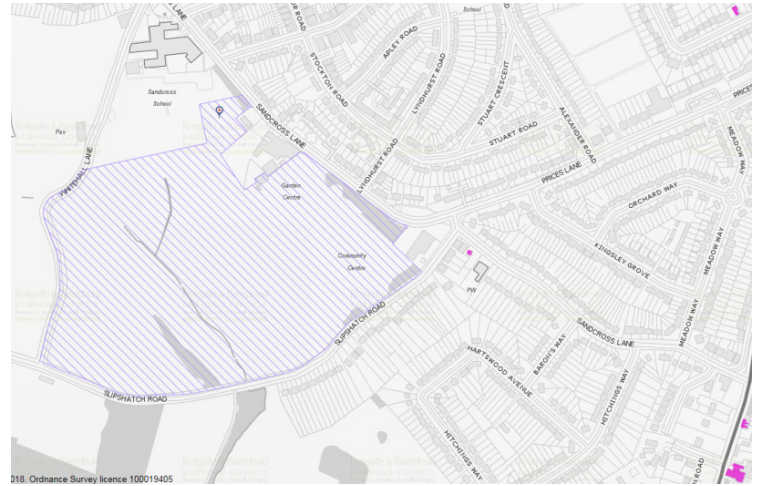
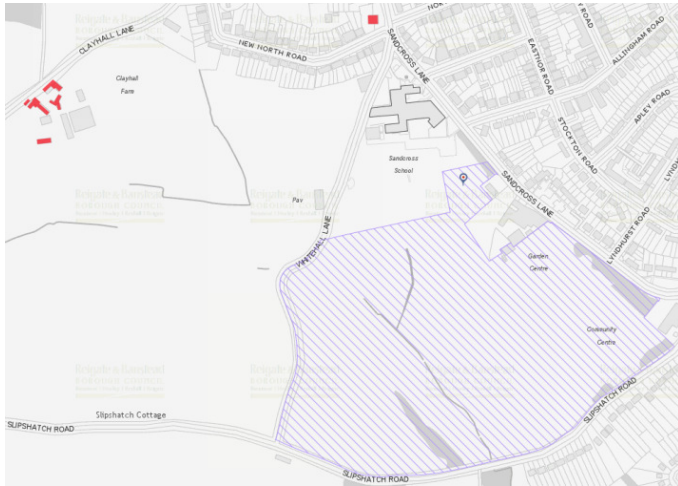
Although this site is adjacent to the Flanchford Road and Colley Lane Conservation Areas with statutory listed buildings therein, as well as locally listed buildings nearby, it is physically and visibly separated from them by virtue of it being in a sunken, low-lying former quarry. For

this reason, and the large size of site, I can see no issue with providing the quantum of development whilst preserving the setting of these designations.

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

Listed Buildings

Locally Listed Buildings



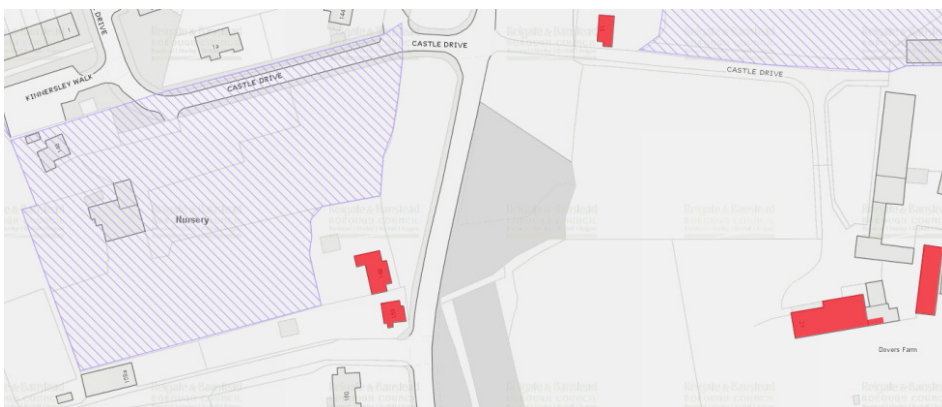
The various listed buildings shown above are distant from the allocation such that they would not be affected by the development of the site and the quantum is considered achievable whilst providing appropriate green/landscape buffers on the parkway principle.

Policy SSW6: Land west of Castle Drive, Reigate

There are no historic designations in the vicinity of this allocation and so I have no objections to the quantum of development

Policy SSW7: Hartswood Nursery, Reigate

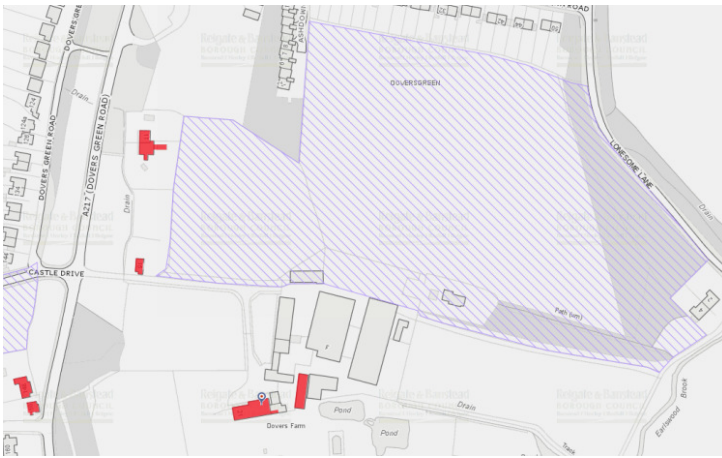
Listed Buildings



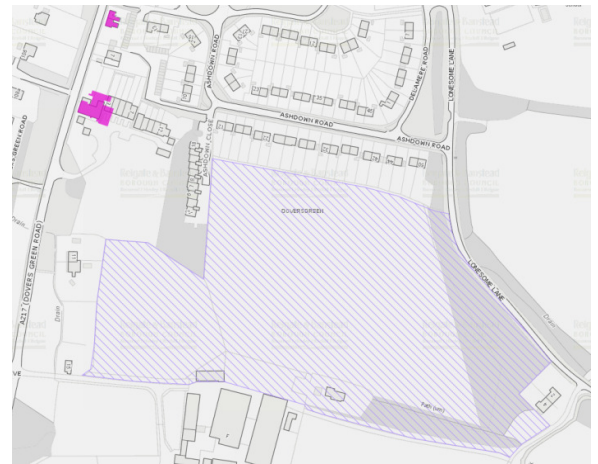
At the 25 dwellings per hectare density of residential development set out in this allocation, I consider appropriate landscape buffers could be provide to ensure that the character and setting of nearby listed buildings and the surrounding countryside is preserved.

Policy SSW9: Land at Dovers Farm, Woodhatch, Reigate

Listed Buildings



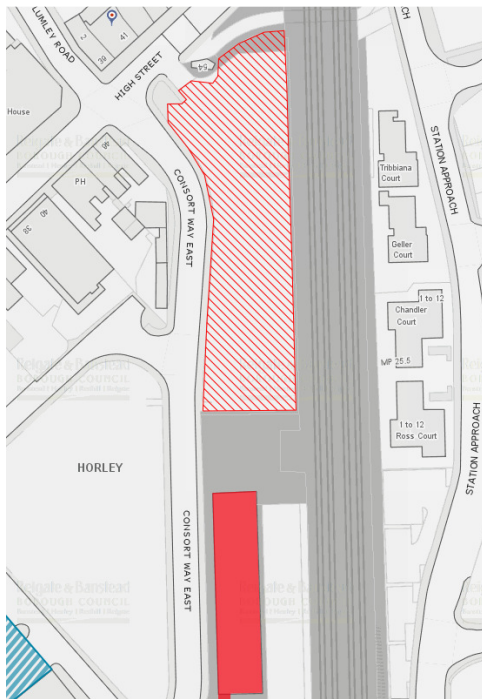
Locally Listed Buildings



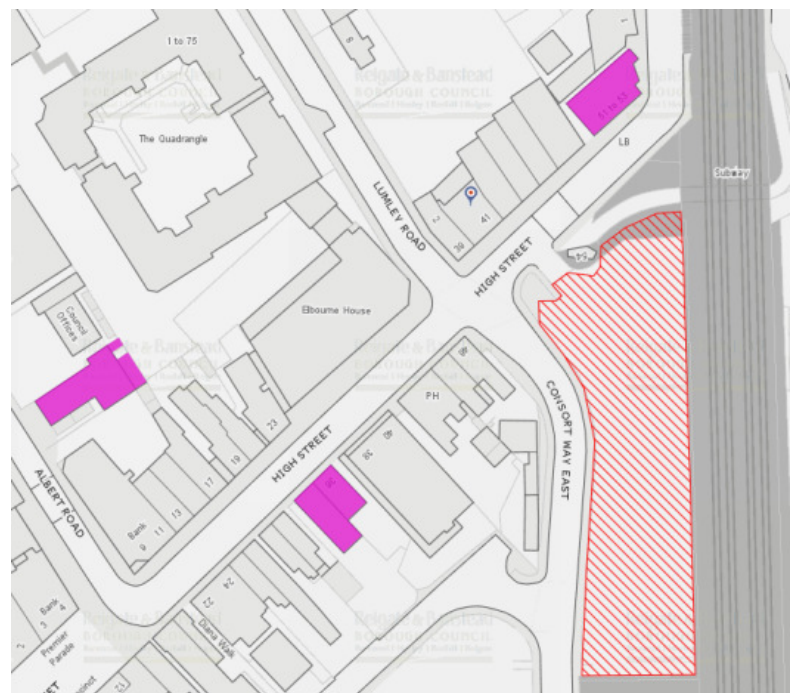
This allocation proposes approximately 100 new homes in a 6 hectare site and so I consider there to be sufficient space within the site to ensure that this development and all other uses can be provided with appropriate landscape buffers and separation without harming either the nearby statutory and locally listed buildings or the surrounding countryside character.

Policy HOR1: High Street Car Park, Horley RH6 7BN

Listed Buildings



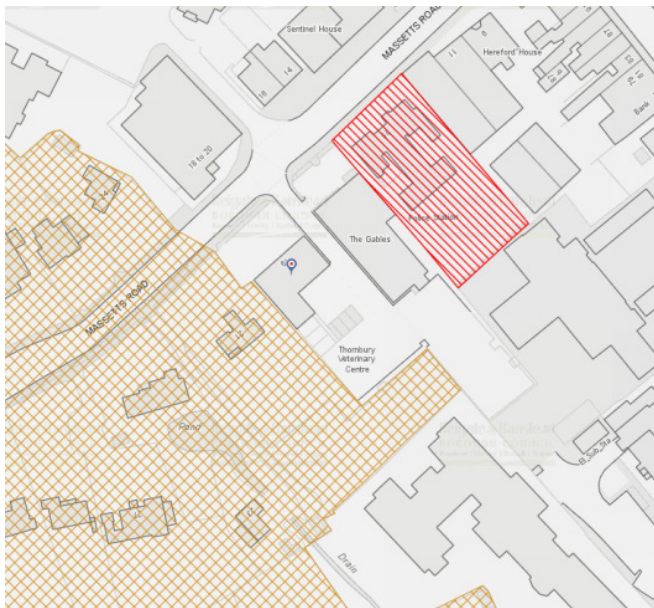
Locally Listed Buildings



This town centre site sits adjacent to the station goods shed which is Grade II listed and forms the main heritage constraint to development. As indicated within the allocation, development would be expected to load height and form to the north of the site and scale down towards the goods shed to provide an appropriate setting and protect views to the end pediment. The setting of the locally listed buildings would be less sensitive given the town centre context and surrounding building heights (3 ½ storeys) along High Street. I consider the 40 new homes and ground floor retail/leisure uses could be achieved at a scale reflective of the surroundings, subject to the above design and layout.

Policy HOR3: Horley Police Station, 15 Massetts Road, Horley RH6 7DQ

Conservation Area



Locally Listed Buildings

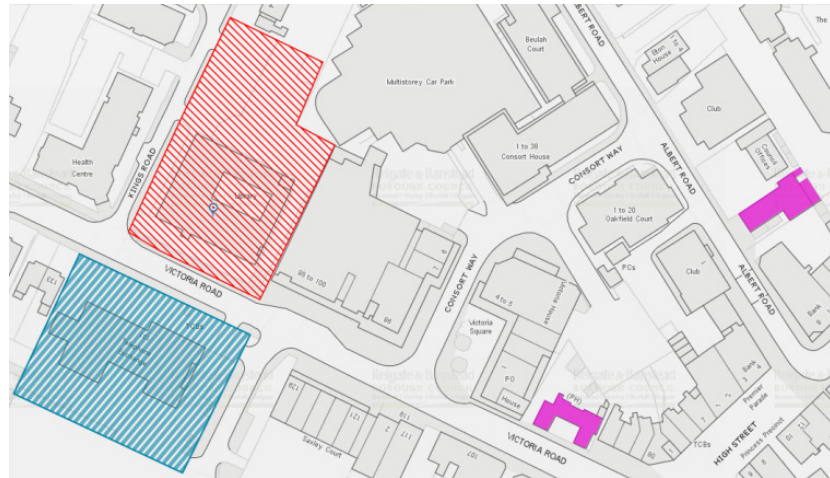
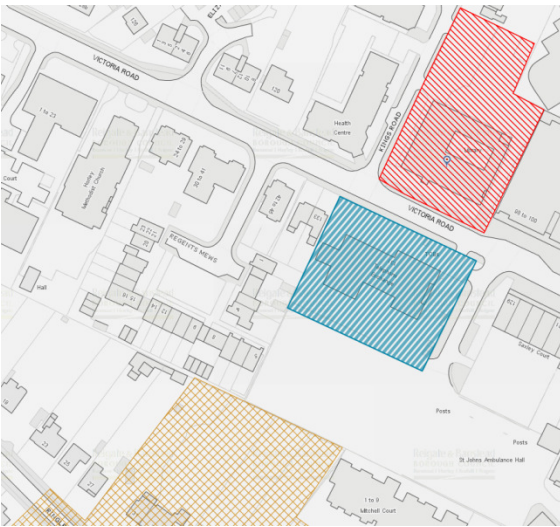


This site forms part of the setting and approach to Massetts Road Conservation Area and the building itself is of some character. The building itself is relatively large within a deep site and likely to be capable of conversion and extension, or at least façade retention and extension. Within this site area and size of building I consider the allocation of 20 flats on the site is realistic whilst providing an appropriate setting and approach to the Conservation Area, which includes various larger office and mixed use buildings of 3 storeys opposite the site. I consider the allocation could be achieved with sympathetic design so as not to detract from the setting of the adjacent locally listed former cinema building

Policy HOR5: Horley Library, Victoria Road, Horley RH6 7AG

Conservation Area

Locally Listed Buildings

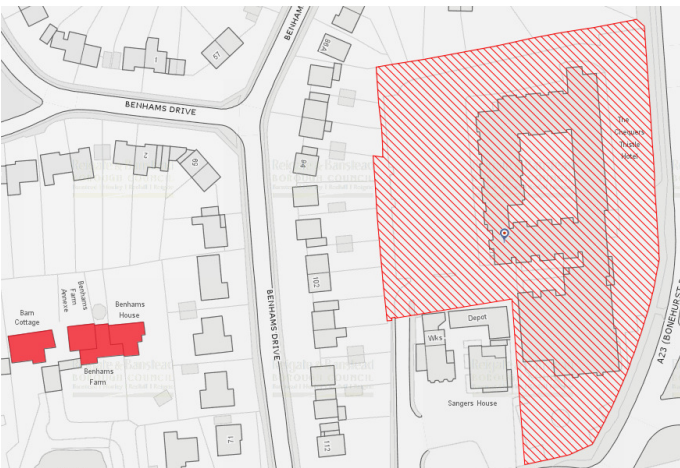


This site has Committee resolution for approval subject to Section 106 Agreement, for redevelopment to provide 40 residential apartments (18/00222/OUT) to which I had no objections.

Policy HOR8: Former Chequers Hotel, Bonehurst Road, Horley RH6 8PH

Listed Buildings

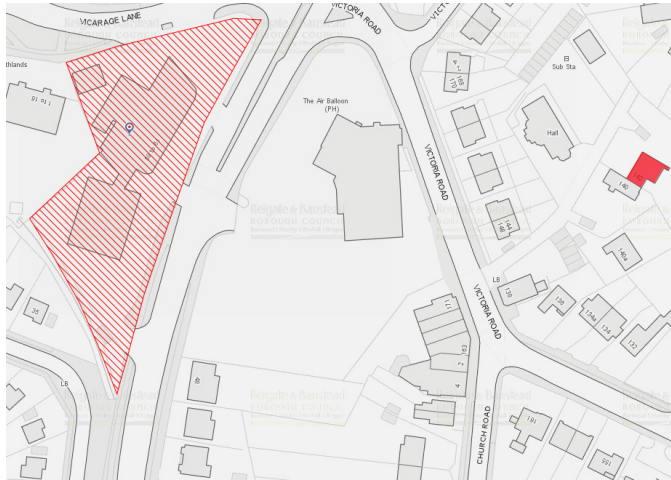
Locally Listed Buildings



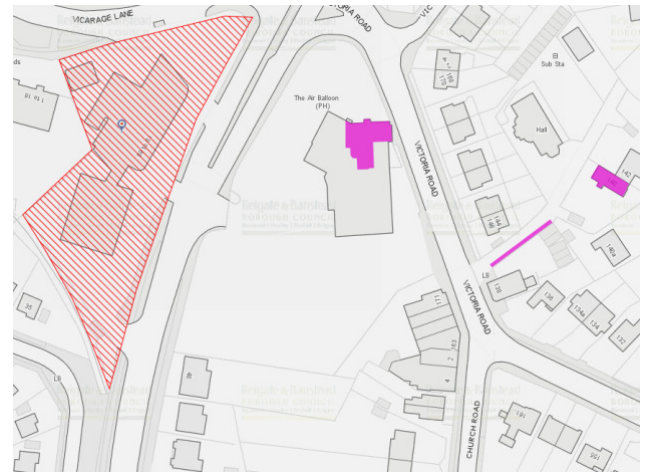
This site is relatively large at over 1 hectare and already contains a contains a large hotel at 2 ½ storeys in height. Part of the hotel building within the site is locally listed and the site sits adjacent to locally listed buildings which themselves are being developed under an existing planning permission. The allocation of 45 homes would in my view be achievable either through conversion or redevelopment whilst preserving the setting of these locally listed buildings.

Policy HOR10: 59-61 Brighton Road, Horley RH6 7HJ

Listed Buildings



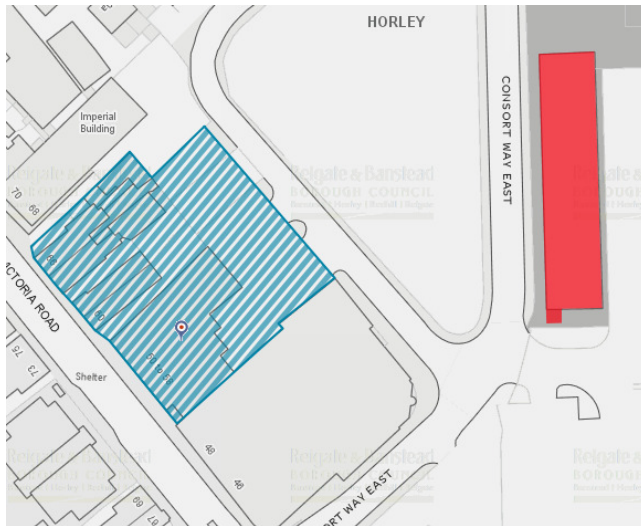
Locally Listed Buildings



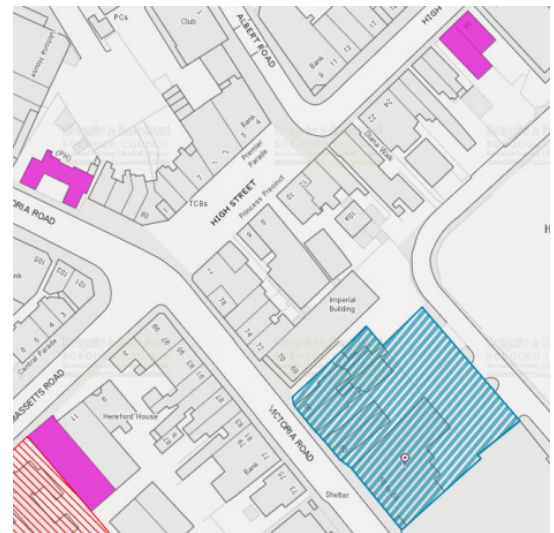
The site is not immediately adjacent to the listed or locally listed buildings and already contains a large monolithic building so there is unlikely to be any realistic heritage constraint and the redevelopment is achievable.

Policy HOR6: 50-66 Victoria Road North, Horley RH6 7PZ

Listed Buildings



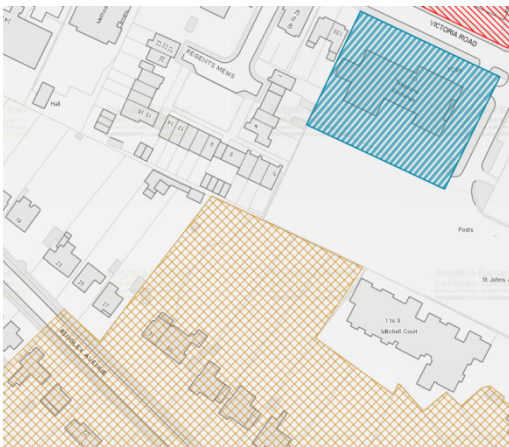
Locally Listed Buildings



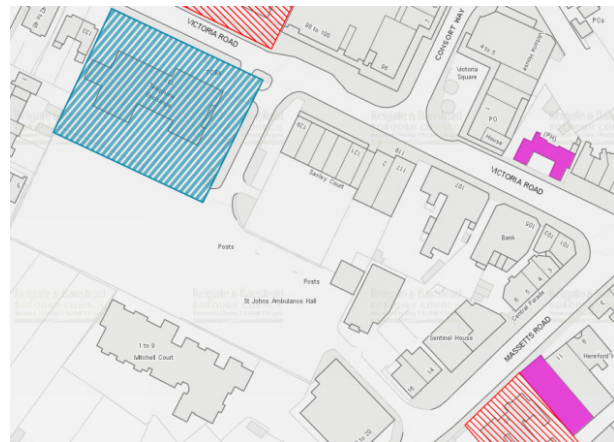
This opportunity site is sufficiently distant from any listed or locally listed buildings so as not to be constrained by them and the redevelopment envisaged is realistic.

Policy HOR7: Telephone Exchange, Victoria Road South, Horley RH6 7AS

Conservation Area



Locally Listed Buildings



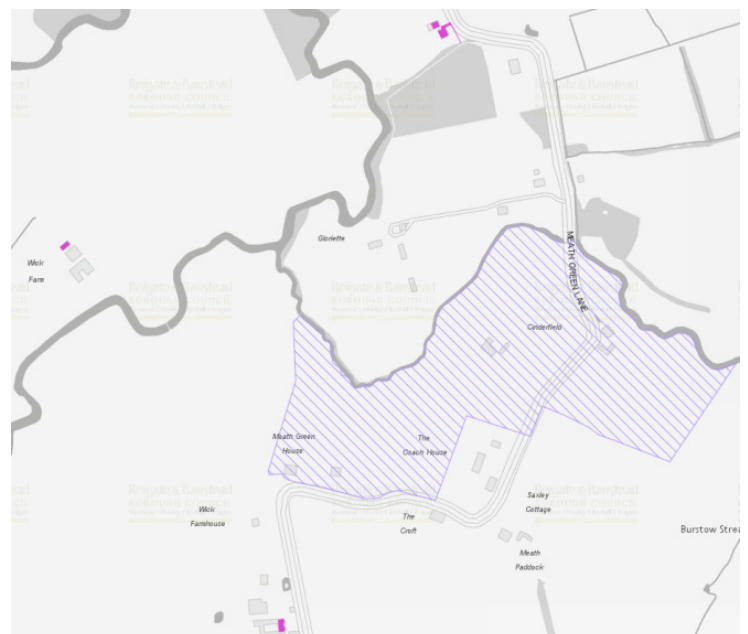
This opportunity site is sufficiently distant from the Conservation Area and locally listed buildings so as not to be constrained by them and the redevelopment envisaged is realistic.

Policy NWH1: Land at Meath Green Lane, Horley

Listed Buildings



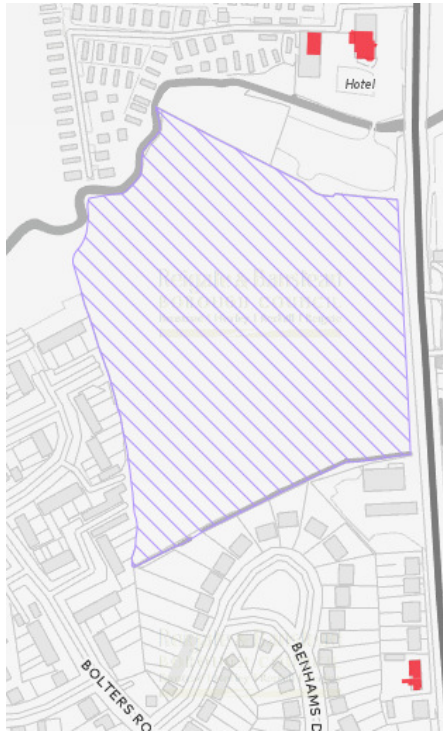
Locally Listed Buildings



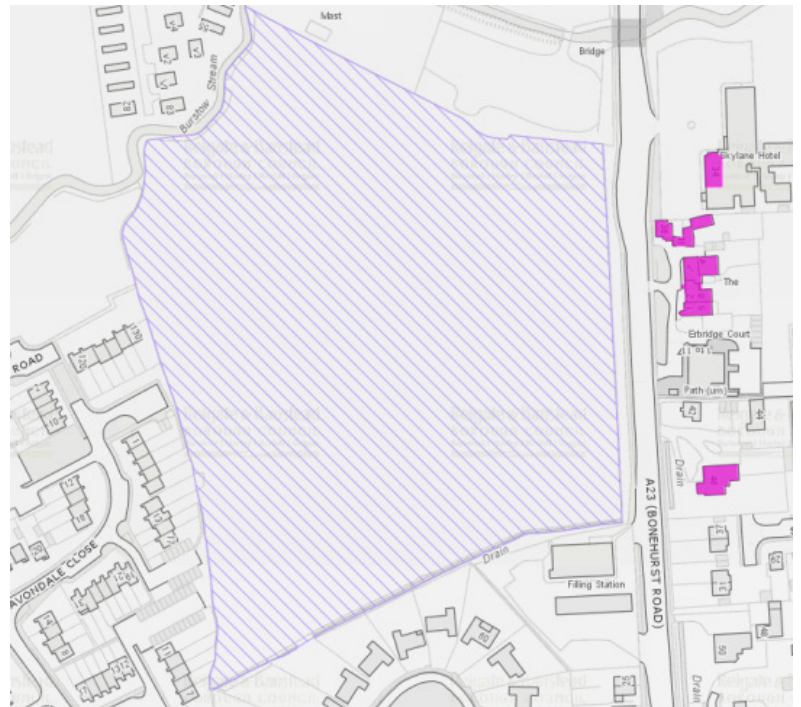
This is a large site (9.9 hectares) which would sit alongside the North West Sector development under construction. Although there are listed buildings within the site, the low overall densities envisaged (7.5 dph) are typical of the adjacent sector and allow for appropriate open space, flood areas, landscape buffers and the retention of the hedge lined lane to ensure the setting of the listed buildings (and farther locally listed buildings) can be satisfactorily preserved.

Policy NWH2: Land at Bonehurst Road, Horley

Listed Buildings



Locally Listed Building



The allocation for 40 new homes on this 5 hectare site is realistic and provides a sufficiently low density to provide appropriate landscape buffers to preserve the setting of the distant listed Cambridge Hotel to the north and locally listed buildings opposite.

Policy SEH4: Land off The Close and Haroldsea Drive, Horley

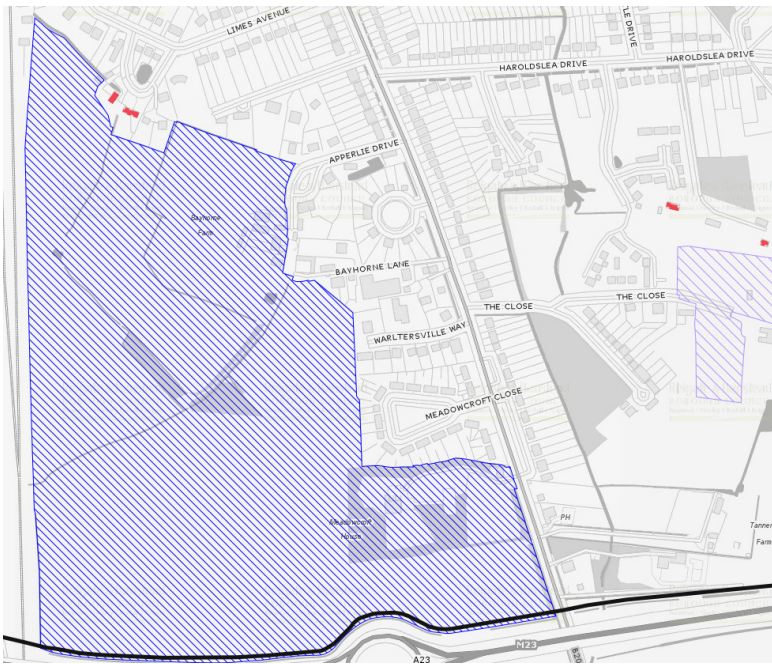
Listed Buildings



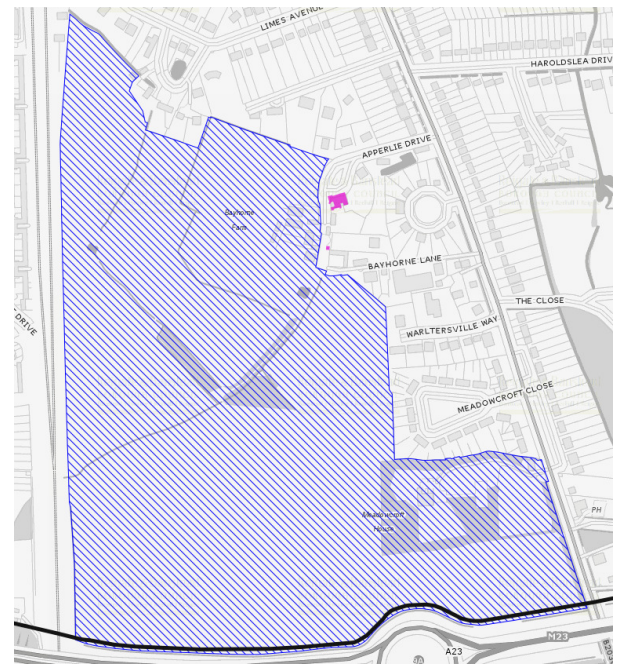
There would need to be some sensitivity in the form of a landscape buffer to the northern boundary to form an appropriate boundary to the setting of the listed buildings but the quantum of development, at 16 dwellings per hectare is achievable whilst successfully preserving their setting and is evident in the vicinity.

Policy HOR9 – Horley Strategic Business Park

Listed Buildings



Locally Listed Buildings



The only heritage assets affected by development of this site are located to the north within the flood zones 2 and 3, meaning development is likely to be focussed to the south of the site, centred on the motorway junction for this and accessibility reasons. Given the large size of the site therefore I consider adequate separation and landscape screening could be provided to ensure that there is no harm to the setting of these listed/locally-listed buildings.