

Development Management Plan Regulation 19 Consultation Fact Sheet

Landscape

Designations

- Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)

This note also covers:

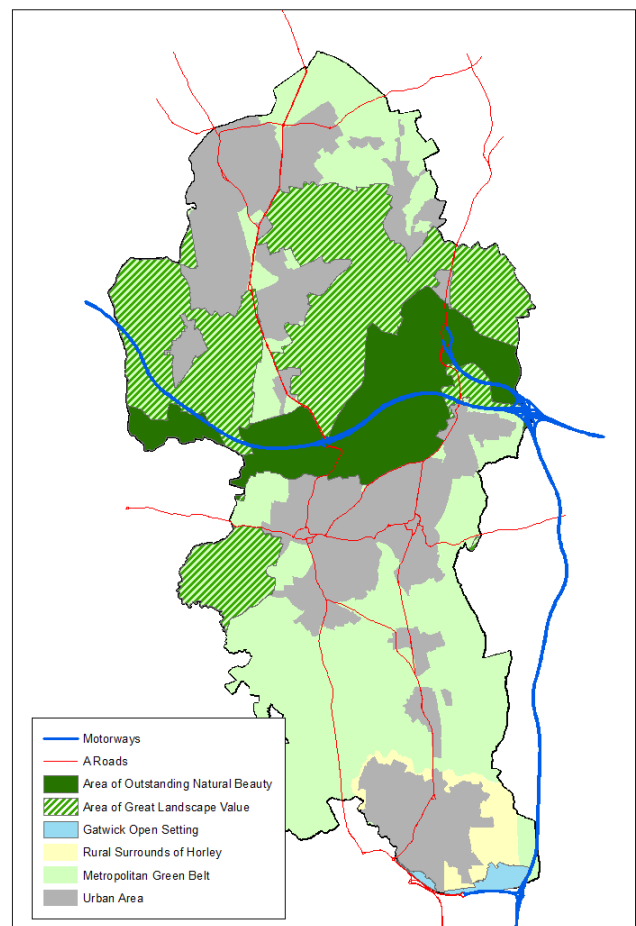
- Views
- Gatwick Open Setting
- Tranquillity
- Agricultural land
- Solar farms and wind turbines
- Rural businesses

DMP objective	DMP Policy Approach	Document Ref
SC10: Ensure new development protects, and enhances wherever possible, the borough's landscapes and biodiversity interest features, providing the highest degree of protection to internationally and nationally designated areas.	NHE1 – Landscape protection	Theme 2, Section 5, Pages 57-58

Landscape designations in Reigate & Banstead

Context

Reigate & Banstead Borough has a varied and diverse landscape. It includes parts of the nationally designated Surrey Hills Area of Outstanding Natural Beauty (AONB), as well as the locally designated Area of Great Landscape Value (AGLV). But outside these areas, the borough's landscapes are also important, providing the setting for our towns and villages and a resource for food production, nature and public recreation.



DMP policy starting point

The starting point for the policy approach to Landscape is:

- [National planning policy](#), which requires that great weight should be given to conserving landscape in AONBs, but also that planning should take account of the character of different areas and recognise the intrinsic character and beauty of the countryside.
- The Council's adopted [Core Strategy](#) which provides the AONB with the highest level of protection. This protection is also extended to the AGLV. It requires that the DMP will include policies to protect and enhance the character of other landscape areas in the borough.
- The [Surrey Landscape Character Assessment](#) provides more information about landscapes across the borough.

Summary of policy approach

The AONB/AGLV: When considering planning applications in or near the AONB, great weight will be attached to the impact that the proposal would have on the landscape/scenic beauty. The same principle will be applied to the AGLV until an AONB boundary review is completed, which may see the AONB extend onto land which is currently in the AGLV.

Gatwick Open Setting: Proposals for development to the South of Horley must ensure that a clear visual break is retained between Horley, Gatwick Airport and Crawley.

In other areas: Development proposals must be designed and sited to respect local landscape character, and use appropriate materials to avoid appearing conspicuous in the landscape.

Agricultural land: Development proposals must seek to protect the best and most versatile agricultural land.

Rural economy: Rural businesses will be supported providing they do not conflict with the overall aim of conserving and enhancing the natural beauty of the landscape.

Renewable energy: Proposals for renewable energy will only be permitted where their impact (including visual and noise) will not harm the landscape.

Frequently asked questions

Is the AONB boundary being changed/reviewed? Responsibility for changing the AONB boundary rests with the Government and Natural England. Natural England has announced that it intends to start a review of the AONB boundary in 2016/17, however we do not expect the results of that review to be available for some time.

What is happening to the AGLV? The DMP retains the AGLV designation for the time being. It may need to be reviewed once the results of the AONB boundary review are available (see above), but at this stage it is too early to say what changes that might result in.

Why has the Gatwick Open Setting designation been continued? The DMP's landscape policies aim to maintain a gap between Horley and Gatwick Airport to avoid their coalescence. The Regulation 18 Consultation proposed a policy reference to a Gatwick Strategic Gap. After further consideration, including the need for consistency with the adopted policies of the Crawley Borough Plan, the DMP will continue the concept of a clearly defined Gatwick Open Setting. This will help provide greater certainty on restrictions to development and more strongly ensures that a physical separation will continue to be maintained between Horley, Crawley and the airport.

Have your say

If you would like to find out more, or comment on the Development Management Regulation 19 consultation document, please visit 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 or 01737 276178.