

Development Management Plan Regulation 19 Fact Sheet

Kingswood with Burgh Heath

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Kingswood with Burgh Heath 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.

Most housing development in this area 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 placing Babylon Lane within the Green Belt.

Designations:

Residential Areas of Special Character

- Kingswood Warren and The Glade
- Alcock's Lane & Waterhouse Lane
- Copt Hill Lane & Furze Hill

Green Belt

- Babylon Lane area included within the Green Belt

Urban Open Space

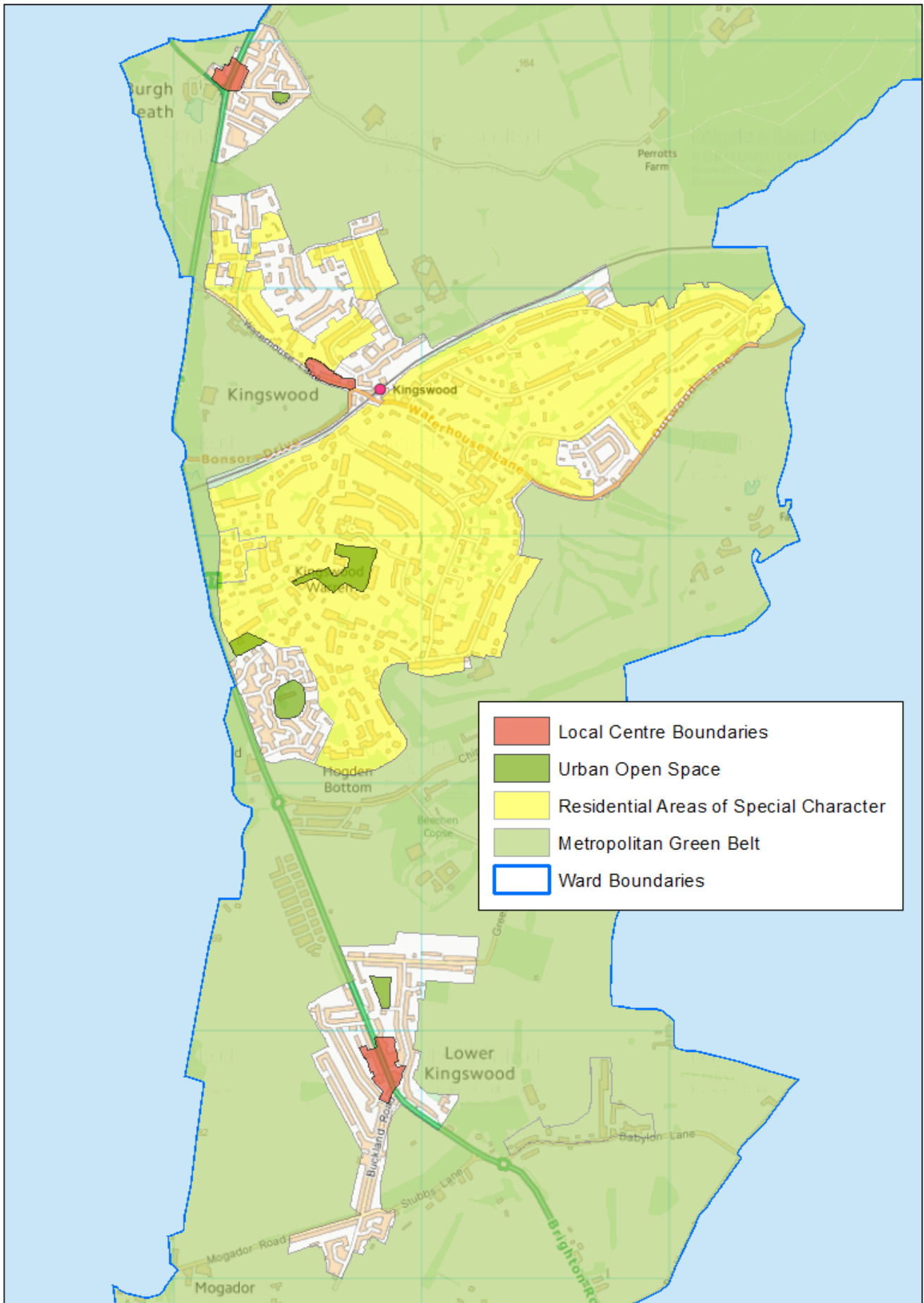
- Kingswood Warren
- St Andrew's Church
- Kingswood Court
- Smithy Lane Allotments
- Ballards Green

Local Centres

- Waterhouse Lane
- Lower Kingswood
- Burgh Heath

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

Map of designations in Kingswood & Burgh Heath ward



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 guide the design of new development, including access to sites and parking provision
- To manage development in Residential Areas of Special Character
- To manage proposals for back garden land development
- To manage the impacts of the construction process
- To protect urban open space

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.

Are there any changes to Green Belt boundaries in this ward? Some minor changes to Green Belt boundaries to correct drafting errors, address small discrepancies and ensure boundaries are clearly defined. The Babylon Lane area has been added to the Green Belt, as it is considered to contribute to the purposes of the Green Belt. No release of Green Belt land for new development has taken place in this ward.

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.

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 minimum parking standards. This will help minimise the impact of new development on surrounding areas.

What is the Council doing to ensure that local shopping centres are protected? Local shopping centres are valuable local assets, providing easy access to shops and services. Policies seek to retain a good balance of shops and services, and resist the loss of shops, restaurants and community facilities unless there is no longer demand for them.

Is the AONB boundary being changed/reviewed? Natural England has announced that they intend to review the AONB boundary, however we do not expect the results of that review to be available for some time.

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.