

Development Management Plan Regulation 19 Consultation Fact Sheet

Residential Areas of Special Character (RASC)

Designations:

- Residential Areas of Special Character (RASC)

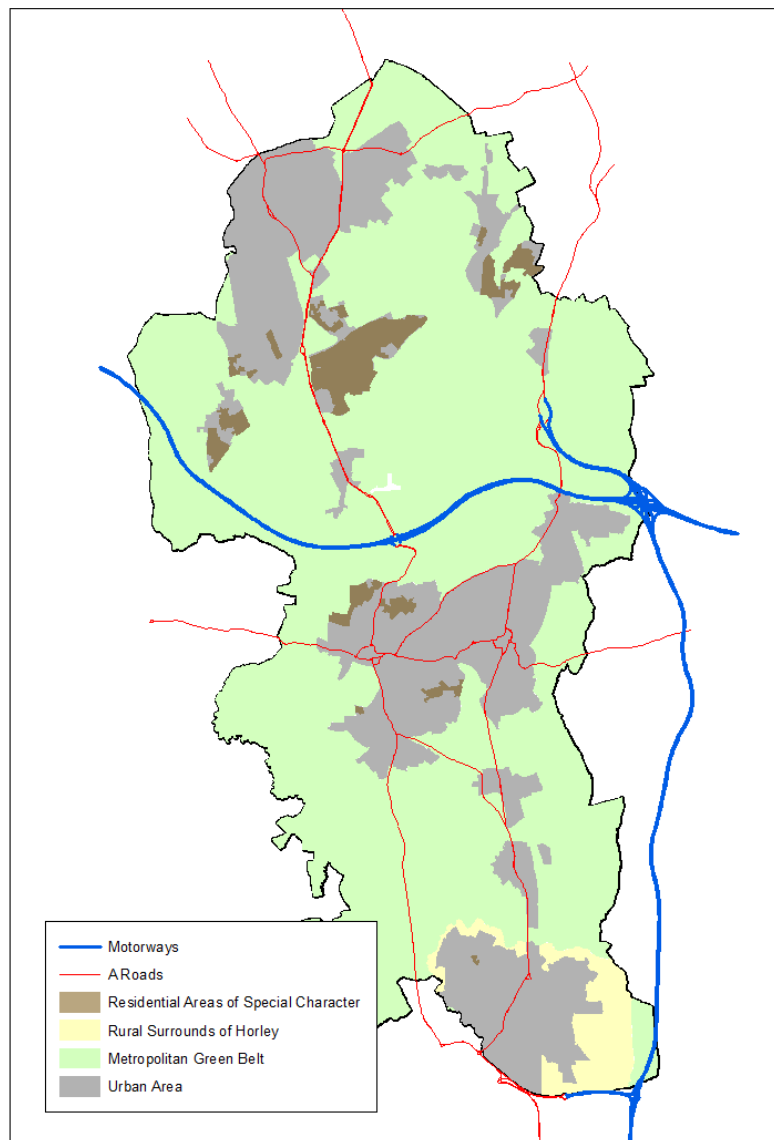
DMP Objective	DMP Policy Approach	Document Ref
Objective SC1: To ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness	DES3 – Residential areas of special character	Theme 2, Section 1, Pages 32-33

Context

Residential Areas of Special Character is a local planning designation that refers to a very specific style of residential area with defined characteristics; these include the presence of detached buildings on wide and spacious plots set back from the street in verdant, green, and leafy surroundings.

This designation was introduced in the late 1980s and represents a desire to conserve this aspect of the borough's unique character, against a backdrop of greater development pressure, and remains relevant in the light of national planning policy requirements to ensure the preservation of local distinctiveness.

A number of areas in Reigate & Banstead were designated as Residential Areas of Special Character (RASCs) in the former Borough Local Plan (2005), and a number of new areas, and extensions to existing ones, have since been put forward for consideration.



Development Management Plan (DMP) policy starting point

The starting point for the policy approach to Residential Areas of Special Character is:

- [National planning policy](#), which recognises that it is important to promote local distinctiveness.
- The Council's adopted [Core Strategy](#) which requires development to respect, maintain, and protect the character of different areas and towns in the borough (Policy CS4: *Valued townscapes and the historic environment*).
- The [Residential Areas of Special Character Review](#) which assesses the RASCs included within the Borough Local Plan, as well as potential new RASCs.

Summary of policy approach

Residential Areas of Special Character: Development proposals in RASCs will be required to reflect the existing street scene and spacious layout of development, and the scale and form of surrounding buildings. Schemes will be expected to include individually designed buildings which promote local distinctiveness, with sensitively designed soft landscaping, and the retention/replacement of tree cover/vegetation.

Frequently asked questions

Can I suggest other areas to be designated as a RASC? Not at this stage - the Regulation 18 consultation set out existing RASC designations and proposed extensions for comment, and requested suggestions of new RASC areas – all of which were then assessed through the RASC review. There may, however, be opportunities in the future at further Local Plan reviews.

Does a RASC have the same level of protection as a Conservation Area? No. Conservation areas are protected by national legislation, whereas RASCs are a local level plan designation.

What can the Council do to prevent developments of flats in RASCs? The development of properties to provide flats in RASCs may be acceptable if it meets the policy criteria. For example, it should be of a sympathetic scale and design; generous spacing between buildings and appropriate landscaping should be retained; and the visual impact of access and parking sensitively managed.

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 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.