



Development Management Plan (Regulation 18 stage)

Residential Areas of Special Character
(RASC) Review

June 2016

Executive Summary

The Residential Area of Special Character (RASC) designation has been in place in the borough since 1989.

RASCs are specific areas recognised for their spaciousness, and wide plots set back from the road dominated by leafiness and mature vegetation.

This report reviews the existing RASC designations set out in the Council's adopted Borough Local Plan (BLP) and Proposals Map (2005) to ensure that they continue to be fit for purpose. In addition, it assesses potential new RASCs proposed for designation by officers, elected members and community groups.

The report concludes that all existing RASCs in the 2005 Borough Local Plan should be carried forward into the new Development Management Plan (DMP). An additional 5 new RASCs and 3 boundary extensions to existing RASCs are also proposed.

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1. Introduction

- 1.1 Residential Areas of Special Character (RASCs) are areas of housing, predominantly low density, which have a special and cohesive character worthy of protection. The 2005 Borough Local Plan (BLP) includes a policy in relation to RASCs (Ho15) and identifies, on the accompanying Proposals Map, a number of RASC areas. These were originally identified in the 1990s, and it is therefore considered appropriate to review the designated areas to ensure that they continue to remain fit for purpose.
- 1.2 This document sets out the methodology used to assess existing and potential new RASC designations. The study will inform the emerging Development Management Plan and accompanying Policies Map including, new RASC designations and amendments to existing RASC boundaries where necessary.

2. Methodology

Assessment criteria:

- 2.1 Criteria for assessing existing and potential new RASCs were developed in consultation with the Council's Development Management Team. The chosen criteria are set out in Figure 1, and are based on the characteristics of RASCs as defined in the Borough Local Plan, taking into account practical experience of applying RASC policy over the years since the BLP was adopted.

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.

Desktop Review of existing RASCs:

2.2 A desktop assessment was carried out of all existing designated RASCs (from the Borough Local Plan), assessing them against the RASC criteria set out in Figure 1. The purpose of this exercise was to determine if the existing designated areas still exhibited RASC characteristics and, therefore, should still be designated in the DMP going forward.

Identifying potential new RASCs:

2.3 Potential new RASCs were identified from the following sources:

- Recommendations from planning officers
- Suggestions by elected members
- Suggestions from community groups

Desktop review of potential new RASCs:

2.4 An initial desktop assessment was carried out on all the potential new RASCs against the identified criteria (see Figure 1) to determine which sites might have the potential to be designated as RASCs and should therefore be investigated further.

Undertaking site visits:

2.5 Following the desktop review, potential new RASCs which appeared to meet some of the criteria for designation (and/or where further information was required to determine if they meet the criteria) were visited. For each site visit, a site assessment form (see Appendix 1) was completed to help determine if each site met the RASC criteria.

3. Assessment Results

3.1 The following tables provide a summary of the RASC assessment¹. Completed site assessment forms for potential new RASCs / boundary amendments are included at Appendix 2. Maps of existing RASCs, and potential new RASCs assessed are included at Appendix 3.

- Figure 2 summarises the assessment of existing Borough Local Plan RASCs.
- Figure 3 summarises the assessment of proposed new RASC designations.
- Figure 4 provides details of areas that have been considered for designation as new RASCs but have been rejected.

¹ In the tables, '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 e.g: within a single block of flats, and is measured in dwellings per hectare.

Figure 2: Summary of assessment of existing RASCs designated in the BLP 2005, including proposed boundary extensions

Existing RASC	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
Walpole Avenue, Chipstead	30.82	- ²	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 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. 	Boundary extension proposed to the existing Walpole Avenue RASC boundary to include parts of Starrock Lane, Coulsdon Lane, How Lane and High Road.
The Avenue, Tadworth	9.95	- ³	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 around plots and their setting and along boundaries with some small wooden fencing and low brick/ stone walls 	Boundary extension proposed to existing RASC at The Avenue to include the top section of The Avenue and part of Downs Way adjoining The Avenue.

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

³ New designation proposed boundary extension – no Figures entered for 1989

Existing RASC	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
						<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 designated as a RASC 	
Pilgrims Way and Beech Road, Reigate (including Manor Road)	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
Alma Road & Alders Road, Reigate (including Merrywood Park)	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 	Retain existing RASC boundary, no changes proposed

Existing RASC	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"> Some infilling and redevelopment is consistent with the surrounding area retaining spaciousness and similar sized curtilages, leafiness landscaping and established verdant soft landscaping. 	
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 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
The Warren & The Glade, Kingswood 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 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 within the RASC, largely consistent and in keeping with the character of the RASC. 	Boundary extension proposed to the existing RASC boundary, at the junction of Woodland Way with Glen Close, to include Glen Close.
Nursery Road and	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 	Retain existing RASC

⁴ Area of Kingswood Warren Park excluded from calculations

Existing RASC	Area (ha)	Average dwelling density		Average plot density		Assessment summary	Conclusion
		1989	2015	1989	2015		
Hurst Road, Walton on the Hill						<p>verdant soft, leafy landscapes including mature trees, shrubs and hedges around each individual plots and their settings and also along boundaries.</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. Landscaping and established verdant soft landscaping still dominates the street scene and landscape character. 	boundaries, no changes proposed
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. • 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. 	Retain existing RASC boundary, no changes proposed

Figure 3: Summary of assessment of potential new RASCs⁵

Name/Location	Desk based assessment/site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
Court Hill, Chipstead	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 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. 	Proposed new RASC designation in DMP
Hollymead Road and Bouverie Road, Chipstead (including parts of Coulsdon Lane & How Lane)	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 	<p>Proposed new RASC designation in DMP</p> <p>The prevailing character of the proposed area is relatively unchanged despite not having previously been designated</p>

⁵ Site recommendations/suggestions by officers, members and community consultation responses

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"> 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. 	as a RASC and has similar characteristics to existing RASC at Walpole Avenue.
Tadorne Road, Tadworth	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 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. 	Proposed new RASC designation in DMP.
Copt Hill Lane & Furze Hill, Kingswood	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 	Proposed new RASC designation in DMP.

Name/Location	Desk based assessment/site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					<p>along boundaries with some 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. 	
Alcocks Lane & Waterhouse Lane, Kingswood	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 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 	Proposed new RASC designation in DMP.

Name/Location	Desk based assessment/site visit	Site Area (ha)	Average dwelling density	Average plot density	Assessment summary	Conclusion
					meet the RASC criteria of have the characteristics common throughout a RASC.	

Figure 4: Sites that have been assessed as being not suitable for RASC designation

Area	Street Name	Summary of assessment	Conclusion
Banstead	Longcroft Avenue & Fiddicroft Avenue	<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. 	No new RASC designation – does not meet the RASC criteria set out in Figure 1. The area is more suburban and buildings dominate the landscape. There is also limited landscaping and vegetation cover.
	Garratts Lane	<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). 	No new RASC designation – does not meet the RASC criteria set out in Figure 1. The area is more suburban and buildings dominate the landscape. There is also limited landscaping and vegetation cover.
	De Burgh Park	<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. 	No new RASC designation - does not meet the RASC criteria set out in Figure 1. The area is suburban with compact higher density plots and limited vegetation cover.
Horley	Oakwood Road	<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 walls. Landscape still dominated by smaller, higher density plots. 	No new RASC designation does not meet the RASC criteria set out in Figure 1. The area is more suburban in character.
	Balcombe Road & Lime Avenue	<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 RASCs) 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. 	No new RASC designation - does not meet the RASC criteria set out in Figure 1.
Kingswood	Babylon Lane	Countryside (BLP Policy Babylon Lane HO23-HO26)	No new RASC designation – existing designation already constrains development.

Area	Street Name	Summary of assessment	Conclusion
Tadworth	Motts Hill Lane	<ul style="list-style-type: none"> • Site located within the Green Belt⁶. 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.
	Banstead Heath frontage along Dorking Road; High Street; Tower Road Chapel Road	<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. 	No new RASC designation – does not meet the RASC criteria set out in Figure 1. The area is more suburban and buildings dominate the landscape. Limited landscaping and vegetation cover.
	Epsom Lane South	<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. 	No new RASC designation – does not meet the RASC criteria set out in Figure 1. The area lacks the spaciousness and landscaping characteristic of a RASC.
Reigate	Ringley Park Avenue extension, Waterlow Road & Blanford Road	<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 	No new RASC designation or further boundary extension to existing RASC at High Tree Road. Important characteristics of the area including mature trees and leafiness dominated landscape are captured in the existing RASC designation. The rest of Ringley Park Avenue has characteristics more suburban in character and similar to wider area (including Waterlow Road &

⁶ Designation constrains development

Area	Street Name	Summary of assessment	Conclusion
		<p>existing dwellings including Augustine Court (block of flats) on Blanford Road – built form dominates the street scene.</p> <ul style="list-style-type: none"> • Buildings dominate the street scene and lack leafiness and soft verdant landscape found in RASC areas. 	The Chase).

4. Conclusions

- 4.1 It is recommended that the existing (and in some cases extended) RASC boundaries set out in Figure 2 are carried forward into the DMP, and that new RASCs are identified at the locations listed below, based on the assessment summarised in Figure 3.
- 4.2 The Study recommends proposing 5 New RASC designations and 3 extensions to existing RASC boundaries 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, Chipstead (including parts of Coulsdon Lane & How Lane)

RASC boundary extensions:

- The Avenue, Tadworth (to include northern section of The Avenue and part of Downs Way)
 - Walpole Avenue, Chipstead (to include parts of Starrock Lane, Coulsdon Lane, How Lane and High Road).
 - Kingswood Warren & The Glade, Kingswood (to include Glen Close).
- 4.3 The assessment exercise has concluded that a number of areas suggested as potential RASCs did not fulfil the RASC criteria identified. Some of these areas were, however, recognised as having their own special identity. One option would be to give further consideration to introducing a new '*Areas of Special Townscape Importance*' (ASTI) designation, to recognise that there are a small number of other areas of special character in the borough which, whilst not fulfilling RASC criteria, might also be also worthy of recognition.

Appendix 1: Site visit 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 forms for potential new RASC designations

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?)

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.

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.

The surrounding area including Chipstead Way has higher density development (predominately 1930s design buildings) creating a more suburban street scene w, therefore Court Hill does not meet the RASC criteria compared with Walpole Avenue where the surrounding area has lower density development.

Adjoining cul-de-sac Highfield and Solomn Court Road are private roads. Highfields has spacious plots but the landscape is disintegrating.

Site Boundary

Conclusions: See Appendix 3

Follow up meeting with 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.

Walpole Avenue, Chipstead and surrounding roads

Site number	2 & 3
Site Name/ Address	Walpole Avenue, Starrock Lane, How Lane, High Road, Bouverie Road, Hollymead Road, Coulsdon Lane
Ward	Chipstead
Date of site visit	28 th April 2015
Recommendation	<p>Boundary extension to existing Walpole Avenue RASC to include parts of Starrock Lane, Coulsdon Lane, How Lane and High Road.</p> <p>New RASC - Hollymead Road and Bouverie Road, (including parts of Coulsdon Lane & How Lane)</p>

<p>Summary of site visit (meet the RASC criteria?)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 RASCs these areas should be designated as new RASCs as</p> <p>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.</p>

Site Boundary
Conclusions: See Appendix 3

Follow up meeting with conservation officer	.
<p>Hollymead Road, Bouverie Road & How Lane</p> <p>Recommendations – Proposed new RASC designation</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

- 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

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 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

<p>Summary of site visit (meet the RASC criteria?)</p> <p>Unique architectural style forming a recognizable/ distinct development patterns and homogenous area consisting of large plots and curtilages.</p> <p>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</p> <p>Low density development consists of large detached plots which are generally set back from the road with large grass verges, hedges and established trees</p> <p>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</p> <p>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.</p>

Site Boundary
Conclusions: See Appendix 3

Follow up meeting with conservation officer	
<p>Recommendations - Proposed new RASC designation</p> <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.

The Avenue, 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

<p>Summary of site visit (meet the RASC criteria?)</p> <p>Unique architectural style forming a recognizable, distinct development patterns and homogenous area consisting of large plots and curtilages.</p> <p>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</p> <p>Low density development consists of large detached plots which are generally set back from the road with grass verges and mature trees.</p> <p>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.</p> <p>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</p>
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Site Boundary
Conclusions: See Appendix 3

Follow up meeting with conservation officer	
<p>Recommendations: RASC extension to existing RASC on The Avenue to include top part of Downs Road</p> <ul style="list-style-type: none"> Existing designated RASC in the BLP⁷ (The Avenue) to remain in the DMP. Boundary extension to existing RASC at The Avenue to include the top section of Downs Way <p>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.</p>	

⁷ Borough Local Plan (2005)

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

<p>Summary of site visit (meet the RASC criteria?)</p> <p>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.</p> <p>Individual detached dwellings dating mainly from the early 20th Century with an identifiable character which relates to the local distinctiveness of the area</p> <p>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.</p> <p>Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.</p> <p>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.</p>
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Site Boundary
Conclusions: See Appendix 3

Follow up meeting with conservation officer	
Recommendations: Proposed new RASC designation <ul style="list-style-type: none"> Proposed new RASC 	

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	New RASC designation excluding small area of flats on Alcocks Lane

<p>Summary of site visit (meet the RASC criteria?)</p> <p>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</p> <p>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</p> <p>Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.</p> <p>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.</p> <p>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</p> <p>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</p> <p>Individual detached dwellings with an identifiable character which relates to the local distinctiveness of the area.</p> <p>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.</p>
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Site Boundary
Conclusions: See Appendix 3

Follow up meeting with conservation officer	
Recommendations – Proposed new RASC designation	
<ul style="list-style-type: none"> Proposed new RASC 	

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?)

Recognize it is a quaint lane with its own identity. The lane doesn't have RASC 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. It does however have its own identity and amenity value that is recognized as important feature.

Compared with the adjoining street Tadorne Road where spacious plots and verdant soft landscape dominates the street scene – meets the RASC criteria.

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.

Site Boundary

Conclusions: N/A

Follow up meeting with conservation officer

Recommendations – No new RASC designation

- 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?)
<p>Landscape along Balcombe Road and Limes Avenue is more suburban street scene with some large spacious plots.</p> <p>The landscape along Limes Avenue is leafy but doesn't have the RASC characteristics e.g. spacious plots</p> <p>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.</p> <p>Dwellings are higher density with smaller plots along Limes Avenue. They are fairly modern dating from the 20th century.</p>

Site Boundary
Conclusions: N/A

Follow up meeting with conservation officer	
<p>Recommendations – No new RASC designation</p> <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 RASCs) 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
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.

Site Boundary

Conclusions: N/A

Follow up meeting with conservation officer

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

Conclusions: See Appendix 3

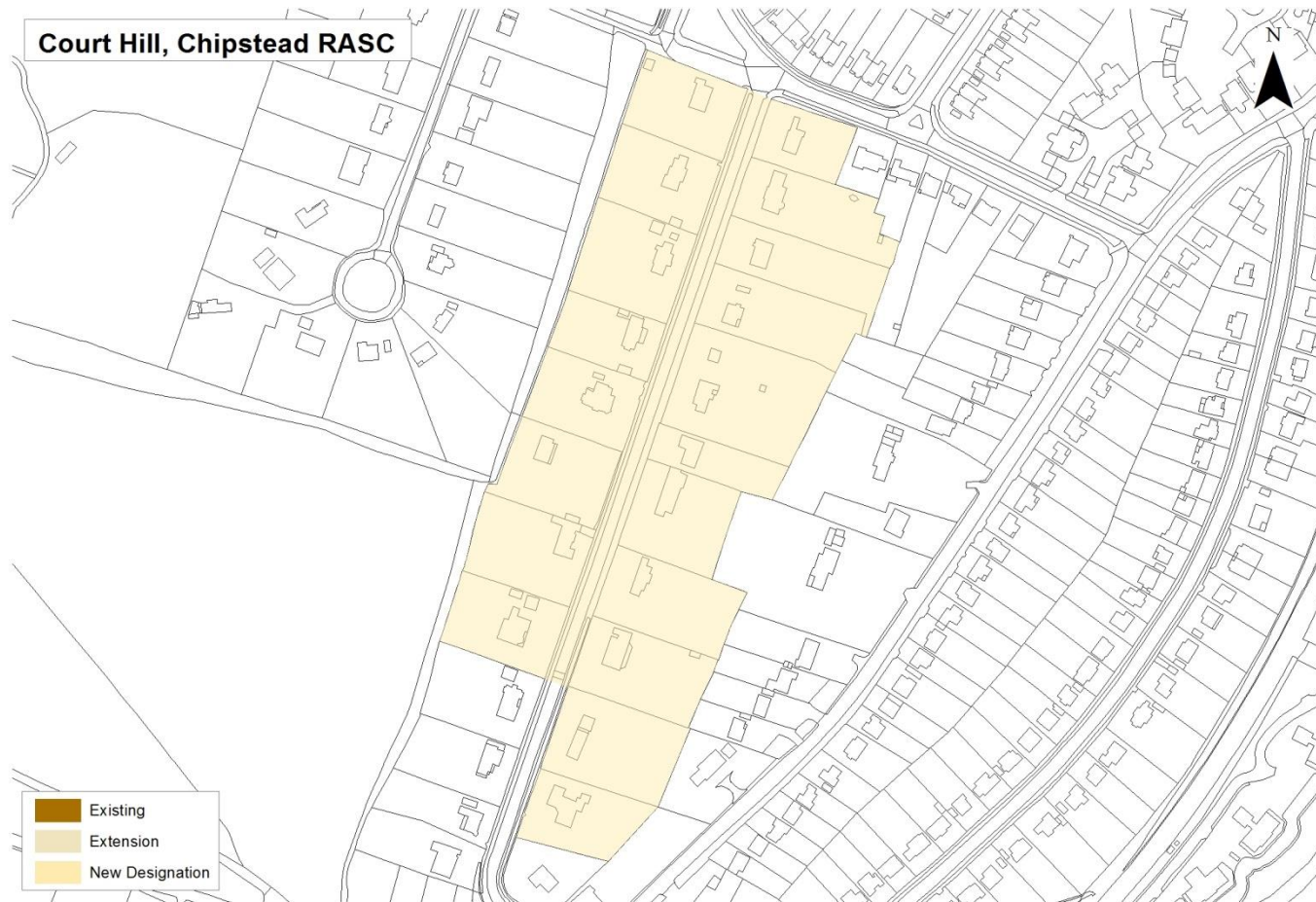
Follow up meeting with Conservation Officer

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: Proposed new RASC boundary maps

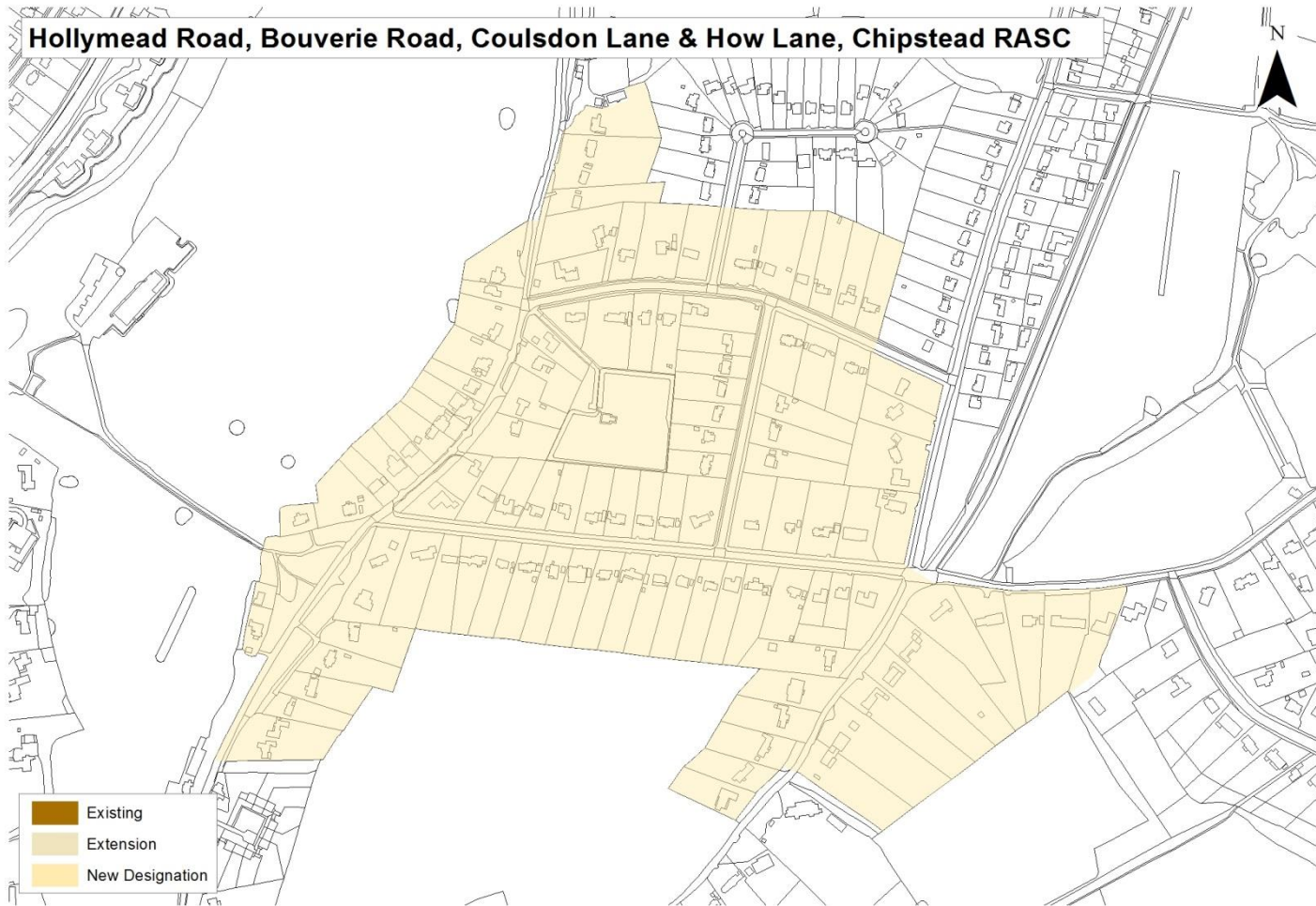
Court Hill, Chipstead



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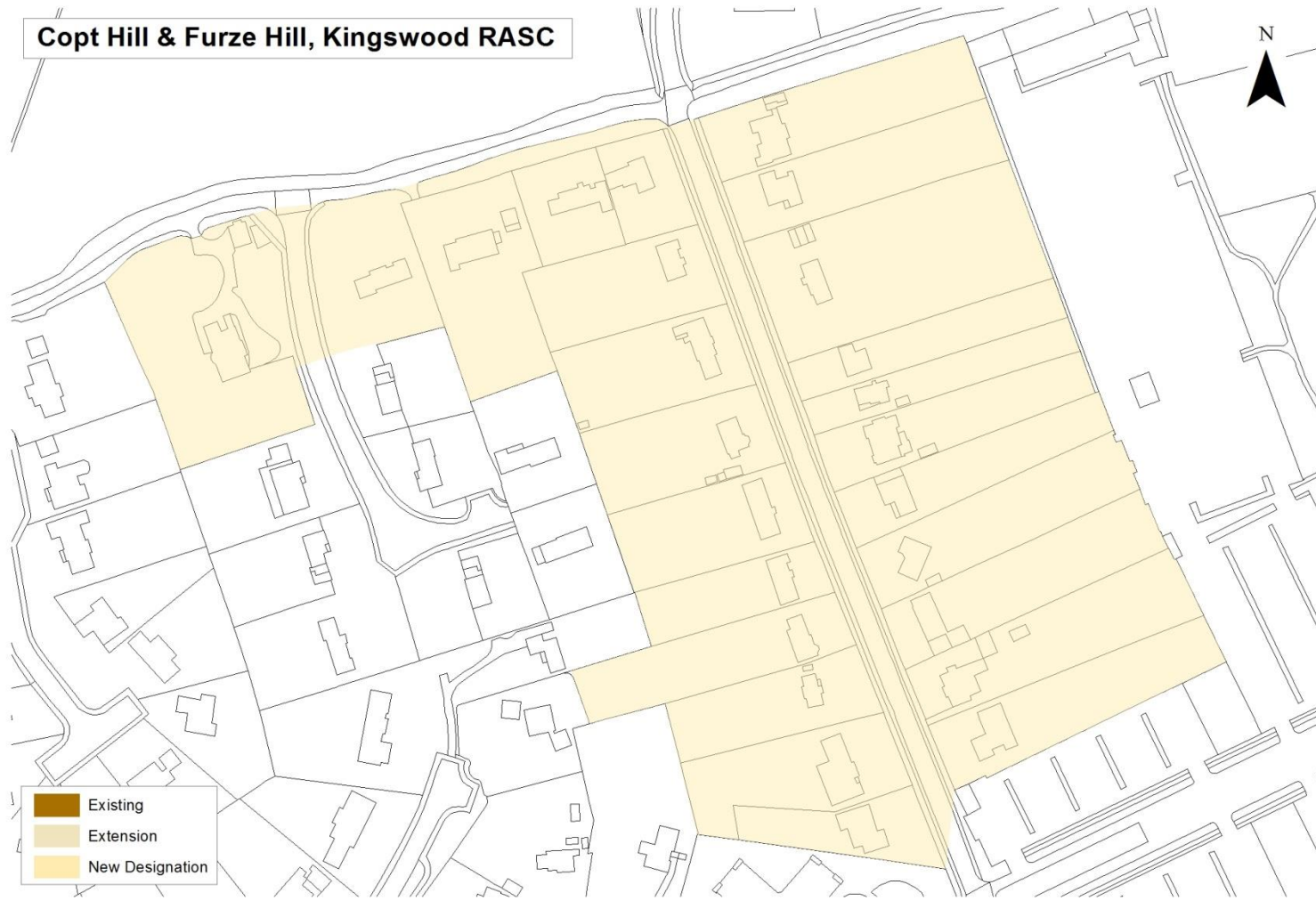
Hollymead Road, Bouverie Road, How Lane & Coulsdon Lane, Chipstead



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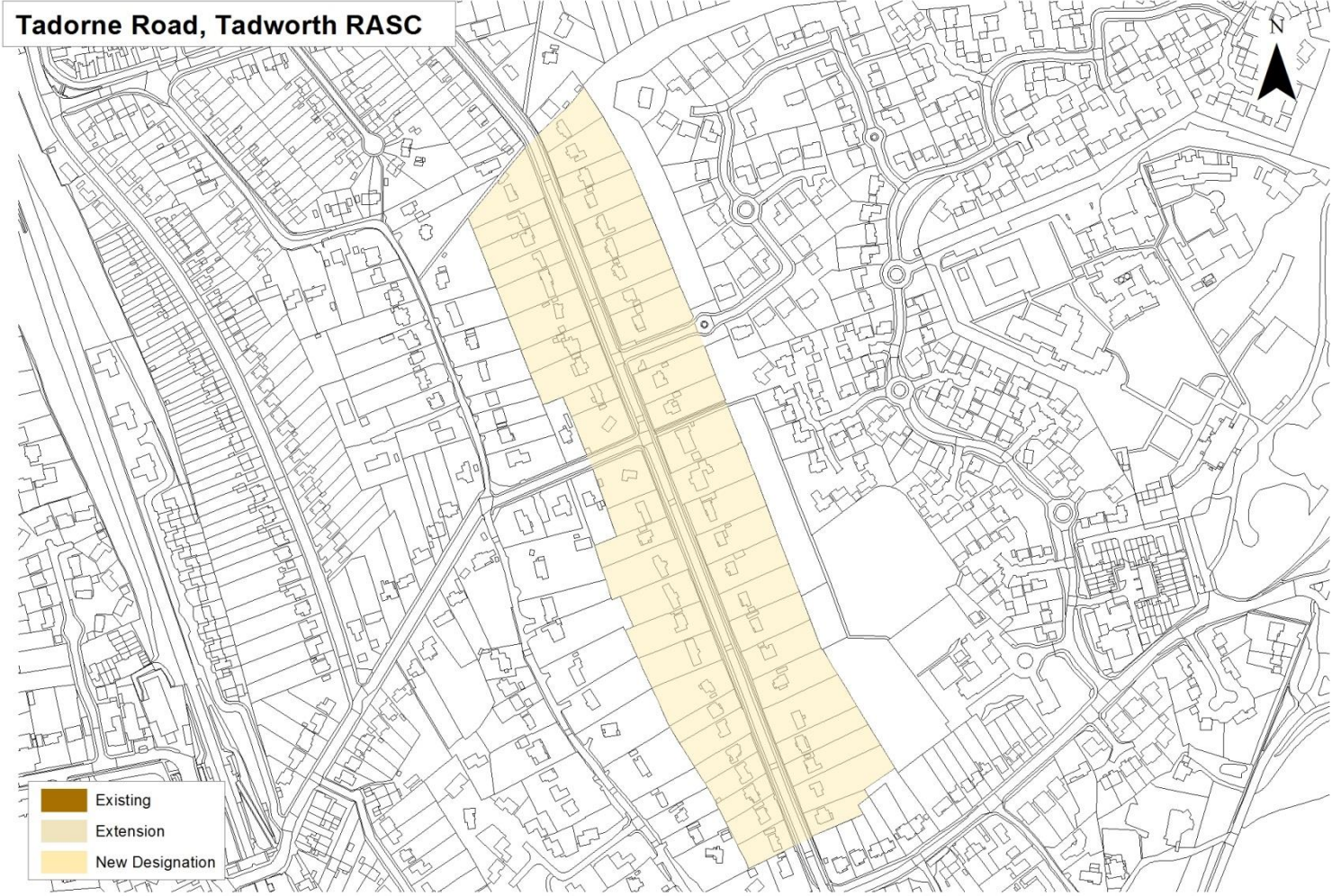
Copt Hill Lane, Alcocks Lane, Waterhouse Lane, & Furze Hill, Kingswood



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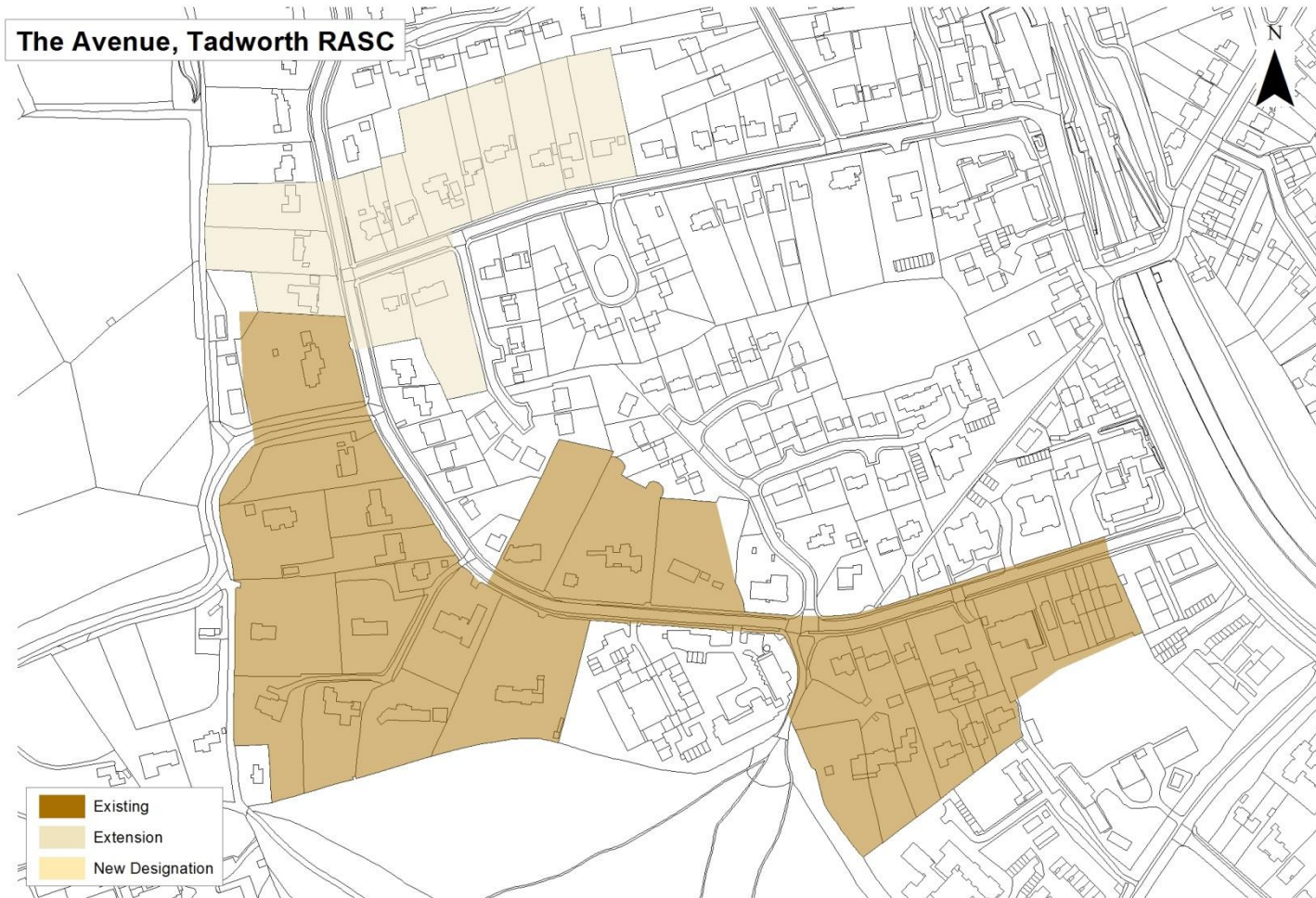
Tadorne Road, Tadworth



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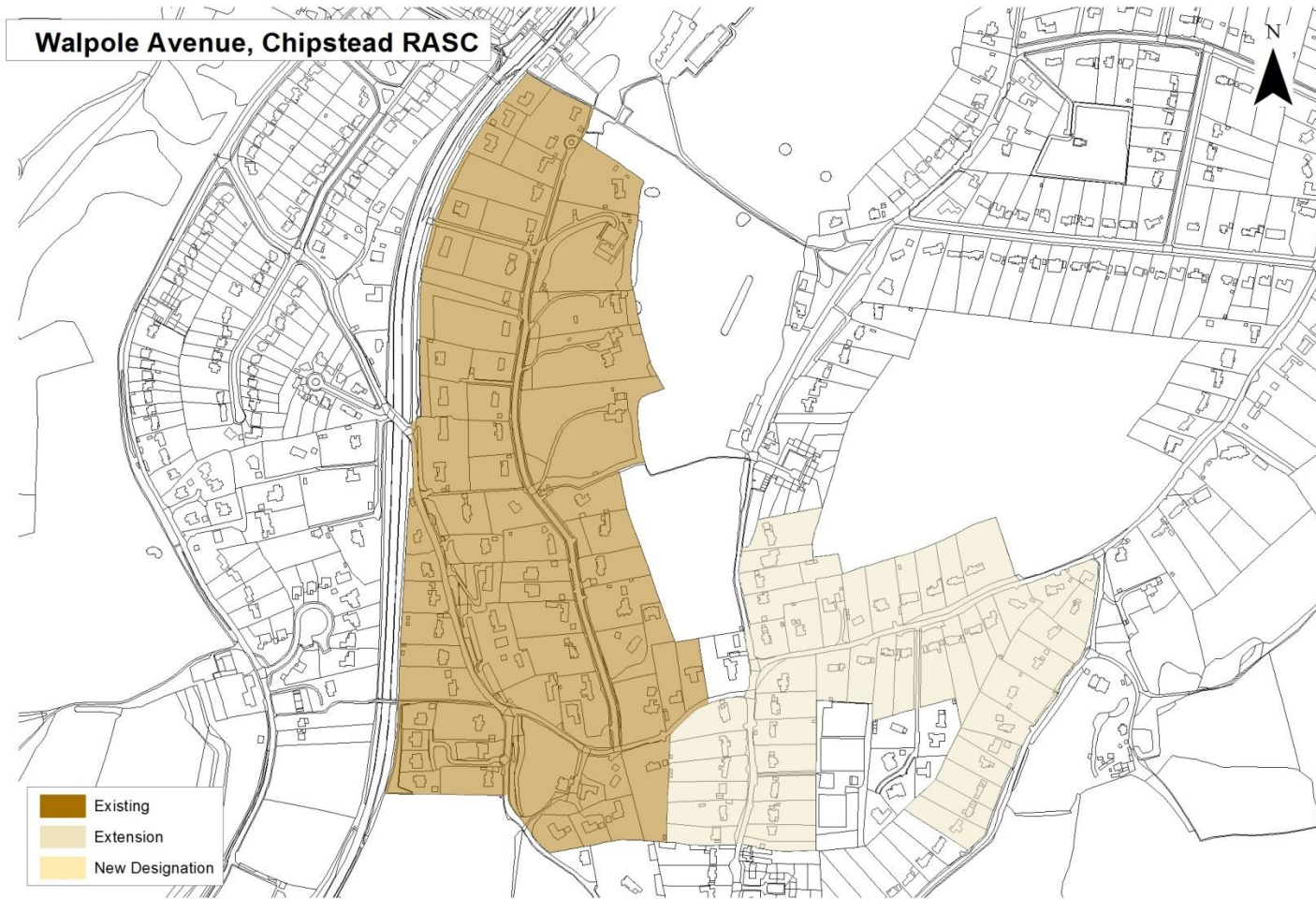
The Avenue, Tadworth (to include top section of Downs Way, Tadworth)



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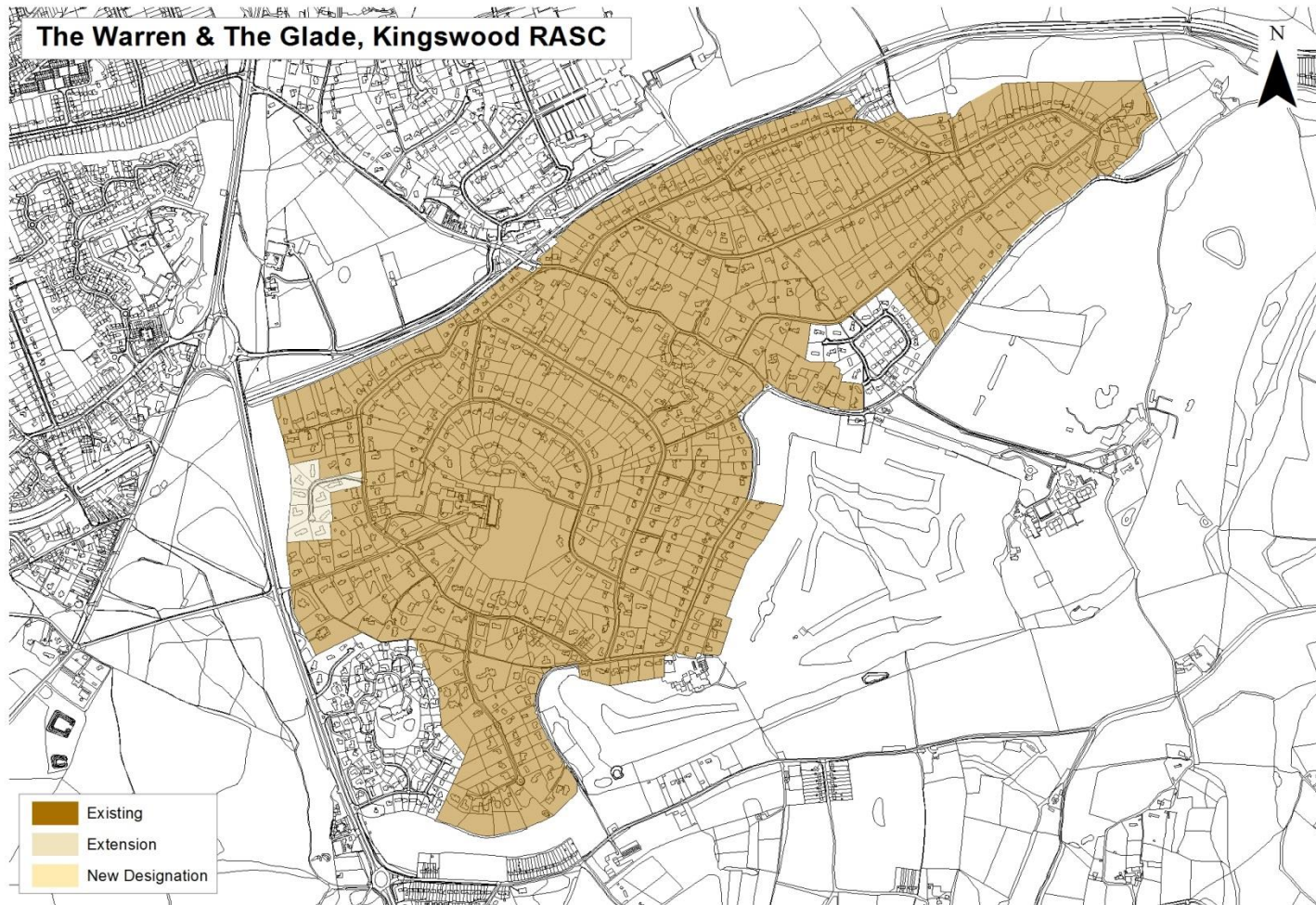
Walpole Avenue, Chipstead (to include Coulsdon Lane, High Road, and part of Starrock Lane, Chipstead)



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1:2,500

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



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