

Development Management Plan Regulation 19 Fact Sheet

Tadworth, Walton and Preston

Development Management Plan (DMP) policy starting point

The starting point for the approach to future development in Tadworth, Walton and Preston is the Council's adopted [Core Strategy](#) which identifies the need to make the best use of previously developed land in the urban area, and identifies a housing target of 930 units between 2012 and 2027 for the north of the borough.

In these wards, most housing development will continue to be 'windfall development' – that is, sites within the urban area which are not possible to reliably predict.

Relevant evidence for this area includes:

- 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.
- 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 [Green Belt Review](#), which considers the need for minor Green Belt boundary amendments to correct anomalies.

Designations:

Local Centres

- Shelters Way, Tadworth
- Tadworth
- Walton on the Hill

Residential Areas of Special Character

- The Avenue, Tadworth
- Tadorne Rd, Tadworth
- Nursery Road and Hurst Road, Walton on the Hill

Employment Area

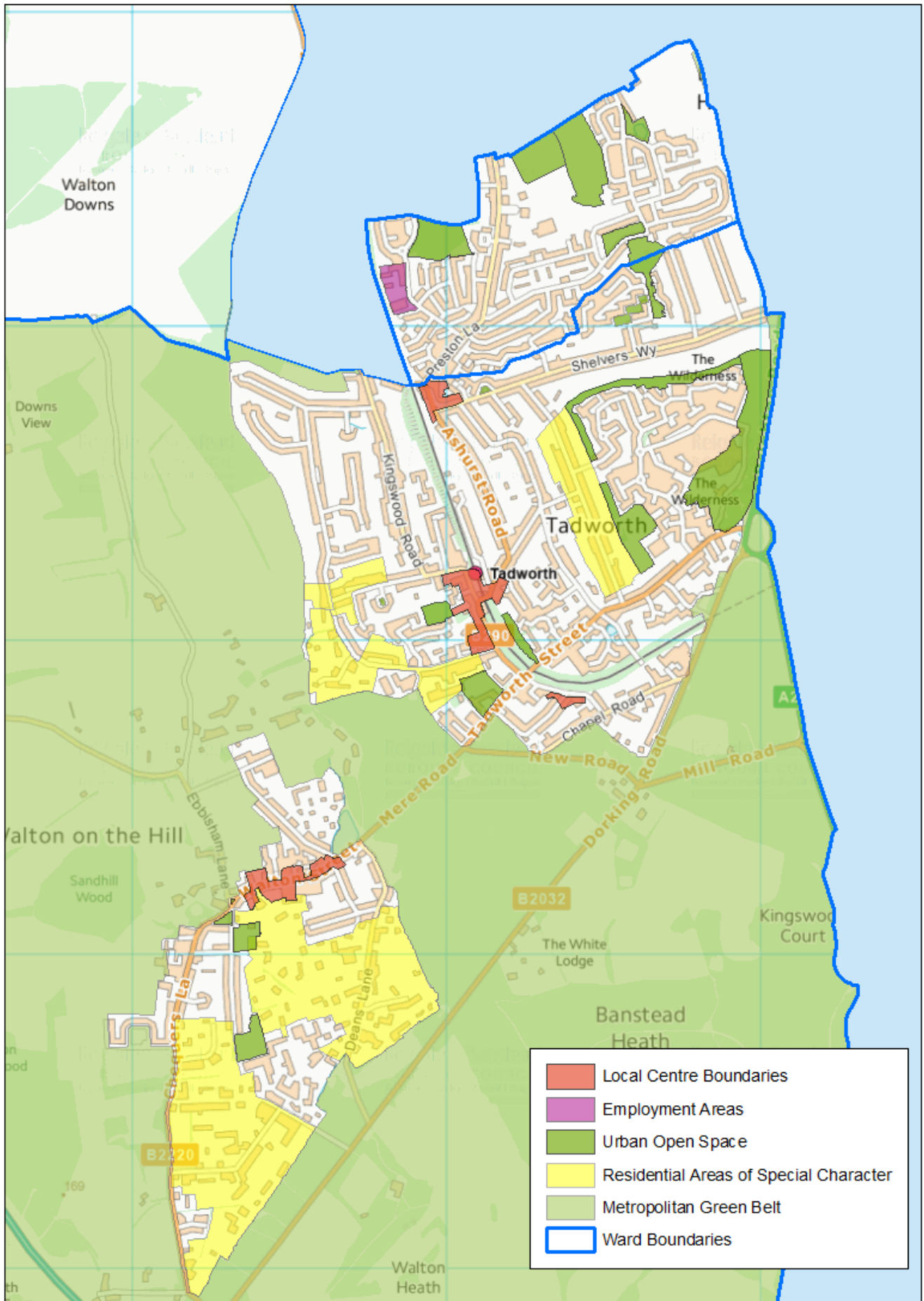
- Pitwood Park Industrial Estate

Urban Open Space

- Preston Hawe
- Jubilee Wood
- Lothian Wood
- Chinthurst School
- Walton Primary School
- St Peter's Churchyard
- The Children's Trust
- Tadworth Primary
- Land off Tadworth Park
- The Green, Chequers Lane
- Playing field, Breech Lane
- Pit Wood
- Land at Preston Lane
- Merland Rise
- Banstead Athletic Football Club
- Fleetwood Close
- Shelters Green

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

Map of designations in Tadworth, Walton and Preston



Other topic areas

As well as the designations shown on the map, the DMP also contains a range of policies to guide how decisions on planning applications are made, including:

- To protect and enhance historic assets, including conservation areas
- To manage proposals for back garden land development
- To protect urban open space
- To guide the design of new development, including access to sites and parking provision
- To manage the impacts of the construction process

More information about these policies can be found in the [main DMP document](#), and in [topic fact sheets](#).

Frequently asked questions

How are Residential Areas of Special Character defined? RASCs are defined by their low density housing, spacious and open character and mature verdant landscaping. Our policy seeks to protect this special character by ensuring new development is carefully designed.

What can the Council do to control back garden land development? While the Council cannot impose a 'blanket ban' on back garden development, our new policy seeks to ensure that where back garden land does take place it is sensitively designed, reflects local character, provides sufficient parking, and minimises disruption to local residents.

Are there any changes to Green Belt boundaries in these wards? A small number of minor changes to Green Belt boundaries, to ensure the boundary is clearly defined. No release of Green Belt land for new development has taken place in these wards.

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 in local centres, and resist the loss of shops, restaurants and community facilities unless there is no longer demand for them. In addition, policies seek to ensure that local centres are not harmed by inappropriate retail development in out-of-centre locations.

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.

Is the AONB boundary being changed/reviewed? Natural England have announced that they intend to review the AONB boundary, however we do not expect the results of that review to be available for some time.

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.