



THE REIGATE &
REDHILL SOCIETY

EST 1952



The Civic Society For Reigate and Redhill

[Website](#)

www.reigatesociety.org.uk

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NEWSLETTER

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RS CHAIRMAN'S NOTES – TIM LEE

It was a pleasure to attend the last Redhill Committee meeting and the Solum development consultation see what great work Pippa Martin's committee are doing with their knowledge and expertise in Redhill. Redhill is currently in the process of having major redevelopment carried out and while the extra attractions, retail space and residential units are overall welcomed to increase interest and footfall to the centre, we need to be mindful that mistakes of the past are not repeated, and quality places and connections are made that enhances the town.

It was also great to see the Green Spaces Group's 'Greenaissance' document presented and the continued good work that they are doing to protect our green spaces.

Reigate Tunnel:

The old Tunnel in Reigate is 200 years old this year and this is being marked by an event in July with many different displays and exhibitions planned by the Reigate Business Guild. Our very own Nicholas Owen has been attending some Reigate Business Guild meetings and met with the Chair, Spencer Copping and along with Bruce Healey, Chair of the Transport Committee, have offered the society's help in supporting this.

Live zoom events:

Our series of live zoom events continues this year with three members/open meetings planned on zoom as well as the members evening twinned with the AGM which we will have a speaker and a chance to meet face to face.

Civic Awards 2023:

I am glad that the Civic awards return this year and I look forward to seeing good quality projects recognised in the area for the first time since the Covid 19 lockdown.

SECRETARY'S NOTES – JANE ARTIS

The Civic Awards will be reintroduced in 2023. Nominations will be welcome

Open Meetings

After a short discussion it was decided to continue member meetings on Zoom as attendance is greater.

2023 Open Members' Meetings NB Dates and topics may be subject to change.

17 April 7.15 pm Zoom Reigate Tunnel - Bruce Healey

18 September 7.15 pm Zoom Andrew Simpson – Planning Officer for Lewes Council TBC

How To Make The Best Of A Town

06 November 7.15 pm Zoom The History of Gatwick TBC

AGM Meeting 2023

This will be a 'live' meeting held at Reigate Manor Hotel on Monday 26 June 2023 at 7.00 for 7.15 pm

There will be a £12 charge to members which has been subsidised by the Society. This will cover a glass of wine and a finger buffet.

The Civic Awards will be presented and there will be a main speaker TBC.

Dates of Council Meetings 2023

These will be held at Reigate Community Centre at 1000hrs.

Monday 12 June at 10.00 am

Monday 11 September at 10.00 am

Newsletters will follow after the Council meetings. April and November

TREASURER'S REPORT –ROBERT BOGIN

There is a net deficit of -£602 for the year ending 31st March 2023. There have been exceptional expenses in the year to date i.e. £2050 regarding the plaque and sculpture in Priory Park and some further cost relating to the brick floor to prevent pooling of water within the arc of the seat. The actual cost to install the plaque was donated by Stanton Construction. The Heritage Open Days brochure cost was £2362 however advertising in the brochure brought in £900 and the promised donations of £1450 from 3 local Councillors finally materialised leaving a deficit of £12. The Members' Meeting/AGM showed a net cost of £148. The balance sheet figure as at 27/03/23 is £11,984. Subscriptions were £3520 down £440 on the previous year.

REGISTRAR'S NOTES –ROBERT BOGIN

Number of paid up members stands at 360 comprising 95 single memberships, 119 family memberships, 20 corporate and 7 others. Thus total of 241 memberships. There are still 43 memberships who have not renewed representing 64 members

This represents a drop in membership of 101 members, 76 memberships in the last year assuming that no more renew before the end of March. The Treasurer will send out final notices of ending of membership in April and all details of those members will be removed from the database within 3 months.

COMMITTEE REPORTS

ARCHITECTURE AND PLANNING COMMITTEE – TIM LEE

The Civic awards 2023

The committee is currently preparing the nomination list of buildings and projects for this year's Civic awards. Once a list has been drawn up, the relevant parties will be contacted and judging will be arranged before we meet to decide on awards and commendations.

The new and improved judging criteria will be applied this year which has been revised by the committee to take into account aspects of design, regulations and technologies prominent in the 21st century.

We look forward to holding the awards ceremony at the AGM in June or a separate event in September 2023.

The New Priory School:

The planning application for a new Priory school on the south part of the Woodhatch place site was REFUSED at the Surrey County Council's planning committee on Wednesday 22 February by a vote of 4 to 3 in favour of refusal. The committee meeting was attended by me via weblink.

This outcome means the school and Surrey County Council need to consider a resubmission of a revised planning application taking into account the reasons for refusal. There is also the option of meeting with members of certain campaign groups and the Borough Council to discuss a revised 'hybrid' scheme for the current site which would involve refurbishing the existing Victorian part of the Priory building and developing the site that currently holds the 1950's building.

The committee's development appraisal document is just being finalised and will be presented and discussed with the Borough council in the next couple of weeks.

The Solum Development of Redhill train station:

Pippa Martin kindly invited Tim Lee and the APC to a consultation meeting, set up by the Redhill Committee, with members of the Solum development of the Redhill train station. It was a very productive meeting and a great chance to see in more details the plans for the two sites either side of the railway bridge.

The main concerns towards the development are the 19 story high tower block which is part of the developer's 'landmark' building concept but in reality is grossly out of scale to the rest of the Market Way development buildings. The need to incorporate more greenery around the site was expressed as well as the need for the whole of the transport hub including the bus station to be looked at coherently as well as including refurbishment and improvement of the railway bridge which connects the two station sites. We hope that some amendments will be made by the developers before a planning application is submitted later this year.

The Angel pub:

The Angel pub development seems to have all of a sudden come together quite successfully and the work that has been undertaken on the existing pub building looks to be of good quality and has been carried out by specialist heritage contractors which is encouraging to see. The new black timber clad residential building is also looking more complete and reflects a historical building once standing on the site which had been removed previously.

REDHILL COMMITTEE – PIPPA MARTIN

A meeting at The Belfry was attended by Tim Lee (Chairman R & R Society) David Paxman, Gerry Moss, Jonathan White, Richard Webb, Helen Neve, Jonathan Essex, Chris Ingram, Steve McKenna, Andy Nash (Manager the Belfry), Sue Sinden, Pippa Martin (Redhill Committee Chair). Apologies were received from Martin Bacon and Helen Burr.

Following the change of name of the Society to THE REIGATE & REDHILL SOCIETY Tim Lee suggested that we have an event in the near future to celebrate the collaboration.

Andy Nash reported that the footfall in the Belfry had held up at the end of 2022 and compared favourably with other similar shopping centres. There is evidence that people are shopping a little less with Amazon and online. He showed images on the screen of Banbury shopping Centre created by 'The Light', the developer for Redhill Marketfield Way.

The Light plan a 6 screen cinema – the first film showing will be Indiana Jones in June. Also a climbing wall, bowling alley, karaoke and 4 food outlets. The leisure attractions will be open at night and Andy Nash reported that the Belfry car park will remain open at night helping to make Redhill an attractive town in which to live, visit and work. The cinema will be cheaper than Everyman. The front face of the building is on the pedestrianised town centre and new "galleria" arcade. Target opening June 23.

Jonathan Essex will feed into council the need for better advertising at of the Harlequin at street level and throughout the town. The Harlequin serves local community events and houses rehearsal space for Surrey theatrical groups. It also provides specialist films eg live broadcasts and recordings from The National Theatre, Covent Garden etc.

Parking should be extended beyond the present maximum of 3 hours.

REDHILL COMMITTEE – PIPPA MARTIN (continued)

There was a question about the future of the library; Jonathan Essex confirmed it was under discussion by RBBC.

It was suggested that there should be restrictions on feeding pigeons in the centre. Attractive new paving with box planting has been laid between the Picture House and Marketfield Court. The estate agent Andrews who have been in Redhill for over 50 years have moved to Reigate and are to be replaced by a barber!

On 19th January Jessica Ferguson of Reigate and Banstead council reported that a new Local Development Scheme had been approved on 27th October 2022 superseding the June 2019 scheme. It is available on the Council's website and in hard copy at the local libraries.

Richard Webb and Helen Neve presented their detailed "green strategy proposals" on the screen for the "greening" of Redhill. They showed plans of Redhill highlighting "quick wins" and more ambitious targets. The aim is to draw a bid team with a pitch for funding (eg Biffa, CI funding) with specific ideas. Possible link to new Redhill/Horley design code feed in ideas for a healthy community and inform new local plan The aim to get people talking, stimulate ideas, the arrival experience of Redhill, biodiversity and green spaces. Images were shown of Sheffield with reduced road width and "8 to 80" attraction, Redhill Brook reimagined, rooftop greenery etc which would be standard in London planning. Why not well designed and interesting architecture in Redhill linked to water? The night-time economy should improve the barren and dreary centre at night. All invited to share ideas, consultees and funding schemes. Richard Webb and Helen Neve to approach RBBC and SCC.

Jonathan White opened the discussion on unsatisfactory parking in Redhill. Especially near McDonalds and the roundabout where couriers and taxis hover. It was agreed that parking on the pavements was quite unacceptable and should be illegal. The problem would worsen once the new development was completed. Jonathan Essex suggested that Jonathan White raise this with Surrey County Council as the traffic problem needed radical changes.

The Surrey Mirror on Jan 12 reported that there is some shift on the Government's plans on the Green Belt in a national consultation on policy framework.

It was confirmed that the Pilot's Hub Café on Redhill Aerodrome is to close. It is understood that the owners of the Aerodrome wish to control the site and restrict admittance by the public. A successful campaign was conducted a few years ago to prevent 8000 houses being built on the aerodrome which is within the green belt.

The Salvation Army Citadel - The Chairman of the Committee reported that despite several emails and phone calls to Matthew Sadler of Sibley Pares who is responsible for the sale there has been no response. Pippa Martin to send a letter on RRS headed notepaper. JW suggested the Plunkett Foundation might be approached..

The White Lion Pub – There is a FB Group to protect the pub who organised a clean up; they could possibly be engaged on the Citadel. There are submitted plans to change the status of the pub to 1 residential and 2 semis in the car park.

The Committee agreed there should be a tree planted on the border of Redhill and Reigate. To date the Council has not responded to permission or the ownership of the land opposite the Church – additionally to celebrate the King's Coronation.

It has been agreed to press for a civic nomination for the YMCA.

Solum, the developer in combination with British Rail plan 266 residences and to redevelop the station area. They also offered a special meeting with the Society which will be arranged in the near future.

John McInally Head of Places and Planning for RBBC has compiled a 37 page report on proposed new conservation areas and extensions for the Borough. Steve McKenna, borough councillor, attended the consultation meeting. At present there are 24 conservation areas.

Proposed New Conservation Areas:

1. Gatton (country house church and estate village)
2. Blanford Road (Old English Style circa 1900)
3. Warwick Road (Victorian housing)
4. Horley Row (medieval settlement)

Proposed Conservation Extensions

1. Banstead
2. Chipstead
3. Reigate Hill (Victorian Mansions)
4. Wray Common (Victorian Mansions)
5. Linkfield Street, Hospital, Upper Bridge Road, Devey Buildings Redhill High Street
6. Redhill High Street
7. St Johns (extension east and west inc Arts and Crafts houses)
8. Church Road Horley
9. Massetts Road Horley (Edwardian villas and police station)

GREEN SPACES GROUP – MARTIN BACON

The Group has continued to put pressure on Reigate and Banstead Council to give much greater priority to nature within its strategy and budget-making. Vision and ambition are though still in short supply and the preparation of vital management plans for our beautiful open spaces is almost stationary. The Group succeeded however in obtaining a meeting with the Leader of the Council early in the New Year which was also attended by the Chairman of the Society. It was a cordial meeting which resulted in the Group obtaining an agreed quarterly means of communication with senior members and officers. A discussion about forthcoming mowing regimes and communication with residents will be high on the agenda.

The highlight of recent weeks has been the publication of the Group's green renaissance strategy for Redhill Town Centre. The document has been circulated to all Society members. Its issue has coincided well with public debate about the Solum scheme for Redhill Station. The town centre needs an updated vision and strategy if development is to be led by local people and their representatives rather than the development industry. The Redhill Committee is currently leading a debate about the future uses and appearance of the town centre into which the Group's greening strategy is an important element.

Martin Bacon
Chairman

Our live links are set out below. For updates, please follow and like GSG on

<https://www.facebook.com/GSGReigateSociety>

<https://twitter.com/GSGReigateSoc>

<https://www.reigatesociety.org.uk/about/na.php>

TRANSPORT COMMITTEE – BRUCE HEALEY

Roads and Buses

Reigate Tunnel is 200 years old this July and preparations are under way to celebrate the occasion with (hopefully) an array of cars of all ages, some buses, a horse bus, a bar to serve beer, displays etc. The Reigate Business is taking the lead on this but Nicholas Owen and to a lesser extent Bruce Healey have been assisting. The next Reigate Society talk will be on the background story to the tunnel (which is the oldest road tunnel in UK).

The annual pot-hole season is in full swing. It is unclear what the situation is throughout the Borough. Some months ago, it was necessary to reroute some buses because of damage from potholes. This situation is nothing like as bad as it was. Usually March is the worst time for potholes although this year perhaps the worst has already passed, although some roads are still bad.

Bus services are back to normal following the COVID lockdowns helped by the Government's £2 cap on fares.

Planes

The number of flights is still considerably below pre COVID levels owing to the economic downturn.

Railways

The good news is that the improvements to Gatwick Airport Station are nearing completion. Beyond that there is little positive.

The 4 car class 769 units have not been a success and plans to use them on the North Downs line have been dropped. Passenger numbers are still well down during rush hours although leisure travel is showing an increase. Overall, fare receipts are well down and the Government has curbed spending. There are unconfirmed reports that the Croydon area improvements have been delayed and plans for Reigate Platform 3 might have been dropped altogether.

On the North Downs line, plans for 3 trains per hour in each direction have been dropped until passenger numbers increase.

There is slow progress on the promised fares review.

WEBSITE & FACEBOOK

The website and Facebook have been amended to reflect the change of name and new logo.



NEXT MEMBERS' MEETING BY ZOOM

Monday 17th April 2023 at 7.15 pm

A Talk by Bruce Healey

[Reigate Tunnel History](#)

CORPORATE MEMBERS.

Adam's Gallery www.adamsgallery.co.uk 42a High Street, Reigate RH2 9AT Art gallery 01737-225677	Robinson MB www.robinsonsmb.com 3 Pool House, Bancroft Rd, Reigate RH2 7RP Chartered Surveying Architect, Commercial Sales & Letting 01737-229200
Crow Watkin www.crowwatkin.co.uk 14 Bell Street, Reigate RH2 7BE Independent estate agents, surveyors & valuers 01737-245886	Royal Albert & Alexandra School www.raa-school.co.uk Gatton Park, Reigate RH2 0TW 01737-649050 Boarding school for boys & girls aged 7 to 18
Dunottar School www.dunottar.surrey.sch.uk High Trees Road, Reigate RH2 7EL Independent secondary school 01737-761945	Sawkings Architects Ltd www.sawkingsarchitects.com 1 The Quarry, Betchworth RH3 7BY 01737-845580 Chartered Architects
East Surrey College www.esc.ac.uk Claremont Road, Gatton Point, Redhill RH1 2JX 01737-772611 College of Further Education	Skin Architects www.skin-architects.co.uk Hope Lacy, 20 Ringley Avenue, Reigate RH2 7ET 01737-210457 Chartered Architects
Micklefield School www.micklefieldschool.co.uk 10 Somers Road, Reigate RH2 9DU 01737-242615 Independent preparatory school for boys & girls aged 2 1/2 to 11	Stanton Construction www.stantonconstruction.co.uk 1 Castlefield Road, Reigate RH2 0SA 01737-227430 Development & construction service, public & commercial sectors
Rayners Commercial www.raynerscommercial.com 14a Bell Street, Reigate RH2 7BG 01737-222835 Chartered Surveyors and Commercial Property Agents	Stentor Music Co. Ltd www.stentor-music.com Albert Road North, Reigate RH2 9EZ 01737-240226 Manufacturers and distributors of musical instruments
Reigate Architects www.reigatearchitects.co.uk 24 Holmesdale Road, Reigate RH2 0BQ 01737-243540 Architecture & sustainability	Stoneman Funeral Service www.stonemanfunerals.co.uk Doran Court, Reigate Road, Reigate RH1 6AZ 01737-763456 Funeral directors & memorial craftsmen
Reigate Grammar School www.reigategrammar.org Reigate Road, Reigate RH2 0QS 01737-222231 Grammar School	Unusual Expo www.unusualexpo.com 07831-882527 Exhibition & Event Design
Reigate Heath Golf Club www.reigateheathgc.com Reigate Heath RH2 8QR 01737-226793 Heathland golf course	TWM Solicitors www.twmsolicitors.com 40 West Street, Reigate RH2 9BT 01737-221212 Solicitors
Reigate Priory Cricket Club www.reigatepriorycc.co.uk Park Lane, Reigate RH2 8JX 01737-244477 Cricket club with senior & junior sections	White & Sons www.whiteandsons.co.uk 24 High Street, Reigate RH2 9AY 01737-222600 Independent estate agents, surveyors and valuers
Reigate Priory School www.reigate-priory.co.uk Bell Street, Reigate RH2 7RL 01737-245065 Junior school	WS Planning & Architecture www.wspa.co.uk 5 Pool House, Bancroft Road, Reigate RH2 7RP 01737-949872 Chartered Town Planners and Chartered Architects

Membership Application for new members



Annual Membership Rates: Individual £10.00
Family £15.00
Corporate £30.00

I/We apply for Individual Family Corporate

membership of the Reigate Society (tick as applicable)

Name(s): Mr Mrs Miss Ms Other

.....
Address
..... Postcode

Email: Telephone

- I enclose a cheque for £..... payable to The Reigate Society
 I enclose a completed Banker's Order Form
 I have paid by direct transfer to: The Reigate Society
HSBC Reigate Sort code: 40-38-10 Account number 70690538
(use your surname and form number as reference)

Name of person completing form:.....

Signature: Date:

Please send completed form with cheque (if chosen payment method) to:
Robert Bogin, Townsend House, 64 Church Street, Reigate RH2 0SP
or scanned by email to reigatesociety@gmail.com

DATA PROTECTION NOTICE

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.



‘Promote heritage, protect green spaces & shape the future’

What are the aims of the Reigate & Redhill Society?

- Conserve and improve the environments of Reigate, Redhill and surrounding areas
- Encourage a high standard of planning and architecture
- Prevent unsuitable alterations to important buildings
- Better and improved local transport services, road layouts and parking facilities
- The retention and improvement of existing open spaces and support for the setting up of new ones

Join now to support our aims. Membership from £10 per annum

For further information visit our website

[Reigate & Redhill Society Website](#)



[Join the Reigate & Redhill Society](#)

[RRS Facebook Page](#)