

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 27 March 2024, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 27 March 2024 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Managing Director

4. **Addendum to the agenda(Pages 3 - 36)**

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

For enquiries regarding this addendum;

Contact: 01737 276182

Email: democratic@reigate-banstead.gov.uk

Published 27 March 2024



This page is intentionally left blank

ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 27th MARCH 2024

ITEM NO: 6

**PLANNING APPLICATION: 23/00879/F SOUTH PARK SPORTS ASSOCIATION
WHITEHALL LANE REIGATE SURREY RH2 8LG**

Representations

A further representation has been submitted making the following comments:

- Concern over use of the two disabled spaces w to store shipping containers/ vans for use as storage rather than disabled visitor parking.
- Suggestion for screening or hedging both as mitigation for the native hedges to be removed and to better settle the development into the rural setting.

An additional condition is suggested to control the use of the parking area. The hedge loss is insignificant and not considered to warrant replacement planting.

Highway Matters

Para. 6.17 of the committee report advises that a condition is included requiring the provision of a 2m wide footpath from the access to the site on Whitehall Lane to Sandcross Lane to the north, to encourage the use of public transport. Following further consideration of this by officers, it is the case that not all of the land required to provide the footpath falls within the ownership of the applicant. Therefore to insist on the provision of this would be unnecessarily onerous. Additionally, officers are concerned that such an extent of footpath would have an urbanising effect within the Green Belt, which would be harmful.

However in the interest of improving access for pedestrians, condition 5 is amended to require a scheme for a footpath to be provided, which would be submitted to the LPA for approval prior to the occupation of the proposed car parking spaces. This would be accompanied by an informative advising that any footpath scheme should positively seek to provide access linking Sandcross Lane and the club at a width 2m, but that some variation maybe permitted depending on availability of land and adequate widths.

The report also states that there would be a requirement to provide 17 of the proposed parking spaces with an electric vehicle charging point (EVCP), to be secured by condition as recommended by the County Highway Authority (CHA). This has been reviewed by officers and it is considered that such a level of provision

Agenda Item 4

would be unreasonable and would be contrary to Surrey County Council Guidance with regard to levels of provision. The guidance advises that in relation to sports clubs EVCP should be required only for 20% of spaces. The CHA advise that the provision is relation to the proposed spaces. South Park Sports Association have advised of their intention to provide 8 of the additional spaces with an EVCP, which in officers view would be an acceptable number. As such condition 7 has been amended to reflect this.

Trees and Landscaping

Whilst the proposed hedge immediately adjacent to the access would need to be pruned back to improve visibility, the hedge would continue to be in place along the eastern boundary of the site.

Conditions

The below conditions are amended as follows. Changes are highlighted in **bold** and *italics*.

5. The car parking spaces shall not be occupied until ***a footway has been provided between the site access and Sandcross Lane, to the west side of Whitehall Lane***, in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

7. The car park shall not be occupied unless and ***until 8*** of the car parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. The development shall not be occupied until details of a parking management plan to manage the new car park and to encourage appropriate parking on the highway has been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority. ***Thereafter the car park shall only be used for short term vehicle parking by users of the playing field.***

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

13. On installation of the tree protection measures and prior to any development associated activities, a pre-works commencement meeting will occur between the council's Tree Officer (**01737 276000**), appointed main contractor, and retained arboricultural consultant. The purpose of this meeting is to check and sign off all arboricultural approved requirements, including but not limited to tree works, tree protection measures, works with retained tree's root protection areas. The applicant or their agent is requested to contact the council's tree officer in respect of this matter. The council will require a minimum of 10 days' notice of the pre commencement meeting.

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 NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

16. The car park hereby permitted shall be used only for the short term parking of cars associated with the use of the site and for no other uses.

Reason: In order to prevent alternative uses that may be harmful to the openness of the Green Belt with regards Policies NHE1 and NHE5 of the Development Management Plan 2019.

Informatives

10. With regard to condition 5, the applicant is advised that any scheme for a proposed footpath should positively seek to provide access linking Sandcross Lane and the club at a width of 2m, but that some variation maybe permitted depending on availability of land and adequate widths.

Agenda Item 4

ITEM NO: 7

**PLANNING APPLICATION: 21/02938/F - BOLTERS CORNER REST HOME
BOLTERS LANE BANSTEAD SURREY SM7 2AB**

Clarifications/amendments to report

Description

The applicant has brought to our attention that the description is not currently reflective of the change as it refers to increase of total bedrooms at the care home by 18. Instead there is an increase in 20 bedrooms but an increase in capacity of 18 beds. This is because some existing rooms which have capacity for 2 are being reduced to single capacity. Therefore, the number of beds being lost from the existing care home is still 6 and the net increase to the care home is 18 beds. An updated bedroom schedules plan has been submitted to reflect this. Therefore, to reflect this it is proposed to amend the description to refer to an increase in 18 beds rather than bedrooms.

This reflects the committee report which is based on the net increase in 18 beds and so there is no material change to the development as a result of this description change.

Existing description:

'Proposed two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements'

Proposed description:

'Proposed two-storey extension of an existing care home to increase the number of beds by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements.'

Amended plans/documents

Since the publishing of the agenda the applicant has provided the following:

- Updated Biodiversity Net Gain Report – this has been updated to reflect the fact that the staff accommodation has been built (**Appendix A of addendum**). The report still shows a more than 10% increase in habitat units (now 19% rather than 15% and 100% creation of hedgerow units. Condition 12 is recommended to be amended to reflect the new document. It should also be noted that the BNG figure does not include the 8 additional trees proposed outside the red line boundary, which will further improve biodiversity.
- Updated Landscaping Strategy Plan – this has been updated to reflect the proposed site plan, showing the majority of the proposed trees along the southern boundary being planting within the red line. Condition 11 is

recommended to be amended to reflect the updated landscaping plan
(**Appendix B of addendum**)

- Updated EXISTING & PROPOSED AREAS & BEDROOM SCHEDULES drawing, 2255-IDL-NA-ZZ-DR-A-12001 (**Appendix C of addendum**)

Updates to recommended conditions (changes in bold and *italics*)

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

Plan Type	Reference	Version	Date Received
Floor Plan	2255-IDL-NA-GF-DR-A-1000	[3-11]	07.03.2024
Site Layout Plan	2255-IDL-NA-NA-DR-A-10001	[3-10]	07.03.2024
Location Plan	2255-IDL-NA-GF-DR-A-00001	[3-05]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-01001	[3-05]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-01003	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-010	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-04001	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-06001	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-05001	[3-04]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-05002	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-05004	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-05005	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-05006	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-10002	[3-09]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-10003	[3-08]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-10005	[3-09]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-16001	[3-09]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-14001	[3-08]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-12001	[3-11]	27.03.2024
Elevation Plan	2255-IDL-NA-EZ-DR-A-84002	[3-07]	29.11.2023

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.

11. No development above slab level shall commence on site until a scheme for the soft and hard 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. The Landscaping scheme shall be based on the Landscape Strategy (drawing 01 Rev **H**) and Darwin Ecology Biodiversity Net Gain Assessment dated **March 2024** and shall include details of hard landscaping (materials and finish), 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. The

Agenda Item 4

scheme shall also take in to account the recommendations of the submitted ecology reports.

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 NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

12. No development shall commence until an updated Biodiversity Net Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021 and Biodiversity Net Gain Assessment dated **March 2024** and shall detail the finalised on-site biodiversity enhancement measures to achieve a net gain in biodiversity and details of proposed onsite ecological enhancement measures. The Plan shall also include **a management plan which** details of the management and monitoring of the proposed net gain enhancement measures.

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

21. Details of a Delivery and Servicing Management Plan **to include management of deliveries** between 0800 and 1400 hours shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved Delivery and Servicing Management Plan shall be implemented upon first occupation and the care home use shall therefore be carried out in accordance with the approved plan.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

ITEM NO: 8

PLANNING APPLICATION: 23/02064/S73 LAUREL ACRE, PICKETTS LANE, SALFORDS, SURREY

RH1 5RG

The wall has been measured for conformity with the submitted plans and this is shown to be the case, as demonstrated by the photo/plan comparison in **Appendix D**

Representations

Since the publication of the report 4 further representations have been received raising the following issues:

- Harm to Green Belt/countryside
- Out of character with surrounding area
- Overbearing relationship
- The development is intentionally unauthorised and is contrary to written ministerial statement.

Conditions:

A further condition is suggested as follows:

- 10) There shall be no lighting attached to the wall nor any illumination of it, or any part of it.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF to preserve the rural character of the area.

Agenda Item 4

ITEM NO: 9

**PLANNING APPLICATION: 23/01425/F - 11 - 12 WATERHOUSE LANE
KINGSWOOD SURREY KT20 6EB**

Further comments from planning agent regarding the proposed Class E use

Given that the premises is an Asset of Community Value and the amount of comments made about the importance of the existing café the applicant's planning agent has provided the following additional comments:

"In advance of the Committee meeting next week, I thought it would be helpful to provide you with a comment on the future use of the commercial floorspace.

As you will be aware, our proposed Class E use would cover a range of 'local centre' type commercial uses, including use as a café. The floorspace has been designed to be flexible, and, subject to market demand, could be let either as one space or to persons seeking smaller space.

As a previous and obviously very popular tenant, the Waterhouse Café has been designated as an Asset of Community Value, but irrespective of that, we have also read the numerous responses from residents that have highlighted the café's work and its popularity.

At the appropriate time during the construction period, the applicant will be approaching potential occupiers and marketing the property in order to secure an appropriate tenant (or tenants). As a previous tenant, the Waterside Café would be approached and invited to express interest. We are some way off the point of marketing, however, which would only occur when the new units are closer to completion, assuming planning permission is granted.

Whilst we can't predict or predetermine what the outcome of that marketing will be, I think we can reassure the Committee that the option of a café use as part of multiple tenancies is still very much open."

Existing Plans

Existing plans were not included in the agenda pack. Therefore, these have been included in the addendum at **Appendix E**.

ITEM NO: 10

PLANNING APPLICATION: 24/00118/F – 40-46 BRIGHTON ROAD, SALFORDS, SURREY

2 plans have been missed off the agenda in error, these are the existing combined plan and the proposed site layout (**Appendix F**). These do appear in the plans condition.

Additional comments have been received from Surrey Highways regarding the parallel bays to the rear as follows:

“Parallel bays are normally 6m by 2.1 to 2.2m wide. However, end bays can be 4.8m long as vehicles can drive straight in.

In this situation, the centre bay and bay to the left are slightly longer than 4.8m, so overall the length of these 3 bays is close the desirable 15.6m (4.8+6+4.8) and therefore this situation is considered acceptable.”



DARWIN ECOLOGY
integrating nature conservation

The Hopkln Bury Court, Bentley, Farnham GU10 5LZ
Email: info@darwin-ecology.co.uk
www.darwin-ecology.co.uk

Biodiversity Net Gain Assessment

**Bolters Corner
Banstead
Surrey
SM7 2AB**

March 2024

Darwin Ecology Ltd
Registered Office: 8 Layton Lane, Shaftesbury, Dorset SP7 8EY
Company No. 07654823

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION AND BACKGROUND	5
3.	LEGISLATIVE AND POLICY BACKGROUND	6
	National Planning Policy	6
4.	METHODOLOGY	9
5.	BIODIVERSITY NET GAIN ASSESSMENT	11
6.	RESULTS AND EVALUATION	14
7.	REFERENCES	15
	APPENDICES	

Agenda Item 4

QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
Prepared by	George Ridgeway - Assistant Ecologist	20.03.2024
Checked by	Olatz Gartzia - Principal Ecologist	21.03.24
This report remains valid for 24 months from date of issue. Survey data are valid for 24 months from the date the survey was undertaken.		

Copyright Darwin Ecology Ltd.

This report is intended for the commissioning party only and should not be copied or reproduced in any way without prior written permission from Darwin Ecology Ltd.

This report has been prepared for the sole use of the client. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk.

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

1. EXECUTIVE SUMMARY

- 1.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at Bolters Corner, Banstead, Surrey SM7 2AB in order to ensure compliance with the *National Planning Policy Framework (2023)* regarding no net-loss of biodiversity.
- 1.2. The site proposals are for a modular extension to the southern aspect of the nursing home project extending across the southern area of modified grassland, with an area of hardstanding car parking to the south east of the site, and associated amenity gardens, trees and native hedgerows.
- 1.3. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'biodiversity units' within the site pre- and post-construction, for both linear habitats and areas of habitat, and demonstrating measurable loss or gain. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following implementation of the proposals. Various forms of the metric are available, the most current being *DEFRA: The Statutory Biodiversity Metric 4.0*, which has been used to complete this assessment.
- 1.4. This assessment has been informed by a UKHabs Habitat Survey and habitat condition assessment. Baseline habitats include modified grassland, buildings, hardstanding and ornamental planting. Areas of modified grassland will be lost as a result of the development.
- 1.5. Proposed habitats include varied ornamental mixed native and non-native planting of shrub, trees and ground cover, buildings, native species hedgerow with trees, mixed native trees, hardstanding, modified grassland and an intensive green roof. The results of the metric can be summarised as follows:

FINAL RESULTS		
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.09
	Hedgerow units	0.41
	Watercourse units	0.00
Total net % change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	19.72%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

- 1.6. The Statutory Biodiversity Metric demonstrates a 19.72% (0.09 units) change in habitats and a +0.41 unit change in linear features.
- 1.7. Provided the proposed habitats are managed competently, the proposed development will be in compliance with the NPPF. It is recommended that a biodiversity management plan is written to ensure the habitats created met their target score.

2. INTRODUCTION AND BACKGROUND

- 2.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at Bolters Corner, Banstead, Surrey SM7 2AB in order to ensure compliance with the *National Planning Policy Framework (2023)* regarding no net-loss of biodiversity.
- 2.2. The proposals are for the modular extension to the southern aspect of the nursing home project extending across the southern area of modified grassland, with an area of hardstanding car parking to the south east of the site, and associated amenity gardens, trees and native hedgerows.
- 2.3. This assessment is based on the landscape proposals as shown in **Appendix 1**.

Site Overview

- 2.4. The site comprises a two story, detached nursing home within an amenity garden with associated ornamental planting. The site has a large carpark to the east of the building, and a large area of amenity grassland extending over the southern half of the site. The site is immediately bordered by neighbouring properties, amenity grassland to the south, an area of deciduous woodland immediately to the west of the site and the busy A2022 to the north and the A217 to the east (see **Figure 1**).
- 2.5. The wider landscape surrounding the site comprises a mosaic of habitats including the suburban borough of Banstead areas of residential housing with amenity gardens to the east and west, with an area of amenity grassland bordering the site directly to the south.



Figure 1: Site location within the local landscape (Copyright Google Maps, 2024)

3. LEGISLATIVE AND POLICY BACKGROUND

National Planning Policy

3.1. The *National Planning Policy Framework (2023)* aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity. Chapter 15 ‘Conserving and enhancing the natural environment’ details what local planning policies should seek to consider with regard to planning applications.

3.2. Planning policies and decisions should contribute to and enhance the natural and local environment by:

180 a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

180 b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

180 d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

181) Plans should: distinguish between the hierarchy of international, national and local designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries;

182) Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and Broads. The scale and extent of development within all these designated areas should be limited, while development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.

3.3. Specific policies regarding habitats and biodiversity comprise:

185) To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

186) When determining planning applications, local planning authorities should apply the following principles:

- a) If significant harm to biodiversity resulting from a development cannot be avoid (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) Development on land within or outside of Sites of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the feature of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

187) The following should be given the same protection as habitats sites:

- a) Potential Special Protection Areas and possible Special Areas of Conservation;
- b) Listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

4. METHODOLOGY

Biodiversity Net Gain Assessment

- 4.1. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'Biodiversity Units' within the site pre and post construction for both linear habitats and areas of other habitats. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following the completion of the proposed development. This is an indicator of what the proposed development's impact would be on the site's existing ecological value and will establish if a net loss of biodiversity has been avoided.
- 4.2. The biodiversity calculations were undertaken using the Biodiversity Metric 4.0, the User Guide, Technical Supplement and Condition Assessment Sheets.

Calculation Components

- 4.3. The Biodiversity Metric 4.0 takes account of all the habitats on site prior to development and post development using UK Habitat Classification System (UKHabs). Using this metric, area habitats are measured in hectares and inputted to three decimal places. Linear habitats are measured in Kilometres to the nearest three decimal places.
- 4.4. The Biodiversity Metric further assesses all habitats using the following:
- 4.5. *Distinctiveness*- Habitats are automatically given a distinctiveness score based on habitat type. This ranges from 'High' to 'low'. 'High' distinctiveness habitats include those listed as Habitats of Principal Importance under the NERC act. Habitats of low wildlife value (such as ornamental planting) are given a 'low' distinctiveness score.
- 4.6. *Condition*- Habitat conditions are assessed for each individual habitat type using the technical supplement. Habitat condition uses criteria such as botanical diversity and invasive species cover.
- 4.7. *Strategic Significance*- This relates to the spacial location of a habitat type and if the location is 'ecologically desirable'. Habitats located in areas considered desirable are given larger weighting within the metric.
- 4.8. Once the post-development Biodiversity Units have been calculated, the mitigation hierarchy is applied. Application of the mitigation hierarchy is one of the guiding principles for biodiversity no net loss / net gain proposals. Through its application, the hierarchy highlights actions to avoid, minimise or restore biodiversity losses on site, and account for unavoidable losses off site.
- 4.9. The difference between the baseline Biodiversity Units and those calculated on the proposed development design indicate the number of units that would be needed to deliver no net loss or a net gain for biodiversity. Using this information the habitat types and the

size of the area that would be needed off site to deliver no net loss or net gain can be identified if required.

4.10. The area calculations of existing and proposed habitat areas are made using QGIS.

4.11. The proposed habitats were calculated from the site landscaping proposals.

Good Practice Principles

4.12. Good practice principles for biodiversity net gain are set out in Table 1.1 of the Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al*, 2019). The key principles include:

- Apply the Mitigation Hierarchy (CIEEM, 2018) and be additional by achieving outcomes that exceed existing obligations.
- Avoid losing biodiversity which cannot be off-sett elsewhere for example irreplaceable habitats such as ancient woodland.
- Address any risk (e.g. difficulty of achieving habitat creation or enhancement for net gain.
- Make a measurable net gain contribution for the site and ensure it is achievable.

Assumptions and Limitations

4.13. The accuracy of the habitat area measurements is limited by the form of the baseline data collection and resolution of development proposals plans. In this instance the baseline habitats for the site have been calculated by cross referencing illustrative habitat plans and aerial imagery. Post development habitats have been measured using QGIS by geo-referencing the proposed layout to the baseline dataset.

4.14. The proposed habitat baseline is calculated using both the landscaping plans and professional opinion on the target conditions that can be attained for each habitat type with proficient management. Therefore, all proposed habitat types rely on implementation of a long-term management plan and planting in line with the provided landscape proposals. Further information on this is provided in the conclusion.

5. BIODIVERSITY NET GAIN ASSESSMENT

Pre-development Habitats/Baseline

- 5.1. Below is a summary of the habitats and condition assessments recorded on site during the UKHab Habitat Survey undertaken by assistant ecologist George Ridgway MA on 15th March 2024.

Modified Grassland

- 5.2. There were three distinct areas of Modified Grassland g4 across the site.
- 5.3. G1 was located on the south half of the site and comprising a large rectangular block of modified grassland. This area had been previously mown but not recently with varying sward heights ranging from 7cm - 25cm. Within the centre was a large area of bare ground with remains of burnt material from a bonfire. The areas of grassland bordering the edge of the nursing home showed signs of soil disturbance from recently building activity with patches of disturbed ground and longer sward heights. Species present included perennial rye grass *Lolium perenne*, creeping buttercup *Ranunculus repens*, dandelion *Taraxacum sp.*, Yorkshire fog *Holcus lanatus*, yarrow *Achillea millefolium*, creeping thistle *Cirsium arvense*, birds foot trefoil *Lotus corniculatus*, daisy *Bellis perennis* and devils bit scabious *Succisa pratensis*.
- 5.4. This modified grassland habitat section passes 5 criteria including passing essential criterion A and was assessed as having moderate condition.
- 5.5. G2 was located to the west of the nursing home and to the east of the new bungalow. This area had been recently planted and was sparse, with signs of further recent seeding evident. The sward height had a maximum of 7cm, with species present comprising predominantly perennial rye grass, speedwell *Veronica sp.*, lesser trefoil *Trifolium dubium*, and field madder *Sherardia arvensis*.
- 5.6. G2 passes 3 criteria and was assessed as having a poor condition.
- 5.7. G3 was located around the eastern perimeter of new bungalow and was separated by wooden fence from G2. The sward height had a maximum of 10cm with areas of bare ground and exposed soil and building material (sand) where works were still taking place. Species present included: perennial rye grass, ribwort plantain *Plantago lanceolata*, dandelion, dead white nettle *Lamium album*, herb Robert *Geranium robertianum*, yarrow, common field speedwell *Veronica persica*, common chickweed *Stellaria media*, and ragwort *Senecio jacobaea*.
- 5.8. This grassland section passes 4 criteria but does not pass essential criterion A and therefore was assessed as having poor condition.

Ornamental Planting

- 5.9. Areas of ornamental planting lie to the west of the nursing home enclosing the grassland and are well structured with varying vegetation heights of shrubs and ground covering plants. Species present include hellebore *Helleborus sp.*, daisy bush *Olearia sp.*, Photinia *Photinia sp*, *Agapanthus sp*, bell heather *Erica cinerea*, box *Buxus sp*, snow in summer *Cerastium tomentosum*, geranium *Geranium sp*, columbine *Aquilegia sp* and bay *Laurus nobilis*.
- 5.10. Further smaller and less densely planted areas like to the south and west of the bungalow comprising of individual shrubs and a small thin strip on the south east boundary of the site. Dominant species include: Japanese aucuba *Aucuba japonica*, Photinia, Mexican orange blossom *Choisya ternata* and bay.
- 5.11. Introduced shrub holds a low distinctiveness and scores a default N/A condition automatically in the metric.

Individual Trees

- 5.12. An individual tree lies on the western boundary adjacent to the bungalow which comprises a young Norwegian Spruce *Picea abies*, with thin canopy cover. This tree was assessed as having a poor condition.

Developed land; Sealed Surface

- 5.13. There are buildings and areas of hardstanding including tarmac to the east and north of the existing nursing home, as well as a patio area adjacent to the east aspect of the building and its conservatory. This habitat has a pre-set condition score of N/A - other within the metric.

Linear Habitats

Hedgerows

- 5.14. No hedgerows/linear features are currently present on the site.

Baseline

- 5.15. The total area of pre-development habitat is 0.3 ha with a total of **0.44 baseline Habitat Units**. The proposals will retain 0.166 ha of developed land and modified grassland. Therefore, the proposals will result in the loss of the remainder of habitats which reduces the biodiversity value of the site by -0.42 habitat units.

Post Development Habitats

- 5.16. The development proposals for the site comprise the a modular extension to the southern aspect of the nursing home project extending across the southern area of modified

grassland, with an area of hardstanding car parking to the south east of the site, and associated amenity gardens, trees and native hedgerows. The proposals also include the creation of a biodiverse green roof on the new extension.

Developed land; sealed surface

- 5.17. An area of new hardstanding used for car parking will be created in the south east corner of the site, with additional areas of hardstanding surrounding the new development on its souther, western and northern aspects. These areas will increase the sealed surface by 0.038ha which will provide **0 habitat units**.

Modified grassland

- 5.18. A strip of grassland will be created along the southern end of the site. Given its small size, this grassland area has been set a **poor target condition**, delivering **0.02 habitat units**.

Ornamental Shrub Planting

- 5.19. Areas of ornamental planting totalling 0.2833ha will be created along the western boundary and across south west corner of the site composed of native and non native species occupying medium height structure as well as lower ground coverage. This habitat will have a pre-set target condition of N/A and will deliver **0.11 habitat units**.

Urban Trees

- 5.20. Interspersed across the area a total of 16 trees will be planted, which will comprise a minimum of 60% native species. The areas of the trees have been calculated as 'small' as part of the metric and have been set a target condition of Moderate. They will deliver a total of **0.22 habitat units**.

Biodiverse Green Roof

- 5.21. The proposed new modular extension is proposed to have a biodiverse green roof measuring 0.0335ha. The green roof will have a substrate depth of between 80mm and 150mm, with at least 30% of the roof at 150mm and will be planted with a mixture of a wide range of dry grassland wildflowers and sedum species at a ratio of 60:40. This habitat has been set a target condition of moderate and will provide **+0.17 habitat units**.

Linear Habitats

Hedgerows

- 5.22. A 66m native hedgerow with trees will be planted along the southern boundary of the site. The proposed creation of habitats as part of this development will provide **+0.41 linear units**.

6. RESULTS AND EVALUATION

- 6.1. Overall, the site will achieve a **+19.72% (0.09 units) net gain for habitats and a 0.41 unit gain for linear features** within the site based on the current proposals as set out in **Appendix 1**. A summary of these results within the metric can be found below:

FINAL RESULTS		
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.09
	Hedgerow units	0.41
	Watercourse units	0.00
Total net % change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	19.72%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

- 6.2. The Metric 4.0 in an excel spreadsheet will also be provided along with comments where deemed necessary.

Further Recommendations

- 6.3. A biodiversity management plan should be written for the site to ensure that all habitats created obtain their target scores. The Biodiversity Net Gain Principles document stipulates that created habitats must be maintained over a period of at least 25-30 years, along with providing monitoring and review, therefore any management plan must take this into account.

7. REFERENCES

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland*.

Ministry of Housing, Communities & Local Governments (2023) National Planning Policy [online] https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf [March 2024]

The Biodiversity Metric 4.0 - User Guide <https://publications.naturalengland.org.uk/publication/6049804846366720>

The Biodiversity Metric 4.0 - Technical Annex 1 - Condition Assessment Sheets and Methodology <https://publications.naturalengland.org.uk/publication/6049804846366720>

CIRIA, CIEEM, IEMA (2016) Biodiversity Net Gain: Good Practice Principles for Development [Available <https://cieem.net/wpcontent/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>]






APPENDIX 1: PRE- AND POST-DEVELOPMENT PLANS



Project: Bolters Corner
 Figure 2: Baseline Habitat Map
 Date: 15/03/2024

DARWIN
ECOLOGY
 integrating nature conservation

Info@darwin-ecology.co.uk
 www.darwin-ecology.co.uk

-  Red Line Boundary
-  Developed land; sealed surface
-  Introduced shrub
-  Modified grassland (Poor condition)
-  Modified grassland (Moderate condition)

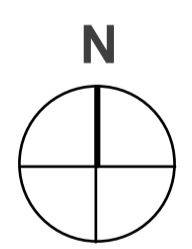
Landscape Strategy

Objectives

- To provide a high quality setting for the development. Enhanced boundary to frontage to reflect the local vernacular.
- To enhance the setting of the locally listed historic building (Bolters Corner).
- To provide attractive and safe garden and terraces for resident's use, with privacy planting to bedrooms and sensory plant species for colour, movement, scent, touch, to the garden areas
- To enhance the biodiversity of the site with a mix of native and ornamental wildlife attracting planting and to enhance the site for birds, bees, butterflies, insects
- To provide a native green corridor along the southern boundary, of native hedging and small native trees to connect to the surrounding green framework and to soften the transition to the Urban Green Space to the south
- To provide structure planting to the west of the Site, to soften views from nearby housing, create privacy for the development (to include evergreen and medium to tall shrubs as well as large canopy trees), and to provide an attractive backdrop to the development and gardens, including flowering shrubs
- Extensive green roof to modular new build contributes to green infrastructure, provides visual amenity and biodiversity benefits.
- To include permeable surfaces to contribute to the sustainable drainage of the Site.

Proposals

- 1 Street tree planting - soften views of the extension and enhance the streetscene. Enhanced boundary wall - brick and flint
- 2 Open view retained of locally listed building
- 3 Secure parking for ten cycles
- 4 Existing rendered wall retained
- 5 Holly hedge planting behind wall
- 6 Medium native evergreen hedge - holly, with small native trees (field maple and hawthorn), and larger native tree near car park, to screen and soften views towards the Site to enhance and soften transition to Urban Green Space
- 7 Resident's Garden - formal lawn with borders, sensory planting.
- 8 Lower terrace - hardstanding for tables and chairs, softened with planters and low privacy hedges to building
- 9 Climbers in raised planters trained up wall. Low privacy hedges to ground level bedrooms.



- GENERAL NOTES:**
1. Do not scale from this drawing.
 2. Drawing is for the intended purpose as stated in the status box of the title block.
 3. HCUK accept no liability arising from any variation to this drawing without prior approval obtained.
 4. Check all dimensions on site.
 5. Report any discrepancies and omissions to HCUK Ltd.
 6. This drawing is copyright.

- Existing trees retained
- Existing trees removed
- Proposed Planting**
 - Street trees
 - Native trees - large canopy
 - Native trees - small canopy
 - Specimens - shrub and herbaceous
 - Native hedge - medium foliage hedge
 - Low ornamental privacy hedge
 - Ornamental Mix 1 - Sunny mix (sensory species)
 - Ornamental mix 2 - Ground cover semi-shade mix
 - Ornamental mix 3 - Medium shrubs / herbaceous mix
 - Ornamental Mix 4 - Raised containers
 - Ornamental mix 5 - High to medium shrubs as a landscape buffer, mix of native and non-native flowering shrubs, mix of deciduous and evergreen
 - Bulbs

- Hard Landscape**
- Type 1 Vehicular - resin bound permeable surfacing, colour: buff
 - Type 2 Pedestrian - resin bound permeable surfacing, colour dark buff
 - Type 3 Surfacing Existing retained
 - Moveable outdoor terrace seating with tables - tbc

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date	By	Chk.
-	First issue	28/7/22	CB	SH
A	For planning	29/7/22	CB	SH
B	Amended trees and hedge southern boundary	1/12/22	CB	NF
C	Updated site plan and planting	28/3/23	CB	NF
D	Trees updated	6/4/23	CB	NF
E	Trees updated	28/9/23	CB	NF
F	Site plan updated	31/10/23	CB	NF



Client: Bolters Nursing Home
 Project: Bolters Corner, Banstead
 Description: Landscape Strategy
 Status: For Planning
 Scale: 1:200 @A1 Drawn: CB Checked: SH Date: 31/10/23
 Job Number: 8281 Drawing Number: 01 Revision: F

W: www.hcukgroup.co.uk

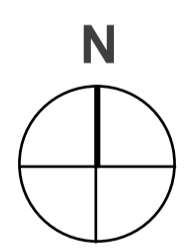
Landscape Strategy

Objectives

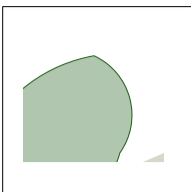

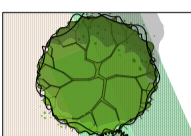
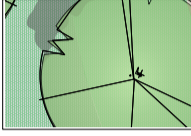
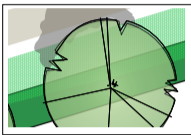
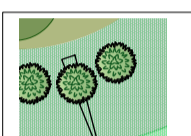
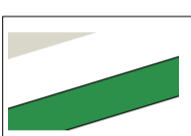
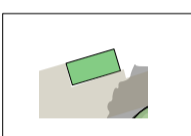
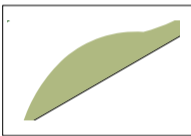
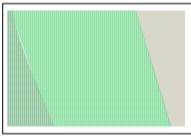
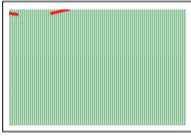

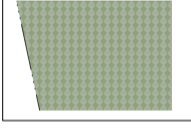
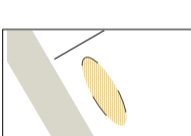
- To provide a high quality setting for the development. Enhanced boundary to frontage to reflect the local vernacular.
- To enhance the setting of the locally listed historic building (Bolters Corner).
- To provide attractive and safe garden and terraces for resident's use, with privacy planting to bedrooms and sensory plant species for colour, movement, scent, touch, to the garden areas
- To enhance the biodiversity of the site with a mix of native and ornamental wildlife attracting planting and to enhance the site for birds, bees, butterflies, insects
- To provide a native green corridor along the southern boundary, of native hedging and small native trees to connect to the surrounding green framework and to soften the transition to the Urban Green Space to the south
- To provide structure planting to the west of the Site, to soften views from nearby housing, create privacy for the development (to include evergreen and medium to tall shrubs as well as large canopy trees), and to provide an attractive backdrop to the development and gardens, including flowering shrubs
- Extensive green roof to modular new build contributes to green infrastructure, provides visual amenity and biodiversity benefits.
- To include permeable surfaces to contribute to the sustainable drainage of the Site.




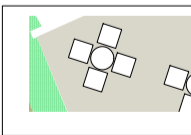
Proposals

- 1 Street tree planting - soften views of the extension and enhance the streetscene. Enhanced boundary wall - brick and flint
- 2 Open view retained of locally listed building
- 3 Secure parking for ten cycles
- 4 Existing rendered wall retained
- 5 Holly hedge planting behind wall
- 6 Medium native evergreen hedge - holly, with small native trees (field maple and hawthorn), and larger native tree near car park, to screen and soften views towards the Site to enhance and soften transition to Urban Green Space
- 7 Resident's Garden - formal lawn with borders, sensory planting.
- 8 Lower terrace - hardstanding for tables and chairs, softened with planters and low privacy hedges to building
- 9 Climbers in raised planters trained up wall. Low privacy hedges to ground level bedrooms.



- GENERAL NOTES:**
1. Do not scale from this drawing.
 2. Drawing is for the intended purpose as stated in the status box of the title block.
 3. HCUK accept no liability arising from any variation to this drawing without prior approval obtained.
 4. Check all dimensions on site.
 5. Report any discrepancies and omissions to HCUK Ltd.
 6. This drawing is copyright.

-  Existing trees retained
-  Existing trees removed
- Proposed Planting**
-  Street trees
-  Native trees - large canopy
-  Native trees - small canopy
-  Specimens - shrub and herbaceous
-  Native hedge - medium foliage hedge
-  Low ornamental privacy hedge
-  Ornamental Mix 1 - Sunny mix (sensory species)
-  Ornamental mix 2 - Ground cover semi-shade mix
-  Ornamental mix 3 - Medium shrubs / herbaceous mix
-  Ornamental Mix 4 - Raised containers
-  Ornamental mix 5 - High to medium shrubs as a landscape buffer, mix of native and non-native flowering shrubs, mix of deciduous and evergreen
-  Bulbs

- Hard Landscape**
-  Type 1 Vehicular - resin bound permeable surfacing, colour: buff
 -  Type 2 Pedestrian - resin bound permeable surfacing, colour dark buff
 -  Type 3 Surfacing Existing retained
 -  Moveable outdoor terrace seating with tables - tbc

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date	By	Chk.
-	First issue	28/7/22	CB	SH
A	For planning	29/7/22	CB	SH
B	Amended trees and hedge southern boundary	1/12/22	CB	NF
C	Updated site plan and planting	28/3/23	CB	NF
D	Trees updated	6/4/23	CB	NF
E	Trees updated	28/9/23	CB	NF
F	Site plan updated	31/10/23	CB	NF
G	Site plan updated & plant bed width increased to site frontage	4/3/24	CB	SH
H	Planting in relation to red line updated	27/3/24	CB	SH



Client:
Bolters Nursing Home

Project:
Bolters Corner, Banstead

Description:
Landscape Strategy

Status:
For Planning

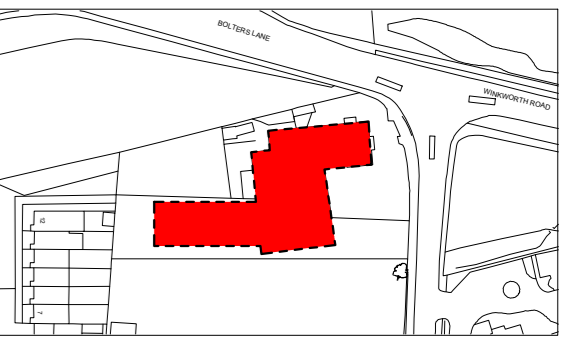
Scale: 1:200 @A1 Drawn I Checked Date:
CB SH 27/3/24

Job Number: 8281 Drawing Number: 01 Revision: H

Appendix B

Appendix C

DO NOT SCALE FROM THIS DRAWING.
DRAWING MAY BE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSES ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.
COPYRIGHT PROTECTED.



PROJECT NORTH PLAN
NOTE: LOCATION PLAN IS INDICATIVE ONLY

(GIA) Existing Area Schedule

Name	Area (sqm)	Area (sqft)
GF GIA EXISTING	507 m ²	5452 ft ²
GF GIA DEMO	24 m ²	259 ft ²
	531 m ²	5711 ft ²
1F GIA EXISTING	351 m ²	3783 ft ²
	351 m ²	3783 ft ²
TOTAL EXISTING GIA	882 m²	9494 ft²

(GIA) Proposed Area Schedule

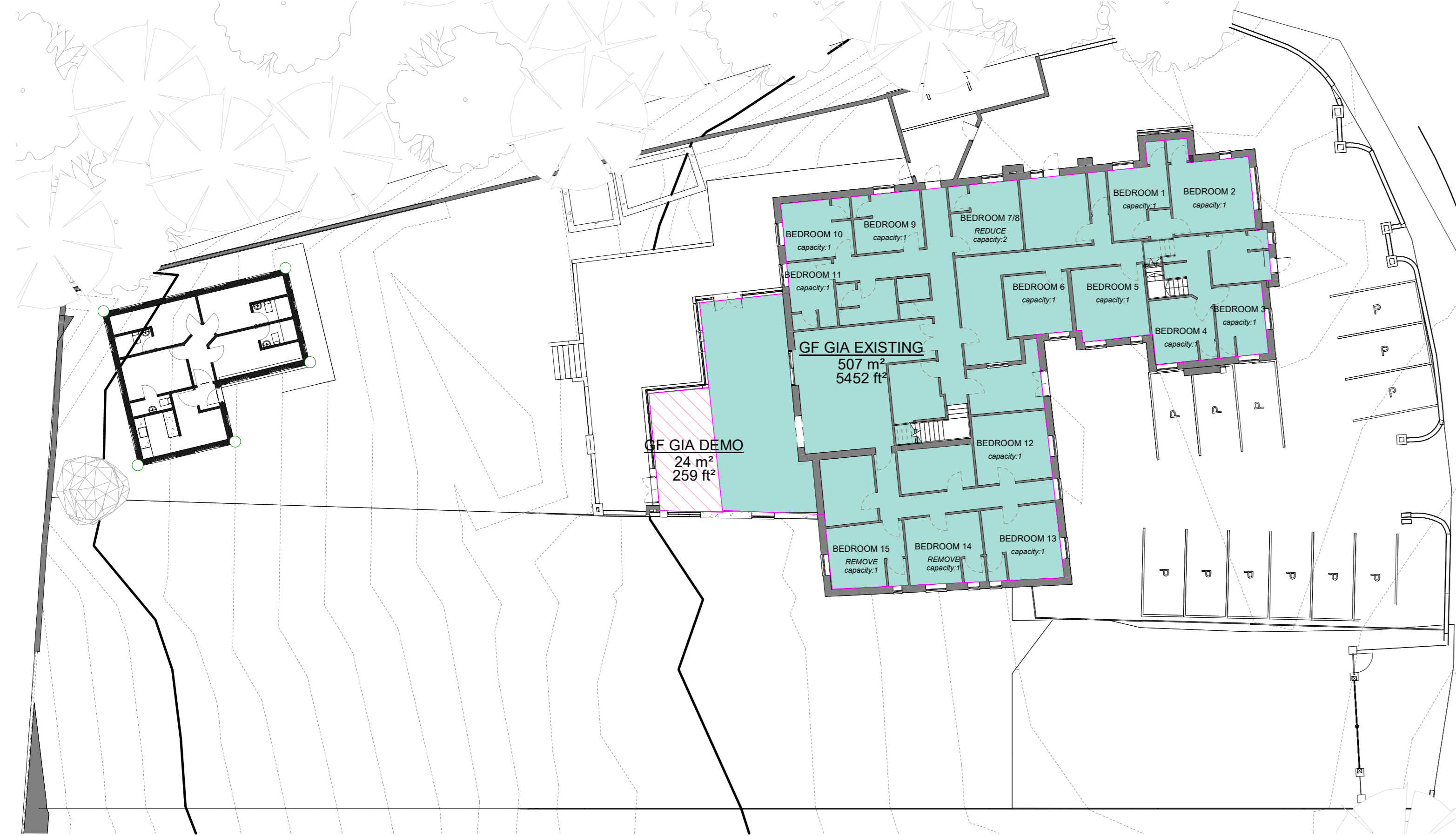
Name	Area (sqm)	Area (sqft)
GF GIA EXISTING	507 m ²	5452 ft ²
GF GIA PROPOSED	435 m ²	4682 ft ²
	941 m ²	10134 ft ²
1F GIA EXISTING	351 m ²	3783 ft ²
1F GIA PROPOSED	410 m ²	4414 ft ²
	762 m ²	8197 ft ²
TOTAL PROPOSED GIA	1703 m²	18330 ft²

CAPACITY, EXISTING

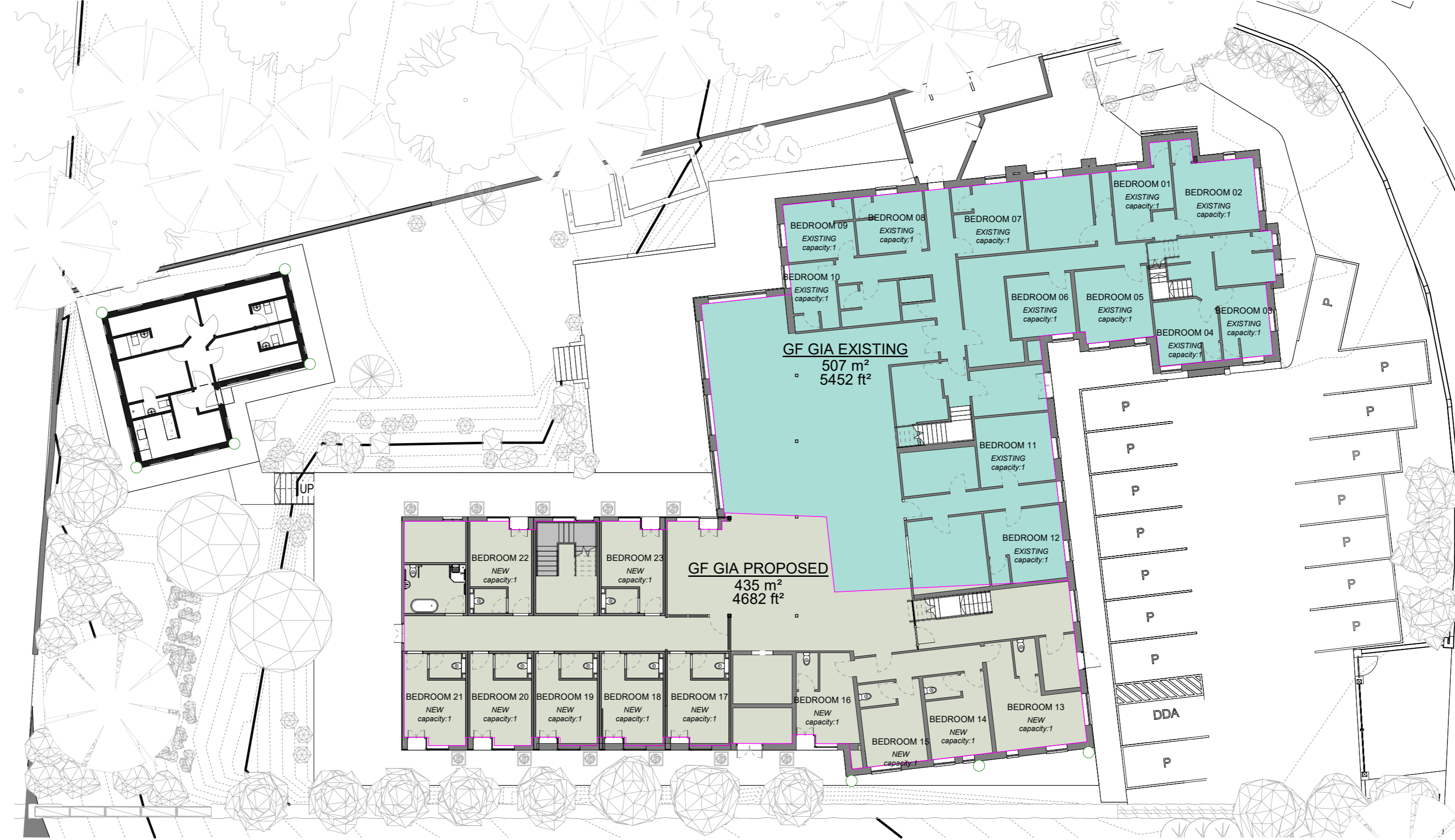
Level / Type	Capacity
FFL GF	
BEDROOM	15
FFL 1F EX	
BEDROOM	20
TOTAL CAPACITY	35

CAPACITY, PROPOSED

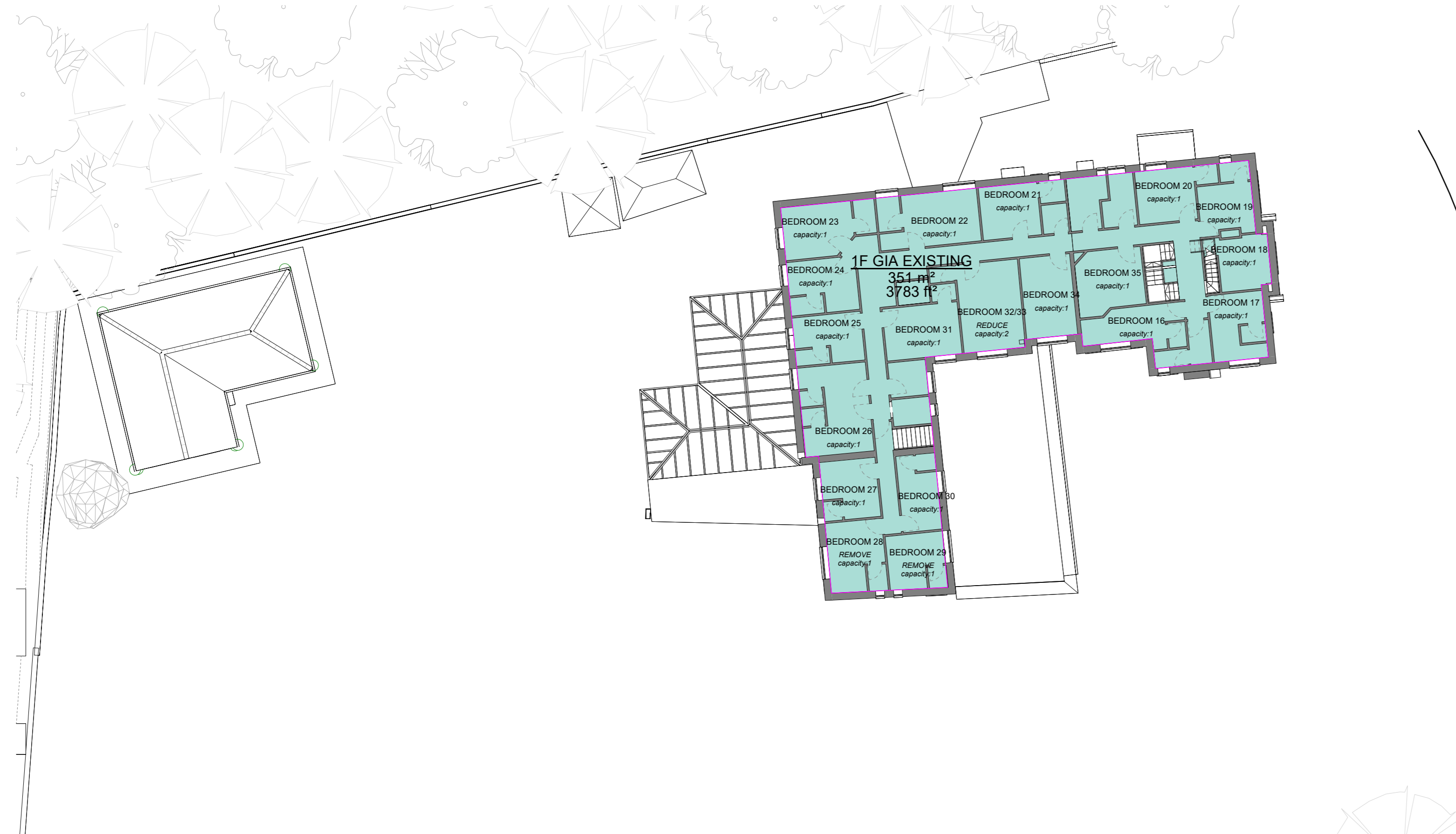
Level / Type	Capacity
FFL GF	
BEDROOM EXISTING	12
BEDROOM NEW	11
FFL 1F PR	
BEDROOM EXISTING	17
BEDROOM NEW	13
TOTAL CAPACITY	53



1 (12) GF GIA EXISTING - Existing Area Plan
1 : 200 @A0



2 (12) GF GIA PROPOSED - New Construction Area Plan
1 : 200 @A0



3 (12) 1F GIA EXISTING - Existing Area Plan
1 : 200 @A0



4 (12) 1F GIA PROPOSED - New Construction Area Plan
1 : 200 @A0

3.11 180324 REVISSED PLANNING	HWSG
3.10 180224 CARPARK REVISED TO INCREASE LANDSCAPING	HWSG
3.09 181024 REVISSED PLANNING ISSUE	HWSG
3.08 300323 REVISSED PLANNING	HWSG
3.07 111122 REVISSED PLANNING	HWSG
3.06 180722 REVISSED PLANNING	HWSG
3.05 180323 REVISSED PLANNING	HWSG
3.04 180122 EXISTING AND PROPOSED ROOMS CLARIFIED	HWSG
3.03 180121 UPDATED TO RLP COMMENTS	HWSG
3.02 111121 UPDATED TO RLP COMMENTS	HWSG
3.01 200821 LOCAL AUTHORITY ISSUE	HWSG
3.00 190821 WORK IN PROGRESS	HWSG
Rev: 1 Date: Revision Description	DW/CJK



IDL ARCHITECTURE

LONDON
17 Backfires Lane
St Pauls, London
EC4A 3DF
+44 (0)20 7248 1234

PRAGUE
The Forum, Fifth Floor
Prague, Prague 15
110 00
+42 (0) 72 0279 588

181454000
Registered in England No. 7111865
FIRM Accreditation No. 201913366

**BOLTERS CORNER CARE HOME
BANSTEAD, UK, SM7 2AB**

**EXISTING & PROPOSED AREAS &
BEDROOM SCHEDULES**

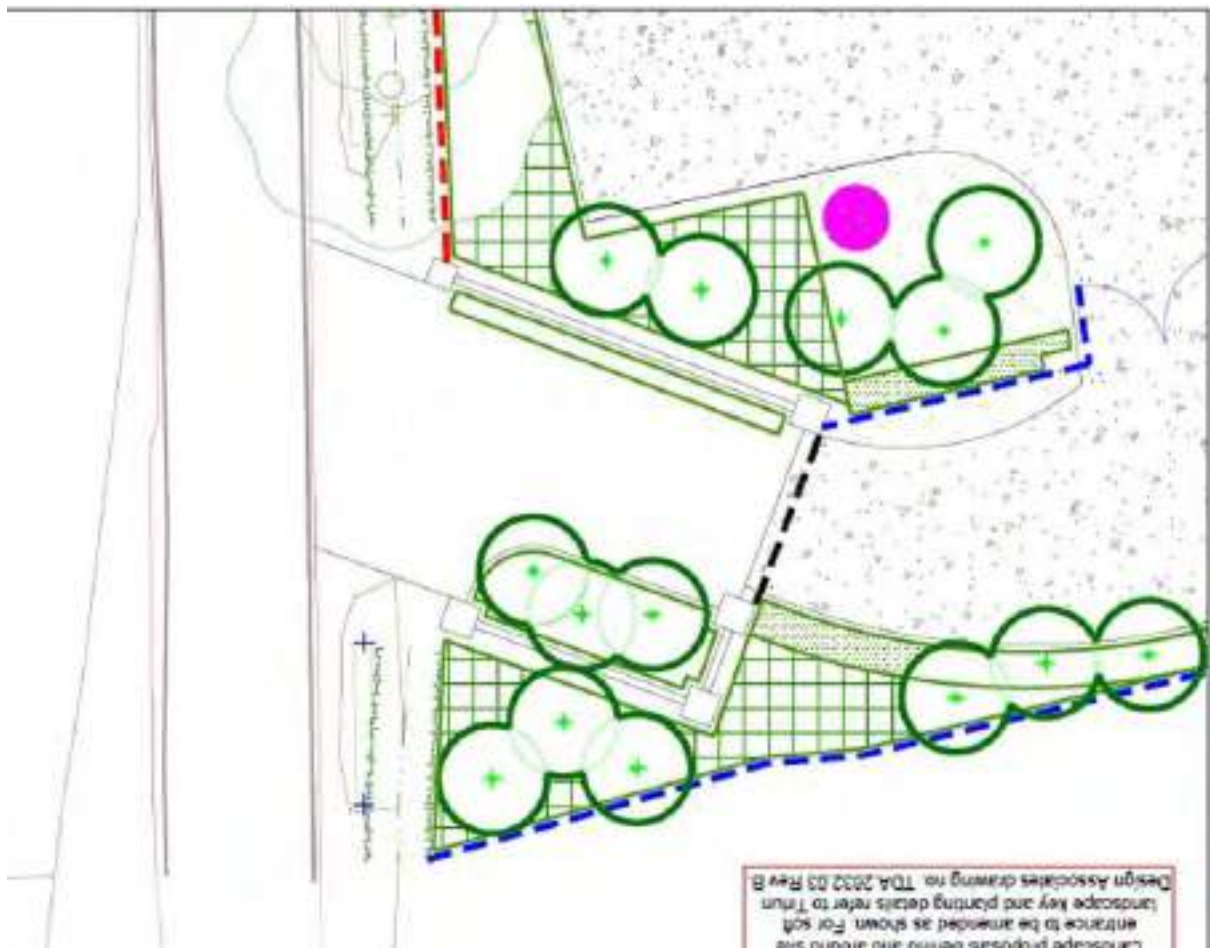
Project No: **21-2255**

Scale: **1:200** Date: **HV** Drawn by: **SG**

File Number: **2255-IDL-NA-ZZ-DR-A-12001** (Date: Revised) [3-11]

Purpose of Issue: **LOCAL AUTHORITY**

Item 8 23/02064/S73 Ariel Photo of walls as constructed and comparison with submitted plan.



5050N

5050N

2000E

2000E

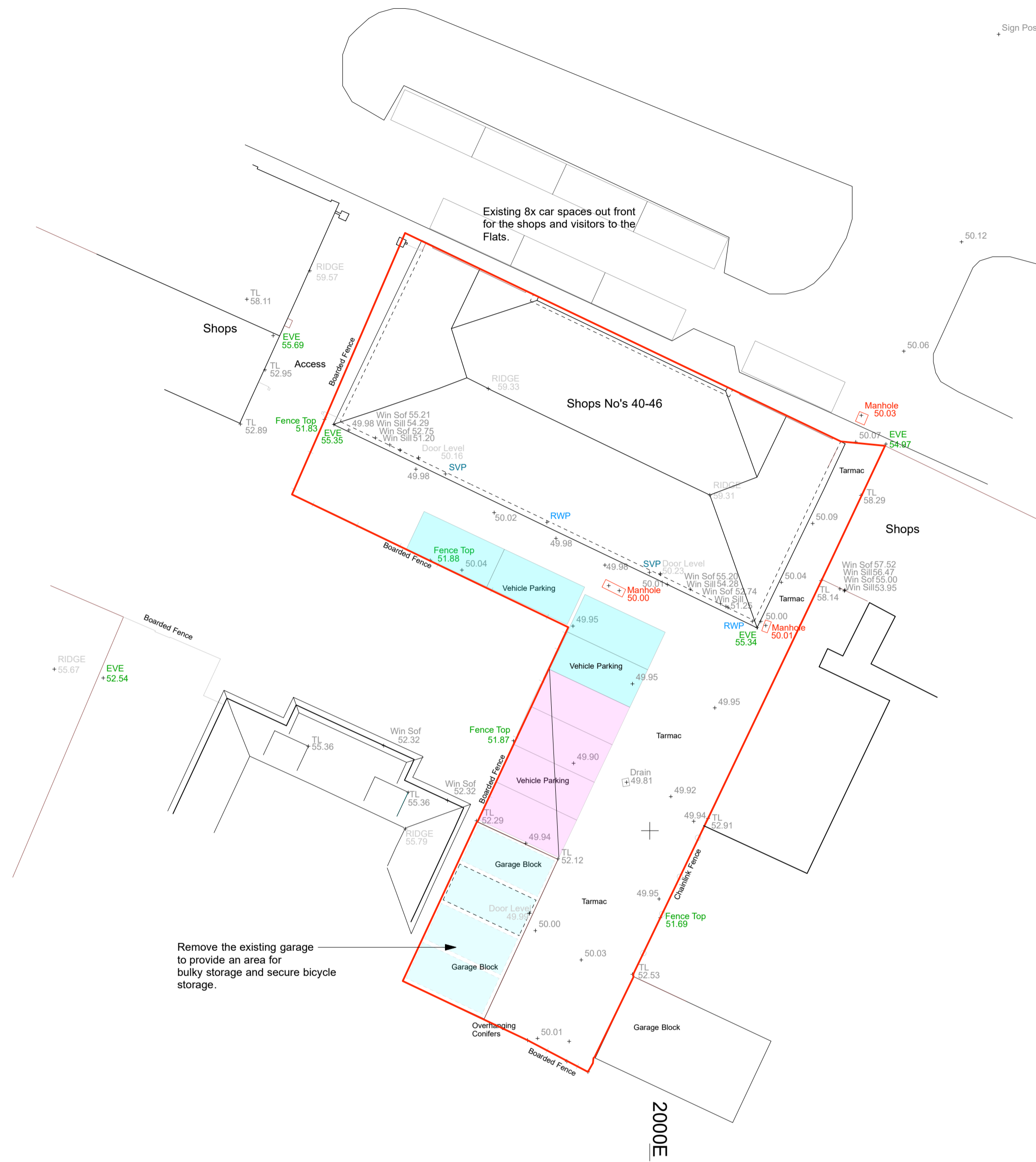
35

5000N

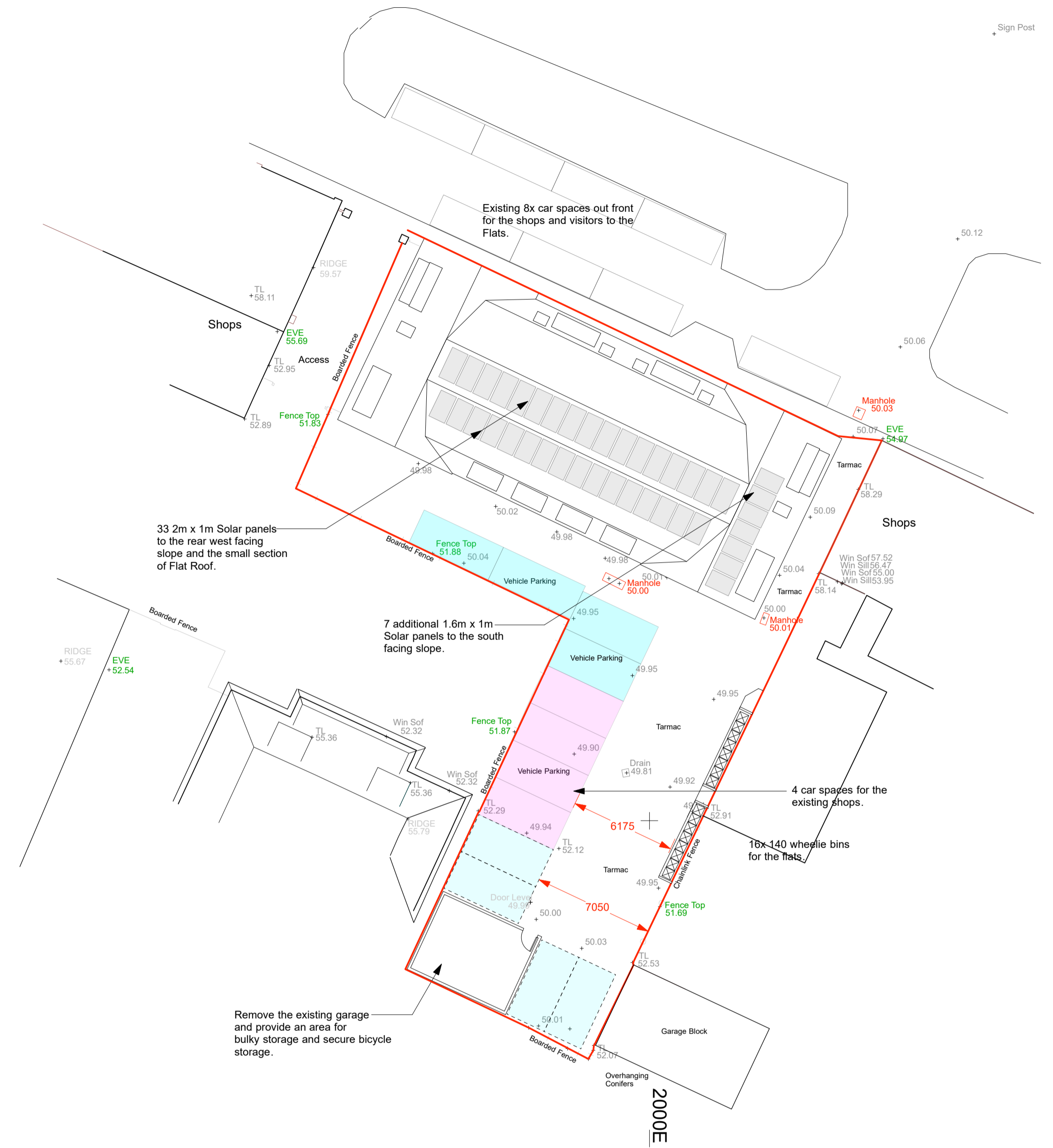
5000N

2000E

2000E

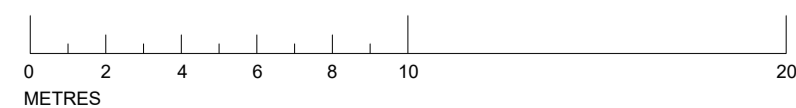


SITE/ ROOF PLAN AS EXISTING

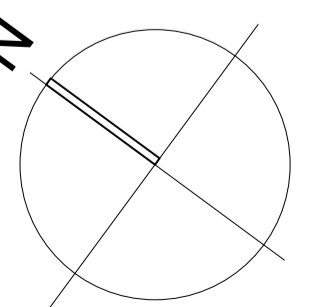


SITE/ ROOF PLAN AS PROPOSED

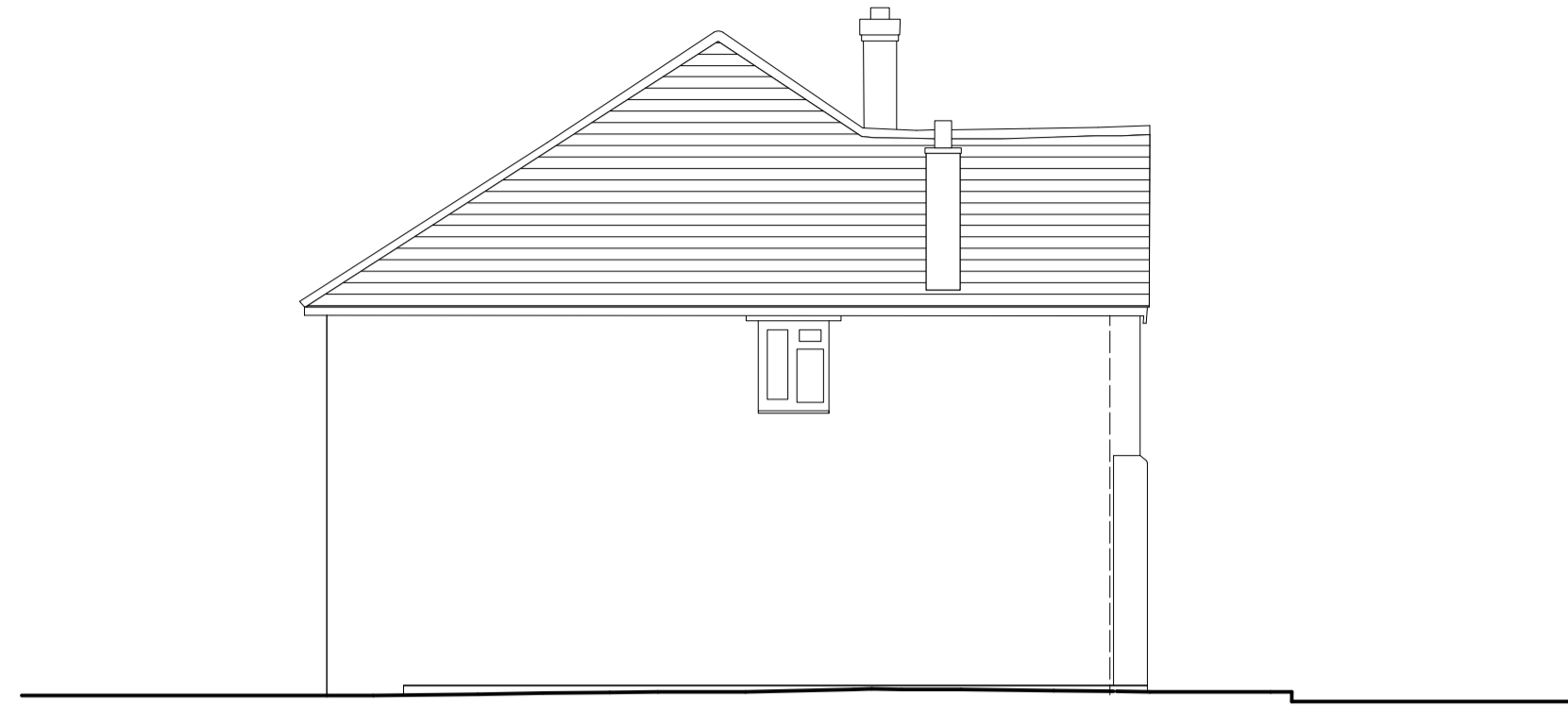
Appendix F



REV -A - Roof plan revised to show additional solar panels.



Appendix F



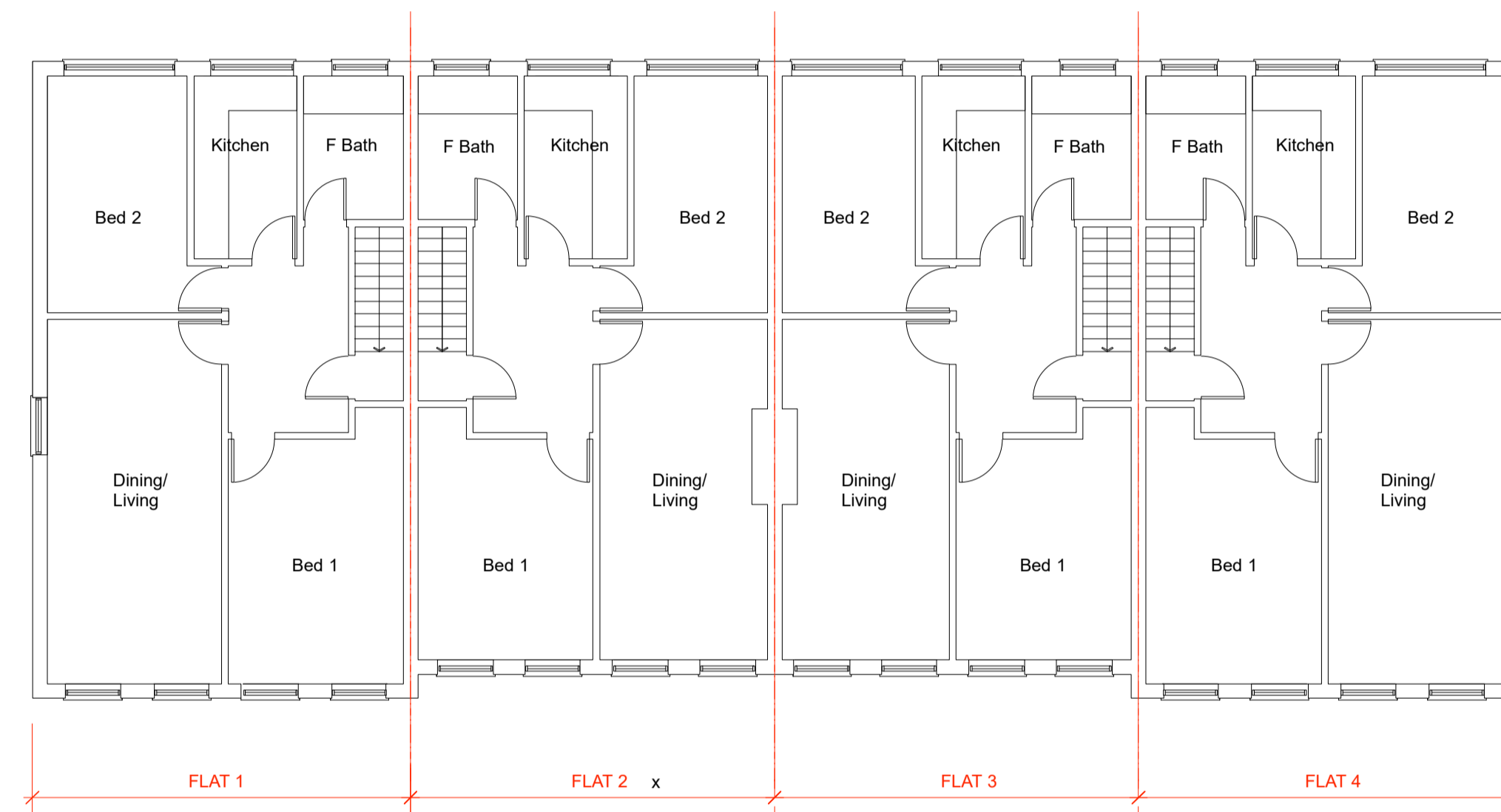
SIDE (SOUTH) ELEVATION AS EXISTING



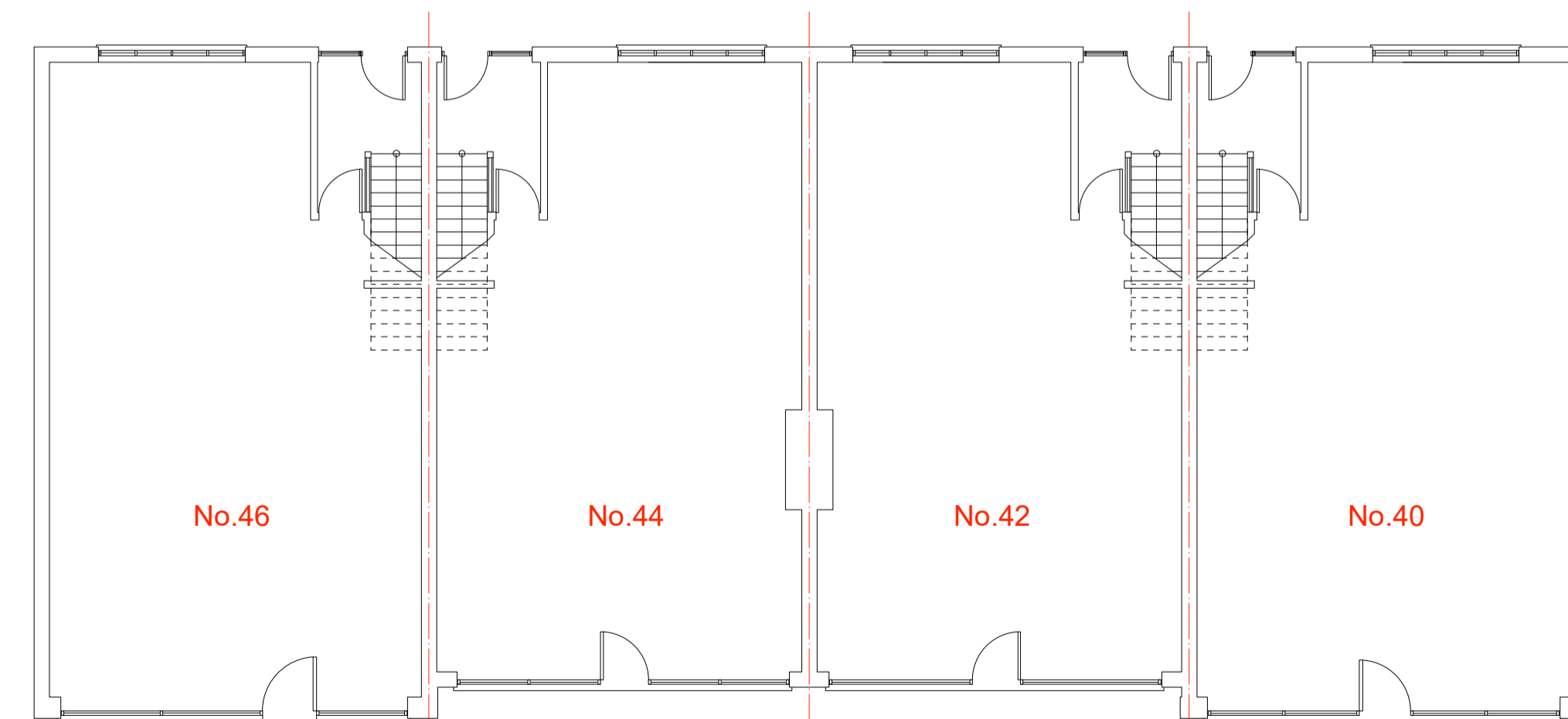
FRONT ELEVATION AS EXISTING



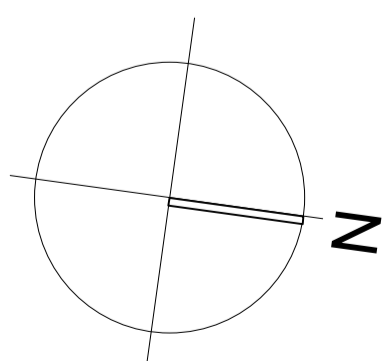
REAR ELEVATION AS EXISTING



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN OF THE SHOPS AND OFFICES (No change to the proposed)



96

