

Development Management Plan Regulation 19 Consultation Fact Sheet

Green Belt

Designations:

- Metropolitan Green Belt
- Rural Surrounds of Horley

This note also covers:

- Development within the Green Belt
- Green Belt boundary amendments
- Rural economy and rural business

DMP objectives	DMP Policy Approach	Consultation Document Ref
Objective SC12: Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use.	NHE5 – Development within the Green Belt	Theme 2, Section 5 Pages 63-67
	NHE6 – Re-use and adaptation of buildings in the Green Belt and the rural surrounds of Horley	
NHE7 – Rural surrounds of Horley		
NHE8 - Horse keeping and equestrian development		
	RED9 – East Surrey Hospital	Theme 3, Section 3 Pages 105-106
Managing Land Supply	MLS2 – Safeguarding land for development beyond the plan period	Theme 3, Section 5, Pages 158-159

Context

Approximately 70% of the borough is covered by Green Belt designation.

National policy explains that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Its other roles include preventing neighbouring towns from merging into one another, helping to protect the wider countryside from encroachment from new development, and preserving the setting of historic towns.

A separate fact sheet about Landscape is available [here](#).

National policy attaches great importance to protecting the Green Belt from inappropriate development, but in exceptional circumstances does allow for the boundaries of the Green Belt to be altered through the Local Plan-making process.

The DMP identifies some sites within the Green Belt to be used for sustainable urban extensions. It is believed that there are exceptional circumstances to justify taking this land out of the Green Belt, through the plan-making process, to meet housing needs. This approach is supported by the Core Strategy, and the sustainable urban extensions will only be developed if the Council cannot demonstrate that it has a five year supply of housing land from sites in the urban area. This topic is covered in more detail in the Sustainable Urban Extensions factsheet.

Development Management Plan (DMP) policy starting point

The starting point for the policy approach to the Green Belt is:

- [National planning policy](#) which attaches great importance to Green Belts, requiring them to be protected from inappropriate development and setting out that they should only be altered in exceptional circumstances, and through the plan-making process.
- The Council's adopted [Core Strategy](#), which seeks to maintain a robust and defensible Green Belt and follows national policy in protecting the Green Belt from inappropriate development. The Core Strategy requires that a Green Belt Review be undertaken to inform the Development Management Plan, which would (a) inform the identification of sites for sustainable urban extensions; (b) address boundary anomalies; and (c) review washed over villages and areas of land inset within or currently beyond the Green Belt.
- A [Green Belt Review](#) has been undertaken to help address the requirements of the Core Strategy policy and to set out the case for exceptional circumstances to justify the removal of land from the Green Belt.

Summary of policy approach

New development in the Green Belt: Building footprint, floor area, massing, height and siting will be taken into account in judging whether extensions, alterations and replacement buildings in the Green Belt are appropriate. Proposals will only be permitted if they would not be disproportionate or materially larger and would not harm the openness of the Green Belt.

Green Belt boundary changes: A number of minor changes have been made to the boundaries of the Green Belt. These changes are designed to ensure the Green Belt boundary remains robust and clearly defined. They can be viewed in more detail in the [Green Belt Review](#)

The rural economy: The re-use of buildings in the Green Belt to support the rural economy or diversification rural business diversification will be supported, subject to sensitive design.

Netherne-on-the-Hill This settlement has been removed from the Green Belt, reflecting its village character, with a tightly drawn boundary to prevent sprawl.

Babylon Lane area: The Babylon Lane area was excluded from the Green Belt in previous local plans. However it is now being included within the Green Belt, reflecting its low density and open character.

East Surrey Hospital: The hospital site is being removed from the Green Belt to facilitate some expansion of the services provided there.

Rural surrounds of Horley: The Rural Surrounds of Horley designation is being continued, and sets out criteria for development within the countryside around Horley, to protect this area from inappropriate development.

Safeguarded land: A site around Redhill Aerodrome has been 'safeguarded' for future development beyond the current plan period (i.e. after 2027). This land is removed from the Green Belt, but development cannot take place on this site unless it is deemed necessary in a future updated local plan. Until such time as this happens, the land will be treated as if it were still in the Green Belt.

Frequently asked questions

What development is allowed on land that is Green Belt? Some development is acceptable in the Green Belt, including buildings for agriculture and forestry, facilities for outdoor sports and recreation, extensions to existing buildings (provided these are not disproportionate), replacement buildings (if they are not materially larger than the original building) and limited infilling for community needs or where there would be no impact on the openness of the Green Belt. Applications for any other types of development can only be permitted if there are very special circumstances to justify them.

How is the 'original building' defined? 'Original building' is defined as the building present at December 1968 – this reflects the point at which the Council first adopted a policy controlling extensions in the Green Belt.

Why are the Council proposing changes to Green Belt boundaries? Government policy allows for Green Belt boundaries to be altered by local authorities through the Local Plan making process, but only in exceptional circumstances. In addition to sites for urban extensions (see Sustainable Urban Extensions fact sheet) smaller changes have been made to ensure that the Green Belt boundary remains clear and logical.

What is safeguarded land? Green Belt boundaries should not need to be changed frequently. When drawing up a Local Plan, national policy requires local authorities to consider whether it is necessary to identify further areas of land within the Green Belt in order to meet longer-term needs for new homes and employment space. This land will be removed from the Green Belt but protected, and will only be released for development through a future review of the Local Plan.

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