

# Welcome



Thank you for joining our online public exhibition displaying proposals for the Land at Hillsbrow, Redhill - a new sustainable development with high quality new homes seamlessly connected with nature and the woodland landscape.

## The purpose of the exhibition

The purpose of this public exhibition is to provide you with information on our plans and seek your feedback. Please do take some time to read the exhibition boards and please feel free to contact us if you have any questions before filling out our feedback form.



## About us

Berkeley was founded in 1976 and we are renowned for the quality of our new homes we deliver. Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world. Berkeley is driven by positive placemaking and creating strong communities where people enjoy a great quality of life. We believe that the best developments are those that have been shaped by the communities in which we work - so please let us have your comments. We will endeavour to act on your feedback wherever possible.



## The Team

To produce these proposals, Berkeley has appointed a team of expert consultants with specialisms including, but not limited to, Planning, Architecture, Transport, Ecology, Landscape and Heritage. Between us, the team will be able to answer any questions you have.

Client

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Masterplanning  
Architecture

**jtp**

Landscape  
Architecture

**MURDOCH WICKHAM**  
THE LANDSCAPE ATELIER

Planning

**LICHFIELDS**

Highways,  
Transport, Drainage  
and Arboriculture

**STUART MICHAEL  
ASSOCIATES**  
CONSULTING ENGINEERS

Ecology and  
Biodiversity

**Derek Finnie Associates®**  
CONSULTANT ECOLOGISTS

Heritage and  
Archeology

**RPC**

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# Project Context



The site known as Land at Hillsbrow, has been identified by Reigate and Banstead Borough Council as an appropriate location to deliver new homes.

In 2019 the site received an allocation for a Strategic Urban Extension (SUE) within Reigate and Banstead's Development Management Plan. Berkeley has since been working closely with Reigate and Banstead to design an exemplar scheme on the land.

The site is allocated under policy ERM1 for:

- Approximately 145 homes including;
- Approximately 25 units for older people and;
- Approximately one traveller pitch

The release of the land for development is governed by policy MLS1 in Reigate and Banstead's Development Management Plan. The policy stipulates that when a five-year housing land supply cannot be demonstrated by the council, SUE sites can be released for development.

It is our assessment that the council will shortly not be able to demonstrate a housing land supply.

## A brief history of the site

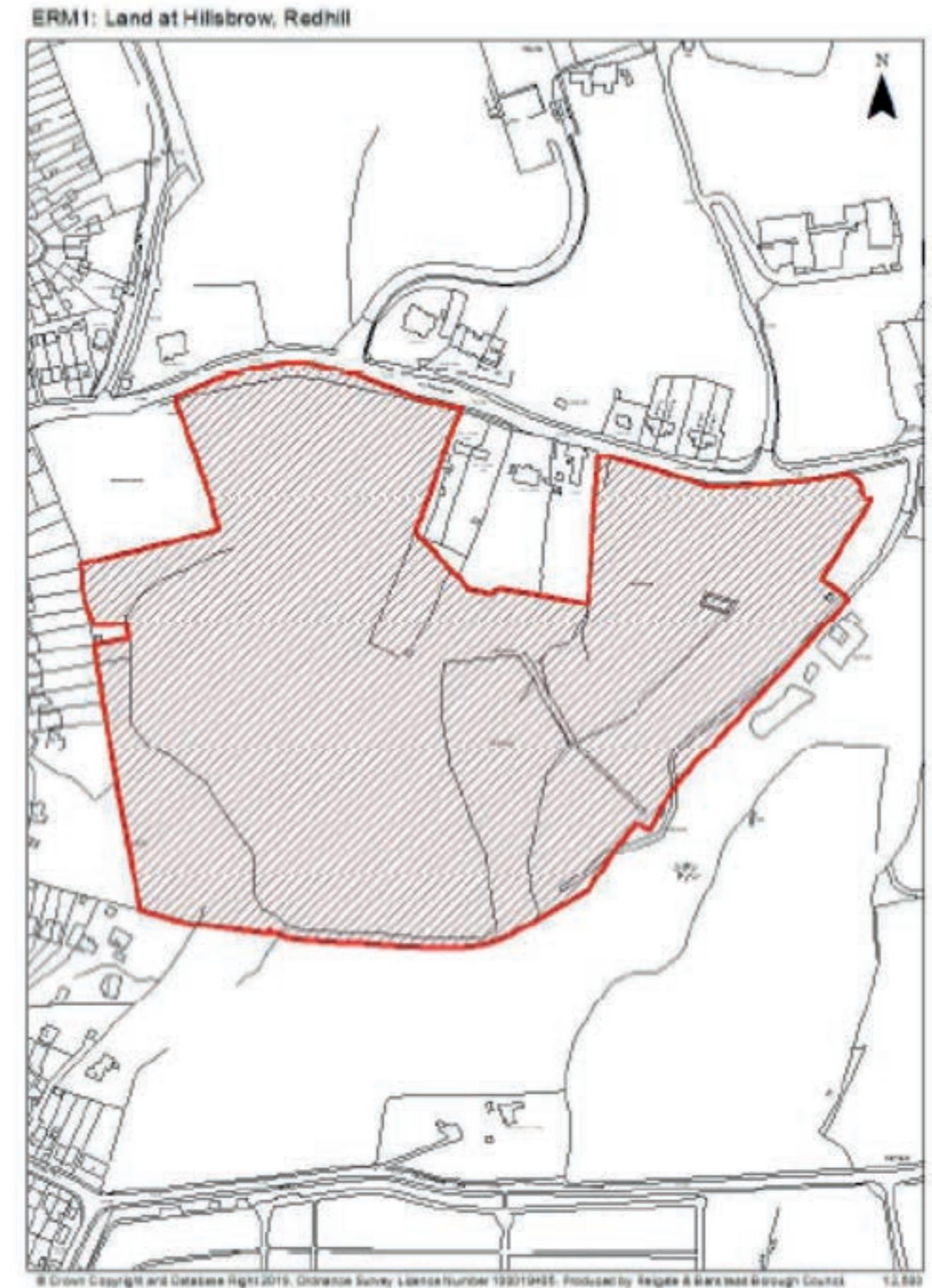
The Land at Hillsbrow has experienced a variety of uses over its recent history.

During the latter part of the 19th Century the site was extensively excavated for Fullers Earth. Associated works buildings and cottages were constructed within the site to facilitate the extraction processes. Evidence of extraction is still visible today, characterised by the artificial and unnatural terrain seen across the site.

During the 20th Century some of the land was occupied by Hillsbrow School. Included on the site was a swimming pool and a cricket pavilion among various other school buildings such as the boarding house and chapel. Unfortunately, the school is believed to have been burned down in the late 1960's.

More recently the site has been utilised as an assault course mud run known as 'back to the trenches over the top'. The assault course and associated running routes can still be seen today, the majority causing lasting disturbance to the existing woodlands already suffering from neglect.

Our proposals would therefore mark a new chapter for the site through the creation of a new, vibrant community which in turn will enhance and protect the unique wooded character of the site.



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# Site Considerations

As part of bringing forward our proposals for the site, the team have undertaken a thorough analysis of the Land at Hillsbrow, in order to understand the opportunities and constraints.



1. Topography



2. Ancient woodland



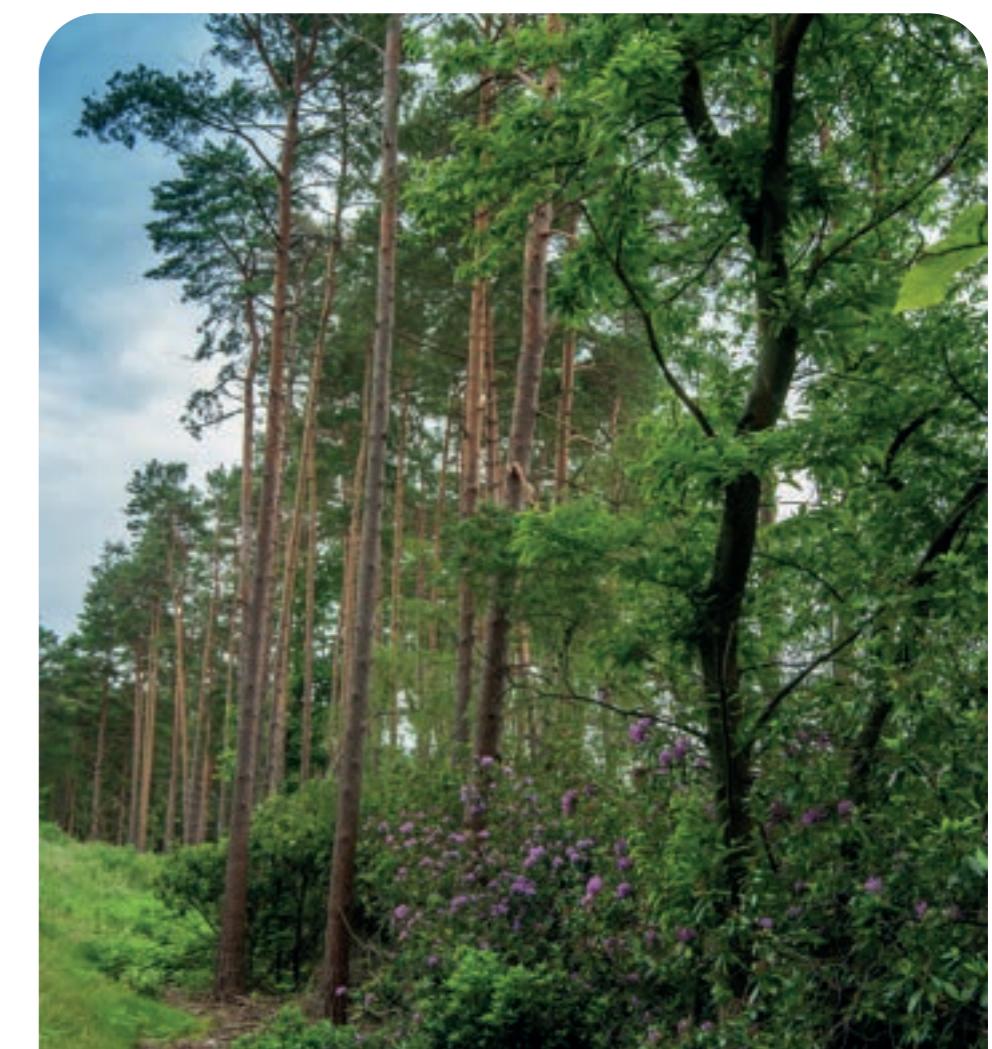
3. Water & Drainage



4. Heritage and Character



5. Movement and connectivity



6. Trees and hedgerows

# Our Vision



The Land at Hillsbrow offers an opportunity to deliver a new, vibrant and sustainable community, based on the commitment to deliver new homes to cater for local needs, and designed to last for successive generations.

Our core objective is to bring nature and biodiversity into the heart of the development, allowing each resident the opportunity to connect with nature from their home. Our vision is built on the following principles:

- Manage and enhance the site's existing woodland and landscape features.
- Maximise green views towards the woodland and open space.
- Create a high-quality architecture led scheme that responds to the local characteristics.
- Create a set of different character areas providing variety and richness within the proposals.
- Improve the pedestrian and cycling experience by creating a network of recreational paths and spaces within the woodland and open space.



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# Our Proposals



The proposed scheme provides for 161 dwellings and one travellers pitch across a series of distinct character areas which will come together to create variety and richness within the scheme.

The Arrival consists of the site's vehicular entrances and includes larger focal buildings within the landscape, welcoming residents and visitors into the site. These will be surrounded by amenity space, while parking is tucked away from the main frontage.

The Courtyard aims to create a more close-knit community hub within the larger site of Hillsbrow with a large number of dwellings fronting or adjacent to the woodland and open space.

The Village Green is a quainter character area towards the western entrance which consists of a small number of dwellings fronting the newly created pond and open space. It primarily consists of larger detached dwellings creating a less dense parcel.

The Boulevard sits alongside the main through road. The architectural style along this road is slightly more formal, with gable roofs and brick detailing more prominent.

The Woodland character area connects the west parcel to the east parcel with

houses along the meandering road. The west fronts onto the ridge while the east fronts and backs the woodland.

The proposed architecture will reflect and respond to the area's characteristics and local vernacular. It will consist of a material palette of predominantly brick and tile-hanging in different compositions. Variety and richness will be achieved through the use of different roof forms, openings and decorative elements and detailing.

Our proposals provide for 161 dwellings of which 25 are designated for those over the age of 55 along with the provision of one traveller pitch.



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# Scheme Benefits



Enhancement and protection of the existing woodland.



Improvement to ecology and bio-diversity through new wetland habitats and wildflower meadows.



Delivery of approximately 161 high quality homes designed for all.



Connecting people with nature and green spaces.



In excess of 5 acres of accessible, green, open space, including significant areas of managed woodland.



Provision of a range of new play, woodland walks and trim trails.

## Funding to the local council

The Community Infrastructure Levy (CIL) is a charge that local councils can set on new developments in order to raise funds to help deliver the infrastructure, facilities and services, such as schools, healthcare and transport improvements, needed to support new homes and businesses. The Land at Hillsbrow would provide a significant contribution to Reigate and Banstead Borough Council.

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# Protecting and Enhancing the Environment



We want to deliver a landscape-led scheme on Land at Hillsbrow, through protecting and enhancing the existing woodland as well as significantly improving the ecological value and biodiversity of the site achieving a 10% biodiversity net gain.

## Ecological Landscape Notes

- 1 Existing Ancient Woodland retained
- 2 Field to become Reptile translocation site
- 3 Retained boundary landscaping
- 4 Wildflower grassland meadow, seeded with Meadow Mixture For Clay Soils EM4
- 5 Broad-leaved woodland planting including beech/oak canopy with hazel, holly & field maple understorey
- 6 Native scrub planting including Hawthorn, blackthorn, hazel, dogrose, guelder rose

### Legend

- Existing trees & vegetation to be retained
- Ancient woodland
- Broad-leaved woodland – beech/oak canopy with hazel, holly & field maple understorey (1.5ha)
- Native scrub planting including Hawthorn, blackthorn, hazel, dogrose, guelder rose (0.3ha)
- Wildflower/hay meadow – EM4 or similar (1.75ha)
- Retained existing track
- Retained agricultural land
- Residential application boundary
- Ownership boundary



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# Accessibility



Safe access to the site via the A25 Nutfield Road is a key consideration and our Masterplan is evolving to ensure good connectivity and accessibility to the wider area by all modes of transport, including on foot, bike, bus and car.

New footpaths will be provided at two new site access points on Nutfield Road, which will connect with two new pedestrian crossings over the road, to link into existing pedestrian links and public rights of way. These enhanced pedestrian links will also ensure easy access to the bus stops on Nutfield Road.

Three access points are also proposed for vehicles from Nutfield Road which will serve the eastern and the western development parcels respectively, with a separate access point for the pumping station and travellers pitch. The two residential parcels will be connected by a small link road, as well as footpaths for pedestrians and cyclists. The western access also allows for closer and secure pedestrian connectivity to the town centre.

The detailed design of three access points are still evolving through consultation with Surrey Highways. They are likely to comprise a 'give-way' junction with a dedicated right turn lane for vehicles entering the site from Nutfield Road. This will ensure that the A25 remains clear of vehicles waiting to turn into the site.

1 New pedestrian footpaths

2 Travellers pitch and pumping station access

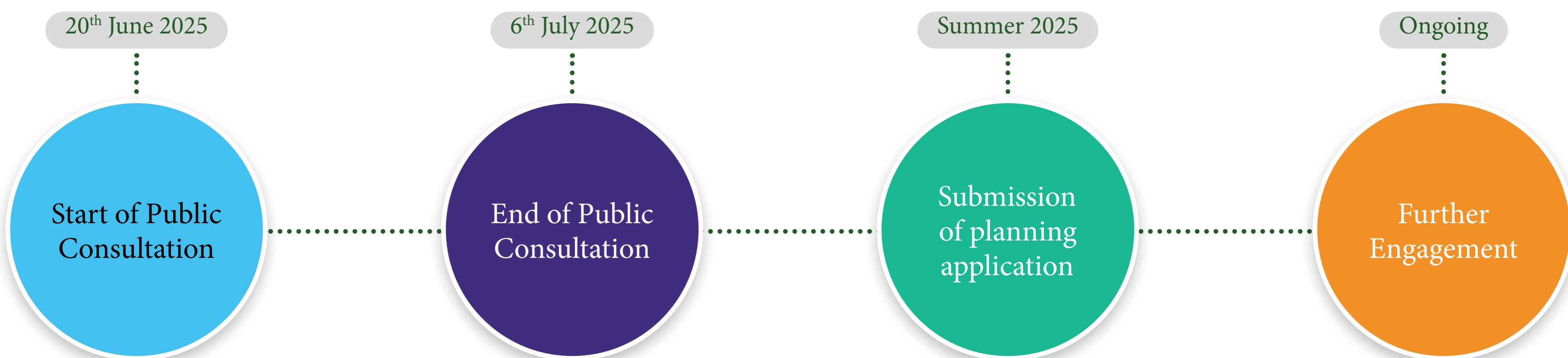


# What's Next?

We are evolving our Masterplan for Hillsbrow before submitting a full planning application to Reigate and Banstead Borough Council.

Tell us your thoughts...

We are currently working to the following timescales:



We would welcome your views on our plans – the feedback provided will be important as we seek to refine and finalise our Masterplan.

The easiest way to provide your feedback is to complete our online feedback form.

Once a planning application has been submitted, Reigate and Banstead Borough Council will launch its own consultation on the planning application where you will have the opportunity to comment.

We hope that this exhibition has been helpful and look forward to hearing your views.

Our immediate task, once the consultation period closes, is to collate all of the feedback we receive to produce a report.

This report will form part of a Statement of Community Involvement, which will include all your comments so please do take some time to fill out one of our feedback forms.

We want to hear from you!



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

All feedback can be submitted via our online feedback form which is available from the website above



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