

THE REIGATE SOCIETY

The Civic Society for Reigate, Redhill and Merstham

Newsletter No. 105

April 2013

CHAIRMAN'S NOTES

Despite appeals in the last two Newsletters we are still struggling to find a volunteer to take over from John Angel as our Honorary Registrar who is retiring this year. John admits the job is not too onerous and takes less than a couple of hours a week. No great computer skills are needed; just an orderly mind and access to a computer and training could be provided if necessary. If you can help us out, or would like to discuss this then please contact John Angel (01737) 242672, johnangel170@btinternet.com

The main topic that has occupied us recently has been preparing a response to the Council's Core Strategy which considers the reallocation of land designated as Green Belt to land for development.

A detailed document has been prepared and returned during the consultation period, which we hope will persuade Reigate & Banstead Council to reconsider some of their proposals. We have posted a copy of this document on our website notice board (<u>http://www.reigatesociety.org.uk</u>) for your information. More details of this are given in other sections of the Newsletter.

We are pleased that we are now proceeding with the sculpture we commissioned to mark our 60th anniversary and construction will be starting shortly.

The winning award was designed by_Lauren Moody of Reigate School of Art Design and Media at East Surrey College and will be constructed by the College with assistance from Priory Park. We have also agreed the location which will be adjacent to the twinning tree, which is an excellent choice as it will provide a view over the majority of the Park toward the lake.

We would also like to thank all the students who spent considerable time and effort in the preparation of their submissions. It was a very difficult task to decide on a winner, but we feel that we have selected a sculpture that will be an valuable addition to the Park and remind visitors about the Society. An outline of the sculpture is given below.



Although the weather is currently a bit inclement for travelling I would remind you that free vouchers are available for RS members to visit most National Trust Properties and English Heritage properties on limited dates.

To download a voucher please go to the addresses below and add your details, select the Reigate Society option from the drop down menu and print off the voucher.

http://www.civicvoice.org.uk/about/partners/th e-national-trust/national-trust-special-offer-2012/

http://www.civicvoice.org.uk/about/partners/en glish-heritage/english-heritage-civic-voicepass-2012/

Alan Mortlock

01737 244407

SECRETARY'S NOTES

The Open Meetings, organized by Claudia Payne, have been well attended.

All the Guest Speakers were excellent and brought the subject of each talk alive. They shared their great knowledge with the audiences and everyone left for home with increased knowledge and understanding of an aspect or a detail of the talk subject they didn't know when they walked in!

During this season members and visitors have gained an insight into; the history and properties of Reigate Stone which has been used in buildings in the Borough and further afield; the influences in the development of Twentieth Century Gardens from 1900 to the present day; the impact of Climate Change and the challenges it poses to us; and that there were 6 mills and 2 water mills within a 2 mile radius of Reigate's Old Town Hall and what post, smock and tower mills, ogee and conical caps were. Insight was gained into the work of SPAB Mills section. Perhaps those of you who were unable to attend read reports of the Open Evenings in the 'Around and About Groups' in East Surrey section of the Surrey Mirror.

As I write this there is one more talk remaining in the 2012/2013 Open Meeting programme Rob Davies, Surrey Wildlife Trust's Ancient Woodlands Officer, will give a talk "**Surrey's Ancient Woodland**". Woodland that has existed since at least 1600 AD is termed ancient and all the areas in Surrey have recently been remapped. This will enable the sites to be sympathetically managed for both biodiversity and sustainable economic development.

We then finish the season with the Annual General Meeting in the Woodhatch Centre at

8.15pm on 1st July.

All the Open Meetings start at 8.15pm and are given on your Programme cards. Details of these and much more can also be seen on the Society's web site *www.reigatesociety.org.uk*

The **Priory Park Community Festival** will be taking place again on **Saturday 29th June 2013** and it is anticipated that the Society will again have a presence there.

Heritage Open Days in the Borough of Reigate and Banstead will take place from September12th – 15th 2013

Due to the success of the **Members Evening** a new venue has been found which will enable many more members to attend. The **2013 Members Evening** will be held on **October 7th** in the **Reigate Manor Hotel**. The ticket price has not change for quite a few years and it has been decided to have a small increase in price of $\pounds 2$ /ticket which means the **tickets will now cost** $\pounds 12$.

The ticket gives you entrance to the Members' Evening, a free welcoming glass of wine or soft drink, and a light snack buffet. There will be a cash bar for your convenience. The 2013 Civic Awards will be made and this presentation will be followed by an interesting and entertaining talk. We hope to see many more of you there that evening.

Michèle Damer (01737) 243513 Email: <u>heathfieldstables@dial.pipex.com</u>

TREASURER'S NOTES

ANNUAL SUBSCRIPTIONS are due from the 1st April 2013 and the current MINIMUM RATES are as follows:

Individual Members	£8
Family Members	£12
Corporate Members	£25

Those of you who pay by bankers order should ensure that your Bank has the correct instructions for your subscription payment.

There is a payment form on page 8.

Charles Wragg

(01737) 210640.

REGISTRAR'S NOTES

WHERE ARE YOU ????

Where is the Volunteer who is going to take over from ME when I retire in July?

It is NOT an onerous task. The job is to maintain the membership records and to control the distribution of Newsletters, etc. (just 4 times a year). If I can do it, so can you ! The Society must have a Registrar, so please contact me or one of the other Officers of the Society and let's talk about the job. If you have recently retired and still have some time on your hands, this could be that little job to fill the gap !

Getting back to the normal report – the poor news is that we have only enrolled three new members

HERITAGE OPEN DAYS

September 12th – 15th 2013

Letters will be going out in March to all those who participated in the Reigate and Banstead Borough Heritage Open Days 2012 event. We would also like to send letters to new venues at the same time so, if anyone knows of a suitable venue or event (walk, talk etc.) which could be included in this year's Heritage Open Days, Michèle Damer, the Reigate Society's HODS co-ordinator, would be very pleased to hear from you on 01737 243513 or email: <u>heathfieldstables@dial.pipex.com</u> or via the Reigate Society website.

The society is looking forward to co-ordinating another successful event this year, the **150th Anniversary of incorporation of Reigate and Redhill**

For further general information about Heritage Open Days log on to www.heritageopendays.co.uk since the last Newsletter! Why aren't you bringing in new members? Are all your friends members? If not, why not?

The new members are:-M/s A Brumfitt

Mr & Mrs D Perrett

PLEASE, PLEASE, THINK about being my replacement or persuade someone else to come forward!

John Angel

(01737) 242672

Email: johnangel170@btinternet.com

Would you like to be involved in helping to coordinate Heritage Open Days in some small

way?

If you would there are various ways you could help: proof reading the Heritage Open Days Brochure; wrapping and labeling bundles of Brochures for distribution; delivering the Brochures and Posters to venues, Help Shops, and Libraries, and various small secretarial type jobs. Most of these small tasks take place between May and the event in September. The Society seeks funding for the printing of the Posters and Brochures so until that has been achieved we are never certain that these will materialize. Perhaps someone reading this has experience in applying for funding? If this is an area where you feel you could use your talents please contact Michèle who would be very happy to have an informal chat. Please use the contact details above.

Michèle Damer

COMMITTEE REPORTS

ARCHITECHTURE & PLANNING

In its 60th anniversary year, the start of 2013 for the Reigate Society has been marked by a significant development for all who are concerned with the quality of our countryside, in that Reigate & Banstead Borough Council issued the Amended version of the Core Strategy for the Borough CHAIRMAN: GWYTHER JOYCE (01737) 249434

which sets out a framework of proposals for all development through to 2027.

This has been well publicised and I am sure all members are aware of the situation. The document supersedes the Core Strategy proposal considered in 2012 by the Government Planning Inspectorate and suspended in September due to the absence of clarity by the Borough planners in defining the location of possible future developments on Green Belt open countryside. The Amended Core Strategy puts forward proposals for Green Belt development which the Reigate Society along with several other groups and associations in the Borough find unacceptable, and consequently the Architecture & Planning Committee with the Society's Redhill Committee has responded with a detailed document. This has been published on the Society website notice board and all members with access to the internet are encouraged to read it.

Our response deals with population growth forecasts which we believe are unfair, excessive and unrealistic in the light of probable economic growth and job creation. Also issues are considered over inadequate planning for transport and infrastructure, and most importantly, the logic in selecting areas for the location of Green Belt development to accommodate inward migration.

The Reigate Society was formed to protect the most important and beautiful feature of Reigate. the Park and its Priory which form the heart of the town's setting. It is therefore essential to continue to protect that natural environment and its setting, and so we were appalled to find the Amended Core Strategy proposed development of Green Belt land immediately adjacent to the South and West edge of the Park, some of which is currently defined as land of Great Landscape Value. The logic in selecting this area over other parts of the Borough was found to be arguably wrong minded on most counts including landscape, quality of the sustainability, environment. transport, and minimising disturbance during implementation.

To address the issues and defend the Borough against overdevelopment and destruction of high quality Green Belt, we are looking for help outside the Society, particularly from planning specialists and other Borough exemplars in the country where planning proposals have been successfully fought and alternative acceptable solutions found. With regard to other matters, as reported in the last Newsletter, we are pressing for a satisfactory resolution of Reigate Priory and the sad state of affairs in making essential repairs to the roof and damaged fabric. We are continuing to press for a satisfactory resolution of this issue using all available means in our anniversary year.

And we continue to monitor proposed larger developments in Redhill with the Redhill Committee and act alongside them where appropriate. Most of these high profile projects are reported in the local press, and so you will be aware of the proposed change to the new Sainsbury's in Redhill by way of omitting the hotel, the absence of any progress on the proposed new Asda, along with the Station and Memorial Park developments referred to in the Redhill Committee report.

We were greatly saddened by the loss of Dennis Turner who passed away in January. He was a great source of knowledge generally and in particular on the archaeology of the Borough.

We have accepted the resignation of Barrie Clark who is a well known local lecturer, architect, and retired officer of English Heritage, and has served the Committee over very many years both as Chairman and Committee member. He has a growing number of interests and these are demanding his time. Fortunately Barrie has agreed to help us in the future whenever possible and has contributed an obituary for Dennis which appears below.

Also we have accepted the resignation of Ray Lewis who has served the Society as Secretary over many years and provided excellent support to the A&P Committee. He has left us for personal reasons and will be greatly missed, particularly as we did rely on him for excellent meeting minutes which we are now no longer able to produce.

You will appreciate from the above, that we are looking for new A&P members willing to join our Committee, and therefore I would appeal to anyone in the Reigate Society, particularly any building or planning professionals, to consider joining our team. If you are interested would you please contact either myself or Alan Mortlock.

Dennis Turner

The Reigate Society lost a distinguished member, who died of cancer in January. His name represents a strong advocacy for conservation, the reason of course for which the Society was founded. I first met Dennis about 1970 on the daily train to London, where I was observed reading an article of some historical nature. I was promptly recruited for the Reigate Society and steered towards the A&P Committee. A 'train group' developed which also included David Goodridge and several others with like minded ideals.

Dennis served for many years on the Reigate Society Council and was Chairman 1992-95. He was a long standing member of the A&P Committee, dating from his co-option for obvious reasons in 1967, and was also for a time its Chairman. Over the years he gave several talks to the Open Meetings. I remember one in particular about the changing scene in Reigate under the title 'What you see is what you get'. For me this very well sums up Dennis. He was always forthright in his comments and opinions and he had an excellent memory for details and dates. From long experience I found that he was almost always right, and having made his position clear this was backed up by careful research and consideration of the matter. He was interested in the architectural development of Reigate Priory and also produced the first version of the Reigate Town Trail, and even after updating it remains the foundation of the current edition.

Although the Reigate Society was important to him this activity was only part of Dennis's very wide range of interests. He was elected a Fellow of the Society of Antiquaries in 1969, not awarded lightly and without a background of research. He carried out several seasons of excavations in Scotland and was also elected a Fellow of the Society of Antiquaries (Scotland). He was also a member of the Southwark Diocesan Advisory Committee as its archaeological adviser and a member of the Council for British Archaeology for which dealt with the local listed building applications sent to the CBC for comments.

One of his most important archaeological, architectural and sociological interests was in the history of the County of Surrey. He was very active in the Surrey Archaeological Society, which he joined in 1948 and was for a time honorary Secretary and later its President. He served at one time or another on most of its sub committees. Among others he supervised an archaeological excavation of Blechingley (as Dennis spelt it) Castle in the 1980's. A few of his specific interests were the Domestic Buildings Research Group, the Conservation Committee (for which he conscripted me for a while), the SAS Village Project, and the Library Committee, latterly as Chairman. He also represented the SAS on several Surrey County Council committees, attention to many architectural, drawing archaeological and landscape issues for SCC Structure Plans. He was also a committed member of the CPRE.

The top floor of his house was a very special sanctum where he worked and kept the well catalogued repository of his life's work in Reigate, Surrey, London, and beyond. His publications were numerous and varied. The General Index for the SAS Archaeological Collections has many entries under his name, and for the SAS Bulletin his last publication was in October, 'Bishop Waynflete's Brick Tower of Farnham Castle'

Dennis wrote this "If he is to achieve anything worthwhile, every practicing local historian will be forced to concentrate on a limited number of aspects of what can so easily become a bewilderingly wide field". Was this a hint to himself? What is remarkable is that all this great work was only his hobby, as during his working life he was employed by the BBC on quite unrelated things. He developed a particular interest in the Romanesque architecture of Burgundy, but one of his unfulfilled last wishes was to revisit Durham Cathedral again. This was planned with a small group of close friends but in the end this sadly proved impossible for him.

Although the Reigate Society and the world of archaeology will greatly miss him he will be missed most of all by his three surviving children Kevin, Euan and Eve, of whom he was very proud and I think they of him. Before he became too ill I recall a sunny morning he spent in my garden discussing many subjects of mutual interest and I shall treasure this personal memory of him.

Barrie Clark

REDHILL

Regeneration Committee

The Borough's Regeneration Forum on which the Society has two seats is still shadowing the decisions of the Council which affect Redhill. When a town has been labelled a failing town it is not easy to create the concept of a vibrant future especially in a recession. Increasing the population of the area now and in the future has proved effective in attracting large food stores to the town but as yet other retailers seem too preoccupied in retrenching and contemplating the threats from internet shopping to invest here. Improving the park, engaging the public in the Local Sustainable Transport Fund and celebrating the Borough's 150th anniversary are examples of efforts to raise the profile of the town.

CHAIRMAN: GERRY MOSS (01737) 765508

Station Development

The Society met with the Solum team which will control the development of the Redhill station car park, in December. The meeting took the form of a presentation or promotion of the proposed development covering the station car park, the east entrance and social facilities. This was followed by questions and a stolid defence of what was to happen. A planning application, we were told, was imminent.

The basic reason why the proposals are unsatisfactory is that they are directed at maximising the financial return from the site and do not address the needs of either the station or the town. Those two objectives could have been reconciled.

The scheme contains a further supermarket with parking and several retail outlets. There will be a plaza before the station entrance which will help pedestrians and a multi story car park to the east along with the main cycle storage. Cycle storage to the west will at best be very limited.

Those from the west wishing to park will need to pass under the congested station bridge and turn right across Redstone Hill. Similarly those wishing to drop travellers off will need to pass through that congested bottleneck both ways adding further to the congestion. The Solum representatives thought passengers for the station would be dropped off in Princess Way and they may well be right but that is not in the planning intention and will add further to congestion. Cyclists from the west will also need to pass under the bridge on a special path and then rejoin the road, travel up Redstone Hill and turn right to their storage. They can then retrace their "steps" to the booking office to the west of the station. The scheme is intended to be pedestrian and cycle friendly.

The location of supermarket and retail on this site will add to the problems of Princess Way both in traffic volume and in making their entrance and exit from the site. The Planning Authority should insist on an off road dropping off area and taxi stand as at present.

Let us hope it is not too late for change.

Memorial park

The changes to the Memorial Park will cost \pounds 1.4million but consultation was limited to the Sports Zone and Play Area. Perhaps the scheme will return for further consultation at a later date but this was not known. There will be a café and new toilets with the Play Area nearer to the centre of the park with Sports Zone formed by refurbishing the tennis courts. The main entrance will be opened up to make the park more attractive from the outside.

I was assured the scheme is no longer a flood prevention area which is to be located elsewhere. I was surprised that there were no details of improvements in linking the park to the town since this was previously considered essential to tie the two together and improve the ambience of the town.

Borough Core Strategy

The Core Strategy principle objectives are a substantial growth in the population of the Borough and a regeneration of economic activity especially in the failing town of Redhill. The latest revisions are required to identify where all the houses can be built. The housing requirement overlooks the fact that population density in the borough is higher than the rest of Surrey and house building in recent years has created a time bomb of young people whose future children will want to live here and require more housing. The obvious areas for development within the urban area have been identified and now begins the encroachment of the Green Belt which is likely to continue further in later strategies.

The Society has objected to the policy of building on the Green Belt; the failure to address present and future road congestion and the increasing difficulty in getting about and through the borough especially in rush hours. Our paper is to be found on the Society website and has been sent to the most involved County and Borough Councillors and our MP.

County Councillors have recognised that movement of resources and people is essential to economic development, though that message may not yet have reached the Highways Department. The choice of the borough for development is based on the identification of Redhill as a transport hub. But since it is impossible to locate all of the increases of population-close to the railway stations, it is also imperative that within the borough new residents can get to the stations. The Core Strategy contains much verbiage about the delights of public transport without either providing the necessary infrastructure or recognising that buses have to use the congested roads. Apart from the "balanced network scheme for Redhill", which the Council recognises is not the most effective way of moving traffic open to it, there is nothing in the Strategy to relieve the present and growing road congestion especially on the A23 and A217. How are our new Green Belt dwellers, as well as the rest of us to get about the borough and to the station to commute to London? How are the many who come to work in the Borough and who pass through it and cannot do so by rail going to get to Gatwick and other places of work? On this the Strategy is substantially silent.

Harry Ingram (Secretary)

TRANSPORT

It will be recalled that the South East England Development Agency (SEEDA) and Regional Partnership were stood down after the last election

Previously the Chairman of SEEDA had stated:-

"In preparing the LDF the District Council will be working closely with Surrey County Council (as the Local Transport Authority) to identify the challenges for the transport system arising from the growth proposals and bring forward detailed proposals for addressing those challenges. Where there is an impact on the Trunk Road network (motorways) I would expect that they will liaise with the Highway Agency in identifying potential solutions. The sum of £20m has been identified as being potentially available for investment in the Reigate / Redhill area, with that funding being available from 2014/15".

With the REVOCATION of REGIONAL STRATEGY for SOUTH EAST OF ENGLAND, it is presumed that the revocation will also apply to

NATURAL AMENITIES

Reigate Heath

The works detailed in the Management Plan for Reigate Heath are going forward and the Reigate Heath Management Steering Group is ensuring that the various groups that are represented on that committee are informed and feel that any concerns they individually have are taken to the meetings.

It is expected that the clearing which has been done in the wet flush in the Glade will see an increase in the species; Damselflies and Dragonflies being found there. Two species of Sphagnum Moss and a third area of cross-leaved heath have also benefitted from the clearing done.

The Heath has seen a huge rise in the numbers of users which is good but it also highlights issues which need to be addressed and increases friction between all users.

The issue of unremoved dog faeces, in spite of there being an increased number of dog bins sited around the Heath, is unsatisfactory and is a priority for tackling.

The management of Reigate Heath, only one of the Council's Open Spaces, is complicated by its very mixed and increased usage

Good communication about works to be carried out, the expected timetable for those works and

CHAIRMAN: JOHN CHITTENDEN (01737) 242328

the SE transport plan of regional Hubs and Spokes. Should this be the case an added burden will be placed on both of the Local Authorities to show the adequacy of the LDF transport plan and its ability to deal economically, effectively and efficiently with both the present and future through traffic flows as shown in the local transport plan.

The Orbit Report on Motorways dated 2003 indicated that with the M25 operating at or above operational capacity the Highway Agency might be requested to ensure that abnormal traffic flows do not transfer to the local road network.

The Coast to Capital LEP group and others should be requested to provide an adequately designed safe transport system suitable for the logistic needs of an exporting community.

The Reigate Society has been participating in the transport and growth debate, in particular with access to and from the A 23 and, A217.

CHAIRMAN: COLIN BURBIDGE (01737) 245264

other news about the Heath is vital and much can be found on the Council web-site. Information and news can also be found on the two notice boards, one on the Pavilion by the football pitch and the other one just adjacent to the western side car park on the Heath.

There will be two guided walks on the Heath this year:

20th June – Guided walk for the public to discuss with members of the Steering Group the management of the Heath.

3rd September – Afternoon walk to celebrate heather in all its glory.

It is hoped that members will support these.

Wray Common

Following discussions with borough officers the mowing regime for the common is to be modified for the coming summer in order to encourage the flowering of the many wild flower species which are known to survive in the existing sward. This will entail leaving parts of the Common with slightly longer grass by cutting less frequently and allowing the plants to bloom. This, it is hoped, should result in a more colourful and attractive open space which will be welcomed by all who enjoy this area.

Memorial Park

Comment on the plan for this part of Redhill has been made elsewhere in this Newsletter. Many may not realise that a proportion of the existing trees in the Park were donated by the Society. A dialogue has been established with the borough to identify whether any of these donated trees would be removed during the proposed modifications.

Howard Whiting

We were shocked to hear of the sudden passing of Howard at the end of January who had been on the Natural Amenities Committee since 2000. His knowledge of the local environment and wildlife, particularly moths and butterflies was of great benefit to the Committee and will be sorely missed as will his witty and succinct comments on many topics. He was probably best known in his role as a local Toad Warden.

Howard had been a long time member of the Society having joined in the early eighty's. He served on Council since 1992 and edited the Newsletter for some years.

The Reigate Society

President: Nicholas Owen

Chairman: Alan Mortlock, 3 Gatton Close, Reigate, RH2 0HG. Tel: 01737 244407 *Hon. Secretary:* Michèle Damer, Heathfield Stables, Reigate Heath, Reigate, RH2 8AA. Tel: 01737 243513 *Hon. Treasurer:* Charles Wragg, 3 Weald Way, Reigate, RH2 7RG. Tel: 01737 210640

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CORPORATE MEMBERS

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

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	Address	Business
Bakers Radio Ltd	6 Western Parade, Prices lane RH2 8AU (240543 / 242322)	TV, Electrical Retailers
Care Unlimited	Chaldon Rise Mews, Rockshaw Road, Merstham RH1 3DE (645171 / 646266)	Care Homes
Care Homes of Distinction Ltd	Wray Park, 55 Alma Road RH2 0DN (242778)	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)	
East Surrey College	Claremont Road, Gatton Point, Redhill RH1 2JX (772611)	
lain Johnston	4 Chart Lane (244160)	Podiatrist
Michael Jones & Associates	Crossway House, 8 London Road RH2 9HY (245610)	Engineering Consultants – Building Services
Keymex Ltd	59-61 Bell Street RH2 7AQ (240171)	Domestic Appliance Sales, Service & Repairs
Holmesdale Building Society	43 Church Street RH2 0AE (245716)	Your local Building Society for all your mortgage and investment needs
La Barbe Restaurant	71 Bell Street RH2 7AN (241966)	Restaurant & Outside Catering
Micklefield School	10 Somers Road RH2 9DU (242615 / 224211 / 224212)	Independent Preparatory School for boys and girls age $2^{1}\!/_{2}$ to 11
Ormerods	Suite 4, Chapter House, 33 London Road RH2 9HZ (0208 686 5000)	Solicitors
Reigate Architects	59 Nutley Lane, RH2 9HP (222099)	Architecture and Sustainability
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 / 240229)	
Royal Alexandra & Albert School	Gatton Park, RH2 0TW (649050)	Boarding school for boys and girls ages 7 to 18
Stanton Construction	1Castlefield Road RH2 0SA (227430)	Development & construction service to 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, Redhill 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