

# Development Management Plan Regulation 19 Consultation Fact Sheet

## Design of New Development and Back Garden Development

### This note addresses:

- The design of new development
- The design of residential garden land development.

DMP Objective	DMP Policy Approach	Document Ref
Objective SC1: To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness	DES1 – Design of new development DES2 – Residential garden land development	Theme 2, Section 1, Pages 29-31

### Context

The design of new development is very important as a planning consideration because it directly affects the fabric of the built environment in which everyone lives. Developments can be in place for many years and it is therefore important that they are well designed. The visual and spatial design of development directly affects how people feel day-to-day, creating or contributing to sense of place and aesthetic quality, creating safe environments, and affecting how people are able to move around.

It is important that new developments in our towns and villages are appropriate in scale and architectural design and respect the prevailing character that has made the borough an attractive place to live.

Back garden land development is a form of development about which concerns are often raised. If designed well, it can be an important source of housing supply in the borough, but it is particularly important that these developments are designed sensitively to minimise their impact on the areas in which they are located.

### Development Management (DMP) policy starting point

The starting point for the policy approach to the design of new development is:

- [National planning policy](#), which states that it is important to secure high quality and inclusive design for all development through local plan policies - however these policies should avoid unnecessary prescription or detail, and should not attempt to impose architectural styles or particular tastes. In relation to back garden land development, local planning authorities should consider the case for setting out policies to resist the inappropriate development of residential gardens.
- The Council's adopted [Core Strategy](#), which requires development to respect, maintain, and protect the character of different areas and towns in the borough, to make efficient use of land, and be of a density that respects local character and the location of a site in relation to services including public transport.

## Summary of policy approach

**Design of new development:** All new development should be of a high quality design. This means they must:

- Promote and reinforce local character
- Use high quality materials
- Consider the design of the existing area in terms of plot size, plot layout, scale of development and other design considerations
- Provide street furniture, trees and public art where appropriate
- Avoid overlooking and loss of privacy for existing residents
- Make appropriate provision for parking and waste disposal
- Create a safe environment, reducing opportunities for crime
- Incorporate appropriate landscaping and provide details of its future maintenance
- Achieve an appropriate transition from urban to rural where applicable
- Be accessible and inclusive for all users

**Residential garden land development:** It is recognised that good design in back garden land development is particularly important. Development proposals, will, therefore be expected to reflect the character of surrounding development, in terms of height, scale, form, choice of external materials, and general layout. Back garden and infilling developments will be expected to protect the character and appearance of existing streets and not create an unnecessary disruption.

They will also be expected to retain trees and hedges and other landscape features, and include verges and planting to support wildlife.

Proposals that would result in multiple, closely spaced access points through the existing street frontage will be resisted.

## Frequently asked questions

**Gardens are designated as 'greenfield land' in national policy. Why is development allowed on them?** Development on back garden land may be acceptable if it is well designed, and back garden land can make a positive contribution to the supply of housing. However, national policy confirms that local plans can include policies to resist inappropriate back garden development (such as development that would cause harm to a local area).

**Why are there no specific density guidelines?** Comprehensive design policies are considered to be a better approach for achieving high quality schemes appropriate to the character of the surrounding area. This can prevent situations in which schemes that may not be entirely appropriate for the context of an area obtain planning permission simply because they comply with a set density figure (as has occurred in the past).

**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 consultation document, please visit [www.reigate-banstead.gov.uk/DMP](http://www.reigate-banstead.gov.uk/DMP) where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at [LDF@reigate-banstead.gov.uk](mailto:LDF@reigate-banstead.gov.uk) or 01737 276178.