

## **CHAIRMAN'S NOTES**

The last news letter

ended with an appeal for Officers for the Society: Chairman, Vice Chairman and Secretary. These positions are still without nominations. Please rack your brains to persuade others to volunteer to ensure the future of The Reigate Society, or consider volunteering yourself. You can telephone me to discuss this (01737 240974)

We have written to Reigate and Banstead Borough Council expressing concern at the damage caused in Priory Park by the Winter Ice Rink. This is the second year that this damage has happened and we have urged the Council to ensure that the operators restore the grassland and woodland areas. Subsequently to our letter the damaged area was fenced off and we understand that work will follow when the weather improves.

We are sorry to learn of the closures of two of our local garden centres: Heathfield Nurseries, Reigate Heath, and then Reigate Garden Centre, Sandcross Lane, due to close later this year. Both are planning residential development which the Society will monitor closely.

Heritage Open Days this year will take place over two weekends between 3<sup>rd</sup> and 16<sup>th</sup> September. The Working Group has held several meetings and there are some new venues and different and interesting walks and talks. Robert Bogin has again undertaken the preparation of the brochure and to obtain advertising sponsorship.

The Architecture and Planning Committee meet each month and reports of their work can be seen on the Society's website. Their comments regarding the poor quality of design and building at the new Sainsbury site in Redhill are particularly relevant to current developments in the Marketfield Way area where a projected tower block building beside the railway is considered too dominant and of inappropriate design.

Platform Zero at Redhill station is operational now and the Report from the Transport committee gives more news of train travel.

We have been able to enlist the help of RBBC with the project to plant three elm trees in Memorial Park Redhill in memory of Eddie Waller and we are grateful for the donation of £300 from his family for these. The RBBC Tree Officer is sourcing the correct English elm variety and will organise planting. We will inform Society members further when this is finalised. Mrs Diana Robertson, Eddie Waller's daughter, described how her father particularly loved local trees and open spaces.

Members are reminded of the Civic Awards made by the Society to worthy developments in the Borough and suitable nominations for consideration are welcomed.

Please refer to the Society website for information: [www.reigatesociety.org.uk](http://www.reigatesociety.org.uk).

**Michael Doughty**

**(01737) 240974**

## **SECRETARY'S NOTES**

We had a change of speaker for the Open Meeting in January and welcomed Geoff Blay of Reigate Beekeepers who gave us a most enlightening talk on 'The Healing Properties of Honey'. He also brought a hive for us to see and demonstrated how this works. There is considerable skill and knowledge amongst local beekeepers and this talk inspired us to a new respect for them and our precious bees. Geoff had brought examples of different honey to taste and there was a supply to purchase as well.

Thank you to Geoff and we will look forward to another talk on more aspects of beekeeping in the future. February's Open meeting was quite different and the weather was very cold. Nonetheless about 20 people arrived at the Colman Centre to enjoy Penny Lambert's interesting talk on 'Some Literary Figures of Surrey' which was laced with many quotations professionally rendered. This talk was a delight to warm a cold wintry evening. We welcome ideas and suggestions for future talks. There are five

Open Meetings held during the year which are free and open to all. The meeting of 26<sup>th</sup> March is the last of this season.

The 2018 AGM of the Reigate Society will be held on 9<sup>th</sup> July at the Colman Redland Centre.

Dr Zully Grant Duff, Reigate County Councillor will give a short talk after the business of the AGM is completed and we will again, this year, provide some simple refreshment at the end of the evening. The AGM is also an Open Meeting in that non-members are welcome to hear Dr Grant Duff and to meet the Reigate Society.

**Members Evening 2018.** The date for this is Monday 15<sup>th</sup> October. We are changing the venue this year to Redhill and Reigate Golf Club, Pendleton Road, Redhill and the cost is expected to be £12.50 a ticket. Please look out for the booking form which we hope to send out with the Annual Report prior to the AGM.

The Society is grateful to the family of John Angel for donating his collection of historic ordnance survey maps. These have been given to The Holmesdale Natural History Club Museum where they will provide an important and interesting resource.

Information about the Holmesdale Natural History Club can be found at their website

[www.hnhc.co.uk](http://www.hnhc.co.uk).

Website and Facebook

the number of Facebook 'likes' appears to have levelled off at 169.

**Mrs Bridget Doughty**

**(01737) 240974**

## TREASURER'S NOTES

Funds at the end of the year stand at £6574 of which £710 relates to subscriptions for year 2018-2019. A donation of £300 was received from the family of Eddie Waller which is to finance tree planting in Redhill Memorial Park. The cost of these trees will be met in 2018-2019 so this donation has been shown as a current year receipt in advance. Net funds for 2017-2018 are therefore £5564.

This represents an increase of £529 for the year which is a satisfactory result.

Included within the expenses is an extraordinary amount of £529 which was the final cost of the Priory Park statue. There may be around £200 of

extra costs before year end.

The current level of subscriptions which is down by £682 on the previous year is still sufficient to meet our level of expenses.

The current MINIMUM RATES are as follows:

Individual Members	£10
Family Members	£15
Corporate Members	£30

**Robert Bogin**

**(01737) 248018**

## REGISTRAR'S NOTES

The number of members stands at 545 comprising 188 single memberships, 165 family memberships, 20 corporate and 6 others.

During the year there was a loss of 80 members and 61 memberships. Much of this was due to removal of members who had not paid for more than 2 years.

The future policy which is influenced by new Data Protection Laws will be that any member who has not paid their subscription for the current year by

the end of that year (March 31<sup>st</sup>) will be removed from the database and will not receive future newsletters.

There is a subscription form for 2018-2019 membership at the back of this Newsletter for those who do not pay by standing order. There is also a Newsletter by email request form which is a very cost effective method of delivery for the Society.

**Robert Bogin**

**(Acting Registrar)**

## **DATA PROTECTION NOTICE**

*The statement below is made necessary by the new General Data Protection Regulations coming into force in May 2018*

**Payment of your annual subscription establishes a contract between yourself and the Reigate Society. We will provide regular Newsletters delivered to you by email or paper version to your address. You are entitled to attend all meetings of the Society including the Annual General Meeting and the Society will advise you of all such meetings.**

**In order to fulfil our obligations to our members, the Registrar of the Society maintains an electronic database of members' home addresses, telephone numbers and email addresses plus a record of annual subscription payments. This file is password controlled and all prudent security measures are in place against outside access. These details are not passed to any third party nor are they used for any purpose other than to fulfil our contractual obligations to our Members.**

**Details of payments received are held by the Treasurer of the Society in an electronic file. This file is password controlled and all prudent security measures are in place against outside access. These details are held in order to reconcile payments received against membership records.**

**The details of any member who does not pay their annual subscription within the membership year in question will be deleted from the Membership database within three months of the end of that membership year and the contract between the Member and the Society will end.**

**If any member has any questions concerning the above or wishes to end their contract with the Society, they should advise the Registrar in writing or by email message. Questions will also be answered by the Registrar, Robert Bogin, on 07989-408834.**

## **COMMITTEE REPORTS**

### **ARCHITECTURE & PLANNING**

**CHAIRMAN: SIMON WALTER (01737) 243**

The Architecture and Planning Committee meets each month and a record of their discussion and relevant comments on planning applications is available on the Reigate Society website. The committee has received several nominations for this year's Civic Awards. Please contact the A & P Chairman if you have a nomination and refer to the Reigate Society website for more information. The committee continues to monitor many issues concerning our local area and actively seeks to improve the Society's communications with RBBC. An application for a New Premises

Licence at The Grounds of Priory Park which had been posted publicly and dated 21st February 2018 had been discussed by the committee and a letter of concern/objection has been sent to RBBC by the Society Chairman, Michael Doughty. It appears that the current application is some type of 'umbrella' license for activities in the Park and we assume that future 'event-specific' licenses for individual events would still be required (and advertised). If this is not the case then the application would be too far-ranging and non-specific.

The main issue of interest currently will affect Redhill for the next 15+ years.

The second draft of the Borough's Development Management Plan (DMP) has been out for a 6-week consultation ending Friday 16 March. Although the Planners were still accepting responses emailed to LDF@reigate-banstead.gov.uk after the deadline

Rather than scrambling to digest 30 policies (160 pages, plus 91 separate evidence reports) within 6 weeks every couple of years, the Reigate Society would like to re-establish a more measured, ongoing dialogue with the planners. But, of course, the planners are themselves stretched to deliver within this elaborate planning framework, which has been put in place by successive governments, and is still being tweaked by the current administration.

The main points of interest to Redhill in this DMP are:

- What will bring people into the Town Centre in 15 years' time?
- How high to build in the Town Centre
- Managing traffic and parking
- Where to build new housing
- How to encourage "distinctive local design"

These are important issues for Redhill and its surrounding Green Belt, so it's disappointing that the previous Redhill Town Centre Area Action Plan (RTCAAP) has been terminated, on the basis that some of it is now incorporated into the DMP.

The planners identify Redhill as having a successful small town centre, albeit with a limited range of mid-market shops, most retail units being too small to carry a large range of items. They acknowledge the centre would benefit from some environmental/public realm improvements but, beyond promoting a cinema with retail development at Marketfield Way, the main idea seems to be to build more residential blocks.

How will this make Redhill overall a more attractive place for shoppers and visitors and employers? What will distinguish Redhill in competition with larger, more diverse centres like Croydon and Crawley?

For example, once shoppers have managed to park in the Belfry or the new Sainsbury's, how will they be drawn to (or even notice) other attractions in the town? What effect will the new cinema have on continuing council investment in the Harlequin Theatre? And what is the vision for reviving the

Brighton Road just to the south, surely an important gateway to the centre?

The DMP abandons the proposal to delimit zones for tall buildings, so it seems there are no longer any restrictions on where tall buildings may create wind canyons that shadow our streets from sunlight.

With crowded roads and consequent pollution, planners nationally hope to persuade people away from their vehicles, and even to give them up altogether. With the internet to handle the weekly shop, this can be practicable where there is joined-up public transport for evenings out as well as commuting. But there are no proposals to make it easier for rail travellers to get to and from Redhill station; no plans to upgrade the bus station and improve routes between the railway and the town centre; and no proposals to give buses priority – without which every bus journey surely takes at least 5 minutes longer to reach the bus station.

And no proposals to minimise the pollution from large HGVs going up and down Redstone Hill for the landfill sites to the east.

Finally, there are the government's increasingly urgent demands for more homes. The DMP relies on out-of-date assessments (several sites have already been built), overlooks several larger brownfield sites (such as at Doynyngs and Hooley Lane) and assigns widely varying housing densities to the sites it does include. This is important, because if we increase housing densities in urban areas, we can keep the Green Belt for the next generation.

Having overlooked so many possibilities for reaching the government's housing target, the planners persist in wanting to build low density housing across "Sustainable Urban Extensions" in the Green Belt either side of the A25 at the top of Redstone Hill. Still transfixed by targets, they also want to "safeguard" (as potential for housing) a huge area of farmland to the east of East Surrey Hospital and south as far as Salfords. We are promised nothing is certain, because the area will be subject to another Green Belt Review if/when our housing supply figures fall below the government's target. Meanwhile, this area will surely be blighted for anything other than land banking.

The planners call this site "Redhill Aerodrome" although most of it lies outside the aerodrome boundary (and only a sliver of the aerodrome lies within the Borough). It is just part of a larger area stretching east across to the M23 in Tandridge District, promoted by a regional developer as a potential "garden village" of 8,000 homes. Tandridge have yet to decide whether they want a

garden village here. Not every household needs or wants a garden, and town centre apartments can be attractive for many younger and older households without school age children, especially if there are views and paths to link the town centre directly to the Green Belt in the hills

that cradle it.

Which brings us to “distinctive local design”, surely that would help make Redhill town centre an attractive destination in competition with, and contrast to, Croydon and Crawley?

## **TRANSPORT**

**CHAIRMAN:**

**BRUCE HEALEY (01737) 24057**

### **Airports**

There was a report that Gatwick Airport is lobbying to use its main taxiway as a second runway. This would require a major concession on the present air traffic control rules. There is a strong impression in the Transport Committee that a second runway of some sort is just a matter of time.

### **Roads**

The 'Beast from the East' caused traffic chaos as did a major diesel spillage on the A217 on March 8th requiring resurfacing of a stretch of road. The cold weather has further worsened the already poor state of roads. The BBC reckons that it will take Councils 14 years to catch up with the backlog of road repairs.

A controversial redesign of the M25 junction at Cobham is under consultation.

### **Railways**

Recent RMT strikes on Southern trains now have little effect in our area. The dispute still rumbles on.

On Sunday 25th February, the Police were called to Redhill Station to control the crowds after Southern Trains failed to provide an adequate rail replacement bus service between Redhill and Three Bridges. The Chief Executive of Southern trains explained that all lines to Brighton were closed and that road congestion and the difficulty of getting the buses to 'circle round the routes' caused the problems.

Ahead of the major rail timetable changes in May, there are now 2 trains each way from Horsham to Peterborough which stop at Redhill There are another 2 trains each way between Brighton and Cambridge which do not stop at Redhill. These services are for crew training and are not at particularly useful times.

Our campaign to save the former goods shed on Hockley Business Park has reached some of the national Railway Magazines.

Both the Redhill to Tonbridge line and the Reigate to Guildford line are now covered by Community Rail Partnerships (CRP) with regular meetings with the train respective train operator, Network Rail and interested parties. The Transport Committee attends both of these.

In a recent meeting on the Reigate to Guildford (and soon Reading) CRP, Network Rail reported that the proposed 3 trains per hour each way from Reading to Redhill is delayed until a safety analysis is performed on a number of foot crossings. Network Rail were keen to be able to run 4 trains per hour should the need arise. We are keeping up pressure to consider the effect on Reigate level crossing. There was good support from the CRP to not demolish Reigate signal box once its function is moved to the Three Bridges control centre.

**The summary below was drawn up on the committee's behalf for a general submission on REIGATE & BANSTEAD DEVELOPMENT PLAN CONSULTATION.**

We welcome:

- That a Green Infrastructure Strategy has been produced
- Policies protecting and enhancing the Borough's valuable open spaces.
- Policies protecting and enhancing the Borough's biodiversity.
- Have Policy NHE2 stating the principle of net biodiversity gain in developments.

However:

- The Society does not feel that the Core Strategy objective of SO8 (To safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites) is actually fully reflected in either the Development Plan or Green Infrastructure Strategy.
- The Society notes that the Green Infrastructure Strategy was dated August 2017, but is not aware that this was published then or subject to consultation. Fine as far as it goes, but a lot of further detail that could be added and a lot of potential corridors are omitted.
- The Green Infrastructure Strategy appears to have an out of date database in the context of SNCI designations and particularly BOAs. A number of BOAs are omitted here. Given this is submitted as a technical support document

Plan, this is of very great concern to the Society.

- Fact sheet approach still very protection orientated, rather than recognition that all developments should be making a positive contribution to biodiversity in accordance with policy. For example, the Former Fullers Earth sites on Redstone Hill are SNCI and there is no reference to how this would be compensated or the net biodiversity gain being offered as part of the proposed development.
- There is an opportunity under proposed policy Policy CS12 (where the Council will secure contributions from new development towards the list of itemised categories) to add in biodiversity issues in addition to the green space/recreation provision.
- Proposed policy DES1 (design policy for new developments) has nothing on biodiversity contribution.
- Proposed Policy NHE4 talks about corridors and new linkages, but only in context of where possible, yet misses a number of important corridor opportunities because these are omitted in the Green Infrastructure Strategy. The Development Plan map should show these links.

## **The Reigate Society**

President: Nicholas Owen

Chairman: Michael Doughty, Garthlands, Sandy Lane, Reigate, RH2 8QU.

Tel: 01737 240974

Hon. Secretary: Mrs B Doughty, Garthlands, Sandy Lane, Reigate, RH2 8QU.

Tel: 01737 240974

Hon. Treasurer: Robert Bogin, Townsend House, 64 Church Street, Reigate, RH2 0SP.

Tel: 01737 248018

## CORPORATE MEMBERS

Note that all addresses are of Reigate town and all telephone numbers have the code 01737, unless otherwise stated

All About You (Lingerie) Ltd	19b High Street RH2 9AA	242860	Lingerie, Hosiery & Swimwear
Care Homes of Distinction Ltd	Wray Park, 55 Alma Road RH2 0DN	248245	Care Homes & property development
Crow Watkin	14 Bell Street RH2 7BE	245886	Independent estate agents, surveyors & valuers
Dunottar School	High Trees Road RH2 7EL	761945	Co-ed independent school 11-18
East Surrey College	Claremont Road, Gatton Point RH1 2JX	772611	General further education college
Franchise Accounting Services Ltd	48 Nutfield Road, Merstham RH1 3EP	649839	Accountancy
Holmesdale Building Society	43 Church Street RH2 0AE	245716	Local building society (mortgages & investments)
La Barbe Restaurant	71 Bell Street RH2 7AN	241966	Restaurant & outside catering
Micklefield School	10 Somers Road RH2 9DU	242615	Independent prep school for boys & girls aged 2 1/2 to 11
Reigate Architects	59 Nutley Lane RH2 9HP	222099	Architecture & sustainability
Reigate Grammar School	Reigate Road RH2 0QS	222231	Grammar School
Reigate Heath Golf Club	Reigate Heath RH2 8QR	226793	Golf Club
Reigate Priory Cricket Club	Park Lane RH2 8JX	244477	Cricket club with senior & junior sections
Reigate Priory School	Bell Street RH2 7RL	245065	Junior school
Royal Albert & Alexandra School	Gatton Park RH2 0TW	649050	Boarding school for boys & girls aged 7 to 18
Stanton Construction	1 Castlefield Road RH2 0SA	227430	Development & construction service to the health industry, public & commercial sectors
Stentor Music Co. Ltd	Albert Road North RH2 9EZ	240226	Manufacturers and distributors of musical instruments
Stoneman Funeral Service	Doran Court, Reigate Road RH1 6AZ	763456	Funeral directors & memorial craftsmen
TWM Solicitors LLP	40 West Street RH2 9BT	221212	Solicitors
White & Sons	24 High Street RH2 9AY	222600	Independent estate agents, surveyors & valuers

## SUBSCRIPTION FORM

NAME(S): .....

ADDRESS: .....

.....

EMAIL: .....

I enclose our subscription for 2018/2019

Cheques to 'The Reigate Society'

Individual £10 .....

Family £15 .....

Corporate £30 .....

I confirm my agreement to my personal data being held by the Reigate Society as described on page 3 of this Newsletter

## NEWSLETTER BY EMAIL REQUEST FORM

I would like to receive the Reigate Society Newsletter by email in future

NAME(S): .....

EMAIL ADDRESS: .....