

# Development Management Plan Regulation 19 Consultation Fact Sheet

## Open space, sport and recreation

### Designations:

- Urban Open Space

### This note also covers:

- Open space in new developments
- Facilities for outdoor sports and recreation
- Playing fields

DMP objectives	DMP Policy Approach	Document Ref
Objective SC4: Protect the most valuable open space within the urban areas	OSR1 – Urban Open Space	Theme 2, Section 2 Pages 44-47
Objective SC5: Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision	OSR2 – Open space in new developments	
	OSR3: Outdoor sport and recreation	

### Context

Open spaces in our towns and villages perform different functions. They can contribute to the character and identity of areas, provide space for formal and informal recreation, support nature and biodiversity and enable food production. With increasing pressure for development, it is important to protect the most valuable urban spaces and the benefits they offer.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. As the population of the borough grows, it is important that new public open spaces and areas for play and recreation are provided to serve new and existing residents. New development has a role to play in providing these new facilities.

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

The starting point for the policy approach to open space, sport & recreation facilities is:

- [National planning policy](#) which seeks to protect open spaces and facilities for sport and recreation in recognition of their important contribution to health and well-being.
- The Council's adopted [Core Strategy](#) which seeks to enhance the range, quality and accessibility of open spaces, sport and recreation facilities in the borough and resists the loss of such assets unless surplus to requirements or if equivalent or better provision will be secured.
- The [Urban Open Space Review](#) that recommends which sites merit designation and protection as Urban Open Space through the DMP.
- The [Open Space, Sport and Recreation Assessment](#), and [Horley Open Space Assessment](#) which identify the likely type and amount of new open space and recreation facilities required in different parts of the borough.

## Summary of policy approach

**Urban Open Space:** 198 areas of urban open space have been identified. These are available to view on the [interactive map](#). A few sites (21) previously designated as urban open land are not proposed for continued protection. The policy approach is to resist the loss of Urban Open Space in all but exceptional circumstances.

**Open space in new developments:** New housing developments will need to make provision for public open space, children's play space and (on larger sites) outdoor sports facilities. Standards for provision are based on local evidence and national guidance. For urban extensions, the standards will be applied as a minimum.

**Outdoor sports and recreation facilities:** New sports and recreation facilities should be of an appropriate scale for their location, designed to minimise visual obtrusion and avoid impact on neighbouring properties, biodiversity and landscape.

## Frequently asked questions

**Is Urban Open Space the same as the Government's Local Green Space designation?** No. Urban Open Space is a local designation which is separate from Local Green Space (which is defined in the [National Planning Policy Framework](#)).

**How have Urban Open Space sites been chosen?** Urban Open Space sites need to be substantially undeveloped and open. Each potential and existing site was assessed taking account the contribution it makes to the character of the local area, whether it provides accessible open space or opportunities for sport, recreation and food growing, and whether it has wider benefits such as nature conservation, geology, heritage or green infrastructure.

**Why are some sites not proposed for continued protection?** 21 sites that are designated as Urban Open Land in the Borough Local Plan are no longer considered to meet the characteristics of open space. Further details about these sites is included in the [Urban Open Space Review](#).

**Why does the policy allow for building on open spaces in exceptional circumstances?** In a very limited number of cases, the benefits of development on an area of open space may outweigh the loss of that open space – an example might be development for alternative sports provision or where equivalent or better space can be provided elsewhere nearby. The policy approach is stronger than with national policy, with the need to consider impact on local character, visual amenity and ecological value also included.

## 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.