



# The Belfry Shopping Centre Redhill

Emerging Redevelopment Plans  
A Summary for Key Stakeholders







# Executive summary



This presentation is part of a wider community engagement programme about emerging redevelopment proposals confined to three sites around the edge of The Belfry Shopping Centre.



The information shown is to assist key stakeholders – tenants of the shopping centre, political representatives, civic groups and representatives of the business community – in understanding the emerging plans.



A public exhibition and webinar are being organised in July 2025 to inform the wider public and receive feedback.



The proposals are for three sites only (shown as **Blocks A, B & C** in this presentation) on the periphery of the shopping centre on High Street and Station Road and not the entire shopping centre. The existing shopping centre will remain open and operational, with the exception that the High Street entrance and retail units will be replaced by new with the redevelopment of Block B.



# The Belfry – current condition

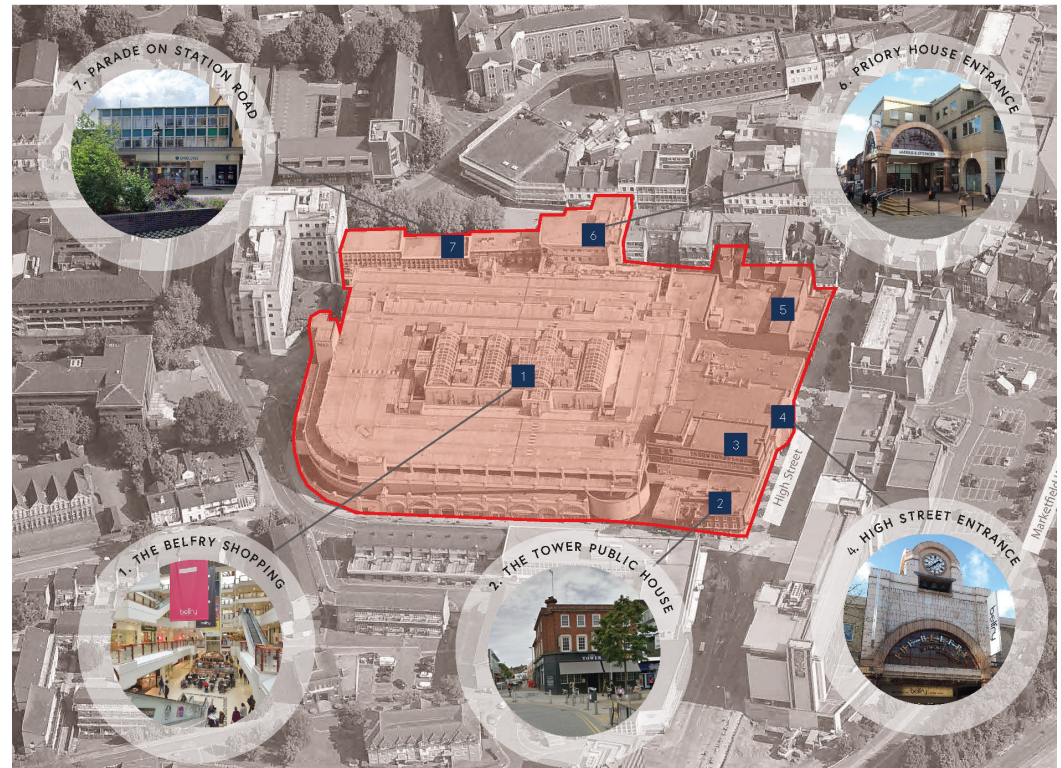
Emerging proposals are on sites around the edge of the shopping centre and multi-storey car park which are retained and will remain open and operational, with the exception that the High Street entrance and retail units will be replaced by new with the redevelopment of Block B.

**Tower pub (2)** - vacant and a local eyesore.

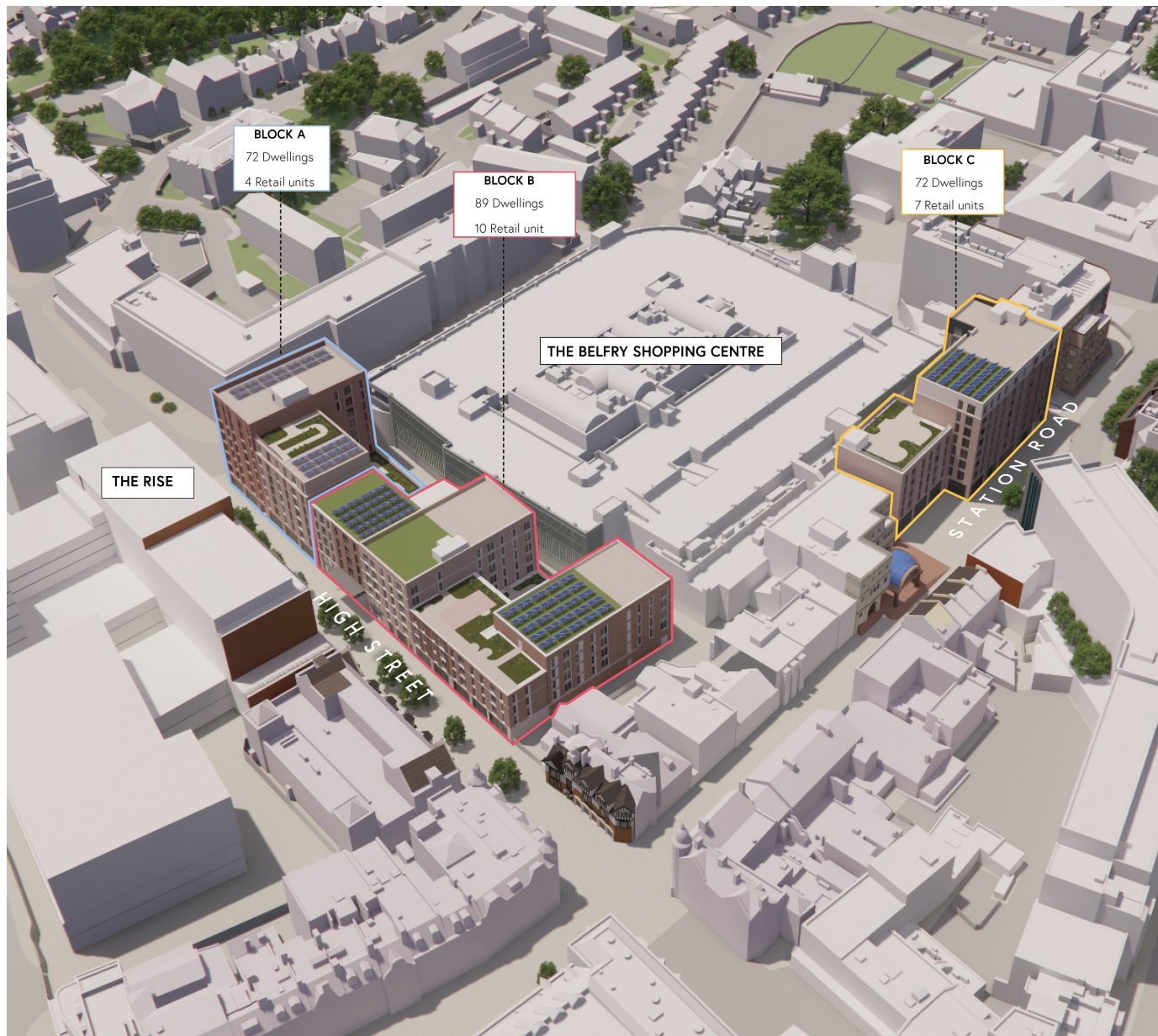
**Tower House (3)** - austere and out of keeping.

**Poundland (5)** – 1960's building with monolithic appearance causes unnatural gap in High Street.

**Station Road Parade (7)** – poor condition and in need of redevelopment.







# Redevelopment locations







- Three locations – A, B & C.
- All on periphery of shopping centre.
- Main core of shopping centre remains open and operational during the proposed development.
- Discussions taking place with tenants in the affected blocks.
- New High Street entrance and adjacent retail units proposed in Block B.





# Layout – Ground Floor

KEY:

-  New Loading Bays
-  Bin Storage
-  Lower Ground Floor Cycle Storage
-  Cycle Storage
-  New Public Realm
-  Servicing Route





# Layout – Upper Floor

KEY:

- Accessible apartment
- 1 bed 1 person apartment
- 1 bed 2 person apartment
- 2 bed 3 person apartment
- 2 bed 4 person apartment



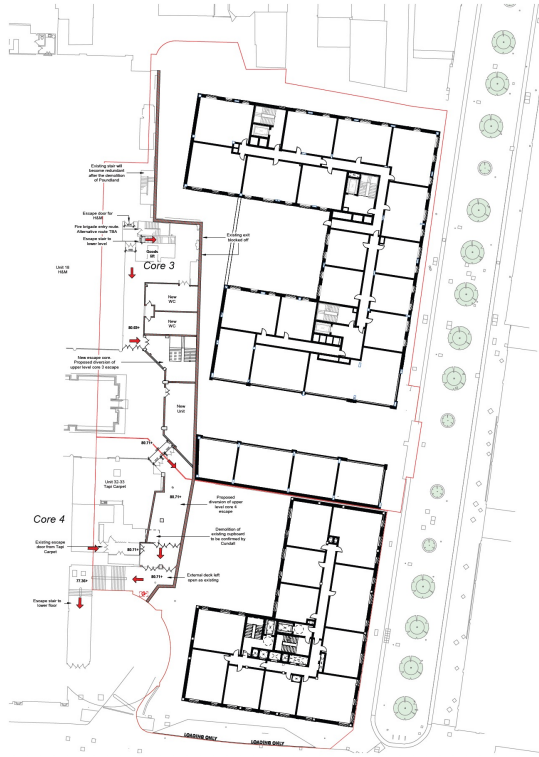
# Modification works – Sites A & B



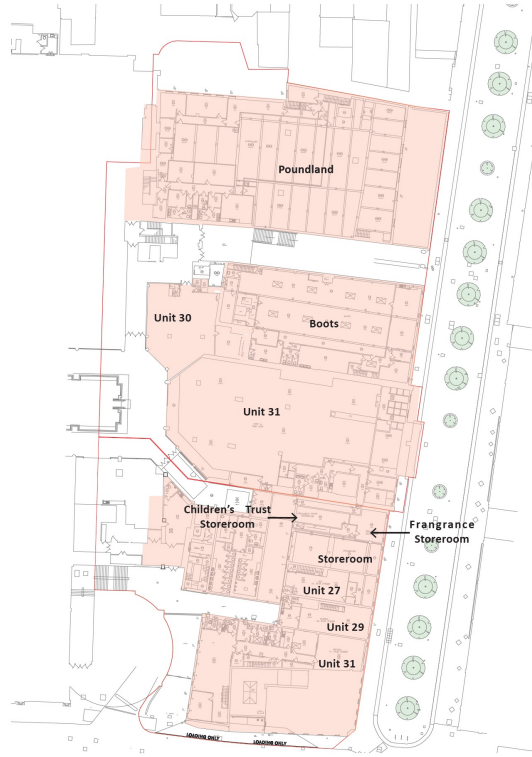


# Modification works – Sites A & B

## Upper Mall Level



 Retail units to be modified or demolished





# Site A

- Covers High Street frontage from southern edge of O<sub>2</sub> unit adjacent to shopping centre entrance.
- Includes vacant pub on corner of Cromwell Road.
- Also includes Tower House office block and its car park on upper floor.
- 4 new modern retail units and 72 apartments.
- Tallest element 4/8 storeys to match parapet of Marketfield Way development opposite.



## Site A layout



## Ground Floor



## First Floor

**KEY:**

-  Retail unit
-  F&B unit
-  Residential Amenity
-  Plant
-  1 bed 1 person apartment
-  1 bed 2 person apartment
-  2 bed 3 person apartment
-  2 bed 4 person apartment





**A new High Street entrance and  
enhanced public realm**



# Site B

- Covers High Street frontage from Poundland to the southern edge of the unit (O<sub>2</sub>) next to the shopping centre entrance.
- Adjacent to Redhill Conservation Area.
- 10 ground floor modern retail units and 89 apartments above.
- 4-6 storeys in height to respect buildings adjacent and opposite
- Brick materiality responds to Conservation Area.







**KEY:**

 Retail unit

F&B unit

#### Residential Amenity

Plant

1 bed 1 person apartment

1 bed 2 person apartment

2 bed 3 person apartment

2 bed 4 person apartment

## Site B layout

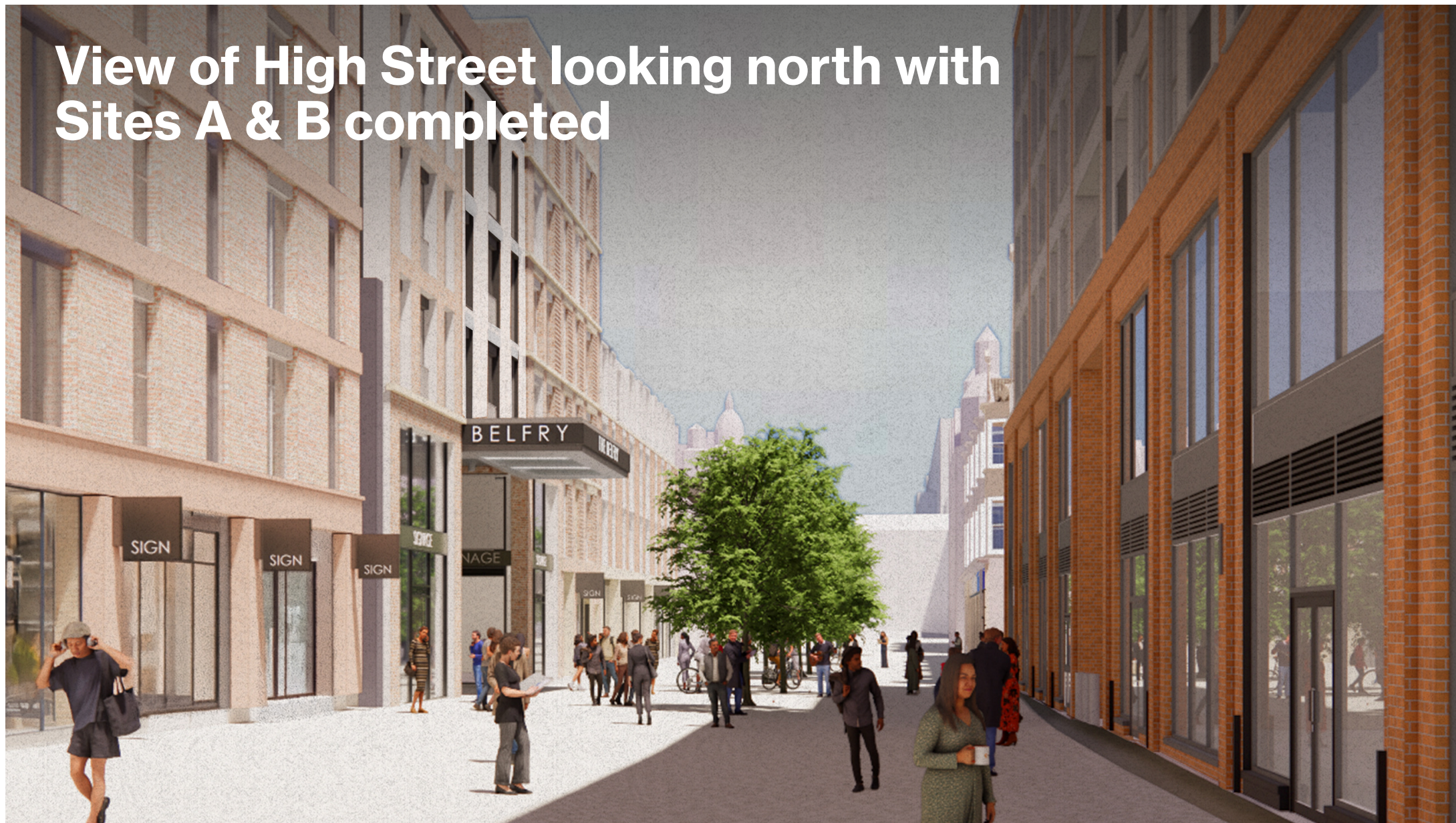




**View of High Street looking south with  
Sites A & B completed**



# View of High Street looking north with Sites A & B completed





# Site C

- Covers block on Station Road from edge of Santander office building to side of shopping centre entrance.
- Dated parade with adjoining tall buildings.
- 8 storeys adjacent to Santander building.
- 5 storeys adjacent to shopping centre entrance.
- 7 new retail units and 72 apartments





# Site C layout



Ground Floor



First Floor

- KEY:
- Retail unit
  - F&B unit
  - Residential Amenity
  - Plant
  - 1 bed 1 person apartment
  - 1 bed 2 person apartment
  - 2 bed 3 person apartment
  - 2 bed 4 person apartment
  - Accessible apartment

## Lower and Upper Mall Level

■ Retail units to be modified or demolished



## Modification works – Site C



# Block C - View from Station Road





# Block C – view from Station Road







## Consultation & timeline

- Briefings of local representatives.
- Briefing of tenants.
- Briefings of civic groups.
- Community letter/website ([www.redhilltowncentre.info](http://www.redhilltowncentre.info)) – 30<sup>th</sup> June.
- Two day- public exhibition in shopping centre 11 & 12 July.
- Webinar – live presentation.
- Planning Submission 3<sup>rd</sup> Quarter 2025.



## Key benefits

**High quality** mixed-use town centre regeneration.

Multi-million pound **investment** in Redhill generating significant construction jobs.

**Enhancement** of the heart of Redhill with replacement of dated/unattractive buildings.

New residents bringing additional **spending power** underpinning the town centre economy.

233 new homes meeting **local need** in a highly sustainable location with very good access to public transport.

**Affordable homes** subject to financial viability assessment.

Re-provision of 21 **modern retail units** helping underpin the vitality and viability of the town centre.

**Sensitivity** in terms of height and massing in relation to the Conservation Area and nearby heritage assets.

**Synergy** with the recent developments in the town centre.

New and improved **public realm** and a prominent and striking new High Street Entrance

**23** NEW  
CONSTRUCTION  
APPRENTICESHIPS



**450**  
CONSTRUCTION  
JOBS



**£65** MILLION  
CONSTRUCTION  
INVESTMENT



**£1.3** MILLION  
ADDITIONAL CONSUMER  
SPENDING POWER PER  
ANNUM IN REDHILL



**£540,000**  
ADDITIONAL COUNCIL  
TAX PER ANNUM –  
APPROX

