

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	5 September 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Preston

APPLICATION NUMBER:	18/01156/F	VALID:	5 th June 2018
APPLICANT:	Reigate & Banstead Borough Council	AGENT:	MH Architects
LOCATION:	UNIT 1 PITWOOD PARK, WATERFIELD, TADWORTH		
DESCRIPTION:	The demolition of a steel frame/concrete industrial building and the construction of: 3no 2 person 1 bed flats, 6no 3 person 2 bed flats, 8no 4 person 2 bed houses, 8no 5 person 3 bed houses, with associated parking, landscaping and access.		
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SUMMARY

This is a full application for the demolition of existing industrial building and the erection of 25 dwellings comprising a mixture of flats and houses with associated access, parking and landscaping. Seventeen of the proposed dwellings would be Starter Homes.

The site is an industrial building in a designated Employment Area (Pitwood Park), which whilst presently vacant, was previously in employment use. Whilst local policies would normally seek to resist loss of designated employment land to residential, in this case the applicant has provided marketing evidence which is considered to clearly demonstrate that there is a limited prospect of continued employment/commercial use of the site. Furthermore, the application proposes that two thirds of the new homes (17) will Starter Homes and is considered to comply with the Government's Starter Homes exceptions policy which encourages local authorities to look for opportunities to create starter homes through exception sites on commercial and industrial land that is either under used or unviable in its current or former use. Taking both of these into account, the loss of employment use in this case is considered to be justified.

The existing industrial building on the site – the former United Oil Products (UOP) Fragrances factory - is by prominent architects Richard Rogers and Renzo Piano. Whilst the building is unlisted (either statutory or local), it is considered to have some (albeit low/moderate) significance given its historic and architectural associations and could therefore be considered a non-designated heritage asset for the purpose of national policy. The proposals would give rise to the total loss of this heritage asset. However, given the

public benefits from providing new homes (including a significant number of Starter Homes) and the limited likelihood of finding a viable use in the foreseeable future to enable its conservation, it is considered that – taking a balanced judgement as required by the Framework – the loss of the building is justified in this case.

The scheme is considered to be well designed and laid out in a way which reflects the pattern, form and grain of development in the surrounding area, prevailing plot sizes and makes for a visually interesting development, using buildings to create vistas and landmarks appropriately. The development is considered to make good use of a previously developed site, without appearing cramped or overdeveloped. The layout of parking within the site is considered to be appropriate, ensuring that it would not be visually prominent or intrusive and there is considered to be sufficient opportunity for landscaping within the site, including small front gardens to each unit and proposed hedgerow planting along the access road. The buildings would all have a traditional appearance with materials and details which are appropriate to local vernacular and distinctiveness and which would add character to the surrounding estate.

The proposals incorporate a total of 37 parking spaces, broadly equivalent to the average 1.5 spaces per unit which is advised by the Borough Local Plan for larger developments such as this. No objection has been raised by the County Highway Authority with regards to the level of parking, or in respect of matters of highway safety or operation.

The proposal is not considered to give rise to any adverse amenity impacts for neighbours given the scale/layout of buildings and separation distances to neighbouring properties. Subject to conditions, it would also achieve a good standard of accommodation and residential environment for future occupants. Conditions to ensure contamination and groundwater issues are properly assessed and managed are also recommended.

The proposal would make good use of a long underutilised previously developed site and would make a positive contribution towards local housing requirements, particularly by providing 17 entry-level Starter Homes (1 and 2 bed flats and 2 bed houses) which would assist first time buyers in getting on the property ladder locally, with consequent social and economic benefits. The proposal would also generate CIL contributions.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Procedure:

Whilst the Borough Council is both the applicant for this proposal and the landowner of the application site, Regulation 3 of the Town and Country Planning Regulations 1992 gives power to the Council to determine its own planning applications (unless referred to the Secretary of State which is not the case here).

The application is referred to Planning Committee for consideration in accordance with the Constitution given both the size of the proposals and the fact that the Borough Council is the applicant.

Consultations:

Highway Authority: No objection subject to conditions. Comments as follows:

'The developer has not assessed the proposed vehicle movements from the site. The proposed 25 residential units replace an existing commercial use at the site. The vehicle movements associated with the proposed uses are unlikely to be significantly different to the existing use.'

'In terms of refuse collection, and access by fire appliances, the developer has not assessed the layout of the site. However it is likely that the proposed layout would be able to accommodate these movements.'

[Note: a vehicle tracking plan has been supplied subsequent to these comments which demonstrates that large vehicles (e.g. refuse freighters) can manoeuvre within the site safely].

Tree Officer: No objection subject to landscaping and tree protection conditions:

The arboricultural report demonstrates the existing tree stock comprises mainly of low quality trees and their removal to facilitate this development will have minimal impact on the character of the area. The off-site trees along the western boundary will provide screening to the development, while the retained trees within the site can be protected during the course of the development.

The site layout will allow a landscape scheme to be implemented but the size of the site and the nature of the layout will limit the number of trees that can be planted. Therefore, any landscape scheme must ensure there is a sustainable relationship between the trees/vegetation and buildings, failure to do so are likely to result in the removal of trees which will affect the character of this development and the local area.

Environmental Health: No objection subject to conditions

Surrey County Council Sustainable Drainage and Consenting Team: No objection subject to conditions

RBBC Neighbourhood Services: Comments provided – no objection

[Note: a vehicle tracking plan has been supplied subsequent to these comments which demonstrates that large vehicles (e.g. refuse freighters) can manoeuvre within the site safely].

Environment Agency: No objection subject to conditions

Network Rail: No objection but developer should comply with standard requirements for safe operation of the railway and protection of NR's adjoining land.

Representations:

Letters were sent to neighbouring properties on 11th June 2018 and a site notice was posted 21st June 2018. The application was advertised in the local press on 21st June 2018.

One response has been received raising the following issues:

Issue	Response
Overdevelopment	See paragraphs 6.19 – 6.24
Overbearing relationship	See paragraphs 6.30 – 6.34
Overlooking and loss of privacy	See paragraphs 6.30 – 6.34
Noise & disturbance	See paragraphs 6.32 - 6.33 and conditions 9 and 12
Hazard to highway safety	See paragraphs 6.25 – 6.29 and conditions 9, 16, 17 and 18
Inadequate parking	See paragraphs 6.25 – 6.29 and condition 16
Increase in traffic and congestion	See paragraphs 6.25 – 6.29
Drainage/sewage capacity	See paragraphs 6.45 – 6.46 and conditions 7 and 19
Loss of/harm to trees	See paragraphs 6.35 – 6.38 and conditions 3 and 10
Harm to wildlife habitat	See paragraph 6.47 and condition 13
Loss of private view	Not a material planning consideration

1.0 Site and Character Appraisal

1.1 The application site comprises of a large, single storey industrial building set within a large plot which is partially soft landscaped and partially laid out with hardstanding for vehicle parking. The boundaries of the site onto Waterfield are predominantly formed by a well-established, high and dense hedgerow which largely obscures the site from public view. The site forms part of the designated Pitwood Park employment area. The building is an example of the zip-up concept designed by architects Richard Rogers and Renzo Piano but is unlisted despite having been considered by Historic England in late 2017.

1.2 To the north is a small enclave of purpose built commercial/industrial units with further individual industrial premises beyond. The wider area is predominantly residential in character, typified predominantly by 1960s/1970s estate housing, including a mixture of terraced houses and flats. The site is bounded by a railway line to the west beyond which is further suburban residential development.

1.3 As a whole, the application site has a site area of approximately 0.54ha.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: No formal pre-application advice was sought on this application; however, informal advice was given on design improvements prior to submission of the application.

2.2 Improvements secured during the course of the application: None required as the application is considered to be acceptable.

2.3 Further improvements could be secured: Conditions regarding landscaping and materials are recommended to ensure the development is high quality and complements the character of the area. Further conditions requiring appropriate contaminated land investigations/remediation and acoustic measures to the dwellings are also recommended. A condition will also be used to secure the Starter Homes and their subsequent onward sale in compliance with the relevant national criteria.

3.0 Relevant Planning and Enforcement History

3.1 The only previous application considered to be relevant is set out below:

16/02820/F	The demolition of a steel frame/concrete industrial building and the construction of: 2no. Three person 2 bed flats 6no. Four person 2 bed flats 3no. Four person 2 bed houses 8no. Five person 3 bed houses 4no. Seven person 4 bed houses with associated parking and access.	Withdrawn by applicant
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4.0 Proposal and Design Approach

4.1 This is a full application for the demolition of the existing industrial building and the erection of a residential scheme comprising 25 dwellings (mix of houses and flats) with a new access road from Waterfield and associated parking and landscaping. The scheme would include a mix of Starter Homes and market housing.

4.2 A new access would be created from Waterfield, which would be flanked by a semi-detached pair and a block of flats, both of which would front onto Waterfield. A further four units, in two semi-detached pairs, are proposed perpendicular to Waterfield. The access road would lead to the rear of the site where a further 10

dwellings are proposed, arranged in two terraces of three and two semi-detached pairs. Each unit would have a small front garden and a private rear garden.

- 4.3 All of the dwellings would be two storeys with the block of flats being three storeys. The buildings would be of traditional design and form.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	<p>The application site is approximately 0.541 hectares and consists of a vacant perfume factory, surrounded by an array of boundary fencing and hedges. The site has been vacant since 2013 and is within a residential area.</p> <p>An arboricultural assessment has been undertaken to inform the appropriate protection of existing trees where required and the optimal placement of proposed new planting to enhance proposals.</p>
Involvement	<p>The project has undergone multiple design reviews amongst Reigate and Banstead Borough Council and MHA with invaluable input from external consultants throughout the lead up to this submission. There is no evidence of local community consultation or engagement within the D&A statement.</p>
Evaluation	<p>The D&A identifies that during the site assessment, a number of key points were identified to guide the development of the proposal including; the need to create an aesthetically pleasing street scene, respond to the local context in terms of scale, appearance, layout and massing/height and protect existing trees and hedging.</p>
Design	<p>The fundamental driving principle behind the scheme is the new government initiative for starter homes, with this being considered as an exception site. The scheme in terms of layout, units sizes and house types has been designed and evolved to respond to this initiative and support the provision of affordable housing. The dwellings have been positioned and orientated carefully in order to generate architectural interest throughout the scheme and provide views and vistas. Additional features such as bay windows, small side windows, and tile hanging banding and diamond details serve to amplify this principle. The location of the parking spaces is well integrated with the housing layout to encourage overlooking, safety, and avoid over dominance which can occur from large clusters of parking spaces.</p>

4.5 Further details of the development are as follows:

Site area	0.54ha
Existing use	Industrial (vacant)
Proposed use	Residential
Net increase in dwellings	25 (of which 17 are Starter Homes)
Proposed site density	46dph
Density of the surrounding area	Watermead/Waterfield – 54dph Waterfield Green/Waterfield – 34dph Whitegate Way/Lordsgrove Close – 43dph
Proposed parking spaces	37
Parking standard	40 (maximum)
Estimated CIL contribution	c.£180,000 (subject to indexation)

5.0 Policy Context

5.1 Designation

Urban Area
Employment Area
Flood Zone 1

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development)
CS10 (Sustainable development)
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS14 (Housing needs of the community)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc2G, Pc4
Housing	Ho9, Ho13, Ho16
Employment	Em1, Em1A
Movement	Mo4, Mo5, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning
Guidance

Local Distinctiveness Design Guide
Affordable Housing SPD
Developer Contributions SPD

Other

Human Rights Act 1998
CIL Regulations 2010 (as amended)

6.0 Assessment

6.1 The application site is situated within the urban area and forms part of a designated Employment Area in the Local Plan 2005. The building is by notable architects (Richard Rogers and Renzo Piano) and was considered for listing by Historic England in 2017 but ultimately was not statutory listed.

6.2 The main issues to consider are therefore:

- Heritage considerations
- Loss of employment land
- Design and effect on the character of the area
- Impact on neighbour amenity and future occupants
- Access and parking
- Housing mix, affordable housing, infrastructure contributions and CIL
- Other matters

Heritage considerations

6.3 As above, the existing industrial building on the site – the former United Oil Products (UOP) Fragrances factory - is by prominent architects Richard Rogers and Renzo Piano. Built in 1972/73, the building is an example of zip-up architecture which formed part of the Hi-Tech movement.

6.4 Prompted by an earlier application for redevelopment on this site (16/02820/F), the building was subject to consideration by Historic England for statutory listing. Historic England's recommendation and the subsequent decision of the Secretary of State for Digital, Culture, Media and Sport was that the building was not of sufficient merit to be added to the statutory List of Buildings of Special Architectural or Historic Interest.

6.5 In coming to this decision, the assessment by Historic England does identify that the building has some claims to architectural and historic interest – notably in being an early work by Richard Rogers and Renzo Piano (only one of two by the pair in England) and its innovation in materials and concepts. However, on both fronts, it was ultimately concluded by Historic England to be insufficient to merit listing at a national level, having considered the building's place within the Hi-Tech movement generally and against other examples of the technologies and design themes which the building embodies and other examples of Rogers and Piano's work.

- 6.6 Whilst the decision was ultimately reached that the building was of insufficient merit for national listing, this does not preclude it being considered as a non-designated heritage asset for the purposes of national policy. Indeed, it is clear that the building has some architectural and historic value and interest for the reasons above.
- 6.7 However, the building is not considered to be an exceptional example in either respect. Furthermore, the building was – as appraised by Historic England – compromised in terms of its original design, taking it away from the purity of the zip-up concept. In aesthetic and functional terms, the materials and technologies employed on the building have not stood the test of time particularly well and the weathering of the building – including the loss of the original vibrant yellow colour to the exterior – have diminished the originally “iconic” appearance of the building and thus its visual and aesthetic value within a local townscape context. The siting of the building on the plot has little regard to legibility of the building from the outside world and the formation of vistas or views of the building or a dialogue with the outside setting. The siting and setting of the building has at best a neutral, and arguably a detrimental, impact on its significance and appreciation.
- 6.8 Taking all of the above into account, whilst it is concluded that the building could be regarded as a non-designated heritage asset, it is considered to be one of only low to moderate significance (predominantly local) derived purely from its historic and architectural associations. In terms of the effect, the proposal would result in the complete demolition and loss of the building: as such, the scale of harm to the heritage asset would be substantial as the loss of the significance of the asset would be total.
- 6.9 Having established the significance of the asset and level of harm, the next step – as advised by national policy, is to weigh up whether the harm is justified, taking a balanced judgement (paragraph 197 of the Framework). In this case, there are two main considerations which are considered to be particularly relevant: the prospects of viable use of the existing building and the public benefits of the scheme proposed through this application.
- 6.10 As discussed in more detail below in the “loss of employment land” section of the report, it is clear that considerable efforts have been made in the past (including relatively recently), to let and/or sell the site for a continued commercial (and even community/leisure) use; however, these efforts have proved unsuccessful. The condition, nature and location of the building and the need for extensive investment all weigh against the likelihood of finding a viable use in the foreseeable future to enable its conservation.
- 6.11 Furthermore, the proposals would make provision for a range of housing, making a positive contribution to meeting the housing needs and requirements of the borough, including through the provision of affordably priced Starter Homes suited to the needs of first time buyers. The direct benefits of the provision of these affordable homes, which would meet an identified local need as well as a national policy objective, along with the consequent local financial, economic and social benefits are considered to attract significant weight in favour of the scheme in this case. The development would also make effective use of a previously developed

(brownfield) site, consistent with national and local policy. Both of these are considered to add further, albeit modest, weight in favour of the proposal.

- 6.12 Consequently, whilst the proposals would result in the loss of a building which could be regarded as a non-designated heritage asset, based on a balanced judgement taking account of its significance, the limited prospects of viable use/conservation and the significant public benefit of the scheme which would arise from the provision of 17 Starter Homes (and the additional market housing), it is considered that the principle of demolition of the building, subject to the overall considerations of all the issues in this application, is justified in this case. The proposal is therefore considered to comply with the provisions of the Framework in this regard.
- 6.13 During the course of the application, initial discussions have been held with a range of stakeholders, including interest groups and museums, who may be potentially interested in salvaging elements of the building given its architectural associations. Whilst for the most part there has been limited interest given the nature (and size) of any salvage, some interest has been expressed by the Victoria & Albert Museum. Mindful of paragraph 199 of the Framework, it is considered to be reasonable and necessary to require – through condition – a demolition and salvage plan through which the developer would be required to make reasonable endeavours to facilitate salvage of any elements of interest.

Loss of employment land

- 6.14 The site is an industrial building in a designated Employment Area (Pitwood Park), which whilst presently vacant, was previously in employment use. These premises would be lost as a result of the development. Policy Em1A of the Borough Local Plan and policy CS5 of the Core Strategy both resist the loss of existing employment land and buildings; however, this is subject to the buildings being suitable for, and having a reasonable prospect of, continued employment use in the future.
- 6.15 In this case, the applicants have confirmed that the building has been vacant for over five years and the Council's records also confirm this. Furthermore, the application was supported by a Marketing and Industrial Report by agents Stiles Harold Williams which confirms their professional view that there will be limited demand for the building due to its condition, design, layout and configuration. They particularly note that *"the unit requires significant investment and has limited attraction in the current market place"*. The report particularly considers whether the unit could be adapted or refurbished for other industrial, commercial and office uses but concludes that the cost would be *"substantial"* and given there would be *"no certainty of a tenant at the end of the process"* and the likely low rents which would be achieved, this approach would be unviable.
- 6.16 The Marketing Report also details the historic marketing exercises which have been undertaken for the property. This includes a period of marketing in 2006 by Stiles Harold Williams for the previous long leaseholders which *"despite offering the space on a very flexible basis, to let or for sale, whole or part and various uses subject to planning and at economical rents and prices, there was very little interest from office or industrial occupiers"*. It notes that at that time, terms were agreed with a

children's nursery but this did not proceed due to the prohibitive cost of repair and conversion. The property was then again marketed in December 2013 by Colliers International (a well-recognised national agency) for the then occupiers who vacated in February 2014 but again not occupier was found.

- 6.17 Whilst part of a designated Employment Area, for such a large unit, the premises are not particularly well located being within a residential environment and with quite indirect access to both main roads and rail stations. It is also agreed and acknowledged that the condition of the premises is poor and significant investment required which would be unlikely to be viable. These observations, together with the marketing history, are such that it is agreed that the premises are vacant with limited prospect of continued employment use. The loss would not therefore conflict with Policy Em1A of the Local Plan or Policy CS5 of the Core Strategy.
- 6.18 Furthermore, the application proposes that two thirds of the units (17 homes) will Starter Homes, seeking to comply with the Government's Starter Homes policy which encourages local planning authorities to *"look for opportunities to create high quality, well designed starter homes through exception sites on commercial and industrial land that is either under used or unviable in its current or former use, and which has not currently been identified for housing"*. The nature of the site, as described above, is such that it is considered to fall within the ambit of the Starter Homes exceptions policy. This is a further material consideration which justifies the loss of the employment land in this case. The inclusion of a number of market homes within the scheme is discussed below.

Design and effect on the character of the area

- 6.19 The scheme provides for a total of 25 dwellings, including a block of nine flats and 16 houses.
- 6.20 The houses would be arranged in groups of semi-detached pairs and short terraces: the layout of these – with a simple linear form along the railway line and units both fronting and perpendicular to Waterfield – would reflect the pattern, form and grain of development in the surrounding area. Plots sizes for the individual dwellings and the spacing between the various buildings pairs would be compatible with the prevailing character, both of the surrounding estate and more modern developments to the north. The positioning of units 12 and 13 is well-considered, creating a terminating vista and avoiding a "dead" space at the end of the new access road.
- 6.21 The block of flats would be the largest building, being three storeys and a larger single footprint. Whilst it is noted that the immediate street scene of Waterfield is characterised by two storey buildings, there are examples of blocks of three storey flats close to the site on Waterfield. In common with these blocks, the proposed flat building would have its own ample curtilage and amenity space, providing it with a generous setting. Furthermore, the building would be adequately set back from the road frontage such that it would not appear out of scale or unduly dominant within the street scene but would instead appropriately respond to this prominent corner of the site.

- 6.22 All of the proposed dwellings would be two storeys, as is typical of the character of the area. As above, the use of gable ended semi-detached pairs and short terraces reflects the predominant forms on the surrounding estate. The buildings are of simple traditional appearance using steep pitch roofs and with visual interest introduced through the use brickwork details (e.g. window header/cill, stringcourse and corbelling to the gable ends) and the selective use of varying porch designs, bay windows and first floor tile hanging on key plots. The flats would have a similar traditional appearance, with projecting gable features, areas of tile hanging (including decorative diamond club tile) and variations in the ridge height all used to good effect to articulate and break up the massing of this larger building.
- 6.23 Parking would predominantly be provided in the form of tandem spaces between the units, helping to ensure that the frontages of the dwellings and views along the access road would not be dominated by parked vehicles. Where instances of frontage parking or small parking courts are proposed (e.g. to the flats), these are interspersed with and broken up by areas of landscaping and opportunities for tree planting to avoid an unduly urbanised feel. More generally, there is considered to be sufficient opportunity for landscaping within the site, including small front gardens to each unit and proposed hedgerow planting along the access road. Whilst much of the existing very dense hedgerow along the Waterfield boundary of the site would be removed, the opening up of this frontage is not considered to be detrimental and there would be sufficient space for replacement hedge/shrub planting of a more domestic scale and nature to soften this frontage.
- 6.24 In summary, it is concluded that the proposals, both in terms of layout, scale and appearance, would achieve a high quality development which would be a positive addition to the character of the area. The proposals are therefore considered to comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan, policies CS4 and CS10 of the Core Strategy, the Reigate and Banstead Local Distinctiveness Design Guide and the provisions of “good design” in the Framework.

Accessibility, parking and traffic implications

- 6.25 The development would be access from Waterfield, with a new access road created more centrally within the site. The existing access serving the industrial premises towards the northern end of the site would be removed. The County Highway Authority has raised no objection to the proposed access in terms of visibility and meeting the relevant highway standards and the applicant has supplied plans to demonstrate that service vehicles (e.g. refuse) could manoeuvre safely within the site and enter/exit in forward gear.
- 6.26 The proposals incorporate a total of 37 parking spaces, broadly equivalent to the average 1.5 spaces per unit which is advised by the Borough Local Plan for larger developments such as this. Whilst it is noted that there are parking pressures in the wider locality (owing in part to the adjoining industrial state and nearby doctors surgery), this is an existing situation and does not weigh against this scheme given its own provision is felt to be adequate. The County Highway Authority has raised no concerns in terms of the highway safety implications of any displacement parking.

- 6.27 In terms of overall traffic generation, the applicant has not formally assessed the vehicles movements which would result from the proposed use of the site. However, as the County Highway Authority response identifies, the 25 residential units would replace a large existing commercial use on the site. The building presently has a 65 space car park (which is significantly greater than the likely car ownership which the proposed 25 homes would generate) and would also still generate movements in the morning and evening peaks from employees commuting to and from the site. On this basis, the vehicles movements associated with the proposed use are unlikely to be significantly different to the existing use and would most likely be less.
- 6.28 Cycle parking is included within the flats; a condition is proposed to secure the provision of this prior to occupation.
- 6.29 On this basis, the proposal is considered to be acceptable in respect of its parking provision and impact on the highway and therefore complies with policies Ho9, Mo4, Mo5 and Mo7 of the 2005 Borough Local Plan and Policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.30 The nearest residential neighbours to the site are on the opposite side of Waterfield. These units either front onto the site (e.g. 1-14 Waterfield) or have their side flank facing towards the site (e.g. 45 Waterfield Green) and are approximately 15m from the site boundaries and around 20m from the nearest proposed building (which in both cases is the proposed block of flats). Given the juxtaposition of these neighbouring properties and the separation distances involved, the proposals are not considered to give rise to unacceptable impacts on the amenity of these neighbours in terms of overshadowing, overbearing or overlooking.
- 6.31 Properties to the rear on Ashcombe Terrace are separated from the application site by the railway line and their rear boundaries are approximately 20m from the site. The distance between the rear elevations of properties on Ashcombe Terrace and those proposed on this site would be over 60m, with intervening tree cover on both sides of the railway line which would provide screening. Given these distances and the scale of development proposed, no significant adverse impacts on the amenity of these neighbours have been identified.
- 6.32 Neighbouring residents have expressed concerns regarding noise and disturbance. Whilst it is noted that the flats would give rise to a greater intensity of residential use than a single dwelling, it is not considered that this would be at such a level which would give rise to a level of general noise and disturbance which would be uncharacteristic for a residential environment. Other legislation exists to control antisocial or nuisance behaviour from future occupants. Concerns have also been raised in relation to inconvenience during construction. Such disturbance is temporary in nature and significant or continued unneighbourly activities are controlled by other legislative regimes (statutory nuisance/environmental protection). These issues would not therefore warrant refusal.
- 6.33 In terms of the proposed residential units, each is considered to be of an adequate internal size to meet the needs of day-to-day living (and is broadly in step with the

nationally described space standards which although not adopted locally are a useful barometer). Each of the houses would have access to a good sized private garden and the flats would have a reasonable area of shared amenity space. A noise assessment (compliant with BS 8233: 2014) was provided with the application (acknowledging the location of the site adjacent to the railway line and industrial estate). This assessment identifies the railway line as being the primary and more significant noise source, particularly as it carries freight trains which can sometimes travel at unsociable hours. The assessment recommends different specifications of glazing/ventilation for the various building façades (according to their level of noise exposure) in order to achieve an acceptable internal living environment. A condition is recommended to ensure that these standards and specifications are adhered to and, subject to this; it is considered the scheme would achieve a good standard of living accommodation for future occupants. Whilst it is noted that there would not be scope to meaningfully mitigate the impact of noise from the freight trains on the rear garden areas, these trains travel past the site during very late night/early morning hours at which times gardens are unlikely to be used. On this basis, the effect on the gardens is not considered to be harmful.

- 6.34 Overall, it considered that the proposals would not give rise to unacceptable impacts on the amenity of existing neighbours and, subject to conditions, would achieve a good quality living environment for future occupants. In this respect, the proposal complies with policies Ho9 and Ho13 of the Borough Local Plan 2005.

Trees and landscaping

- 6.35 There are presently a number of trees within the site, along with a belt of trees off-site along the railway line. The frontage of the site with Waterfield is also defined by a dense hedgerow boundary.
- 6.36 The application was accompanied by an arboricultural report which has been reviewed by the Council's Tree Officer who has concluded that the existing tree stock on site consists mainly of low quality trees and their removal would have minimal impact on the character of the area whilst larger off-site trees can be retained to provide screening. The Tree Officer advises that the site layout will allow for a landscape scheme to be implemented.
- 6.37 Whilst scope for replacement tree planting will be limited to some degree by the size/layout of the site (and the need to ensure a sustainable long term relationship between vegetation and the proposed homes), the more significant off-site tree screening on the western boundary would be unaffected and would continue to provide a backdrop to the development. Furthermore, the proposed layout makes provision for areas of meaningful landscaping along the frontage with Waterfield (including some scope for replacement hedge planting) and areas of soft landscaping within the site. The Tree Officer has recommended a landscaping condition to secure details of proposed landscaping and planting which is considered reasonable to ensure a high quality, locally distinctive scheme.
- 6.38 It is therefore felt that the proposals would not have an unacceptable impact upon the tree stock and any losses could be adequately compensated with replacement

planting. The scheme is therefore considered to comply with policies Pc4 and Ho9 of the Borough Local Plan.

Housing mix, affordable housing, infrastructure contributions and CIL

- 6.39 As above, the proposal is fundamentally predicated on meeting the Government's Starter Homes exception sites policy. In this regard, 17 of the 25 units on the site are proposed to be Starter Homes, meeting the definition laid out by Government. The Starter Homes units would be a mixture of 1 and 2 bedroom flats, and 2 bedroom houses: this mix of predominantly smaller units is considered to be appropriate given these units are intended to serve first time buyer households and mindful of the £250,000 cap on Starter Homes.
- 6.40 The proposals include for 8 market homes within the scheme. The Government Starter Homes policy and national planning practice guidance both allows for exceptions sites such as this to include a small proportion of market homes where it is necessary for the financial viability of the site. In this case, the proportion of starter homes represents broadly one third of the total homes and the scheme would remain predominantly Starter Homes led. Furthermore, the applicant has provided an open book viability appraisal which demonstrates that – with 8 market homes – the scheme would fall short of a 15% profit on GDV (which is considered to be the lower end profit which a developer would require) although the applicant is willing to absorb this shortfall. The market units would all be three bedroom units.
- 6.41 Due to the Council being the applicant, the provision of the Starter Homes cannot be secured through a legal agreement. However, it is considered that the provision of the Starter Homes could reasonably and robustly be secured through an appropriately worded planning condition: this condition would also require details of how the mechanisms which will be used to secure/enforce the price caps and the measures/criteria which will be used to assess the eligibility of buyers.
- 6.42 It is noted from the submission documents that the applicant is also considering options for making the proposed homes more financially accessible and affordable, including exploring opportunities for shared equity (i.e. purchaser buys a certain percentage and the remainder is retained by the developer as an equity share). As national policy is clear that local planning authorities should not seek affordable housing from developments of Starter Homes, this cannot reasonably be insisted upon; however, an informative strongly encouraging the applicant to fully explore such options is considered appropriate.
- 6.43 As it involves the creation of new dwellings, this development would be liable for the Community Infrastructure Levy (CIL) and therefore would provide a contribution towards infrastructure improvements in the borough. Based on the information available at this stage, it is estimated that the charge due could be approximately £180,000; however, the exact amount of liability would be determined and collected after the grant of planning permission and subject to indexation.
- 6.44 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully

justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

Other matters

- 6.45 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided an outline drainage strategy which proposes to deal with surface water through infiltration using soakaways. This has been reviewed by the County Council (as the Lead Local Flood Authority) who have confirmed that they have no objection subject to conditions. Details of the final design of the SuDS system, and details of implementation and maintenance, will be secured through condition.
- 6.46 The site is within a sensitive location with respect to Controlled Waters (Principal Aquifer and Source Protection Zone). The applicant has provided geo-technical information and a preliminary risk assessment which recommends further intrusive investigations. The Environment Agency has confirmed that the information submitted is adequate and raises no objection subject to conditions.
- 6.47 The application was accompanied by a Phase 1 Ecological Survey and supporting Reptile surveys. The Ecological Survey concludes that the habitats on site are common, widespread and of low ecological value. The site is identified as having limited potential to support most species, with the exception of breeding birds which is identified as medium potential largely due to presence of trees. A follow up reptile survey was undertaken due to the potential for reptile habitat within the semi-improved grassland on site. The surveys (undertaken on 7 separate visits) recorded no species at any time and thus the report concludes that reptiles are absent from site and would not be impacted by the development. Overall, these findings are agreed and a condition will be imposed to secure the recommendations for construction practice and mitigation set out in the main Ecological Survey.
- 6.48 The application was supported by Geo-Technical, Phase 1 Preliminary Risk Assessment and a Site Investigation Proposal regarding the potential for contaminated land due to the historic and most recent uses on the site. This has been reviewed by the Council's Environmental Health team who recommends conditions requiring further site investigation and remediation as appropriate. These conditions are considered necessary to ensure that the development would address any contamination and provide a satisfactory living environment

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	001	P2	25.05.2018
Street Scene	015	P3	25.05.2018
Street Scene	013	P3	25.05.2018
Elevation Plan	011	P5	25.05.2018

Floor Plan	010	P5	25.05.2018
Proposed Plans	009	P3	25.05.2018
Proposed Plans	008	P3	25.05.2018
Proposed Plans	007	P3	25.05.2018
Proposed Plans	006	P3	25.05.2018
Proposed Plans	005	P3	25.05.2018
Proposed Plans	004	P3	25.05.2018
Site Layout Plan	002	P2	25.05.2018
Site Layout Plan	003	P3	25.05.2018

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by ACS (Trees) Consulting, 26th April 2018, reference jc/aiams2/pitwood.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to design, demolition and construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

4. No development shall commence until a Demolition and Salvage Plan has been submitted to and approved in writing by the Local Planning Authority.

Such a plan shall include details of any identified interest in preserving or salvaging any elements of the existing building for use or preservation off-site and how the demolition process will be managed to facilitate any such salvage.

Reason:

In the interests of recording and evidencing the historic interest of the building to support public understanding with regard to the provisions of the National Planning Policy Framework paragraph 199.

5. No development shall commence until a contaminated land site investigation and risk assessment report has been submitted to an approved in writing by the Local Planning Authority.

The site investigation and risk assessment shall be undertaken in strict accordance with the proposal by JOMAS Associates Ltd dated 16th May 2018 (Ref: 20181413/te) and shall be reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

6. No development shall commence until a detailed remediation method statement has been submitted to and approved in writing the Local Planning Authority.

The submitted statement shall set out the extent and method(s) by which the site is to be remediated to ensure that unacceptable risks are not posed to identified receptors, details of the information to be included in a post-remediation validation report and any additional requirements that the Local Planning Authority may specify.

The remediation and development shall thereafter be carried out in strict accordance with the approved details and the Local Planning Authority shall be given a minimum of two weeks' notice prior to the commencement of remediation works.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

7. No development, except demolition, shall commence until details of the design of a surface water drainage system of a surface water drainage scheme that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using infiltration based techniques unless otherwise agreed
- (b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, and long and cross sections of each SuDS element including details of any flow

restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc.)

- (c) Evidence to demonstrate that any proposed infiltration of surface water into the ground will not give rise to unacceptable risk to Controlled Waters
- (d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the system is operational
- (e) Details of management and maintenance regimes and responsibilities for the drainage system
- (f) A plan showing exceedance flows and how property on and off site will be protected.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

8. No development, except demolition, shall commence until a scheme for the provision of at least 17 Starter Homes as part of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall ensure that the Starter Homes meet the definition set out in the Housing and Planning Act 2016 (and/or any subsequent legislation and that replaces, amends or supplements it) and the additional requirements specified in the Government response to the technical consultation on starter homes regulations (dated February 2017) and shall include:

- (a) the numbers, type and location on the site of the Starter Homes provision to be made which shall consist of not less than seventeen (17) housing units;
- (b) the timing of the construction of the Starter Homes and its phasing in relation to the occupancy of the market housing
- (c) arrangements for ensuring that the Starter Homes meet the definition set out in the Housing and Planning Act 2016, including in relation to price discount and capping
- (d) arrangements to ensure that, on first occupation, the Starter Homes are only to be made available to eligible first time buyers, including the criteria to be used to identify eligible occupiers and the means by which such criteria will be enforced
- (e) arrangements for marketing of the Starter Homes to eligible households
- (f) details of the restrictions to be imposed on resale and letting of the Starter Homes, including the means by which these will be secured and enforced

The Starter Homes shall thereafter be provided, made available, occupied and managed in strict accordance with the approved details.

Reason:

In the interests of securing housing which is financially accessible to first time buyers having regard to the requirements of the national Starter Homes Policy as

set out in the Written Ministerial Statement of 2 May 2015 and policy CS14 of the Reigate and Banstead Core Strategy 2014.

9. No development, except demolition, shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) on-site turning for construction vehicles
 - (f) provision of boundary hoarding behind any visibility zones
 - (g) measures to prevent deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway on Waterfield between Merland Rise and Preston Lane with an undertaking to fund the repair of any damage caused

Has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

10. No development, except demolition, shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

11. No development above ground level shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

12. The development hereby approved shall be carried out in accordance the approved Noise (BS 8233: 2014) Assessment produced by MACH Acoustics Ltd (Revision 00 dated 16/04/2014)

The glazing and ventilation systems installed to the residential units shall meet the specifications set out in sections 5.1 and 5.3 of the report (including the associated tables and figure 4.2) unless an alternative specification is agreed in writing with the Local Planning Authority.

Reason:

To ensure that future occupants would not be exposed to unacceptable levels of noise and in order to achieve an adequate level of residential amenity with regard to policies Ho9 and Ho10 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

13. The development hereby approved shall be carried out in accordance with the recommendations for construction working methods and biodiversity/habitat enhancement opportunities identified in Table 3 of the approved Preliminary Ecological Appraisal by ECOSA (Revision 1 dated February 2018).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

14. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with any approved details.

Reason:

To ensure that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

15. Any contamination not previously identified by the site investigation but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable.

If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to

be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

16. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

17. Notwithstanding the submitted plans, the development hereby approved shall not be first occupied unless and until the proposed bellmouth access and vehicular access road to Waterfield has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide for tactile paving and dropped kerbs at the pedestrian crossing points of the access.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

18. The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Waterfield have been permanently closed and any kerbs, verge and/or footway fully reinstated.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

19. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy

CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

20. The development hereby approved shall not be first occupied unless and until a remediation validation report has been submitted to and approved in writing by the Local Planning Authority.

The validation report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto. Should specific ground gas mitigation measures be required to be incorporated into the development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason:

To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Core Strategy Policy CS10 and the NPPF.

21. No residential unit within the approved apartment block shall be occupied unless and until the facilities for the secure parking of a minimum of 9 bicycles and for the storage of bins have been provided in accordance with the approved plans. Thereafter, the said facilities shall be retained and maintained for its designated purpose.

Reason:

To ensure that the development would make adequate provision for refuse and recycling in the interest of visual amenity and provide suitable facilities for bicycles to promote sustainable transport choices with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and policy CS17 of the Reigate and Banstead Core Strategy 2014.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is strongly encouraged to explore all opportunities to maximise the affordability of both the Starter Homes and market homes being provided on the scheme, including the shared-equity approach which is mentioned in the submitted Design & Access Statement.
4. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's Making Space for Waste in New Developments Guidance document http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
5. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and potentially a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending upon the scale of the works

proposed and the classification of the road. Please see: www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme.

The applicant is also advised the consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. When a temporary access is approved or an access is to be closed as a condition of planning permission, an agreement with or licence issued by the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
9. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.
12. If there are any works proposed as part of this planning application that are likely to affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.
13. In relation the drainage verification report required under the above conditions, this should demonstrate that the drainage scheme has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

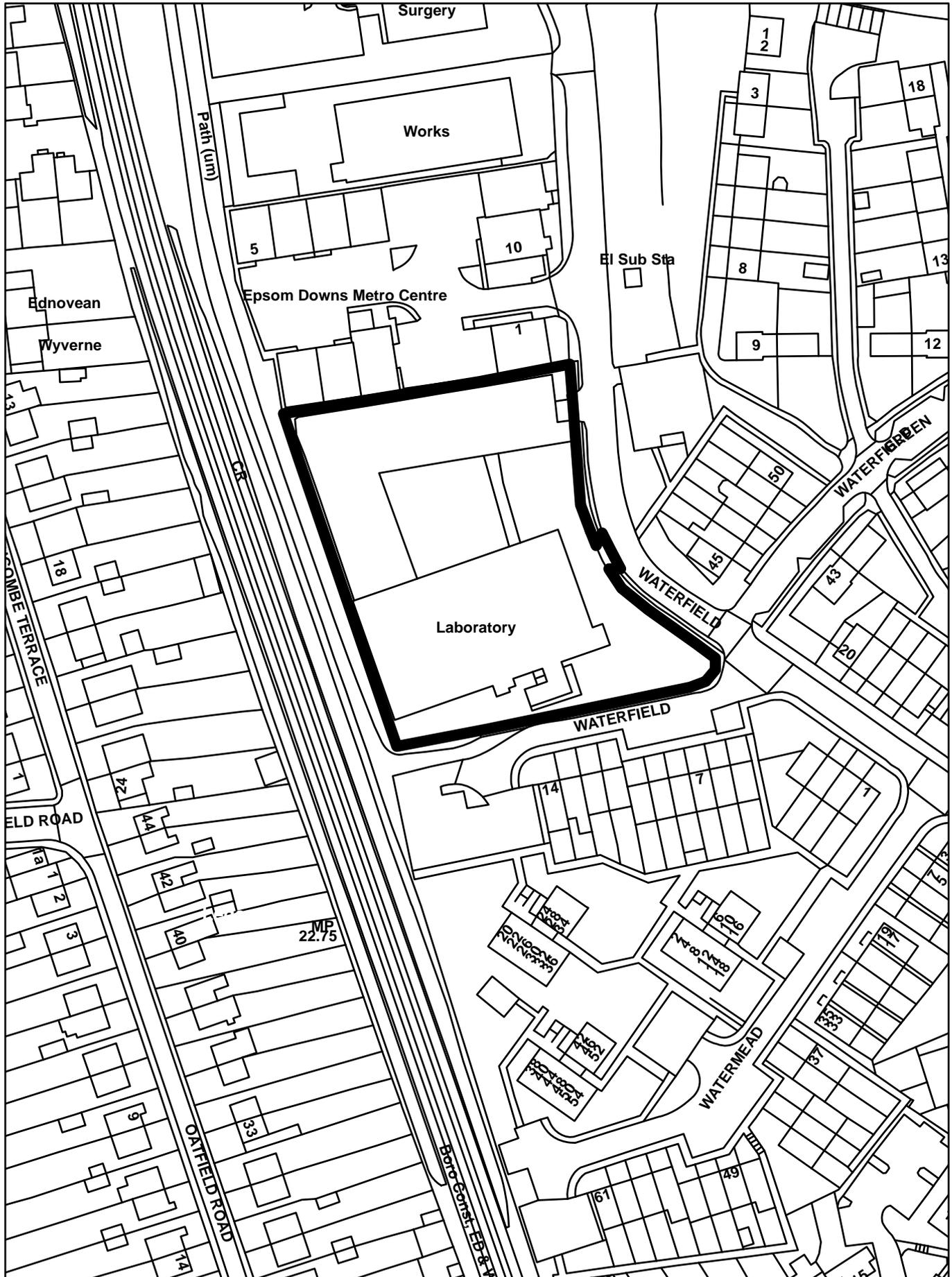
14. The applicant's attention is drawn to the specifics of the contaminated land conditional wording such as 'no development shall commence', 'the development hereby approved shall not be occupied' and 'provide a minimum of two weeks' notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Pc2G, Pc4, Em1, Em1A, Mo4, Mo5, Mo7, and Ut4 of the 2005 Borough Local Plan and policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 of the Reigate and Banstead Core Strategy and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/01156/F - Unit 1 Pitwood Park Waterfield Tadworth



Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

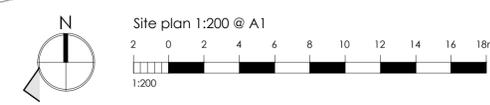
Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date

KEY

	PROPOSED TREES		REMOVED TREES, (refer to tree survey and report)
	PROPOSED SHRUB PLANTING		EXISTING TREES indicating RPZ (refer to tree survey and report)
	TARMAC		GRASS
	BLOCK PAVING TYPE1		2.0 x 1.5m GARDEN SHED INCOMP. CYCLE STORE
	BLOCK PAVING TYPE2		CONCRETE PAVING SLAB, REAR PATIOS AND PRIVATE PATHS
	GRANITE RUMBLE STRIP SET INTO TARMAC		PARKING SPACE
	0.90 BMR BLACK PAINTED METAL RAILING		APPLICATION BOUNDARY
			DEMOLISHED BUILDINGS

UNIT AREA SCHEDULES

PLOT	ACCOMMODATION	AREA
1	2 Bed 4 Person House	72.00sqm
2	2 Bed 4 Person House	72.00sqm
3	2 Bed 4 Person House	72.00sqm
4	2 Bed 4 Person House	72.00sqm
5	2 Bed 4 Person House	72.00sqm
6	2 Bed 4 Person House	72.00sqm
7	3 Bed 5 Person House	84.00sqm
8	3 Bed 5 Person House	84.00sqm
9	3 Bed 5 Person House	85.50sqm
10	3 Bed 5 Person House	84.00sqm
11	3 Bed 5 Person House	85.50sqm
12	3 Bed 5 Person House	84.00sqm
13	3 Bed 5 Person House	84.00sqm
14	3 Bed 5 Person House	85.50sqm
15	2 Bed 4 Person House	72.00sqm
16	2 Bed 4 Person House	72.00sqm
17	2 Bed 3 Person Flat	62.97sqm
18	2 Bed 3 Person Flat	61.30sqm
19	2 Bed 3 Person Flat	61.34sqm
20	2 Bed 3 Person Flat	62.97sqm
21	2 Bed 3 Person Flat	61.30sqm
22	2 Bed 3 Person Flat	61.34sqm
23	1 Bed 2 Person Flat	57.01sqm
24	1 Bed 2 Person Flat	52.07sqm
25	1 Bed 2 Person Flat	54.69sqm



Development at Unit 1, Pitwood Park
 Waterfield, Tadworth
 KT20 5HQ
 Reigate & Banstead Borough Council

Proposed Site Layout

Drawn	Date	Checked	Date	Scale at A1
NJP	April 18	CJP	25/04/18	1:200
Job No.	Pro.	Org.	Zone	Level
18-023 PWP MHA 00	XX	DR	A	003
Purpose of Issue	PLANNING APPLICATION			

Ground Floor | Bicentennial Building
 Southern Gate | Chichester
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limited company
 Registered in England No. 1094213





Notes

1. This drawing is the copyright of MH Architects Ltd
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval

X A - Approved

X B - Approved with comments

X C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
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PLANNING APPLICATION
Waterfield, Tadworth
KT20 5HQ
Reigate & Banstead Borough Council

Drawing title									
Proposed Streetscenes									
Drawn	Date	Checked	Date	Scale at A1					
XP	April 18			1:200					
Job No.	Pro.	Org	Zone	Level	Type	Role	No.	Rev.	
18-023	PWP	MHA	00	XX	DR	A	015	P3	
Purpose of Issue									
PRELIMINARY									

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Limited Company
Registered in England No.1096433

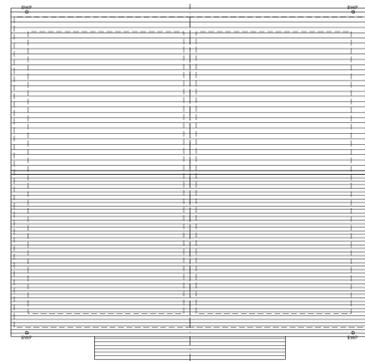


Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PLOTS SHOWN 3-4



ROOF
plan

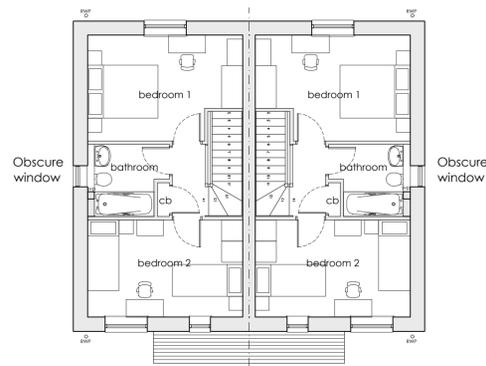


FRONT
elevation

PLOTS SHOWN 3-4

2 bed 4 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	17.76 sq.m
Kitchen	7.73 sq.m
wc	1.84 sq.m
Bedroom 1	12.13 sq.m
Bedroom 2	12.09 sq.m
Bathroom	4.28 sq.m
Total Internal Area	72.00 sq.m



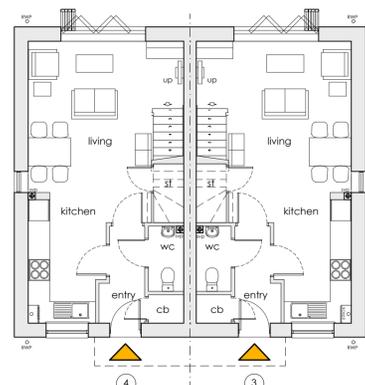
FIRST FLOOR
plan



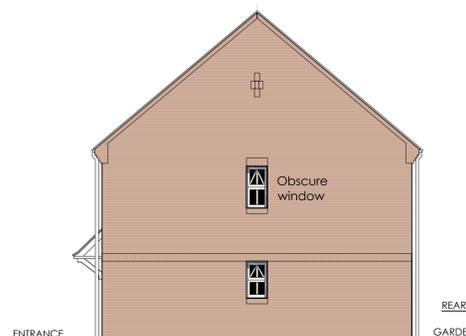
REAR
elevation

PROPOSED MATERIALS

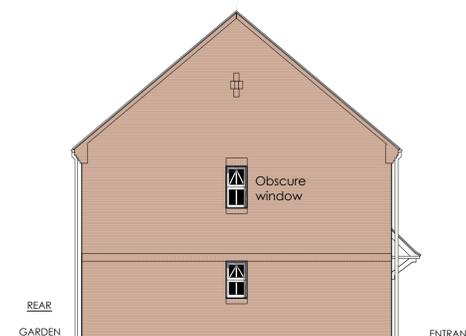
Location	Material
External walls	Red stock brick (with expressed details)
	Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc



GROUND FLOOR
plan



SIDE
elevation



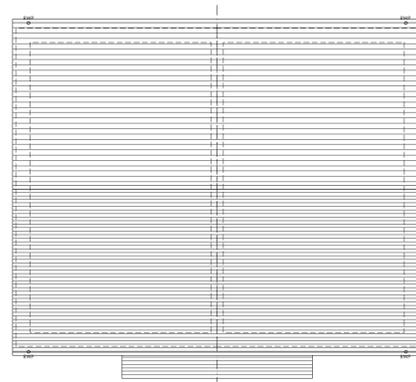
SIDE
elevation

Client Approval

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X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PLOTS SHOWN 7-8



ROOF
plan

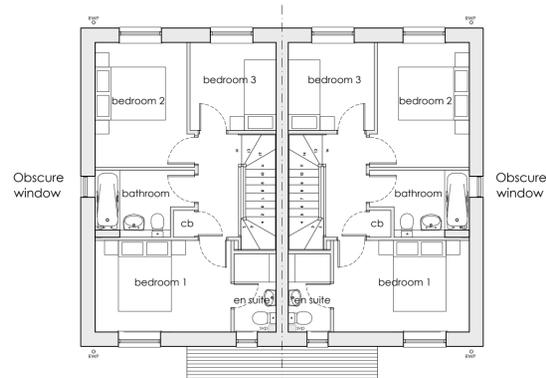


FRONT
elevation

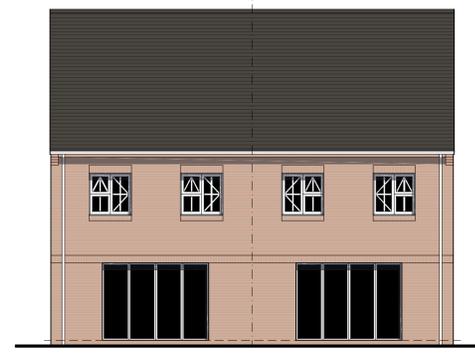
PLOTS SHOWN 7-8

3 bed 5 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	23.19 sq.m
Kitchen	9.80 sq.m
wc	2.17 sq.m
Bedroom 1	12.82 sq.m
Bedroom 2	9.39 sq.m
Bedroom 3	6.07 sq.m
Bathroom	4.31 sq.m
Total Internal Area	84.00 sq.m



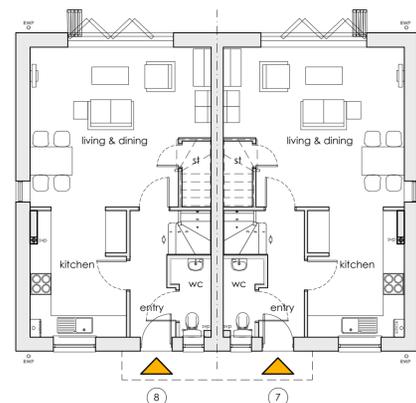
FIRST FLOOR
plan



REAR
elevation

PROPOSED MATERIALS

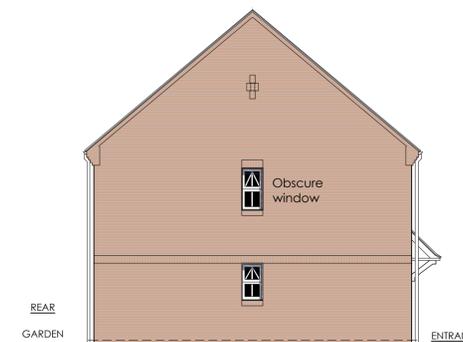
Location	Material
External walls	Red stock brick (with expressed details)
	Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc



GROUND FLOOR
plan



SIDE
elevation



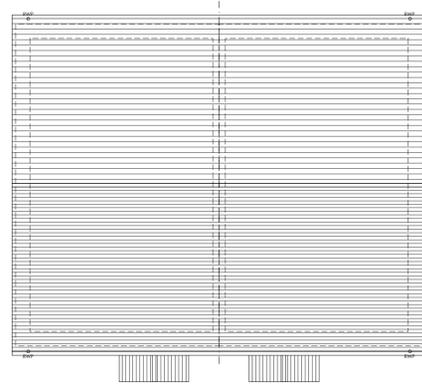
SIDE
elevation

Client Approval

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X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PLOTS SHOWN 12-13



ROOF
plan

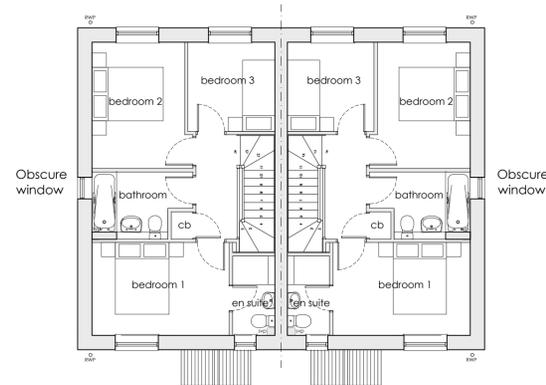


FRONT
elevation

PLOTS SHOWN 12-13

3 bed 5 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	23.19 sq.m
Kitchen	9.80 sq.m
wc	2.17 sq.m
Bedroom 1	12.82 sq.m
Bedroom 2	9.39 sq.m
Bedroom 3	6.07 sq.m
Bathroom	4.31 sq.m
Total Internal Area	84.00 sq.m



FIRST FLOOR
plan



REAR
elevation

PROPOSED MATERIALS

Location	Material
External walls	Red stock brick (with expressed details)
	Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc



GROUND FLOOR
plan



SIDE
elevation



SIDE
elevation

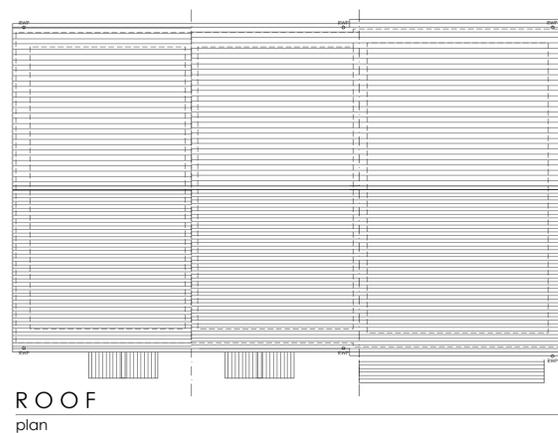


Client Approval

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X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PLOTS SHOWN 14 - 16



ROOF
plan

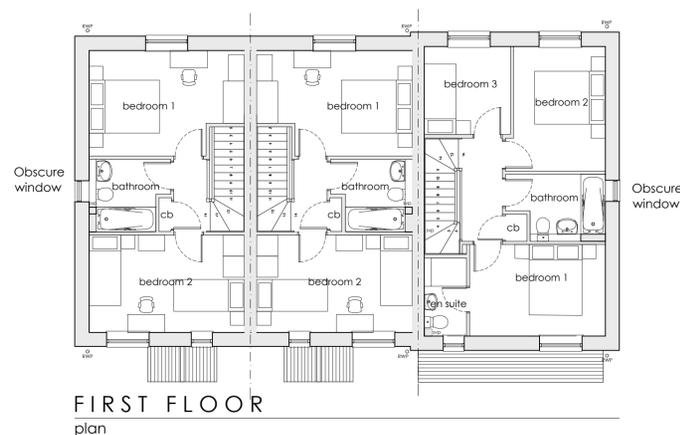


FRONT
elevation

PLOTS SHOWN 14

3 bed 5 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	23.19 sq.m
Kitchen	12.23 sq.m
wc	2.17 sq.m
Bedroom 1	12.82 sq.m
Bedroom 2	9.39 sq.m
Bedroom 3	6.07 sq.m
Bathroom	4.31 sq.m
Total Internal Area	85.50 sq.m



FIRST FLOOR
plan

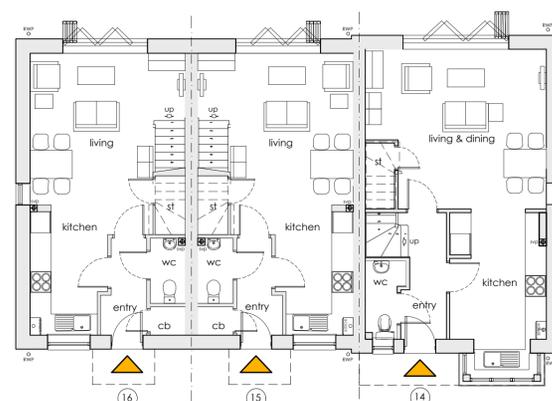


REAR
elevation

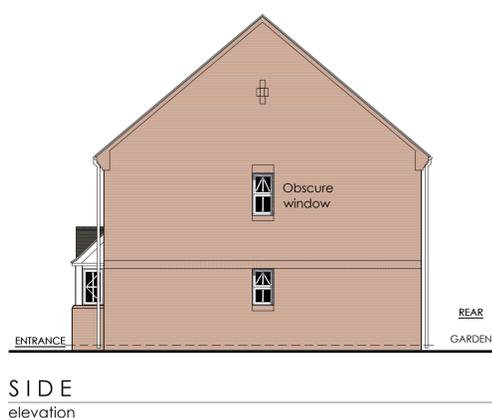
PLOTS SHOWN 15 - 16

2 bed 4 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	17.76 sq.m
Kitchen	7.73 sq.m
wc	1.84 sq.m
Bedroom 1	12.13 sq.m
Bedroom 2	12.09 sq.m
Bathroom	4.28 sq.m
Total Internal Area	72.00 sq.m



GROUND FLOOR
plan



SIDE
elevation



SIDE
elevation

PROPOSED MATERIALS

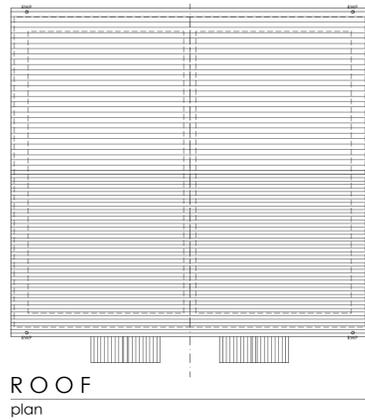
Location	Material
External walls	Red stock brick (with expressed details)
	Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc

Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date

PLOTS SHOWN 1-2 & 5-6



ROOF plan

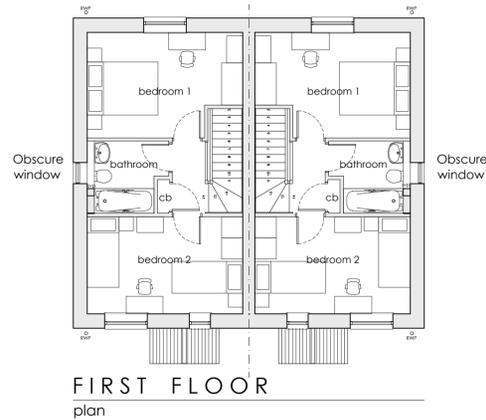


FRONT elevation

PLOTS SHOWN 1-2 & 5-6

2 bed 4 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	17.76 sq.m
Kitchen	7.73 sq.m
wc	1.84 sq.m
Bedroom 1	12.13 sq.m
Bedroom 2	12.09 sq.m
Bathroom	4.28 sq.m
Total Internal Area	72.00 sq.m



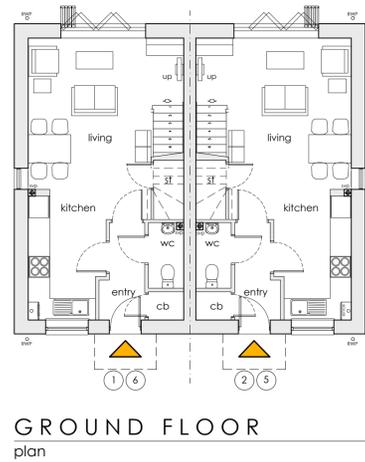
FIRST FLOOR plan



REAR elevation

PROPOSED MATERIALS

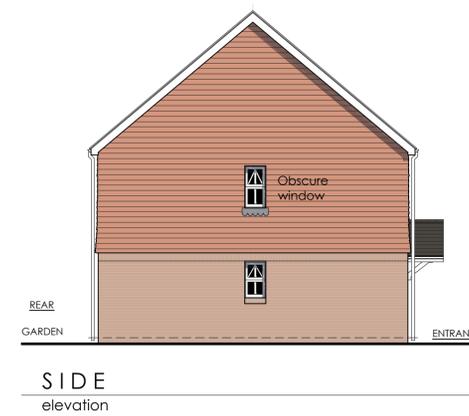
Location	Material
External walls	Red stock brick (with expressed details) Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc



GROUND FLOOR plan



SIDE elevation



SIDE elevation



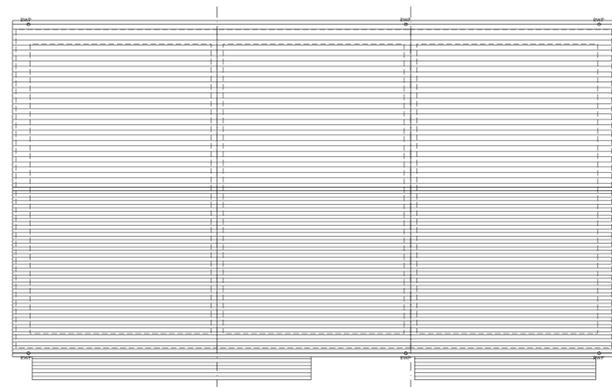


Client Approval

X A - Approved
 X B - Approved with comments
 X C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PLOTS SHOWN 9-11



ROOF plan

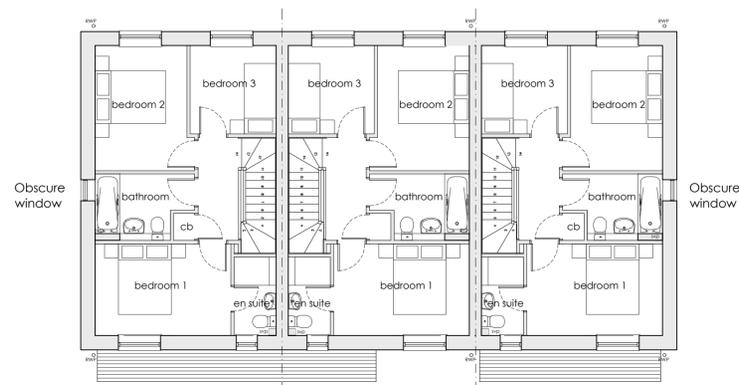


FRONT elevation

PLOTS SHOWN 10

3 bed 5 person house

UNIT AREA SCHEDULE	Int. Area
Living / dining	23.19 sq.m
Kitchen	9.80 sq.m
wc	2.17 sq.m
Bedroom 1	12.82 sq.m
Bedroom 2	9.39 sq.m
Bedroom 3	6.07 sq.m
Bathroom	4.31 sq.m
Total Internal Area	84.00 sq.m



FIRST FLOOR plan

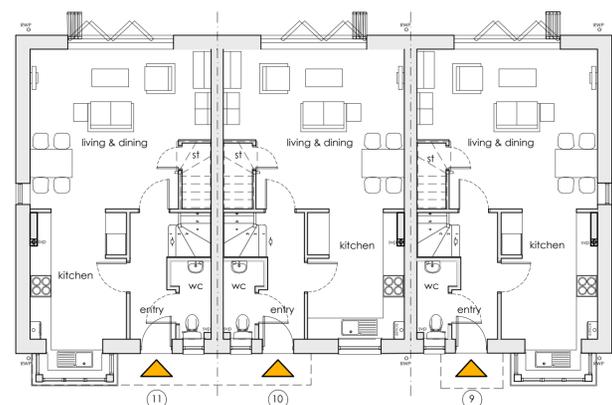


REAR elevation

PLOTS SHOWN 9 & 11

3 bed 5 person house

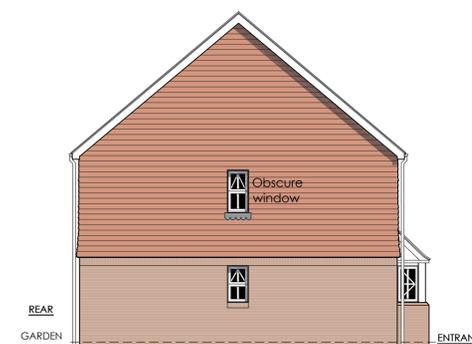
UNIT AREA SCHEDULE	Int. Area
Living / dining	23.19 sq.m
Kitchen	12.23 sq.m
wc	2.17 sq.m
Bedroom 1	12.82 sq.m
Bedroom 2	9.39 sq.m
Bedroom 3	6.07 sq.m
Bathroom	4.31 sq.m
Total Internal Area	85.50 sq.m



GROUND FLOOR plan



SIDE elevation



SIDE elevation

PROPOSED MATERIALS

Location	Material
External walls	Red stock brick (with expressed details) Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc

Notes
 1. This drawing is the copyright of MH Architects Ltd
 2. Do not scale this drawing except for Local Authority planning purposes
 3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval

X A - Approved
 X B - Approved with comments
 X C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

PROPOSED MATERIALS

Location	Material
External walls	Red stock brick (with expressed details)
	Red concrete tile hanging
Roofs	Red/brown concrete roof tiles
Windows	White upvc cottage casement windows
Doors	PAS 24 compliant entrance doorsets
Rainwater goods	White upvc



SOUTH - EAST
elevation



SOUTH - WEST
elevation



timber cladding to refuse and cycle stores
NORTH - WEST
elevation



timber cladding to refuse and cycle stores
NORTH - EAST
elevation

club tile banding feature to tile hanging, diamonds arrangement to gables

Development at Unit 1, Pitwood Park
 Waterfield, Tadworth
 KT20 5HQ
 Reigate & Banstead Borough Council

Drawing title: **Flats Elevations Plots 17-25**

Drawn	Date	Checked	Date	Scale
CJP	April 18			1:100

Job No.	Pro.	Dir.	Zone	Level	Type	Role	No.	Rev.
18-023	PWP	MHA	00	XX	DR	A	011	P5

Purpose of Issue: **PLANNING APPLICATION**

Ground Floor | Bicentennial Building
 Southern Gate | Chichester
 West Sussex | PO19 8EZ

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 e. admin@mharchitects.co.uk
 www.mharchitects.co.uk

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