

Development Management Plan Regulation 19 Fact Sheet

Banstead Village

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Banstead Village ward is the Council's adopted [Core Strategy](#) which identifies the need to make the best use of previously developed land in the urban area, and identifies a housing target of 930 units between 2012 and 2027 for the north of the borough.

In this ward, 2 development sites and 1 opportunity area in and around Banstead Village have been identified to provide new housing. In other parts of the ward housing development will continue to be 'windfall' development' – that is, on sites within the urban area which are not possible to reliably predict.

Relevant evidence for this area includes:

- The [Retail Needs Assessment](#), which identifies future retail needs for Banstead Village, including the likely scale of future retail and the type of provision, and appraises development sites.
- The [Town Centre Boundaries](#), [Town Centre Frontages](#), and [Retail Threshold Impact Study](#) papers, which explain how the town centre boundary, shopping frontages and retail thresholds have been arrived at.
- The [Urban Open Space Review](#), which recommends which areas of open space in the urban area should be designated and protected through the DMP.
- The [Green Belt Review](#), which considers the need for minor Green Belt boundary amendments to correct anomalies.

Designations:

Urban Open Space

- Lambert Road Allotments
- Holly Lane East Allotments
- All Saints Church
- Church Institute
- Lady Neville Recreation Ground
- Amberley, Bolters Lane
- Banstead Hall Fields
- Banstead Infant School
- Garratts Lane Recreation Ground
- Banstead Wildlife Field
- Greenacre School
- Land at Chipstead Road and Thornfield Road
- Areas around The Horseshoe

Town Centre

- Banstead Village

Development and Opportunity Sites

BAN1: 136-168 Banstead High Street (Opportunity Area)

- Mixed use retail and residential scheme including up to 40 homes

BAN2: Banstead Horseshoe

- Enhanced community facilities with parking
- Complementary supporting development, including residential, and small scale retail/leisure (on the southern section)

BAN3: Banstead Community Centre

- Improved community facilities plus up to 15 new homes and parking

[View all the designations and development sites on our Policy Map.](#)

Map of designations and development sites in Banstead Village ward



Other topic areas

As well as the development sites and designations shown on the map, the DMP contains a range of policies to guide how decisions on planning applications are made, including:

- To manage new development proposals and changes of use in town centres
- To guide the design of new development, including access to sites and parking provision
- To manage proposals for back garden development
- To manage the impacts of the construction process
- To protect urban open space
- To guide consideration of cemetery and/or crematorium proposals

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#).

Frequently asked questions

What is the role of a town centre boundary? Town centre boundaries are a way in which the Council can seek to control the types of uses that will be permitted in a town. Town centre uses include shops, leisure facilities, offices and tourism. Residential development is also acceptable. However not all sites within a town centre boundary will be appropriate for development – some areas may be protected as (for example) urban open space.

What is the Council doing to minimise parking problems? On-street parking cannot be controlled through the planning process. However, the DMP contains policies to ensure that sufficient parking provision is made on new development sites, including new minimum parking standards. This will help minimise the impact of new development on surrounding areas.

Are there any changes to Green Belt boundaries in this ward? Minor changes to Green Belt boundaries to ensure the boundary is clearly defined. No release of Green Belt land for new development has taken place in this area.

What can the Council do to control disruption caused as a result of construction works? Some of the disruptive impacts of construction fall outside the remit of planning, however the DMP contains a new policy to ensure that issues such as traffic impact, working times and remediation of damage caused are better managed in the future.

Is the land in front of All Saints Church protected? Yes – the DMP designates all of the land around the church as Urban Open Space. The land in front of the church has also been placed outside the town centre boundary.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 document, please visit www.reigate-banstead.gov.uk/DMP. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.