

Development Management Plan (Regulation 19) Residential Areas of Special Character (RASC) Review

November 2017

Updated May 2018

<u>List of updates between Reg 19 Publication version and Submission</u>	
<u>Table 1</u>	<u>Updated title of the Walton-on-the-Hill RASC, to reflect the names of the main roads covered by the RASC</u>

Executive Summary

The Residential Area of Special Character (RASC) designation has been in place in the borough since 1989; its objective is to ensure that specific development patterns and features considered to be integral to the character of the borough are preserved in order to contribute to the maintenance of 'sense of place'. RASC designations are specific residential areas recognised for their wide plots set back from the road dominated by leafiness and mature vegetation (landscapes).

This report reviews the RASC designations set out in the Council's *Borough Local Plan and Proposals Map* (2005) to ensure they continue to be fit for purpose. It also assesses potential new sites, including those proposed by officers, elected members and community groups prior to, and arising from, the Regulation 18 consultation on the Development Management Plan (DMP).

This report concludes that all existing RASC designations in the 2005 Borough Local Plan should be carried forward into the emerging DMP, and that an additional six RASC designations, and three RASC boundary extensions (to existing RASC designations), are also included in the emerging DMP.

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1. Introduction

- 1.1 Residential Areas of Special Character (RASC) are mainly low density areas of housing which have a special and cohesive character worthy of protection. Typically this character consists of homes within large plots, set back from streets with wide verges, which are surrounded by verdant landscaping and leafiness. The RASC designations included on the 2005 Borough Local Plan's (BLP) proposals map were originally identified during the 1990s.
- 1.2 The Development Management Plan (DMP) will replace the outstanding saved policies set out in the BLP, including the policy for RASC designations (Ho15). To support the DMP it has been considered appropriate to review RASC designations to ensure that they continue to remain fit for purpose, as well as considering suggestions for new areas for RASC designation.
- 1.3 This document sets out the approach used to assess existing and potential new RASC designations, and the outcomes of that assessment.
- 1.4 This November 2017 review, prepared to support the Regulation 19 draft DMP, updates the June 2016 version which was prepared to support the Regulation 18 consultation. RASC designated areas are set out in the accompanying Policies Map, including new RASC designations and amendments to existing RASC designation boundaries.

2. Policy Context

National Planning Policy Framework (2012)

- 2.1 Paragraph 17 of the National Planning Policy Framework (NPPF) sets out the core planning principles, and states that planning should take account of the different roles and character of different areas.
- 2.2 Paragraph 58 of the NPPF requires planning policies to support a strong sense of place within the borough. This paragraph also identifies that these planning policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning Practice Guidance

- 2.3 Planning practice guidance outlines that the NPPF requires Local Plans to develop robust and comprehensive policies setting out the quality of development that will be expected for the area. Local planning authorities will need to evaluate and understand the defining characteristics of the area as part of its evidence base, in order to identify appropriate design opportunities and policies.
- 2.4 Planning practice guidance also provides guidance on distinctive character as follows:
- Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.
 - Distinctiveness is what often makes a place special and valued. It relies on physical aspects such as:
 - the local pattern of street blocks and plots;
 - building forms;
 - details and materials;
 - style and vernacular;
 - landform and gardens, parks, trees and plants; and
 - wildlife habitats and micro-climates.
- 2.5 Distinctiveness is not solely about the built environment – it also reflects an area's function, history, culture and its potential need for change.

Reigate & Banstead Borough Local Plan (2005) (Policy Ho15)

- 2.6 Policy Ho15 of the Borough Local Plan (regarding RASC designations) is set out as follows:

Within Residential Areas of Special Character, as shown on the Proposals Map, redevelopment will not normally be permitted, proposals for residential development including infilling, replacement, rebuilding and extensions will normally only be permitted of the proposal:-

- (i) *respects and is compatible with the existing character of the residential area;*
- (ii) *maintains the existing visual predominance of tree cover and spacious gardens;*
- (iii) *maintains generous spacing between buildings;*
- (iv) *does not result in the removal of trees and other features that make a significant contribution to the area's character;*

- (v) *results in plot sizes not significantly smaller than those prevailing within the surrounding area;*
- (vi) *maintains the high level of privacy and residential amenity associated with such areas; and*
- (vii) *meets the appropriate design criteria as set out in Policies Ho 9 and Ho 16.*

Core Strategy (2014)

2.7 Core Strategy Policy CS4 (*Valued townscapes and the historic environment*) is set out as follows:

2) *Development will respect, maintain and protect the character of the valued townscapes in the borough, showing consideration for any detailed design guidance that has been produced by the Council for specific built-up areas of the borough. Proposals will:*

.....
c) *Be of a high quality design which takes direction for the existing character of the area and reflects local distinctiveness.*

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2.8 A previous version of this report was carried out to inform the Regulation 18 consultation, which took into account sites proposed by officers, elected members, and community groups prior to the Regulation 18 consultation. This Regulation 19 version includes the previous content as well as additional content informed by the Regulation 18 process and as such supersedes the previous version.

2.9 The previous version of this RASC review can be accessed via the following link:
http://www.reigate-banstead.gov.uk/downloads/file/2620/residential_areas_of_special_character_review

2.10 This previous version of the RASC review mentioned a potential designation of Area of Special Townscape Value. This designation has not been progressed as it is not considered necessary – buildings of architectural merit, as well as historical merit, are already covered under other Policies in the Core Strategy and DMP, including NHE9 and supplementary design guidance can be used to encourage locally sensitive design and the protection of important local character.

3. Assessment process: Borough Local Plan RASC designations and new RASC

Assessment criteria

- 3.1 Criteria for assessing existing and potential new areas for RASC designation were developed in consultation with the Council's Development Management team. These were based on the characteristics of RASC designations as defined in the Borough Local Plan (BLP), and taking into account practical experience of applying RASC policy. These criteria are included at Figure 1 below.

Figure 1 – RASC site assessment criteria/ characteristics

- Established and cohesive area often with an identifiable character which relates to the local distinctiveness.
- Single footprint dwellings avoiding any sub division of plots set within large curtilages dominated by verdant soft landscaping setting.
- Abundance of mature trees, shrubs, hedgerows and leafiness around the overall plot setting and around boundaries with some small wooden fencing and low brick/ stone walls.
- Dwellings set back from the road with wide grass verges and established trees.
- Low footprint density character – leafy landscape dominates the setting.
- Homogenous area with recognizable and distinct development patterns consisting of large and spacious detached plots set back from the road with mature gardens and landscaping.
- Infilling is consistent with the surrounding area with similar sized curtilages, landscaping and mature vegetation cover. Maintains existing character and setting of the surrounding area.

Review of existing and potential new RASC designations

Stage 1: Desktop review of existing RASC and proposed extensions

- 3.2 Prior to Regulation 18 a desktop assessment was carried out of all existing designated RASC (from the Borough Local Plan), assessing them against the RASC criteria set out in Figure 1. The purpose of this exercise was to determine whether the existing designated areas still exhibited RASC

characteristics and, therefore, should still be designated in the DMP going forward. This assessment was carried out alongside consideration of potential extensions to these RASC, and this assessment is set out in Table 1.

- 3.3 This assessment also included an analysis of dwelling/plot density. Table 1 shows changes in both plot and dwelling densities between 1989 and 2014 within the existing RASC boundaries. 'Plot density' refers to the number of single buildings with residential curtilage, divided by the RASC area. 'Dwelling density' takes into account the number of individual dwellings contained within a plot, for example within a single block of flats, and is measured in dwellings per hectare. Average plot and dwelling densities for proposed new RASC designations are also included at Table 2.

Stage 2: Identifying potential new RASC designations

- 3.4 During 2015, an exercise took place to identify additional areas that could potentially be designated as a RASC. This included a range of discussion with local community groups, elected members, and planning officers.
- 3.5 From the Regulation 18 DMP consultation, representations were received which suggested changes to the RASC designated areas, including extensions and potential new RASC areas. Suggestions for new RASC designations included specific streets and also more generalised areas from which streets were identified that might be suitable for assessment.
- 3.6 It should be noted that some areas suggested at Regulation 18 were already assessed prior to this and so were not re-assessed.

Stage 3: Desktop review of potential new RASC designations

- 3.7 At both pre and post Regulation 18 stages an initial desktop assessment was carried out on all of the potential new RASC designations against the identified criteria to determine which sites should be investigated further and where site visits were required.
- 3.8 At both stages sites were ruled out at this point; the discarded sites are included at Table 3. Some of the conclusions in Table 3 were backed up through site visit observation (see Appendix 3) .

Stage 4: Site visits

- 3.9 Potential RASC designations which appeared to meet some of the criteria for designation during the desk top review (and/or where further information was required to determine if they meet the criteria) were visited. For each site visit, a

site assessment pro forma (see Appendix 1 and 2 for pre Regulation 18 assessments and Appendix 3 for post Regulation 18 assessments) was completed to help determine whether each site met the RASC criteria. Those that met the criteria are set out at Table 2.

4. Assessment Results

- 4.1 The following tables provide a summary of the RASC assessments. Completed site assessment forms for potential new RASC designations and existing RASC boundary amendments are included at Appendix 2 and Appendix 3. Maps of proposed extensions to existing RASC designations and potential new RASC designations assessed are included at Appendices 4 and 5.

Table 1: Existing RASC designations in the Borough Local Plan (including boundary extensions)

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
Walpole Avenue, Chipstead extension (include High Road, Coulsdon Lane and part of Starrock Lane)	30.82	- ¹	2.11	-	1.52	<ul style="list-style-type: none"> Dwellings set within large curtilages with mature gardens, trees, hedges around each individual plots and their setting and along boundaries with some small wooden fencing and low brick/ stone walls correspondence Large and spacious detached plots which are generally set back from the road with mature verdant soft landscaping Character is relatively unchanged without RASC designation and has similar characteristics to existing RASC at Walpole Avenue, therefore should be included in proposed RASC boundary extension. Low footprint density character provides a gradual transition between the built up environment and the surrounding countryside. Individual detached dwellings dating mainly from the early 20th Century with identifiable 	<p>Boundary extension proposed to the existing Walpole Avenue RASC boundary to include Starrock Lane, Coulsdon Lane and High Road.</p> <p>Proposed boundary extension designation – see boundary map Appendix 4.</p>

¹ New designation proposed boundary extension – no Figures entered for 1989

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<p>characters which relate to the local distinctiveness of the local area</p> <ul style="list-style-type: none"> • Very little infilling and redevelopment is consistent with the surrounding area with similar sized curtilages and mature verdant soft landscaping. Retains existing character and setting of the surrounding area including the existing RASC at Walpole Avenue. 	
The Avenue, Tadworth extension (include top section of Downs Way)	9.95	- ²	6.13	-	4.52	<ul style="list-style-type: none"> • Plots and housing density Figures don't include proposed boundary extension of The Avenue (to include Downs Way and adjoin section of The Avenue currently not in the RASC boundary). • Homogenous area consisting of large plots and curtilages • Dwellings sett within large spacious plots and curtilages with mature gardens and verdant soft, leafy landscaping including mature trees, shrubs and hedges 	<p>Existing designated RASC in the BLP³ (The Avenue) to remain in the DMP.</p> <p>Boundary extension to existing RASC at The Avenue to include the top section of The Avenue and Downs Way adjoining The Avenue (Appendix 4).</p>

² New designation proposed boundary extension – no Figures entered for 1989

³ Borough Local Plan (2005)

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<p>around plots and their setting and along boundaries with some small wooden fencing and low brick/ stone walls</p> <ul style="list-style-type: none"> • Low footprint density developments consists of large detached plots which are generally set back from the road separated by large grass verges, hedges and established trees. • Character is relatively unchanged without RASC designation and has similar characteristics to other parts of The Avenue already designated as a RASC, therefore should be included in proposed RASC boundary extension. • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Some infilling within existing RASC boundary along The Avenue. Consistent with surrounding dwellings with similar size curtilages, landscaping and mature vegetation and tree cover. Maintains existing character and setting along The Avenue already 	

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						designated as a RASC	
Pilgrims Way, Beech Road & Manor Road Reigate	27.36	3.84	4.57	3.58	3.94	<ul style="list-style-type: none"> • Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries • Large detached plots set back from the road with grass verges • Low footprint density development consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Some infilling and redevelopment is consistent with the surrounding area retaining spaciousness and similar sized curtilages, leafiness landscaping and established verdant soft landscaping. 	Retain existing RASC boundary, no changes proposed

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
Alma Road & Alder Road & Merrywood Park, Reigate	16.15	4.33	6.69	4.33	4.89	<ul style="list-style-type: none"> Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries Large detached plots set back from the road with grass verges Low footprint density development consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. Some infilling and redevelopment is consistent with the surrounding area retaining spaciousness and similar sized curtilages, leafiness landscaping and established verdant soft landscaping. 	Retain existing RASC boundary, no changes proposed
High Trees Road, Reigate	14.49	3.11	4.07	3.11	4.07	<ul style="list-style-type: none"> Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their 	Retain existing RASC boundary, no changes proposed

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<p>settings and also along boundaries</p> <ul style="list-style-type: none"> • Large detached plots set back from the road with grass verges • Low footprint density development consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. • Some infilling and redevelopment is consistent with the surrounding area retaining spaciousness and similar sized curtilages, leafiness landscaping and established verdant soft landscaping. 	
Kingswood Warren & The Glade (include Glen Close) ⁴	182.3	3.08	3.93	3.00	3.77	<ul style="list-style-type: none"> • Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries. • Low footprint density development consisting of large 	<p>Boundary extension proposed to the existing RASC boundary, at the junction of Woodland Way with Glen Close, to include Glen Close.</p> <p>Proposed boundary extension designation – see boundary map Appendix 4.</p>

⁴ Excluded BBC site from Figures

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<p>detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees.</p> <ul style="list-style-type: none"> • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Some infilling and redevelopment within the RASC, largely consistent and in keeping with the character of the RASC. 	Continue to exclude former BBC site as this would produce significantly higher plot density within the RASC.
Walton on the Hill (Nursery Road, & Hurst Green Drive , Deans Lane , Holmcroft)	42.62	2.98	4.76	2.89	3.72	<ul style="list-style-type: none"> • Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries. • Low footprint density development consisting of large detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. 	Retain existing RASC boundary, no changes proposed

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<ul style="list-style-type: none"> Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. Some infilling and redevelopment is consistent with the surrounding area. Landscaping and established verdant soft landscaping still dominates the street scene and landscape character. 	
Meath Green Lane, Horley	1.87	3.74	6.42	3.74	6.42	<ul style="list-style-type: none"> Dwellings set within large curtilages with mature gardens, trees, hedges around each individual plots and their setting and along boundaries with some small wooden fencing and low brick/ stone walls Large and spacious detached plots which are generally set back from the road with mature verdant soft landscaping Low footprint density development consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. 	<p>Retain existing RASC boundary, no changes proposed</p> <p>No increase in plots or dwelling density within the RASC boundary between 1989 and 2014.</p>

Existing RASC Assessment	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<ul style="list-style-type: none"> Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. Outside the RASC boundary, more suburban higher density dwellings. 	

Table 2: Proposed new RASC designations

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
Court Hill, Chipstead (Pre-Regulation 18)	Site Visit	4.43	4.51	4.51	<ul style="list-style-type: none"> • Large detached plots set back from the road with grass verges • Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries • Individual detached dwellings dating mainly from the 1900, with an identifiable character which relates to the area's local distinctiveness. The surrounding area (Chipstead Way is dominated by 1930s style dwellings and is more suburban with higher density and smaller plots and curtilages • RASC boundary excludes lower section of Outwood Lane fronting onto Outwood Lane with higher density buildings and smaller plots and curtilages. • Infilling and re development on Outwood Road has altered the character. The curtilage and plots are smaller. This part has been excluded from the proposed RASC boundary. • Highfield has been excluded from 	<p>Proposed new RASC designation in DMP– see boundary map (Appendix 4)</p> <p>Site area is based on proposed RASC boundary area set out in Appendix 4 – boundary map.</p>

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					the proposed RASC boundary, while it does have the spacious plots and some large curtilages and concrete landscape dominated by car parking frontages. The landscape lacks leafiness of Court Hill. The plots follow the layout of the cul-de-sac and become more compact around the turn point similar to the lower section of Court Hill which has been excluded from the proposed RASC boundary.	
Hollymead Road, Bouverie Road, Coulsdon Lane & How Lane Chipstead (Pre-Regulation 18)	Site visit	24.87	4.66	4.50	<ul style="list-style-type: none"> Individual detached dwellings dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area Single footprint dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls Character is relatively unchanged without RASC designation and has similar characteristics to existing RASC at Walpole Avenue, therefore should be included in 	<p>Proposed new RASC designation in DMP– see boundary map (Appendix 4)</p> <p>The prevailing character of the proposed area is relatively unchanged without RASC designation and has similar characteristics to existing RASC at Walpole Avenue, therefore should be included in proposed RASC boundary extension.</p> <p>Site area is based on</p>

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<p>proposed RASC boundary extension.</p> <ul style="list-style-type: none"> • Low footprint density character provides a gradual transition between the built up environment and the surrounding countryside. Leafy landscape dominates the setting • Very little infilling and redevelopment is consistent with the surrounding area with similar sized curtilages, landscaping and established verdant soft landscaping. Retains existing character and setting of the surrounding area including the existing RASC at Walpole Avenue. 	proposed RASC boundary area set out in Appendix 4 – proposed boundary map.
Tadorne Road, Tadworth (Pre-Regulation 18)	Site visit	7.44	7.12	6.72	<ul style="list-style-type: none"> • Infilling and re development on Outwood Road has altered the character. The curtilage and plots are smaller. This part has been excluded from the proposed RASC boundary • Dwellings set within large spacious detached plots and curtilages with mature and leafy landscapes including mature trees, shrubs and hedges around individual plots, their settings and along boundaries with some small wooden fencing and low brick/ stone walls. • Low footprint density development 	<p>Proposed new RASC designation in DMP– see boundary map (Appendix 4)</p> <p>Site area is based on proposed RASC boundary area set out in Appendix 4 – boundary map.</p>

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<p>consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees.</p> <ul style="list-style-type: none"> • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Character of proposed RASC boundary has seen relatively little change without RASC designation and meets the RASC criteria. • The lower section of Tadorne Road adjoining Shelveys Way is predominately 1930s style suburban housing with higher densities and smaller plots and curtilages, therefore it has been excluded from the proposed new RASC boundary. 	
Copt Hill Lane & Furze Hill, Kingswood (Pre-Regulation 18)	Site visit	5.02	5.18	5.18	<ul style="list-style-type: none"> • Dwellings set within large spacious detached plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges around individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls. • Individual detached dwellings 	<p>Proposed new RASC designation in DMP– see boundary map (Appendix 4)</p> <p>Site area is based on proposed RASC boundary area set out in Appendix 4 – boundary map.</p>

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<p>dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area</p> <ul style="list-style-type: none"> • Low footprint density development consisting of large detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Some infilling and redevelopment is consistent with the surrounding area. Exclude small section around Long Orchard from proposed RASC boundary as these are flats for consistency with existing and proposed RASC sites. This small area doesn't meet the RASC criteria of have the characteristics common throughout a RASC. 	
Alcocks Lane & Waterhouse Lane, Kingswood (Pre-Regulation 18)	Site visit	3.76	29.5	23.9	<ul style="list-style-type: none"> • Dwellings set within large spacious detached plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges around individual plots and their settings and along boundaries with some 	Proposed new RASC designation in DMP– see boundary map (Appendix 4) Site area is based on proposed RASC

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<p>small wooden fencing and low brick/ stone walls.</p> <ul style="list-style-type: none"> • Individual detached dwellings dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area • Low footprint density development consisting of large detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees. • Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area. • Some infilling and redevelopment is consistent with the surrounding area. Exclude small section around Long Orchard from proposed RASC boundary as these are flats for consistency with existing and proposed RASC sites. This small area doesn't meet the RASC criteria of have the characteristics common throughout a RASC. 	boundary area set out in Appendix 4 – boundary map.
Seale Hill, Reigate	Desk top study and conservation	2.4	6.7	5.8	<ul style="list-style-type: none"> • Seale Hill is a wide road with large houses set back from the road on single plots. It is abundant in 	Proposed new RASC designation in DMP Regulation 19.

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
	officer site visit (see Appendix 3)				<p>mature green vegetation and trees.</p> <ul style="list-style-type: none"> • Buildings were set back and had suitable boundary treatments. • Site visit revealed that the street fitted RASC criteria in terms of spaciousness of plots (low-density) and abundance of vegetation. 	An area map is included at Appendix 5.

Name/Location	Desk based assessment/site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
Nork Way, Nork	Desk top study and conservation officer site visit (see Appendix 3)				<ul style="list-style-type: none"> The street from Beacon Way to Roundwood Way has wide grass verges and houses in single plots. From about 10 houses south of Roundwood Way to just short of Roundwood Way there was enough tree cover. Site visit revealed much of the section of street not to fit the criteria for spaciousness (low-density). 	Not proposed as RASC designation.
The Avenue existing and proposed RASC, Tadworth: continuation to Downs Way (in particular the western side)	Desk top study and conservation officer site visit (see Appendix 3)				<ul style="list-style-type: none"> This section of the street, continuing from an existing RASC and proposed extension, features grass verges and vegetation (trees, hedges) and at this point a dwelling to the east of the street (heading north) is set back from the road on a single plot – which was considered from initial consideration to be a possible extension. Site visit revealed the section of street not to fit the criteria for spaciousness (low-density). 	Not proposed as RASC designation.
The Avenue existing and proposed RASC, Tadworth: northwards on western side of Downs Way to Whitebeam Way	Desk top study and conservation officer site visit (see Appendix 3)				<ul style="list-style-type: none"> This section of the street, continuing from an existing RASC and proposed extension, features wide grass verges with houses on single plots set back from the street, and vegetation (trees, hedges). 	Not proposed as RASC designation.

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<ul style="list-style-type: none"> After initial consideration against the criteria, it was thought that a section from just south of Meon close, both sides to before the next turning on east side should be further considered. Site visit revealed the section of street not to fit the criteria for spaciousness (low-density) – in particular due to extensions closely abutting the edge of plots. 	
The Avenue existing and proposed RASC, Tadworth: continuation to Kingswood Rd (both sides)	Desk top study and conservation officer site visit (see Appendix 3)				<ul style="list-style-type: none"> This section of the street, continuing from an existing RASC and proposed extension, features wide grass verges with houses on single plots set back from the street, and vegetation (trees, hedges). The desk-top assessment suggested that a portion of this suggested street could be suitable as part of a RASC extension -from Avenue Close to Kingswood Road on both sides. Site visit revealed it does not to fit the criteria for spaciousness (low-density) – in particular due to extensions closely abutting the edge of plots. 	Not proposed as RASC designation.
Green Lane, Lower Kingswood	Desk top study and conservation				<ul style="list-style-type: none"> The desk-top assessment suggested that a portion of this suggested street could be suitable 	Not proposed as RASC designation.

Name/Location	Desk based assessment/ site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
	officer site visit (see Appendix 3)				<p>as part of a RASC extension.</p> <ul style="list-style-type: none"> This section of Green Lane features wide verges, and single properties set back from the road on individual plots, with abundant mature trees and greenery. Some of the trees are protected. Site visit revealed that the section of street did not fit the criteria for spaciousness (low-density) with the exception of a few properties. 	

Table 3: Suggested RASC sites discarded

Area	Street Name	Summary of assessment	Conclusion
Banstead	Longcroft Avenue & Fiddicroft Avenue (Pre Regulation 18)	<ul style="list-style-type: none"> Higher footprint density. Buildings front onto the street and dominate the landscape creating a more suburban street scene. Some soft landscaping. Limited vegetation cover and lack of leafiness along the street. 	<p>No new RASC designation – does not meet the RASC criteria set out in Figure 1.</p> <p>The area is more suburban and buildings dominate the landscape. There is also limited landscaping and vegetation cover.</p>
	Garratts Lane (Pre Regulation 18)	<ul style="list-style-type: none"> Higher footprint density. Buildings front onto the street and dominate the landscape. Some vegetation cover including grass verges however buildings prevail the landscape setting creating a suburban street (more compact, higher density). 	<p>No new RASC designation – does not meet the RASC criteria set out in Figure 1.</p> <p>The area is more suburban and buildings dominate the landscape. There is also limited landscaping and vegetation cover.</p>

Area	Street Name	Summary of assessment	Conclusion
	De Burgh Park (Pre Regulation 18)	<ul style="list-style-type: none"> Higher footprint density and compact plots. Some soft landscaping and vegetation cover including grass verges however buildings prevail the landscape setting creating a suburban street scene. 	<p>No new RASC designation does not meet the RASC criteria set out in Figure 1.</p> <p>The area is suburban with compact higher density plots and limited vegetation cover.</p>
	Garrats Road (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation. 	No new RASC designation – does not meet the RASC criteria.
	Monks Road (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation. 	No new RASC designation – does not meet the RASC criteria.
Chipstead	Bridge Way (Post Regulation 18)	<ul style="list-style-type: none"> This is a lane with verdant greenery and mature trees, but the properties are very secluded – not just set back – and are accessed from a lane rather than being a street with wide verges and a discernible regular character. 	<p>No new RASC designation – does not meet the RASC criteria.</p> <p>(A site visit was undertaken in addition to desk-top evaluation.)</p>
Kingswood	Babylon Lane (Pre Regulation 18)	<ul style="list-style-type: none"> Countryside (BLP Policy Babylon Lane HO23-HO26) 	No new RASC designation – existing designation constrains development.
	Smithy Lane and Brier Lea, north of Smithy Close (Post Regulation 18)	<ul style="list-style-type: none"> This suggestion failed to meet the criterion of: single footprint dwellings avoiding any sub division of plots set within large curtilages, and was not assessed further. 	No new RASC designation – does not meet the RASC criteria.
	Smithy Close (Post Regulation 18)	<ul style="list-style-type: none"> This suggestion does fit several criteria, but is located on a very narrow lane (RASC are characterised by streets with wide grass verges). 	No new RASC designation – does not meet the RASC criteria.
Tadworth	Motts Hill Lane (Pre Regulation 18)	<ul style="list-style-type: none"> Site located within the Green Belt. Recognise this site has local distinctive character but doesn't fulfil the RASC criteria. Explore designation options with officers and undertake evidence gathering. 	No new RASC designation as the site is located within the Green Belt and so is already subject to planning control

Area	Street Name	Summary of assessment	Conclusion
	Banstead Heath frontage along Dorking Road; High Street; Tower Road Chapel Road (Pre Regulation 18)	<ul style="list-style-type: none"> • Tower Road has a higher footprint density. • Buildings front onto the street and dominate the landscape creating a more suburban street scene. • Limited soft landscaping and vegetation cover along the street or surrounding the dwellings. • Chapel Road has some identifiable character (including historic) with some spacious, individual dwelling plots with dwellings set back from the road separated by wide grass verges. 	<p>No new RASC designation – does not meet the RASC criteria set out in Figure 1.</p> <p>The area is more suburban and buildings dominate the landscape. Limited landscaping and vegetation cover.</p>
	Epsom Lane South (Pre Regulation 18)	<ul style="list-style-type: none"> • Recognize the area has its own local distinctiveness – quaint little lane. However the area doesn't meet RASC criteria/ characteristics. • Buildings date from the 20th century. • Parts of the lane have higher density with small compact plots screened behind hedgerow and lacks spacious detached plots common in RASC areas. • The lane lacks the spaciousness and landscaping found within in a RASC. • Some spacious, detached plots but this is not the prevailing character of the area therefore does not meet the RASC criteria. • The northern part of the lane between Cross Road and Shelveys Way is suburban with higher density dwellings. 	<p>No new RASC designation.</p> <p>Site visit see Appendix 2 for detailed findings.</p>
	The Avenue: properties close to the ancient woodland (Post Regulation 18)	<ul style="list-style-type: none"> • The properties close to the ancient woodland generally back on to it and, as such, this would not meet the criteria for RASC, for example that it needs to be a street with wide verges and properties set back from that street. 	No new RASC designation – does not meet the RASC criteria.
	Lothian Wood (Post Regulation 18)	<ul style="list-style-type: none"> • This suggestion failed to meet the criterion of: single footprint dwellings avoiding any sub division of plots set within large curtilages, and was not assessed further. 	No new RASC designation – does not meet the RASC criteria.
	Avenue Close	<ul style="list-style-type: none"> • This suggestion failed to meet the criterion of: single 	No new RASC designation – does

Area	Street Name	Summary of assessment	Conclusion
	(Post Regulation 18)	footprint dwellings avoiding any sub division of plots set within large curtilages, and was not assessed further.	not meet the RASC criteria.
	The Avenue: continuation to the lower end at the RC Church and PO sorting office (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
Nork	Hillside (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
	Burgh Wood (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
	Tumblewood (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
	Buckles Way (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
	Green Curve (Post Regulation 18)	<ul style="list-style-type: none"> The setting of this suggestion was not considered to have the abundance of leafy green, mature landscaping to enable the designation, and were not assessed beyond this. 	No new RASC designation – does not meet the RASC criteria.
Salfords	Horley Lodge Lane (Post Regulation 18)	<ul style="list-style-type: none"> This suggestion is possibly more ‘arcadian’ in style than a RASC, which requires a cohesive and recognisable settlement pattern. 	No new RASC designation – does not meet the RASC criteria.
	Oak Lodge Drive	<ul style="list-style-type: none"> This street has properties set back from the road on single plots, but the density is quite high, with 	No new RASC designation – does not meet the RASC criteria.

Area	Street Name	Summary of assessment	Conclusion
	(Post Regulation 18)	extensions often to the edges of the plots.	
Earlswood	Palmerston Close (Post Regulation 18)	<ul style="list-style-type: none"> Although situated in a verdant setting, the setting of this suggestion does not contain an abundance of mature/established trees, which is a RASC requirement. 	No new RASC designation – does not meet the RASC criteria.
	Reed Drive (Post Regulation 18)	<ul style="list-style-type: none"> Although situated in a verdant setting, the setting of this suggestion does not contain an abundance of mature/established trees, which is a RASC requirement. 	No new RASC designation – does not meet the RASC criteria.
Reigate	Ringley Park Avenue extension, Waterlow Road & Blanford Road (Pre Regulation 18)	<ul style="list-style-type: none"> Landscape is dominated by built form along Blanford and Waterlow Roads with higher density and smaller plots. Parts of Ringley Park Avenue with RASC characteristics are already designated in the High Trees Road RASC. Waterlow Road and Blanford Road are suburban with smaller plots. They have their own identities. Some evidence of new developments and alterations to existing dwellings including Augustine Court (block of flats) on Blanford Road – built form dominates the street scene. Buildings dominate the street scene and lack leafiness and soft verdant landscape found in RASC areas. 	<p>No new RASC designation or further boundary extension to existing RASC at High Tree Road.</p> <p>No further boundary extension to Ringley Park Avenue. Important characteristics of the area including mature trees and leafiness dominated landscape are captured in the existing RASC designation (BLP). The rest of Ringley Park Avenue has similar characteristics to adjoining streets (Waterlow Road & The Chase) which have not been designated. The purpose of the designation is to limit designations to specific areas which fulfil all the RASC criteria.</p>
Horley	Oakwood Road (Pre Regulation 18)	<ul style="list-style-type: none"> Landscape is dominated by suburban street scene looking south towards Yattenden Road and Horley town centre. Northern section of Oakwood Road towards Brighton Road more soft landscaping and boundary treatment including trees, hedgerows. Street still dominated by dwellings and hard boundary treatments including brick 	<p>No new RASC designation – suburban street scene looking south towards Yattenden Road and Horley town centre. Does not meet the RASC criteria set out in Figure 1</p> <p>Site visit – see Appendix 2 for</p>

Area	Street Name	Summary of assessment	Conclusion
		walls. <ul style="list-style-type: none"> • Landscape still dominated by smaller, higher density plots. 	detailed findings.
	Balcombe Road & Lime Avenue (Pre Regulation 18)	<ul style="list-style-type: none"> • Dwellings are higher density with smaller plots along Limes Avenue. Buildings date from 20th century. • Some soft boundary and landscaping along Balcombe Road and Limes Avenue. • Limes Avenue has leafiness and grass verges (characteristics associated with RASC) but doesn't have the spacious plots. Plots are smaller with higher density dwellings. • More suburban street scene. The landscape does not dominate the street scene. 	<p>No new RASC designation.</p> <p>Site visit – see Appendix 2 for detailed findings</p>

5. Conclusions

- 5.1 It is recommended that the existing (and in some cases extended) RASC boundaries set out in Table 1 are carried forward into the DMP, and that new RASC designations are identified at the locations listed below, based on the assessment summarised in Table 2.
- 5.2 In total six new RASC designations and three extensions to existing RASC boundaries are recommended as follows:

New RASC designations:

- Court Hill, Chipstead
- Tadorne Road, Tadworth
- Copt Hill Lane & Furze Hill, Kingswood
- Alcock's Lane & Waterhouse Lane, Kingswood
- Hollymead Road, Bouverie Road, & How Lane, Chipstead
- Seale Hill, Reigate

RASC boundary extensions:

- The Avenue, Tadworth – to include top section of Downs Way, Tadworth.
- Walpole Avenue, Chipstead – extension to include Coulsdon Lane, High Road and part of Starrock Lane, Chipstead.
- Kingswood Warren & The Glade, Kingswood – extension to include Glen Close, Kingswood.

Appendix 1: Site visit pro forma assessment form

Site number	
Site Name/ Address	
Ward	
Date of site visit	
Recommendation	

Summary of site visit (meet the RASC criteria?)

Site Boundary – see map
Draw on map proposed RASC boundary. Check conservation officer in agreement
Conclusions:

Follow up meeting with Conservation Officer	
Recommendations:	

Appendix 2: Completed site assessment pro-formas for potential new RASC designations prior to Regulation 18

Court Hill, Chipstead

Site number	1
Site Name/ Address	Court Hill, Chipstead
Ward	Chipstead
Date of site visit	22 nd April 2015
Recommendation	New RASC designation

Summary of site visit (meet the RASC criteria?)
<p>Court Hill is a private road with gated entrance fronting onto Outwood Lane by Chipstead Local Centre. The street scene has some soft landscape including hedges, trees and green vegetation particularly grass verges with spacious plots with 1900 buildings creating an avenue look. However the plots become smaller and more compact towards Outwood Lane area. This part doesn't have RASC characteristics and should be excluded from the proposed new RASC boundary.</p> <p>Court Hill has similar characteristics to Walpole Avenue (current RASC), with spacious plots and low density development. As a whole the area is more developed with new developments to the rear of Court Hill fronting onto Outwood Lane which could further alter the character of the area and result in the loss of character associated with RASC criteria.</p> <p>The surrounding area including Chipstead Way has higher density development (predominately 1930s design buildings) creating a more suburban street scene, therefore Court Hill does not meet the RASC criteria compared with Walpole Avenue where the surrounding area has lower density development.</p> <p>Adjoining cul-de-sac Highfield and Solomn Court Road are private roads. Highfields has spacious plots but the landscape is disintegrating.</p>

Site Boundary – see map (Appendix 4)
Draw on map proposed RASC boundary. Conservation officer in agreement
Conclusions:
See Table 2.

Follow up meeting with conservation officer	13/05/2015 & 04/06/2015 – conservation officer
Recommendations: Proposed new RASC designation	

- Large detached plots set back from the road with grass verges
- Dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plot and their settings and also along boundaries
- Individual detached dwellings dating mainly from the 1900, with an identifiable character which relates to the area's local distinctiveness. The surrounding area (Chipstead Way is dominated by 1930s style dwellings and is more suburban with higher density and smaller plots and curtilages
- RASC boundary excludes lower section of Outwood Lane fronting onto Outwood Lane with higher density buildings and smaller plots and curtilages.
- Infilling and re development on Outwood Road has altered the character. The curtilage and plots are smaller. This part has been excluded from the proposed RASC boundary.
- Highfield has been excluded from the proposed RASC boundary, while it does have the spacious plots and some large curtilages and concrete landscape dominated by car parking frontages. The landscape lacks leafiness of Court Hill. The plots follow the layout of the cul-de-sac and become more compact around the turn point similar to the lower section of Court Hill which has been excluded from the proposed RASC boundary.

Extension to Walpole Avenue, Chipstead (existing RASC)

Site number	2 & 3
Site Name/ Address	Starrock Lane, How Lane, High Road, Bouverie Road, Hollymead Road, Coulsdon Lane – extension from existing Walpole Avenue.
Ward	Chipstead
Date of site visit	28 th April 2015
Recommendation	New RASC Boundary extension to Walpole Avenue (existing RASC)

Summary of site visit (meet the RASC criteria?)

Walpole Avenue should be retained as a RASC – continues to meet the RASC criteria with large, spacious plots and low density development dominated by green landscaping including hedgerows and tree cover.

Part of Starrock Lane has RASC characteristics particularly the lower section towards Coulsdon Lane. This includes spacious plots and leafy landscape including hedgerows and trees. The upper section towards High Road has less RASC characteristics instead the landscape is dominated by smaller and more compact plots and should be excluded from the proposed new RASC boundary.

Coulsdon Lane and High Road both have some RASC characteristics including soft boundary treatment such as tree and hedgerows along the street scene. The properties are located within large spacious plots set back from the road with mature gardens and leafy landscape.

Hollymead Road and Bouverie Road have RASC characteristics including leafy landscapes and spacious plots. The amenity and character of these areas has changed very little without RASC status. For consistency with existing RASC designations these areas should be designated as new RASC.

How Lane is predominately dominated by dense green vegetation cover including hedges and trees. There is some residential development along the lane which is low density and spacious plots, these are well screened by vegetation cover. Recommend designating the top section of How Lane before Yew Tree Close and Bouverie Road as a new RASC incorporating in Walpole Avenue (existing RASC). See boundary proposal map.

Site Boundary – see map (Appendix 4)

Draw on map proposed RASC boundary. Conservation officer in agreement

Conclusions:

See Tables 1 and 2.

Follow up meeting with conservation officer

13/05/2015 & 04/06/2015 – conservation officer

1. Hollymead Road, Bouverie Road, Coulsdon Lane & How Lane – Chipstead

Recommendations – Proposed new RASC designation

- Individual detached dwellings dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area
- Single footprint dwellings set within large curtilages with mature gardens and verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls
- Character is relatively unchanged without RASC designation and has similar characteristics to existing RASC at Walpole Avenue, therefore should be included in proposed RASC boundary extension.
- Low footprint density character provides a gradual transition between the built up environment and the surrounding countryside. Leafy landscape dominates the setting
- Very little infilling and redevelopment is consistent with the surrounding area with similar sized curtilages, landscaping and established verdant soft landscaping. Retains existing character and setting of the surrounding area including the existing RASC at Walpole Avenue.

Follow up meeting with conservation officer

13/05/2015 & 04/06/2015 – conservation officer

2. How Lane, Coulsdon Lane & Starrock Lane – Chipstead

Recommendations – Boundary extension to existing RASC designation at Walpole Avenue

- Dwellings set within large curtilages with mature gardens, trees, hedges around each individual plots and their setting and along boundaries with some small wooden fencing and low brick/ stone walls correspondence
- Large and spacious detached plots which are generally set back from the road with mature verdant soft landscaping
- Character is relatively unchanged without RASC designation and has similar characteristics to existing RASC at Walpole Avenue, therefore should be included in

<ul style="list-style-type: none"> proposed RASC boundary extension. Low footprint density character provides a gradual transition between the built up environment and the surrounding countryside. Individual detached dwellings dating mainly from the early 20th Century with identifiable characters which relate to the local distinctiveness of the local area Very little infilling and redevelopment is consistent with the surrounding area with similar sized curtilages and mature verdant soft landscaping. Retains existing character and setting of the surrounding area including the existing RASC at Walpole Avenue.

Tadorne Road, Tadworth

Site number	4
Site Name/ Address	Tadorne Road
Ward	Tadworth
Date of site visit	21 st April 2015
Recommendation	New RASC designation

Summary of site visit (meet the RASC criteria?)
<ul style="list-style-type: none"> Unique architectural style forming a recognizable/ distinct development patterns and homogenous area consisting of large plots and curtilages. Dwellings set within large spacious plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges with some small wooden fencing and low brick/ stone walls along boundaries Low density development consists of large detached plots which are generally set back from the road with large grass verges, hedges and established trees Individual detached dwellings with unique architectural features. They are constructed of good/ high quality building materials including high quality brickwork, render, timber frames, original features and windows Character of proposed RASC boundary has seen relatively little change without RASC designation and meets the RASC criteria. The lower section of Tadorne Road adjoining Shelveys Way is predominately 1930s style suburban housing with higher densities and smaller plots and curtilages, therefore it has been excluded from the proposed new RASC boundary.

Site Boundary – see map (Appendix 4)
Draw on map proposed RASC boundary. Conservation officer in agreement
Conclusions:
See Table 2.

Follow up meeting with conservation officer	13/05/2015 & 04/06/2015 – conservation officer
Recommendations - Proposed new RASC designation	
<ul style="list-style-type: none"> Infilling and re development on Outwood Road has altered the character. The curtilage and plots are smaller. This part has been excluded from the proposed RASC boundary 	

- Dwellings set within large spacious detached plots and curtilages with mature and leafy landscapes including mature trees, shrubs and hedges around individual plots, their settings and along boundaries with some small wooden fencing and low brick/ stone walls.
- Low footprint density development consisting of large spacious detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees.
- Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.
- Character of proposed RASC boundary has seen relatively little change without RASC designation and meets the RASC criteria.
- The lower section of Tadorne Road adjoining Shelveys Way is predominately 1930s style suburban housing with higher densities and smaller plots and curtilages, therefore it has been excluded from the proposed new RASC boundary.

Extension to The Avenue (include Downs Way), Tadworth

Site number	5
Site Name/ Address	Extension to existing RASC – The Avenue & top section of Downs Road
Ward	Tadworth
Date of site visit	1 st & 8 th May 2015
Recommendation	Extension to existing RASC boundary (The Avenue) to include a wider area of The Avenue and the top section of Downs Road

Summary of site visit (meet the RASC criteria?)

- Unique architectural style forming a recognizable, distinct development patterns and homogenous area consisting of large plots and curtilages.
- Dwellings set within large spacious plots and curtilages with mature gardens and leafy landscapes including mature trees and hedges with some small wooden fencing and low brick/ stone walls along boundaries
- Low density development consists of large detached plots which are generally set back from the road with grass verges and mature trees.
- Character is relatively unchanged without RASC designation and has similar characteristics to other parts of The Avenue already designated as a RASC, therefore should be included in proposed RASC boundary extension.
- Individual detached dwellings with unique architectural features. They are constructed of good/ high quality building materials including high quality brickwork, render, timber frames, original features and windows

Site Boundary – see map (Appendix 4)

Draw on map proposed RASC boundary. Conservation officer in agreement

Conclusions:

See Table 1.

Follow up meeting with conservation officer

13/05/2015 & 04/06/2015 with conservation officer

Recommendations: RASC extension to existing RASC on The Avenue to include top part of Downs Road

- Existing designated RASC in the BLP⁵ (The Avenue) to remain in the DMP.
- Boundary extension to existing RASC at The Avenue to include the top section of Downs Way

Recommend boundary extension to The Avenue RASC (existing) to include a wider area of The Avenue up until Avenue Close and the top section of Downs Way that adjoins The Avenue, similar spacious landscape features and meets RASC criteria. This area has RASC characteristics and the area has not seen extensive alteration without RASC status.

Copt Hill & Furze Lane, Kingswood

Site number	6
Site Name/ Address	Copt Hill & Furze Lane, Kingswood
Ward	Kingswood
Date of site visit	22 nd April 2015
Recommendation	New RASC designation

Summary of site visit (meet the RASC criteria?)

- Dwellings set within large spacious detached plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges around individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls.
- Individual detached dwellings dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area
- Low footprint density development consisting of large detached plots which are generally set back from the road separated by large grass verges, verdant soft landscaping including hedges and established trees.
- Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.
- Some infilling and redevelopment is consistent with the surrounding area. Exclude small section around Long Orchard from proposed RASC boundary as these are flats for consistency with existing and proposed RASC sites. This small area doesn't meet the RASC criteria of have the characteristics common throughout a RASC.

Site Boundary – see map (Appendix 4)

Draw on map proposed RASC boundary. Conservation officer in agreement

Conclusions:

See Table 2.

Follow up meeting with conservation officer

13/05/2015 & 04/06/2015 with conservation officer

Recommendations: Proposed new RASC designation

⁵ Borough Local Plan (2005)

- Proposed 2 new RASC boundaries– see boundary map Appendix 4
- No changes proposed to existing RASC at Kingswood Warren and the Glade designated in the BLP. Carry forward existing RASC designation into the DMP.

Alcocks Lane & Waterhouse Lane, Kingswood

Site number	7 & 8
Site Name/ Address	Alcocks Lane & Waterhouse Lane
Ward	Kingswood
Date of site visit	21 st April & 27 th April 2015
Recommendation	2 new RASC designations excluding small area of flats on Alcocks Lane

Summary of site visit (meet the RASC criteria?)

- Dwellings set within large spacious detached plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges around individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls
- Low footprint density development consisting of large detached plots which are generally set back from the road with large grass verges, verdant soft landscaping including hedges and established trees
- Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.
- Some infilling and redevelopment is consistent with the surrounding area with similar curtilage sizes and mature verdant soft landscaping. Retains existing character and setting of the surrounding area. Exclude small section around Long Orchard from the RASC boundary, which are flats for consistency with existing and proposed RASC sites. This small area doesn't meet the RASC criteria or have the characteristics.
- Dwellings set within large spacious detached plots and curtilages with mature gardens and leafy landscapes including mature trees, shrubs and hedges around individual plots and their settings and along boundaries with some small wooden fencing and low brick/ stone walls
- Low footprint density development consisting of large detached plots which are generally set back from the road with large grass verges, verdant soft landscaping including hedges and established trees
- Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.
- Some infilling and redevelopment is consistent with the surrounding area with similar curtilage sizes and mature verdant soft landscaping. Retains existing character and setting of the surrounding area. Exclude small section around Long Orchard from the RASC boundary, which are flats for consistency with existing and proposed RASC sites. This small area doesn't meet the RASC criteria or have the characteristics.

Site Boundary – see map (Appendix 4)

Draw on map proposed RASC boundary. Conservation officer in agreement

Conclusions:

See Table 2.

Follow up meeting with conservation officer	13/05/2015 & 04/06/2015 – with conservation officer
Recommendations – Proposed new RASC designation <ul style="list-style-type: none"> Proposed 2 new RASC boundaries– see boundary map Appendix 4 No changes proposed to existing RASC at Kingswood Warren and the Glade designated in the BLP. Carry forward existing RASC designation into the DMP. 	

Epsom Lane South, Tadworth

Site number	9
Site Name/ Address	Epsom Lane South
Ward	Tadworth
Date of site visit	21 st April 2015
Recommendation	No RASC designation

Summary of site visit (meet the RASC criteria?)
<p>Recognize it is a quaint lane with its own identity. The lane doesn't meet the RASC criteria as plots are more compact (less spacious plots) that date from the 20th century hidden behind hedge row that lines the edge of the lane.</p> <p>It does however have its own identity and amenity value that is recognized as important feature.</p> <p>Compared with the adjoining street Tadorne Road where spacious plots and verdant soft landscape dominates the street scene – meets the RASC criteria.</p> <p>The north section of the lane running from Cross Road to Shelveys Way is suburban. There is some soft landscaping (green vegetation cover) but buildings (dwellings) dominate the landscape, therefore does not meet the RASC criteria.</p>

Conclusions:
N/A – area not being put forward for RASC designation – see Table 3.

Follow up meeting with conservation officer	13/05/2015 & 04/06/2015 – conservation officer
Recommendations – No new RASC designation <ul style="list-style-type: none"> Recognize the area has its own local distinctiveness – quaint little lane. However the area doesn't meet RASC criteria/ characteristics. Buildings date from the 20th century. Parts of the lane have higher density with small compact plots screened behind hedgerow and lacks spacious detached plots common in RASC areas. The lane lacks the spaciousness and landscaping found within in a RASC. 	

- Some spacious, detached plots but this is not the prevailing character of the area therefore does not meet the RASC criteria.
- The northern part of the lane between Cross Road and Shelveys Way is suburban with higher density dwellings.

Balcombe Road & Limes Avenue, Horley

Site number	10
Site Name/ Address	Balcombe Road & Limes Avenue
Ward	Horley
Date of site visit	20 th April 2015
Recommendation	No new RASC designation.

Summary of site visit (meet the RASC criteria?)

Landscape along Balcombe Road and Limes Avenue is more suburban street scene with some large spacious plots.

The landscape along Limes Avenue is leafy but doesn't have the RASC characteristics e.g. spacious plots

There is evidence of some soft boundary treatment and some green vegetation cover including hedges, trees and grass verges, but not enough to designate as a RASC.

Dwellings are higher density with smaller plots along Limes Avenue. They are fairly modern dating from the 20th century.

Conclusions:

N/A – area not being put forward for RASC designation – see Table 3.

Follow up meeting with conservation officer	13/05/2015 & 04/06/2015 – conservation officer
Recommendations – No new RASC designation <ul style="list-style-type: none"> • Dwellings are higher density with smaller plots along Limes Avenue. Buildings date from 20th century. • Some soft boundary and landscaping along Balcombe Road and Limes Avenue. • Limes Avenue has leafiness and grass verges (characteristics associated with RASC) but doesn't have the spacious plots. Plots are smaller with higher density dwellings. • More suburban street scene. The landscape does not dominate the street scene. 	

Oakwood Road, Horley

Site number	11
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Site Name/ Address	Oakwood Road
Ward	Horley
Date of site visit	20 th April 2015
Recommendation	No new RASC designation

Summary of site visit (meet the RASC criteria?)

Landscape has more suburban street scene with some large spacious plots – landscape is dominated by suburban housing. The area has seen some development and alterations over time which has changed the character of the area.

There is evidence of some soft boundary treatment and some green vegetation cover including hedges, trees and grass verges, but not enough to designate as a RASC.

The site does not meet the criteria for a RASC therefore recommend no new RASC designation.

Conclusions:

N/A – area not being put forward for RASC designation – see Table 3.

Follow up meeting with conservation officer	13/05/2015 - conservation officer
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Recommendations – No new RASC designation

- Landscape is dominated by suburban street scene looking south towards Yattenden Road and Horley town centre.
- Northern section of Oakwood Road towards Brighton Road more soft landscaping and boundary treatment including trees, hedgerows. Street still dominated by dwellings and hard boundary treatments including brick walls
- Landscape still dominated by smaller, higher density plots.

Extension to Kingswood Warren & The Glade, Kingswood

Site number	12
Site Name/ Address	Extension to existing RASC – Glen Close, Kingswood
Ward	Kingswood with Burgh Heath
Date of site visit	19 th February 2016
Recommendation	Boundary extension to existing RASC (Kingswood Warren & The Glade) at the junction of Woodland Way with Glen Close, to include Glen Close

Summary of site visit (meet the RASC criteria?)

- Glen Close is a cul-de-sac accessed to the west from Woodland Way. No. 10 Glen Close and Lime Trees, situated on the north side of Glen Close near the junction with Woodland Way, lie within the existing RASC of Kingswood Warren; both of these properties are two-storey.

- Glen Close comprises primarily detached single storey dwellings set within large spacious plots, and curtilages with mature gardens and leafy landscapes including mature trees, shrubs, and hedges around individual plots and their settings, and along boundaries with some low brick/stone walls and railings.
- The road has a low footprint density consisting of large detached plots, with dwellings set back from the road, with large grass verges, and verdant soft landscaping, including hedges and established trees, featuring prominently in the road.
- The dwellings are similar in design to each other but have an identifiable character of their own when taken as a whole, which relates to the local distinctiveness of the area; the existing RASC is dominated by 2+ storey detached dwellings.
- No infilling was visible (none has taken place since the 2005 Borough Local Plan) – any extensions to dwellings maintain a spacious character in the road, consistent with the surrounding area.

Site Boundary – see map (Appendix 4)

Draw on map proposed RASC boundary. Conservation Officer in agreement

Conclusions:

See Table 1.

Follow up meeting with Conservation Officer	29/02/2016
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Recommendations – Boundary extension to existing RASC at Kingswood Warren and the Glade to include Glen Close

- Existing designated RASC in the Borough Local Plan to remain in the DMP.
- Boundary extension to existing RASC at the junction of Glen Close with Woodland Way to include all plots on Glen Close outside of the current RASC boundary.

Appendix 3: Completed site assessment pro-formas for potential new RASC designations post Regulation 18

Nork Way, Nork

Site number	Potential RASC 1
Site Name/ Address	Nork Way (10 houses south of Roundwood Way to just before Roundabout Way)
Ward	Nork
Date of site visit	Site visit by Conservation Officer (2 October 17)
Recommendation	Not recommended.

Summary of site visit (meet the RASC criteria?)

This section of Nork Way has wide grass verges and houses set back from the road on single plots.

Further consideration was given to the abundance of mature/established trees) and the selected site was reduced in size at this point (it had been from Beacon Way), due to the lack of abundance of mature trees in the vicinity - it only becomes closer to what could be called abundant in terms of mature and established trees further along at about nine or ten houses' distance from Roundwood Way.

However, it was felt that the houses – even on this section – were still too tight and urban to qualify for RASC designation following a visit to the site.

Following advice from the Conservation Officer

Recommendations:

This section should not be recommended for RASC designation.

Seale Hill

Site number	Potential RASC 2
Site Name/ Address	Seale Hill
Ward	South Park and Woodhatch
Date of site visit	Site visit by Conservation Officer (2 October 17)
Recommendation	Recommended.

Summary of site visit (meet the RASC criteria?)

Seale Hill is a wide road with large houses set back from the road on single plots. It is

abundant in mature green vegetation and trees.

This street is surrounded by Green Belt to the west and north and Historic Park to the north.

Further consideration was given to whether the dwellings are set back from the road and the boundary treatments; and further viewing (using online mapping) confirmed that the criteria were met.

The Conservation Officer visited the street and confirmed that there was good space to sides and front of properties, plus hedges and trees, in line with the criteria for RASC designation.

Follow up meeting with Conservation Officer

Recommendations:

This street has been recommended for RASC designation.

The Avenue (extension to Downs Way)

Site number	Potential RASC 3
Site Name/ Address	The Avenue (existing RASC and Regulation 18 proposed extension): continuation to Downs Way (single property on eastern side)
Ward	Tadworth and Walton
Date of site visit	Site visit by Conservation Officer (2 October 17)
Recommendation	Not recommended.
Summary of site visit (meet the RASC criteria?)	
<p>This section of the street, continuing from an existing RASC and proposed extension, features grass verges and vegetation (trees, hedges) and at this point a dwelling to the east of the street (heading north) is set back from the road on a single plot.</p> <p>It was thought – from aerial mapping - that this could potentially form an extension to existing and proposed RASC, and further consideration was given to the potential for this.</p> <p>However, following a visit to this site, it was felt that the property was too urban in style and too tight to the road to qualify for RASC designation (Conservation Officer).</p>	

Follow up meeting with Conservation Officer

Recommendations:

This section should not be recommended for RASC designation.

The Avenue (continuation of proposed extension)

Site number	Potential RASC 4
Site Name/ Address	The Avenue (existing RASC and Regulation 18 proposed extension): continuation northwards on both sides of Downs Way from just south of Meon Close to Beechdene
Ward	Tadworth and Walton

Date of site visit	Site visit by Conservation Officer (2 October 17)
Recommendation	Not recommended.

Summary of site visit (meet the RASC criteria?)
<p>This section of the street, continuing from an existing RASC and proposed extension, features wide grass verges with houses on single plots set back from the street, and vegetation (trees, hedges).</p> <p>It was thought – from aerial mapping - that this could potentially form an extension to existing and proposed RASC, and further consideration was given to the potential for this.</p> <p>However, following a visit to this site, it was felt that the houses in the street were too tight to the road, many with extensions too close to the side boundaries of the plot, and therefore did not qualify for RASC designation (Conservation Officer).</p>

Follow up meeting with Conservation Officer
Recommendations:
This section should not be recommended for RASC designation.

The Avenue (continuation of proposed extension)

Site number	Potential RASC 5
Site Name/ Address	The Avenue (existing RASC and Regulation 18 proposed extension) - continuation towards Kingswood Road on both sides, from Avenue Close
Ward	Tadworth and Walton
Date of site visit	Site visit by Conservation Officer (2 October 17).
Recommendation	Not recommended.
Summary of site visit (meet the RASC criteria?)	
<p>This section of the street, continuing from an existing RASC and proposed extension, features wide grass verges with houses on single plots set back from the street, and vegetation (trees, hedges).</p> <p>It was thought – from aerial mapping - that this could potentially form an extension to existing and proposed RASC, and further consideration was given to the potential for this, including reassessment of the nature of the leafy nature of the area.</p> <p>However, following a visit to this site, it was felt that the houses in the street were too tight to the road, many with extensions too close to the side boundaries of the plot, and therefore did not qualify for RASC designation (Conservation Officer).</p>	

Follow up meeting with Conservation Officer
Recommendations:
This section should not be recommended for RASC designation.

Green Lane

Site number	Potential RASC 6
Site Name/ Address	Green Lane (small section to the east of the turn off to Beechen Copse, before it becomes more lane-like)
Ward	Kingswood and Burgh Heath
Date of site visit	Site visit by Conservation Officer (2 October 17)
Recommendation	Not recommended.
Summary of site visit (meet the RASC criteria?)	
<p>This section of Green Lane features wide verges, and single properties set back from the road on individual plots, with abundant mature trees and greenery. Some of the trees are protected.</p> <p>From aerial mapping it seemed that this section of street could fit the RASC criteria, and further consideration of aerial maps confirmed this.</p> <p>It was considered that a section of four or five properties on each side of the road could properly fit the RASC criteria. However, it was felt that the houses – even on this section – were still too tight to the lane and did not have enough room around them to qualify for RASC designation (Conservation Officer), following a visit to the site. Perhaps a couple of houses might be suitable, but not enough to designate a RASC area.</p>	

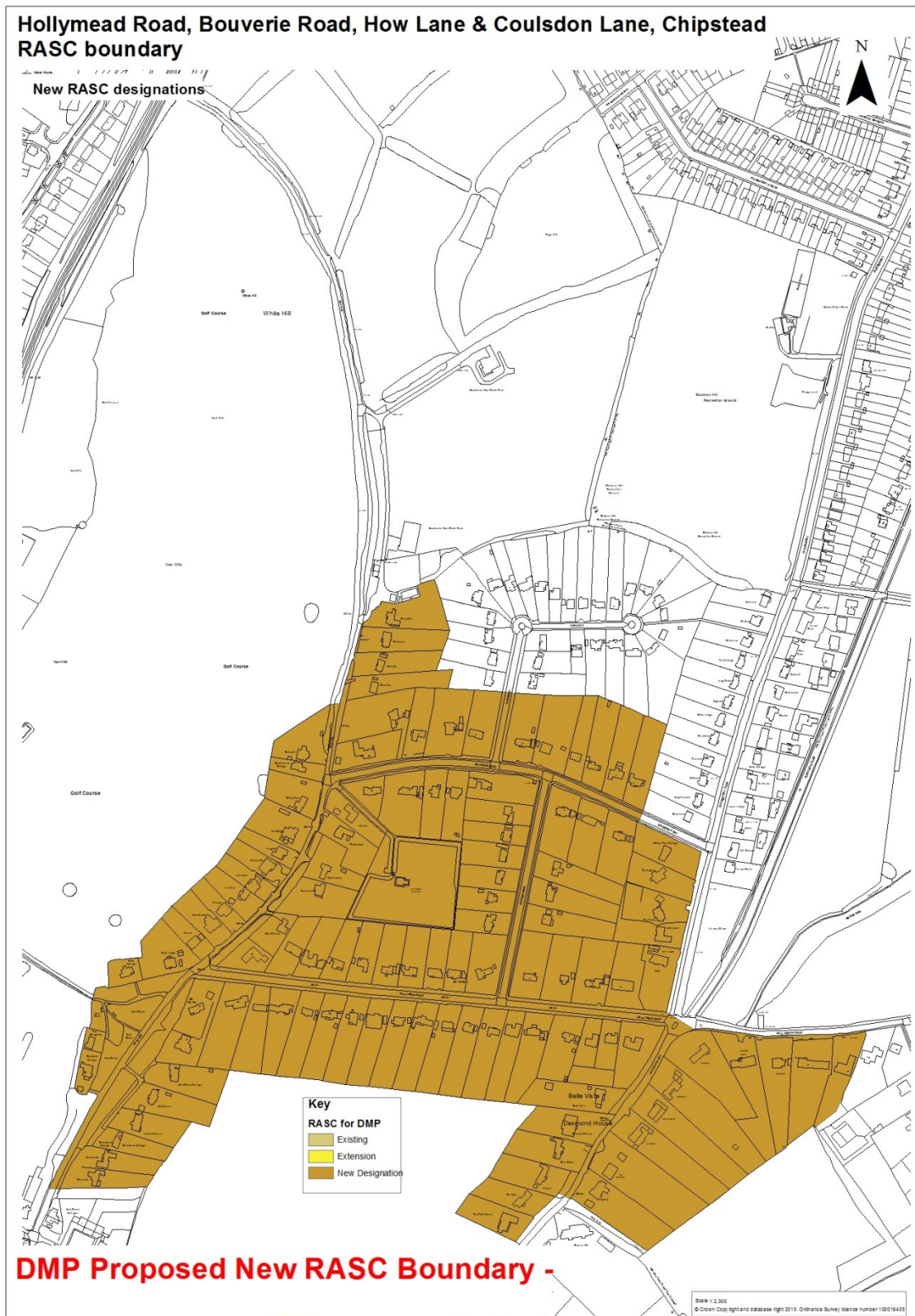
Follow up meeting with Conservation Officer
Recommendations:
This section should not be recommended for RASC designation.

Appendix 4: Proposed new RASC boundary maps (pre-Regulation 18)

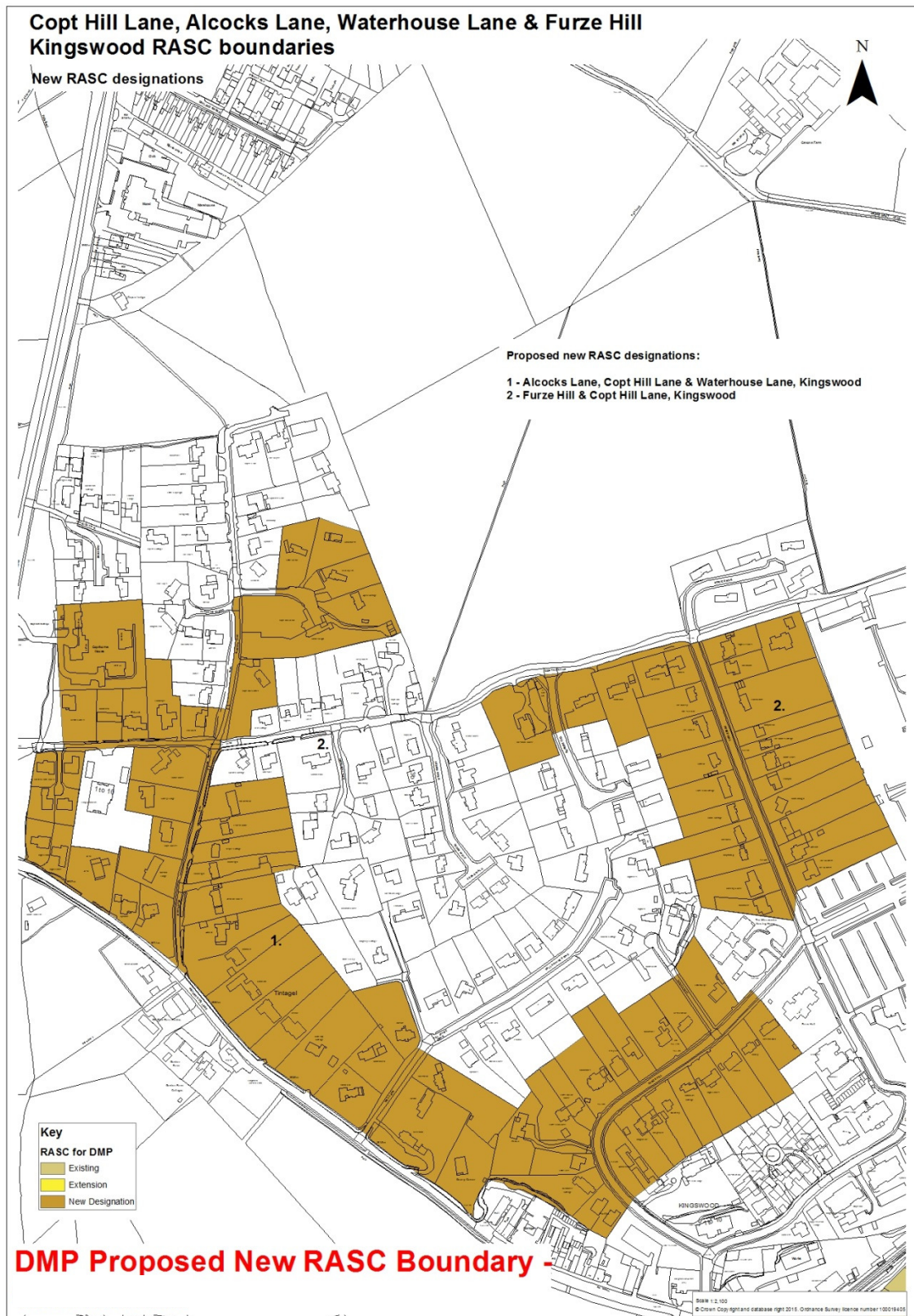
Court Hill, Chipstead



Hollymead Road, Bouverie Road, How Lane & Coulsdon Lane, Chipstead



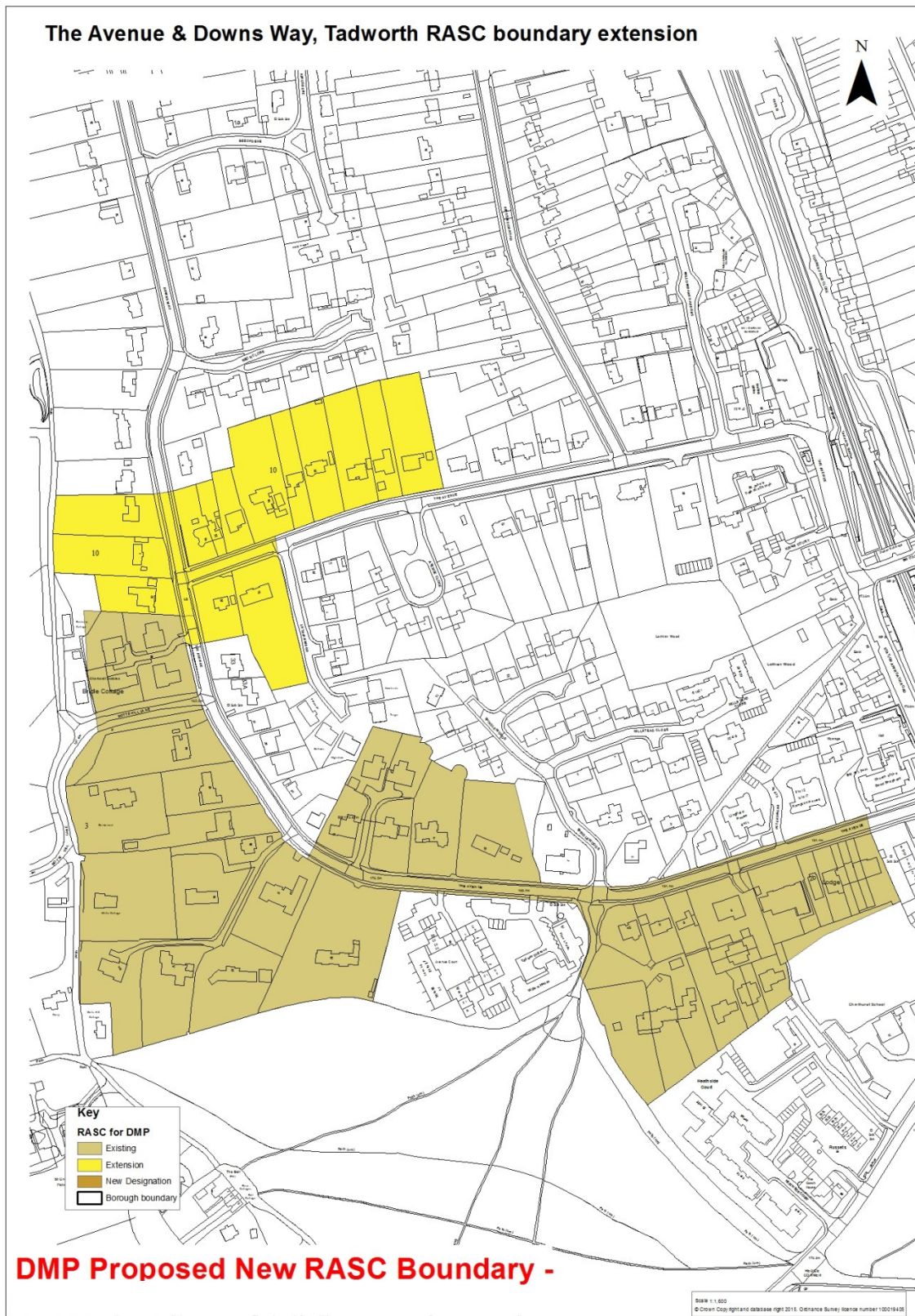
Copt Hill Lane, Alcocks Lane, Waterhouse Lane, & Furze Hill, Kingswood



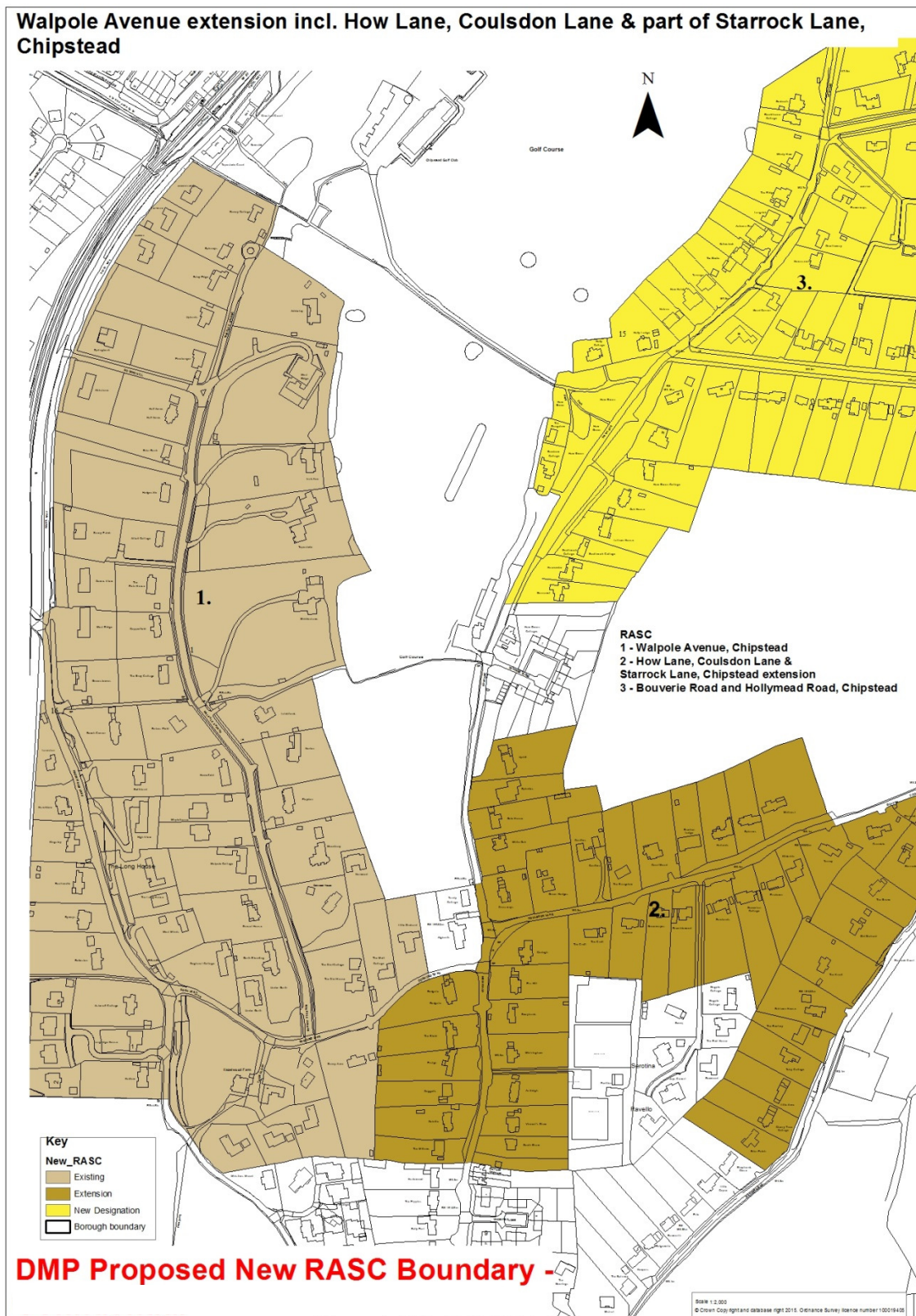
Tadorne Road, Tadworth



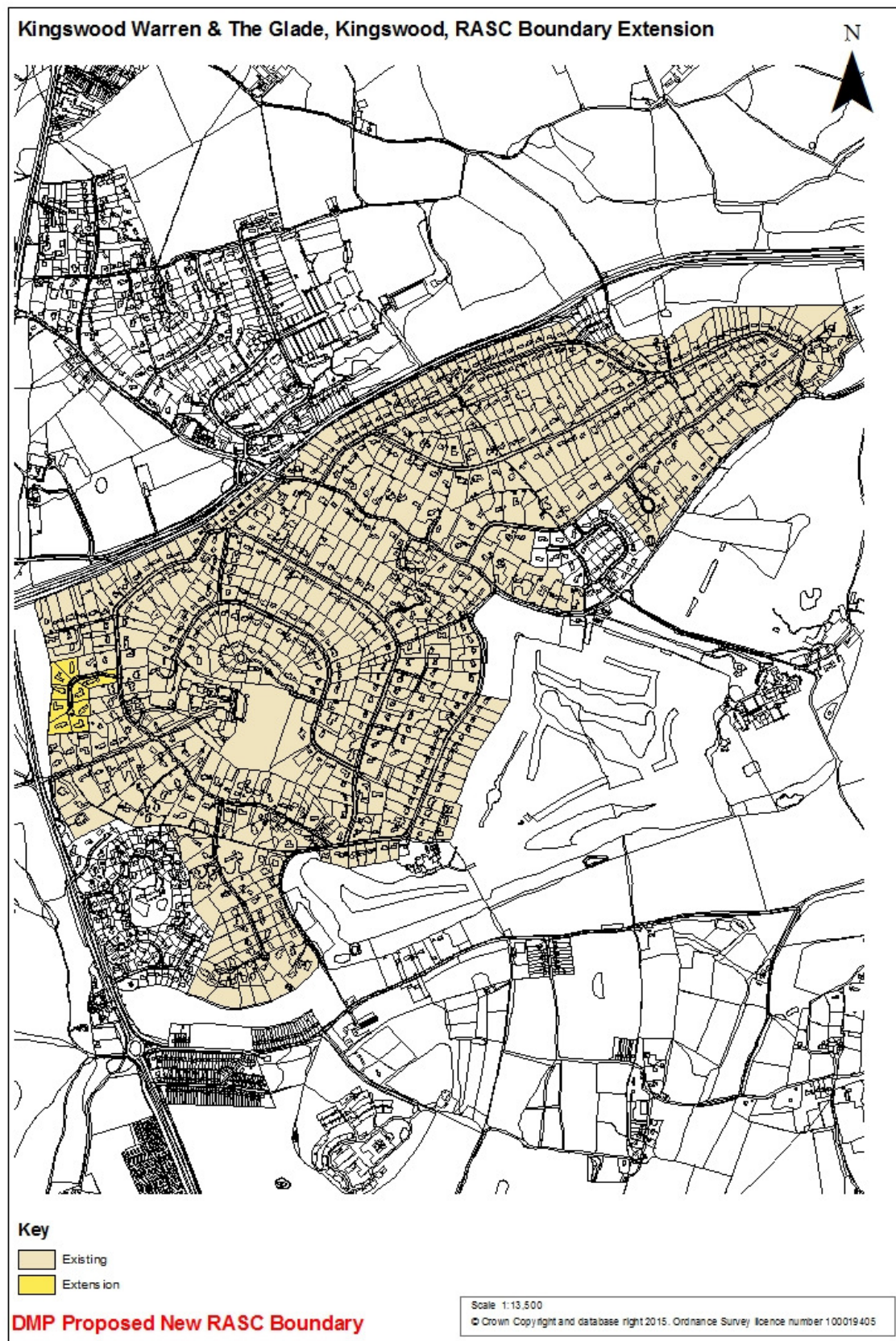
The Avenue, Tadworth (to include top section of Downs Way, Tadworth)



Walpole Avenue, Chipstead (to include Coulsdon Lane, High Road, and part of Starrock Lane, Chipstead)



Kingswood Warren & The Glade, Kingswood (to include Glen Close)



Appendix 5: Proposed new RASC boundary maps (post - Regulation 18)

Seale Hill, Reigate RASC



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