

Development Management Plan Regulation 18 Consultation Fact Sheet

Nork and Tattenhams

Development Management Plan (DMP) policy starting point

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

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

Relevant evidence for this area includes:

- The [Local Centres Evidence Paper](#), which assesses existing local centres and proposes new centres to be designated in the final DMP.
- The [Urban Open Space Review](#), which recommends which areas of open space in the urban area should be designated and protected through the DMP.
- The [Green Belt Review](#), which considers the need for minor Green Belt boundary amendments to correct anomalies.

Designations:

Local Centres

- Drift Bridge (amended boundary)
- Nork Way
- Tattenham Corner (amended boundary)
- Tattenham Way (new)

Urban Open Space

- Parsonfield Road Allotments
- Land between 25 and 27 High Beeches
- Amenity land at High Beeches
- Land at Great Burgh (amended boundary)
- Nork Park
- Merland Rise Allotments
- Warren Mead School
- Corridor along Fir Tree Road (new)

Urban Open Space continued

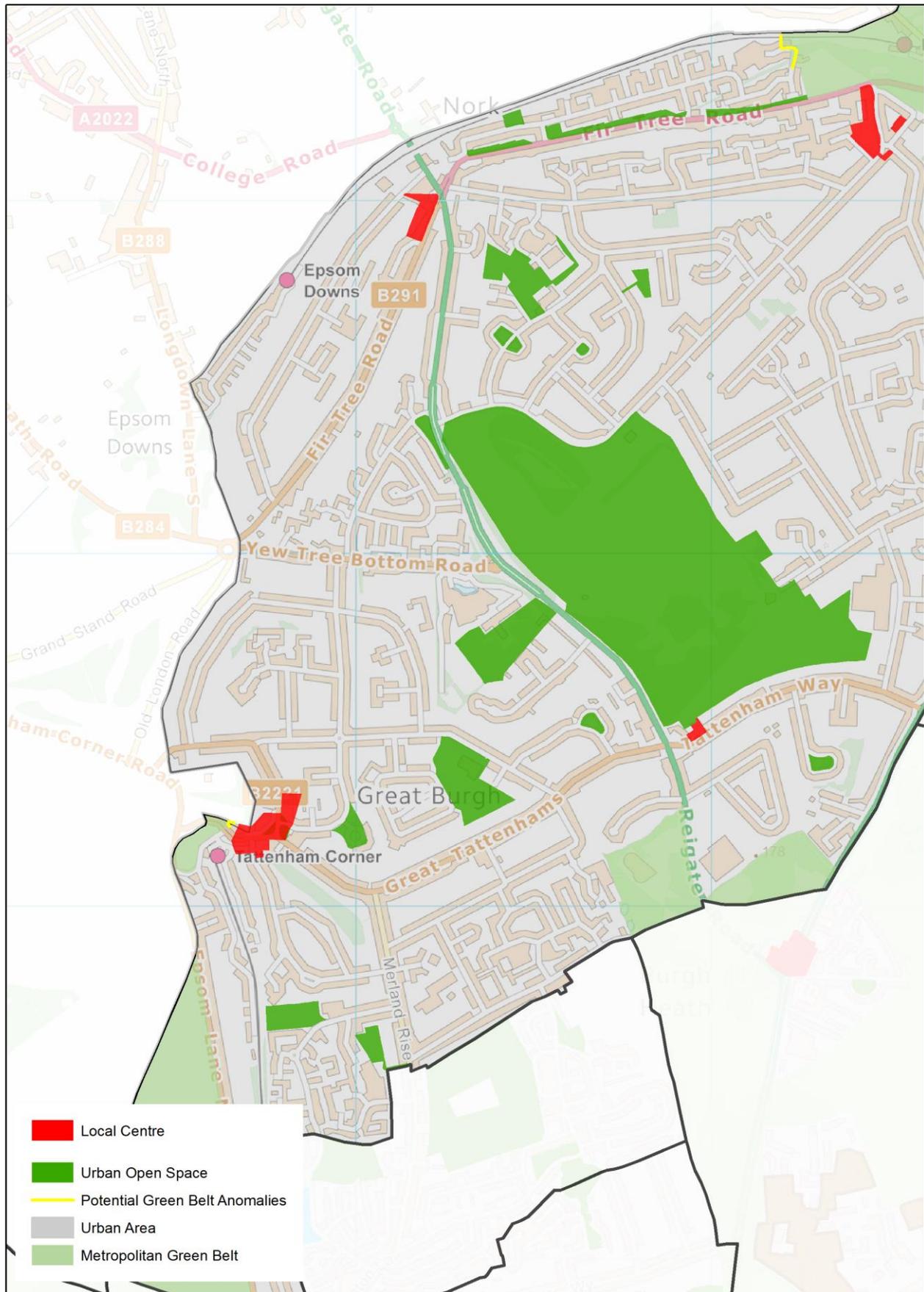
- Land at Park Wood Close (new)
- Land at Talisman Way (new)
- Shawley Community School
- Tattenham Way Recreation Ground
- The Beacon School (delete)
- Tattenham Way Allotments
- Tangier Way
- Shawley Crescent
- Playing Fields, Headley Drive (amended boundary)
- Allotments Adj to Warren Mead School (amended boundary)

Green Belt

- Minor amendments to correct anomalies (refer to map)

View and comment on all the proposed designations and potential development sites on our [Interactive Map](#)

Designations in Nork and Tattenhams



Other topic areas

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

- To guide the design of new development, including access to sites and parking provision
- To manage proposals for back garden land development
- To ensure high quality housing and a good mix of housing types
- To manage the impacts of the construction process
- To manage changes of use in local shopping centres

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

Frequently asked questions

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

What can the Council do to minimise parking problems? On-street parking cannot be controlled through the planning process. However, our proposed new policies seek to ensure that sufficient parking provision is made within new development sites, including new minimum parking standards, and that this on-site parking is useable. This will help minimise the impact of parking from new development on surrounding areas.

What is the Council doing to ensure that local shopping centres are protected? Local shopping centres are valuable local assets, providing easy access to shops and services. Policies are proposed that seek to retain a good balance of shops and services, and resist the loss of shops, restaurants and community facilities unless there is no longer demand for them.

Are any changes to Green Belt boundaries in these wards proposed? Several minor changes to Green Belt boundaries are proposed, to correct drafting errors, address small discrepancies and ensure boundaries are clearly defined (see the [interactive map](#) for more information). No release of Green Belt land for new development is being contemplated in this area.

What can the Council do to control disruption caused as a result of construction works? Some of the disruptive impacts of construction fall outside the remit of planning, however we are proposing a new policy to ensure that issues such as traffic impact, working times and remediation of damage caused are better managed in the future.

What can the Council do to ensure new homes meet local needs? Our proposed policy requires a mix of different sized homes on new housing developments. This will help ensure a greater variety of homes throughout the borough – for example by requiring developers to include small family homes as part of a development where they otherwise have only provided large homes.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 18 consultation document, please visit www.reigate-banstead.gov.uk/DMP. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178