

Development Management Plan Regulation 19 Fact Sheet

Chipstead, Hooley & Woodmansterne

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Chipstead, Hooley & Woodmansterne 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, most 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 [Local Centres Evidence Paper](#), which assesses existing local centres and proposes new centres to be designated in the DMP.
- The [Residential Areas of Special Character Review](#), which assesses existing RASCs and proposes new areas to be designated in the DMP.
- 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.
- The [Gypsy and Traveller Accommodation Assessment](#) and [Traveller Site Land Availability Assessment](#), which have informed the identification of sites for gypsies and travellers.

Designations:

Local Centres

- Chipstead Station Approach
- Rectory Lane, Chipstead
- Woodmansterne Street, Woodmansterne

Residential Areas of Special Character

- Walpole Avenue
- Hollymead Rd and Bouverie Rd
- Court Hill

Gypsy/Traveller/Travelling Showpeople Sites

- Kent's Field

Green Belt

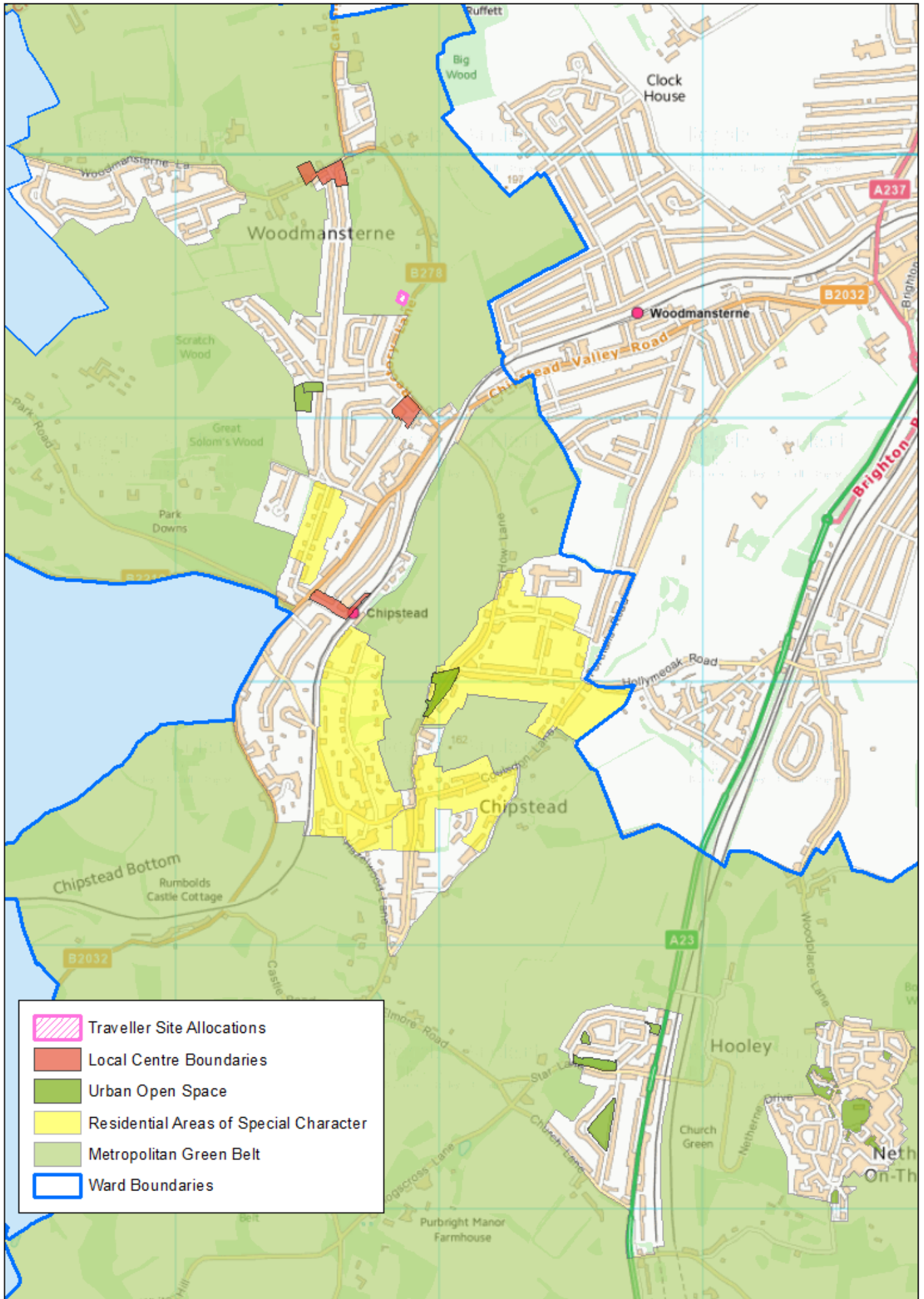
- Netherne on the Hill removed from the Green Belt

Urban Open Space

- Amenity land at Church Lane
- Star Lane Shaw
- How Green, How Lane
- Lakers Rise Allotments
- Lakers Rise Recreation Ground
- Bell Crescent, Hooley
- Play Area, St Margaret's Road
- Netherne Leisure Centre
- Village Square, Netherne
- Amenity Land at Upper Lodge Way, Netherne
- Amenity Land at Netherne Lane
- Land at Broadwood Road
- Amenity land at Netherne Drive
- Waitlands House
- Gawton Crescent
- Harden Farm Close

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

Map of designations in Chipstead, Hooley and Woodmansterne



Other topic areas

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

- To protect urban open space
- To guide the design of new development, including access to sites and parking provision
- To manage the impacts of the construction process
- 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

How are Residential Areas of Special Character defined? RASCs are defined by their low density housing, spacious and open character and mature verdant landscaping. Our policy seeks to protect this special character by ensuring new development is carefully designed.

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.

Why is Netherne being taken out of the Green Belt? When Green Belt boundaries were originally drawn, Netherne village did not exist. This meant that the village was 'washed over' by the Green Belt designation, making it more difficult, for example, for local people to extend their properties. The built-up nature of Netherne was also not appropriate to the purposes of the Green Belt. Netherne has been taken out of the Green Belt, but with tightly drawn boundaries around the existing built up area to prevent further expansion of the village into the wider countryside. A number of Urban Open Spaces have also been designated to protect open space in the village.

Are there any other changes to Green Belt boundaries in this ward? Some minor changes to Green Belt boundaries to correct drafting errors and to ensure the boundary is clearly defined. No release of Green Belt land for new development has taken place in these wards.

Why does the Council need to plan to provide Traveller sites? Government policy requires that local plans identify how many traveller sites need to be provided, and identify suitable sites to meet that target. The sites have been chosen based on a [Traveller Accommodation Assessment](#) and a [Traveller Site Land Availability Assessment](#).

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.

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.