

Development Management Plan Regulation 19 Fact Sheet

South Park & Woodhatch

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in South Park & Woodhatch is the Council's adopted [Core Strategy](#). This identifies the need to make the best use of previously developed land in existing towns and villages, but also that housing sites will need to be found on land currently outside the urban area. It therefore identifies that options for providing up to 500-700 new homes in the South West Reigate 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 Green Belt Review also considers the need for minor Green Belt boundary amendments to correct anomalies.
- 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 [Residential Areas of Special Character Review](#), which assesses existing RASCs and proposes new areas to be designated in the DMP.

Designations:

Urban Open Space

- Lavender Sandpit, Cockshot Hill
- Dovers Green First School
- Former Sandcross First School, Alexander Road
- Riding School Allotments, Prices Lane
- Playground, Brandsland
- Land at Lonesome Lane/Ashdown Road
- Hartswood play area, Woodhatch

Local Centres

- Woodhatch, Prices Lane

Green Belt

- Urban Extension sites

Residential Area of Special Character

- Seale Hill

Development sites:

SSW2: Land at Sandcross Lane

- Urban extension on previously Green Belt land
- Approximately 260 new homes, including housing for older people
- New small-scale local shops and land for new healthcare facilities
- New high quality public open space

SSW6: Land West of Castle Drive

- Urban extension on previously Green Belt land
- Approximately 10 new homes

SSW7: Hartswood Nursery

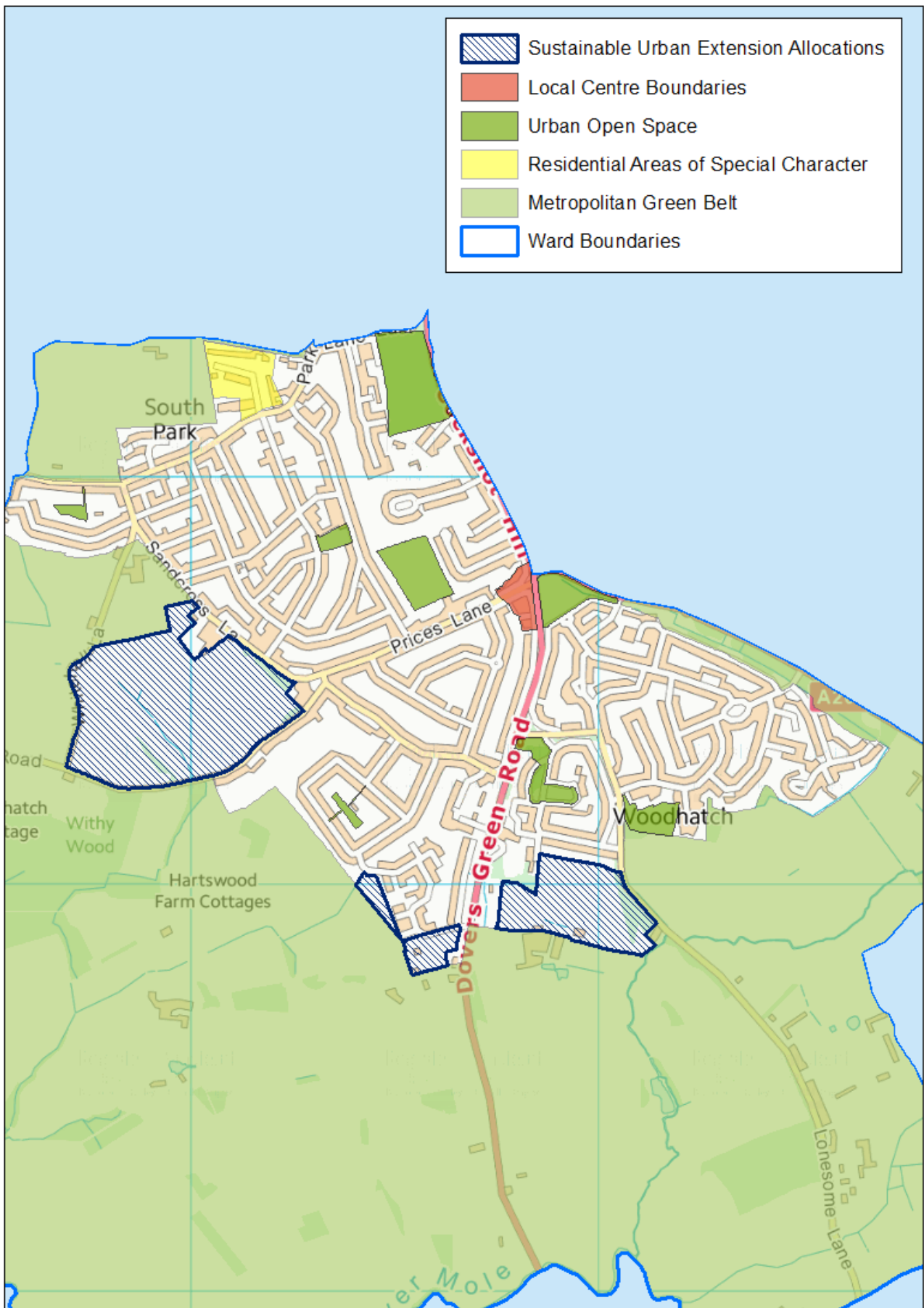
- Urban extension on previously Green Belt land
- Approximately 25 new homes

SSW9: Land at Dovers Farm, Dovers Green Road

- Urban extension on previously Green Belt land
- Approximately 100 new homes
- Potential to include housing for older people

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

Map of designations and development sites in South Park & Woodhatch 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 changes of use in local shopping centres
- To protect urban open space
- To guide the design of new development, including access to sites and parking provision
- To provide open space as part of new developments, and manage outdoor sport and recreation proposals.

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 South Park & Woodhatch?

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. South West Reigate was identified in the Core Strategy as one potential location for urban extension development of up to 700 new homes. 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 local infrastructure and services are provided to support new development?

The urban extension sites in South Park & Woodhatch could provide the opportunity for new community facilities and/or new healthcare uses. The new homes could include retirement 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. The DMP document recognises the current congestion at the Woodhatch junction and requires developers of urban extensions in this area to contribute to any improvements which may be required. It also makes provision for land to be set aside to deliver a new healthcare/community facility.

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– 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 new 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.

What can the Council do to ensure sports facilities do not harm the wider countryside? Access to opportunities for sport and recreation is important to the health and well-being of residents; however, some locations can be sensitive to such facilities. Our policies seek to ensure that new sports facilities (and any associated buildings, structures or floodlight) are of an appropriate size for their location, designed to minimise visual impact and impact on neighbours and would not be harmful to biodiversity, landscape or the openness of countryside areas.

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.