



Development Management Plan (Regulation 19) Green Belt Review

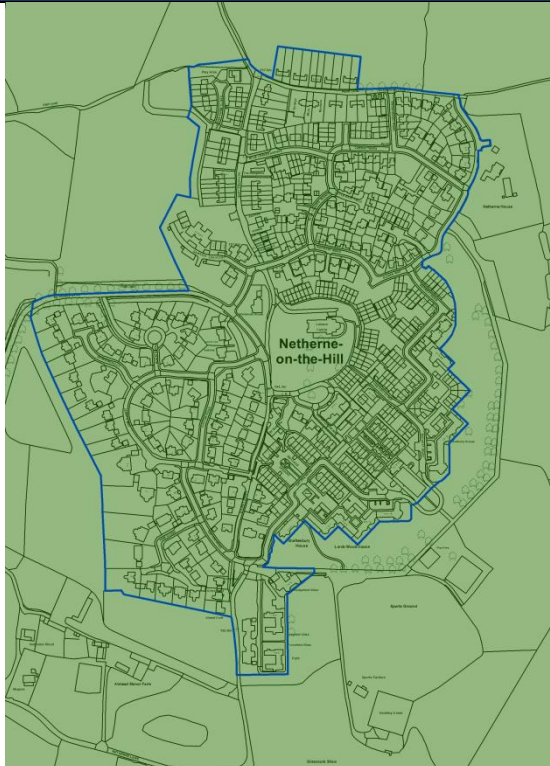
Appendix 3: Washed over and inset areas

October 2017

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Netherne-on-the-Hill, Coulsdon



View looking north across Netherne-on-the-Hill



Density

The Netherne-on-the-Hill area is developed over approximately 26 hectares. The development has approximately 580 homes, therefore equivalent to a density of 22 dwellings per hectare.

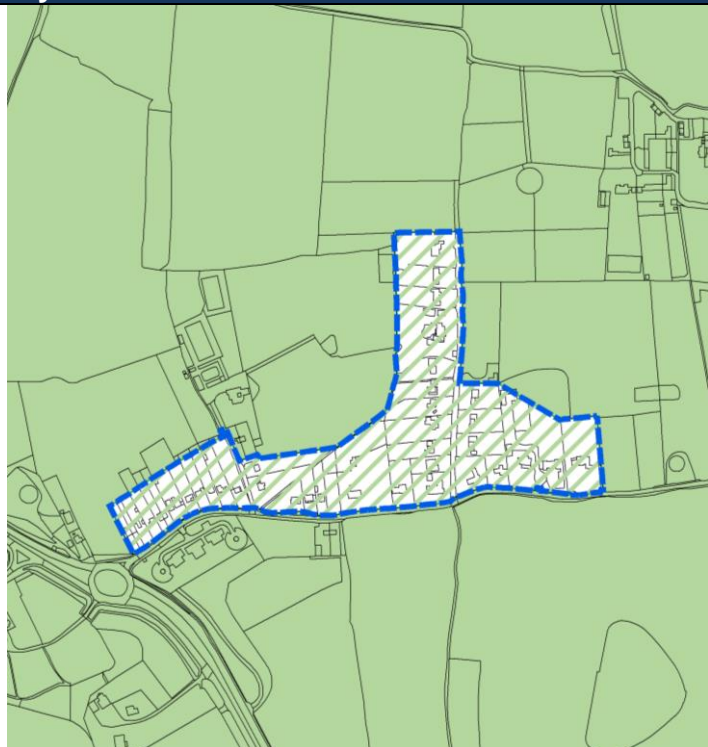
The area is considered to be medium density and therefore make a lower contribution to Green Belt openness in this regard.

Lower contribution to openness of Green Belt

<p>Compactness</p> <p>Undeveloped plots are uncommon within the main built concentration/frontages in the Netherne-on-the-Hill area. Two very small open plots exist on Netherne Lane and there is one, slightly larger semi-derelict, undeveloped plot in the north-western corner of the area.</p> <p>Whilst there are some distinct and larger open spaces internally within Netherne-on-the-Hill, in particular the central “green” surrounding the former church, natural open areas are not particularly characteristic of, or interspersed with, the main built up parts of the development or tend to be of more urban/formal character (such as the “village square”). Some larger open areas exist in the south-eastern part of Netherne around the converted buildings however, these are very much on the periphery and act more as a transition to the wider countryside. In the event that Netherne is removed from the Green Belt, consideration should be given to whether these open areas should be protected as Urban Open Space.</p> <p>Building spacing varies across the area. In the south-eastern part of the development, separation is limited as built form is characterised by terraces or closely spaced blocks. Separation in the northern part of the development is typically up to 2 metres; however, wider spacing (up to 4 metres) is present around the outer edges. The south-western part of Netherne is more widely spaced, with spacing of up to – and in excess of – 5 metres common. Overall, spacing is considered to be moderate.</p> <p>Taking account of the factors above, the area is considered to be of moderate compactness and therefore make a moderate contribution to Green Belt openness in this regard.</p>	<p>Moderate contribution to openness of Green Belt</p>
<p>Building scale/massing</p> <p>Building types vary across Netherne. The south-western part of the area is typically characterised by detached and semi-detached properties, as are other parts of the outer edge of the built area. However, in the central and south-eastern parts, dense blocks or terraces of built form predominate (partly as a result of conversion).</p> <p>However, despite the presence of dense blocks, built form is modest in height, and the area is characterised almost exclusively by buildings of two storeys or less.</p> <p>Taking account of the factors above, building scale and massing is considered to be moderate and therefore the area makes a moderate contribution to Green Belt openness in this regard.</p>	<p>Moderate contribution to openness of Green Belt</p>

<p>Boundaries</p> <p>The outer boundaries of plots/curtilages in Netherne to the wider countryside are generally more open. Around much of the area, hedgerow marks the boundary to the wider Green Belt and, as such, on the periphery, there is a reasonably high degree of openness to, and intervisibility with, the wider countryside.</p> <p>However, given the density and grain of development, visual permeability through the area is more limited, with long range views/vistas of countryside rare.</p> <p>Taking account of the factors above, whilst outer boundaries are reasonably open and informal, visual permeability is generally more limited. The area is therefore considered to make a moderate contribution to Green Belt openness in this regard.</p>	<p>Moderate contribution to openness of Green Belt</p>
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Babylon Lane



View looking west across Babylon Lane



Density

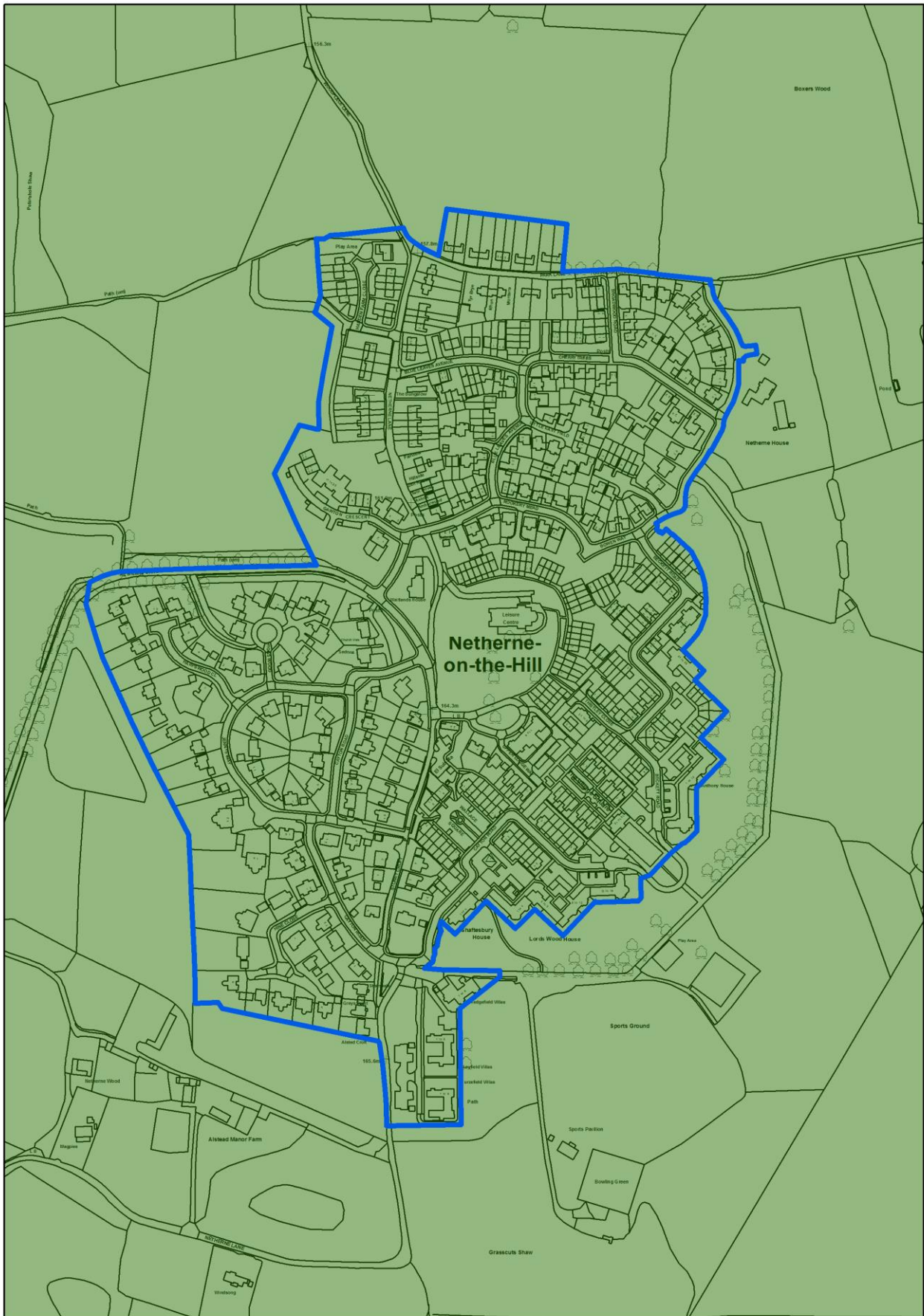
The Babylon Lane area covers approximately 7.5 hectares. The area incorporates 40 dwellings, therefore equivalent to a density of 5 dwellings per hectare.

As such, the area is considered to be very low density and therefore make a higher contribution to Green Belt openness in this regard.

Higher contribution to openness of Green Belt

<p>Compactness</p> <p>Building spacing varies across the Babylon Lane area. In the western part of the area, closest to the A217, there is a cluster of more closely spaced detached and semi-detached properties: in this particular part separation is commonly between 3 and 5 metres. In the remainder of the area, spacing is significantly wider, with separation of in excess of 10 metres between dwellings not uncommon.</p> <p>Given the small size of Babylon Lane and the ribbon type arrangement, there are no formal open spaces as such. There are two significant open breaks/undeveloped plots in the centre of the parcel either side of “Misburn”.</p> <p>Taking account of the factors above, the area is considered to be of moderate compactness and therefore make a moderate contribution to Green Belt openness in this regard.</p>	<p>Moderate contribution to openness of Green Belt</p>
<p>Building scale/massing</p> <p>The Babylon Lane area is almost exclusively characterised by large individual detached properties, albeit there are a small number of semi-detached dwellings in the western part of the area. There are no dense forms of development such as large blocks or terraces within the inset area of Babylon Lane.</p> <p>Built form is modest in height with the area characterised almost exclusively by buildings of two storeys or less.</p> <p>Taking account of the factors above, building scale and massing is considered light and therefore the area makes a higher contribution to Green Belt openness in this regard.</p>	<p>Higher contribution to openness of Green Belt</p>
<p>Boundaries and visual permeability</p> <p>The outer boundaries of plots/curtilages in the Babylon Lane area to the wider countryside are generally open. In the main, boundary features are rural in character, often intermittent and typically formed by natural features such as hedgerow, sparse tree cover or post and rail fencing. As a result, there is a high degree of openness to, and intervisibility with, the wider countryside.</p> <p>Given the depth and grain of development, as well as the spacing between plots, visual permeability through the area is high, with views between the built form to the wider countryside beyond readily possible.</p> <p>Taking account of the factors above, the area is considered to make a higher contribution to Green Belt openness in this regard.</p>	<p>Higher contribution to openness of Green Belt</p>

Area proposed for insetting – Netherne on the Hill



Area proposed for washing over – Babylon Lane

