

# Development Management Plan Regulation 19 Fact Sheet

## Merstham

### Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Merstham is the Council's adopted [Core Strategy](#). This identifies an ambition to regenerate Merstham – including provision of a new community hub, shops and mixed tenure housing – and the need to make the best use of previously developed land in the urban area. It also identifies that options for providing up to 500-700 new homes in the East Redhill/East Merstham area should be explored.

Relevant evidence for this area includes:

- The [Sustainable Urban Extensions Technical Report](#) , [Green Belt Review](#) and [Infrastructure Delivery Plan](#) which have informed the identification of sites for urban extensions.
- 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 [Local Centres Evidence Paper](#), which assesses existing local centres and proposes new centres to be designated in the DMP.
- The [Employment Area Review](#) which provides more information about employment areas across the borough.

### Designations:

#### Urban Open Space

- Crossways Rest Garden
- Brook Road Open Space
- The Oakley Centre
- Furzefield Primary Community School
- The Grove, Wells Place
- Hildenly Close
- Land at Mansfield Drive
- Corridor between Bletchingley Rd and Worsted Green
- Shale Green, Bletchingley Rd

#### Local Centres

- Merstham Village
- Nutfield Road
- Portland Drive

#### Green Belt

- Urban Extension sites

#### Employment Area

- Wells Place

#### Development sites:

##### RED2: Depot & Bellway House, Station Road

- Up to 30 new homes

##### RED4: Church of the Epiphany, Mansfield Drive

- Up to 10 new homes

##### RED5: Merstham Library

- Mixed use development comprising new community facilities and up to 10 new homes

##### RED6: Former Oakley Centre, Radstock Way

- Up to 30 new homes, including conversion of the listed building

##### ERM4a: 164 Bletchingley Road

- Urban extension on previously Green Belt land
- Approximately 30 new homes
- Potential to include starter homes and/or self-build plots

##### ERM4b: Land South of Bletchingley Road

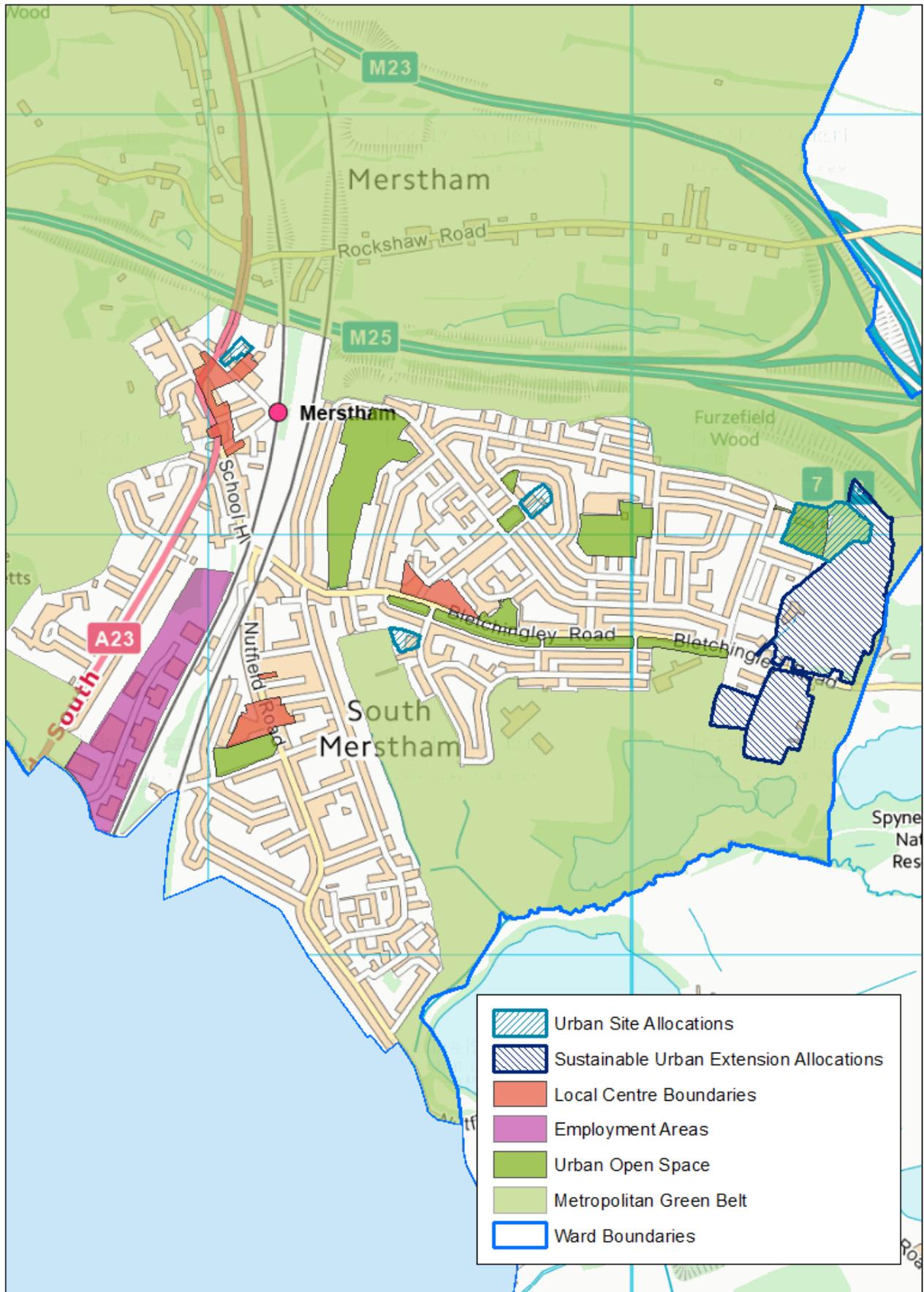
- Urban extension on previously Green Belt land
- Approximately 20 new homes
- Potential to include starter homes and/or self-build plots

##### ERM5: Land at Oakley Farm, Bletchingley Road

- Urban extension on previously Green Belt land
- Approximately 95 new homes
- Space for small businesses and/or community uses
- New high quality open space

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

## Map of designations and development sites in Merstham



## 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 changes of use in local shopping centres
- To manage proposals for economic development, including in designated employment areas
- To guide the design of new development, including access to sites and parking provision
- To protect urban open space.

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#). For more information about sustainable urban extensions, please see the [Sustainable Urban Extensions](#) fact sheet.

## Frequently asked questions

**What is the 'Green Belt'?** The Green Belt is a policy designation. The purposes of the Green Belt include preventing urban sprawl, stopping neighbouring towns merging, and helping to safeguard the countryside. The Green Belt is a separate designation from landscape and nature conservation designations, which also need to be considered when deciding where future development should go. The removal of land from the Green Belt, through a Local Plan document such as the DMP, is allowed by national policy in exceptional circumstances, which may include the need for new housing.

**Why is Green Belt being removed for housing development in Merstham?** The government requires local authorities to plan for new housing to meet future needs. More homes are needed to meet the needs of local people and workers – without these new homes, the local economy will suffer, and the children of local residents will be forced to move away. The Council's [Core Strategy](#) plans to provide most new homes in existing towns, but it also identifies that some 'urban extensions' will be needed. East Merstham was identified in the Core Strategy as one potential location for urban extension development. The DMP provides more information about exactly where urban extensions will be and what they will include.

Urban extension sites will be treated as 'reserve' sites, which means that they will only be needed if the Council does not have five years worth of other housing sites.

**How will the Council ensure that new development benefits the local community and that infrastructure and services are provided to support new development?**

The urban extension sites in Merstham could provide the opportunity for new community facilities and/or space for small businesses. The new homes could include smaller family homes and / or custom or self-build opportunities.

The Council will work closely with service providers to identify what new infrastructure is needed. New infrastructure can be funded by developer contributions and the Community Infrastructure Levy, and legal agreements and conditions can be used to make sure that all necessary infrastructure is in place before new development is occupied. In particular, the DMP document recognises the current difficulties with the A23 and School Hill junction and requires developers of any future urban extensions to contribute to any improvements that are required.

**What can the Council do to ensure new homes meet local needs?** Our policy requires a mix of different sized homes on new housing developments. This will help ensure a greater variety of homes throughout the borough – for example by requiring developers to include small family homes, and/or retirement housing as part of any new development.

**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.

**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.

### **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](http://www.reigate-banstead.gov.uk/DMP). Alternatively contact the Planning Policy Team at [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk) or 01737 276178.