

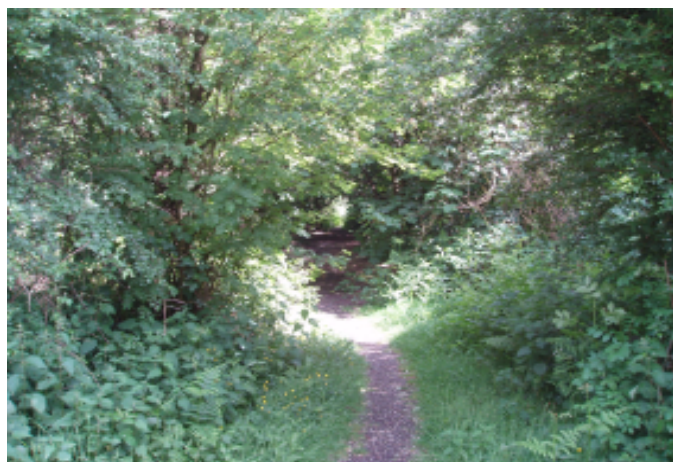
YOUR ENVIRONMENT

Increase in new developments/new builds

Many residents report that the building of new homes in the area is a key issue.

Some people are concerned about the loss of land, be it residential gardens or Green Belt fields because they are an amenity in its own right and for some because of the habitat it provides for wildlife.

Others are concerned about the demolition of larger homes to build an increased number of properties on these sites. Several people value the character of the original buildings and others are concerned about the increased density of occupation in the area. Some people report that they see the loss of the demolished building as altering the character of the village but there is currently no agreed understanding of what that character is.



Many people report that irrespective of site and type of accommodation, there is too much development in the village with the increase in resident numbers putting more pressure on local services.

Residents also report concern about the noise and dirt that they associate with building sites, which may be issues for neighbouring properties over a considerable period.

Some residents report dissatisfaction with both the long term government and regional development plans for the area and more specific decisions on site development.

Respondents are also concerned about the lack of affordable homes locally.

■ Background

The planning system's basic objectives and development levels are set nationally and regionally through the South East Plan. This results in local policies and proposals for building development and land use that have to reflect the district's allocation for new house building.

- Thereafter every Planning Authority is responsible for setting out its policies and proposals for building development and land use in their area.
- The existing Borough Local Plan guides and informs day to day decisions as to whether or not planning permission should be granted, under the system known as Development Management. This Local Plan will be of interest to everyone concerned with development in the Borough and is available on Reigate and Banstead Borough Council's website (www.reigate-banstead.gov.uk), the Council's Help Shops, libraries or the Town Hall. Copies can also be purchased at the Town Hall.
- Under recent planning legislation, the Borough Local Plan has to be replaced by a Local Development Framework (LDF). Preparation of the Core Strategy which will replace the policies in the Local Plan is in hand. There have been opportunities for the public to get

involved with consultation, via the Council website, regular newsletters and public notices in newspapers.

- Through the development of the LDF, Reigate and Banstead Borough Council are working in partnership with service providers to understand future development plans around all services. A strategic approach is being developed to protect the existing character in areas in the Borough which are sensitive to change. Development is therefore directed to areas which have infrastructure, facilities and services which can support further development and enable regeneration.
- Tadworth is not an area where large scale development will be directed and it is surrounded by countryside protected by the Green Belt. However, national planning policy sets a high requirement for housing in the South East of England and dictates better use of land that is already developed. The Tadworth area is included in this area, which means that small scale building developments such as houses and flats on 'infill sites' in already developed areas will continue to take place. Therefore, if local landowners choose to sell areas of their land to developers who in turn apply for planning permission to build new housing on that land, the application in principle fits in with national planning policy. However, it is for the Borough Plan and subsequently the LDF to set down the detailed criteria for assessing the acceptability of such planning applications. Each application will need to be considered individually within this national and local context.

Comments included:

Using spare land inappropriately

- Using gardens which loses wildlife resource
- Excessive construction activity for a small area
- High density of homes per site and area
- Loss of Green Belt
- Infill

Demolishing homes

- Demolition of houses to build flats
- Big homes demolished to provide medium size homes

Too much development

- Too much older people's accommodation
- Too many executive homes
- Too many people
- Too many houses
- Too many flats

Overstretching resources

- Overstretch local services and resources, doctors, schools, parking spaces

Loosing Character and Visual amenity

- Losing village character
- Ugly developments (loss of visual amenity)
- Spoiling character of the area

Planning

- Predatory developers looking for sites
- Poor planning, lack of foresight, poor planning decisions

- Council needs to restrict developments
- Wrongly located nursing homes
- Lack of affordable homes

- **Lead/Responsible Agency:**
 - South East Partnership Board
 - Reigate & Banstead Borough Council
- **Resources:**
 - Officer time
- **Timescale:**
 - On-going
- **Outcome Measuring/Reporting:**
 - Continued engagement and consultation

■ **Local Community : What you can do**

- You can find out more information on planning policy by looking at current and old planning applications and make comments on-line on the Council's website: www.reigate-banstead.gov.uk
- Contact Tadworth and Walton Residents' Association