
 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	27 March 2024
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: <i>Hooley, Merstham and Netherne</i>

APPLICATION NUMBER:	22/02067/F	VALID:	23/09/2022
APPLICANT:	Raven Housing Trust	AGENT:	Carter Jonas
LOCATION:	FORMER MERSTHAM LIBRARY WELDON WAY MERSTHAM SURREY RH1 3QB		
DESCRIPTION:	Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024		
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This application was deferred from the Planning Committee meeting of 6 March 2024. The item was deferred to consider reasons for refusal.

The application has not been amended since the deferral. The application remains recommended for approval as per the committee report and addendum for the 6 March Committee. The previous committee report is set out below. The changes set out in the addendum to the report and conditions are included in the below report in ***bold and italics***.

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	6 March 2024
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.Parker@reigate-banstead.gov.uk
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SUMMARY

This is a full application for the demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.

The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the proposed development. The library relocated to Merstham Community Hub in 2017 and now operates from there. The freehold to the site was purchased by Raven Housing Trust in March 2021.

The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.

The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is located in Flood Zone 1.

The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable **dwellings**. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.

The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the scheduled ancient monument.

The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach. The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use.

The loss of the community use of the site is considered to be acceptable in this case taking in to account the relocation of the library to the hub and the other community facilities provided at the hub.

The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens. In terms of design and scale it is considered that the proposed form and materials of the dwellings and layout would be in keeping with the density and character and appearance of the surrounding area would not be overly prominent in the site and does not appear cramped. A condition is also recommended to secure further details of the proposed materials and boundary treatment. Taking in to account the acceptable density and the design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is considered that a proposal for 11 dwellings is not so harmful that it conflicts with the allocation policy to the extent that it should be refused on this point.

All of the units would exceed the relevant nationally described space standards, and would provide an adequate level of outlook and light for the future occupants. The garden sizes are considered to be of a good size. It is considered that the proposed use is compatible with the surrounding uses and due to the siting and scale of the dwellings the scheme would not have an adverse impact on neighbouring amenity with regarding to overbearing impact, overlooking and loss of light or noise/disturbance.

Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

The proposed development has been considered by the County Highway Authority with regard to the acceptability of the access and quantum of development. They have raised no concerns in relation to the proposed access or impact on highway safety and capacity. The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.

The scheme could result in the loss of up to 10 on-street parking spaces and 2 spaces along the existing access. ***Whilst there would be a loss of up to two informal spaces along the existing access road it is important to note that as set out in paragraph 6.35 “the applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access”. It is important to note that 10 is the maximum estimate from Surrey County Council. Parts of the areas identified for possible parking restrictions, including the existing access for the Merstham library which is not currently an area you should park and opposite the access to Age Concern it is noted that there are already bollards in place to discourage on street parking. Therefore the potential loss of unrestricted on street parking spaces is likely to be lower than this. Further as set out at paragraph 6.42 of the report the restrictions will not mean that no on-street parking can take place in these areas but that there will likely be time restrictions to ensure there is clearance for the refuse truck during collection time. All these factors need to be taken in to account when considering this issue. Therefore the*** loss is not considered to result in a significant amenity impact to nearby occupants. More detail on this issue is provided at paragraph 6.42 of the report.

The scheme would, subject to conditions, be acceptable with regard to the impact on trees and ecology, drainage, contamination and sustainable construction. The scheme would provide a biodiversity net gain in excess of the 10% (15% habitat and 358% hedge biodiversity).

The scheme will result in the reduction in some on-street parking and parking along the access road. The proposal also seeks consent for one further dwelling than the site is allocated for by policy RED5 of the Development Management Plan. However the scheme will meet all the stated requirements of policy RED5. The site also provides a number of benefits which add weight in favour of the application. The proposal will result in the redevelopment of a brownfield site which has been vacant for a long period of time. The NPPF at paragraph 124 c) also states that

planning policies and decisions should; “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”. The scheme will also provide 100% affordable houses in the form of shared ownership units, 3 of which can be secured by a S106 legal agreement. 100% affordable housing provision would be well beyond the policy requirement. It will also provide a significant net gain in biodiversity, which goes well beyond the local policy and national requirements.

RECOMMENDATION

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) 3 units of affordable housing as shared ownership, 1 x 2 bed and 2 x 3 bed
- (ii) The Council’s legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 6 August 2024 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution towards affordable housing provision within the Borough of Reigate & Banstead and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

Consultations:

Council's Housing Strategy and Projects Manager: "The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent."

Council's Contamination Officer: recommends conditions to secure further information in relation to asbestos to mitigate the potential impact from demolition.

Environment Agency: no objection and no conditions recommended.

Historic England: no objection to the application on heritage grounds. Consider that the application meets the requirements of the NPPF,

Natural England: "Based on plans submitted, Natural England considers that the proposed development will not have significant adverse impact on statutorily protected nature conservation sites or landscapes".

Surrey County Council Archaeological Officer: A trial trench evaluation will be required to clarify the nature extent and significance of any archaeology that may be present. A condition is recommended to secure the submission and implementation of a Written Scheme of Investigation.

Surrey County Council Minerals and Waste Planning Authority: no objection subject to the provision of adequate on-site waste facilities to deal with proposed use and a Waste Management plan condition.

Surrey County Council Highway Authority: no objection subject to conditions securing implementation of modified access, car parking, Construction transport Management Plan, Travel Information pack, and electric charging points.

Surrey County Council Lead Local Flood Authority (LLFA): Has reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The LLFA state that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the

development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Surrey Wildlife Trust: No further information required prior to determination. Conditions recommended to secure provision of sensitive lighting and Landscape and Ecological Management Plan, mitigation measures and biodiversity enhancements

Surrey Police: Recommends condition in relation to secure by design

Representations:

To date 185 representations have been received, 12 in support and 171 objecting to the proposal. The following concerns have been raised:

Issue	Response
Alternative location/proposal preferred	See paragraph 6.1-6.10
Crime fears	See paragraph 6.32
Health fears	See paragraph 6.30-6.31 and 6.54
Harm to wildlife habitat	See paragraph 6.48-6.50
Inadequate parking	See paragraph 6.35-6.44
Inconvenience during construction	See paragraph 6.33
Inadequate access	See paragraph 6.35-6.44
Increase in traffic and congestion	See paragraph 6.35-6.44
Hazard to highway safety	See paragraph 6.35-6.44
Loss of/harm to trees	See paragraph 6.45-6.47
Loss of buildings	See paragraph 6.1-6.10
Noise and disturbance (too close to football club)	See paragraph 6.21, 6.30-6.31, and 6.54
Poor design	See paragraph 6.11-6.21
Harm to Conservation Area	Site is not within a Conservation Area
Out of character with surrounding area	See paragraph 6.11-6.21

Overshadowing	See paragraph 6.11-6.21
Overdevelopment	See paragraph 6.11-6.21
Loss of private view	This is not a material planning consideration
No need for development	Each case must be considered on its own merits. Also see paragraph 6.1-6.10
Overbearing relationship	See paragraph 6.11-6.21
Overlooking and loss of privacy	See paragraph 6.11-6.21
Drainage/Sewerage capacity	See paragraph 6.51-6.53
Flooding	See paragraph 6.51-6.53
Impact on local services/infrastructure	See paragraph 6.60-6.61
Amended plans have not overcome original objections	As above
Concerns raised about ownership and right of way along the access road	The applicant (Raven Housing Trust) has signed the certificate B in the application form, notifying Age Concern. No evidence has been provided to show that there are other land owners. Ownership disputes are private legal matters, as are rights of way.

The letters of support provided the following comments:

- Benefit to housing need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits
- Good location close to local services

1.0 Site and Character Appraisal

- 1.1 The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the Proposed Development. The library relocated to Merstham Community Hub in 2017 and now operates from there. The freehold to the Site was purchased by Raven Housing Trust in March 2021.
- 1.2 The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.
- 1.3 The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is now consider to be of lower risk of flooding and therefore Flood Zone 1.
- 1.4 Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: pre-application advice was provided under ref. PAM/21/00451
- 2.2 Improvements secured during the course of the application: Reduction in number of dwellings proposed from 14 to 11, resulting in increased size of gardens for the dwellings and increase in buffer to the scheduled monument to the west of the site and reduction in hardstanding. Units 5-8 have been flipped so that their rear gardens now back on to the access road instead of their front doors facing the road. 6 additional parallel parking spaces have been provided within the access road to accommodate parking for the day centre and football club.
- 2.3 Further improvements to be secured through conditions:
The following conditions are recommended to be attached to the permission:
 - Materials and design measures
 - Contamination
 - Drainage
 - Landscaping/boundary treatment
 - Ecology mitigation and enhancement
 - Secure by design

- Sustainability measures
- Broadband
- Highway conditions

3.0 Relevant Planning and Enforcement History

None

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.
- 4.2 The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable **dwellings**. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.
- 4.3 The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the schedule ancient monument.
- 4.4 The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.
- 4.5 The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens.
- 4.6 The scheme would provide a biodiversity net gain in excess of the 10%.
- 4.7 A design and access statement (D&A) 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.

4.8 Evidence of the applicant's design approach is set out below:

Assessment	The submitted Design and Access Statement at section 2 considers the site context including connectivity, new development nearby, the site, site photos, surrounding area and relevant heritage assets
Involvement	The applicant submitted pre-application advice and according to the submitted documentation consultation and engagement were undertaken between 8 July and 25th July 2022 including deliver of newsletter on 8 th July 2022, in-person stand with presentation was set up at a local event at Furzefield School on 9 th July and an online event on 19 July 2022. Local stakeholders were also emailed.
Evaluation	The Statement provides details at Section 4 of the development proposals including how the pre-application comments, public consultation were considered in the original proposal and how subsequent advice from planning officers has been taken in to account to amend the scheme from 14 to 11 dwellings.
Design	The statement at Section 4, 4.4 onwards, provides details of the proposed design including site layout, housing mix, access and circulation, visuals, house types, materials, amenity space.

4.9 Further details of the development are as follows:

Site area	0.29 ha (2900 sqm)
Existing use	Former library (now vacant)
Proposed use	Residential (4 x 2 bed and 7 x 3 bed dwellings)
Existing parking spaces	Approx. 6 - 7
Proposed parking spaces	21
Parking standard	21
Number of affordable units	11 (100%)
Net increase in dwellings	11
Proposed site density	38 dph

Density of the surrounding area	43 dph (Houses to north of Sutton Gardens, east of Weldon Way and south of Worsted Green) 45 dph (houses along Weldon Way and Taynton Drive and south of Sutton Gardens) 41 dph (dwellings to east of Bletchingley Close and west of the Moat House surgery)
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5.0 Policy Context

5.1 Designation

Urban area, Medium accessibility area for purposes of parking, Scheduled ancient monument to the west of the site, designated Flood Zone 2 and 3 area, allocated for development in DMP (policy RED5).

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Value townscapes and historic environment)
CS5 (Valued people and economic development)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure delivery)
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES6 (Affordable Housing)
DES7 (Specialist accommodation)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)
INF1 (Infrastructure)
INF2 (Community facilities)
INF3 (Electronic communication networks)
RED5 (Merstham Library)

5.4 Other Material Considerations

National Planning Policy Framework
2023

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design 2002

Local Distinctiveness Design Guide
2004

Local Character & Distinctiveness
Design Guide SPD 2021

Climate Change and Sustainable
Construction SPD 2021

SCC Vehicle and Cycle Parking
Guidance 2018

SCC Transportation Development
Planning Good Practice Guide 2016

Householder Extension & alterations
SPG

Affordable Housing SPD 2020

Other

Human Rights Act 1998

Community Infrastructure
Regulations 2010

6.0 **Assessment**

- 6.1 The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach.
- 6.2 The NPPF at paragraph 124 c) also states that planning policies and decisions should; "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".
- 6.3 The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use, subject to the following requirements and considerations:
- Residential and/or community use
 - Avoid highly vulnerable and more vulnerable development on areas at risk of flooding. On the rest of the site, measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding. A site-specific flood risk assessment must

be undertaken which takes account of the Strategic Flood Risk Assessment Level 2

- Provide sufficient off-street parking in accordance with adopted local standards
- Regard should be had to the adjacent scheduled monument

6.4 The below report will consider the requirements of RED5 along side the other relevant requirements of the development plan.

6.5 The main issues to consider are:

- Loss of community use
- Design appraisal and impact on heritage assets (including archaeology)
- Neighbour amenity
- Highway and parking considerations
- Impact on trees and ecology
- Flood and drainage matters
- Contamination
- Sustainable Construction
- Community Infrastructure Levy

Loss of community use

6.6 Core Strategy objective SO13 seeks to secure adequate community services in appropriate locations to support the needs of the community. The Core Strategy policy CS12: 'Infrastructure delivery' states that the Council will resist the loss of existing community facilities, unless it can be demonstrated that the existing use is surplus to requirements, or equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.

6.7 DMP Policy INF2: 'Community facilities' amplifies Core Strategy policy CS12. Community facilities are vital in supporting communities. DMP policy INF2 recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them (DMP Explanatory Paragraph 3.4.15). It states that:

1. "Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community; and
 - a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
 - b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location".

- 6.8 The site is occupied by a vacant former library building. The applicant by way of a supplementary planning policy note dated December 2022 has provided further information regarding the background to the library site and facilities offered within the Merstham Community hub. Full planning permission (App Ref: 14/00849/F) was granted in July 2014 for a new community hub and youth skills centre (now known as the Merstham Community Hub) with 4 retail units on 'The Triangle Site', which was land owned by Raven Housing Trust. The development of the Merstham Community Hub was a key part of the regeneration of the wider Merstham Estate. The library which was formally on the Site was relocated to the Merstham Community Hub in 2017 and now operates from there. The Merstham Community Hub is located 190 metres from the former library site. The Community Hub itself (excluding the retail units) extends across 1,014 sqm (GIA) and comprises of the following facilities; Library, Meeting and social spaces, Internet café, IT skills room, Two workshop rooms, Two project training rooms. The former library building on the application site extends to 222 sqm (GIA). The Merstham Community Hub therefore represents a 457% increase in community floorspace and includes the reprovision of a library of a comparable size (204 sqm GIA) with further services and spaces to be used by the local community. The supplementary note also goes on to advise that "It has been confirmed by staff members at the Merstham Community Hub that they accept new bookings, and that priority is given to community-based activities (such as Scouts groups etc) over commercial bookings." The note also describes that a wide range of services and activity are run from the Merstham Community Hub including a food club and a community fridge where food is distributed amongst members of the community, an IT support café to help local residents stay digitally connected, and the Friends of Merstham repair café to keep household appliances from becoming landfill and to help with the circular economy."
- 6.9 Given it has been vacant for a significant period of time and based on the information provided regarding the facilities at the hub it is considered reasonable to conclude that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community. Further the Merstham Community Hub offers an improved community facility compared to the former library and therefore officers are satisfied that the loss of the community facility would not result in a shortfall of local provision of this type. Officers are therefore satisfied that the requirements of INF2 have been met.
- 6.10 Given the requirements of INF2 have been met and policy RED5 is allocated for residential and/or community use it is considered that the loss of the community use and replacement with residential development is acceptable in principle.

Design appraisal and impact on heritage assets

- 6.11 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New

development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

- 6.12 The site is also located adjacent to the Schedule Monument, Moated Site, Albury Farm, Merstham, which is designated in recognition of its national significance. As such the scheme needs to comply with policy NHE9 of the DMP and national policy. One of the requirements of allocation policy RED5 is that 'Regard should be had to the adjacent scheduled monument'.
- 6.13 In terms of the impact on the designated heritage asset initially Historic England raised concerns due to the minimal assessment by the applicant of the significance of the heritage asset and the lack of spacing to the western boundary. As a result, the applicant has reduced the number of dwellings proposed from 14 to 11. This has enabled a buffer of between 6 and 8 metres to be created along the western boundary with the scheduled monument which can accommodate tree and understorey planting that will help screen the development. It is considered that such a buffer, which also helps to address a transition to what is also designated as a rural area, now provides for a much more sympathetic setting to the moat site. Historic England (HE) has considered the amended plans and has advised that the overall impact of the revised plan on the setting of the monument will be sufficiently reduced by the inclusion of a continuous green buffer along the western edge of the development. HE has therefore advised that they have no objection to the application on heritage grounds and consider that the application meets the requirements of the NPPF. The Council's Conservation Officer also raised initial concerns about the 14 dwelling scheme due to the lack of a buffer zone along the western boundary as well as some general concerns about the proposed layout and proposed materials. The Conservation Officer has raised no concerns about the amended scheme in relation to the relationship to the ancient monument and rural area. As such I am satisfied that the amended scheme has adequately addressed the setting of the ancient monument and there would be no material harm to this heritage asset and the scheme accords with the requirements of the NPPF and policies NHE9 and RED5 of the DMP.
- 6.14 In terms of the proposal and its impact on the character of the site and surrounding area the appearance of the buildings would be of simple gable end form with brick facing (multi-stock and feature buff brick elements) walls and gable ends and brown tiled roofs. There would be a mix of terrace and semi-detached dwellings. It is considered that the simple form is in keeping with the form of the surrounding dwellings which are predominantly multi-stock brick dwellings with brown roof tiles and mixture of semi-detached and terrace houses. The feature buff brick elements would add some interest to the elevations. It is noted that some of the submitted drawings still annotate

grey roof tiles. A condition is recommended to secure finalised details to address this and ensure that the finalised materials are appropriate.

- 6.15 Whilst the proposal would result in a significant change from the existing appearance of the site the density would be lower than those of the surrounding area and the two storey dwellings would be commensurate with the scale and form of the housing in the area. The frontages for units 1 to 4 would be shallower than the dwellings along Weldon Way and other neighbouring roads but given the context of this site, a former library adjacent to non-residential properties, it is not considered that the shallower frontages would appear incongruous or harm the character of the surrounding area. The setting of the houses further back would also impact on the depth of their rear gardens and space for landscaping and parking in the centre of the site. By having the vehicular access in the middle of the site, and via the existing access for the day centre and football and social club and reducing the scheme to 11 units additional space has been provided for soft landscaping within the site and along the western and northern boundaries. This has helped to soften the appearance of the site and ensure that the scheme does not appear overly cramped. Given these factors it is considered that the impact would not be so detrimental that it causes unacceptable harm to the character of the site or surrounding area.
- 6.16 Whilst it is noted that policy RED5 has allocated the site for up to 10 homes given the conclusion above that the impact density and design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is my conclusion that a proposal for 11 dwellings is not harmful or that it conflicts with the allocation policy to the extent that it should be refused on this point. It should also be considered in the context that when allocated part of the site was within flood zone 2 and 3 which would of limited the scope of development being envisaged. Were the application to be approved conditions are recommended to secure finalised details of the proposed ground levels, external materials, boundary treatments/means of enclosure and landscaping details to ensure a good quality finish.
- 6.17 In terms of archaeology due to the proximity to the medieval moated site the County Archaeological Officer was consulted. The Officer has considered the submitted information and agrees with the conclusions of the report which recommend further investigations and advises that these should be in the form of trial trench evaluation. The officer has recommended a condition to secure the submission and implementation of a Written Scheme of Investigation to address this.
- 6.18 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.

- 6.19 Each dwelling would have a floor area which is more than that of the relevant standard in the Nationally Described Space Standards. In terms of the size of the proposed garden space and quality of accommodation it is considered that the dwellings would have adequate levels of outlook and privacy and light.
- 6.20 The garden areas are modest in depth at around 7- 8.5m but they are relatively wide and are therefore considered adequate and not a reason to refuse the application. It should be noted that smaller or similar gardens were considered acceptable on several recent Raven applications which were granted at Planning Committee.
- 6.21 It is noted that a number of representation have raised concerns that the future occupants may be impacted by the activities at the adjacent football and social club. The nearest dwellings (units 5-8) would be approximately 18m from the football and social club building. There is therefore some potential for conflict. However, this is a football and social club, it is not a nightclub which is open until the early hours of the morning. It is not uncommon for a sports and social club building to be located in residential areas and given the type of venue it is not considered that such a relationship would be unacceptable in this instance.

Housing mix, affordable housing and specialist accommodation

- 6.22 DMP Policy DES4 states that “All new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community.” DES6, criteria 2, relates to affordable housing and requires that schemes of 11 or more homes on sites outside of allocated greenfield urban extension site should provide 30% of the homes on the site as affordable housing. Criteria 3 of that same policy states that “The tenure mix of the affordable housing provided on each qualifying site should contribute (to the Council’s satisfaction) towards meeting the latest assessment of affordable housing needs.”
- 6.23 In this case the scheme proposes 100% affordable housing which is beyond the policy requirement, but it is noted that the tenure mix does not align with the guidance set out within the Affordable Housing SPD 2020. The Council’s Housing Strategy and Projects Manager has advised the following:
“The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme

contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent”

- 6.24 Therefore, whilst the scheme does not provide affordable rent units in this instance for the reasons set out by the Housing Team it is considered that the tenure and mix is meeting a demand in the local area and is supported by officers in this specific case. As set out in the recommendation 30% of the units (3 dwellings) are recommended to be secured as affordable housing units in a S106 agreement to ensure the scheme complies with policy DES6 but if delivered as proposed the provision of all the units at affordable housing would be a benefit of the scheme which would need to be taken in to account in the overall planning balance.
- 6.25 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for ‘accessible and adaptable dwellings’ which is M4(2) housing. The application documents show that all 11 units are designed to meet M4(2) requirements – which exceeds the 20% required by DES7(3)a. A condition is recommended to secure compliance.

Neighbour amenity

- 6.26 DMP Policy DES1 requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.27 The site adjoins non-residential properties to the north and south. The nearest any of the proposed buildings would be to the day centre to the south is 19m and units 5-8 would be no closer than 18m to the football and social club. Units 9 to 11 would be no closer than 13m to the Moat House Surgery to the north. As such it is considered that the distance would be adequate to ensure that there is not an adverse overbearing impact, loss of light or loss of privacy to these properties.
- 6.28 To the east the site units 1-4 would face residential properties and St Teresa’s Catholic Church on the other side of Weldon Way. Given the distance and residential use it is not considered that there would be a material impact on the Church or its activities. The front-to-front relationship with the dwellings to the east is common in a residential area and at a minimum separation distance of 26m it is considered that there would not be an adverse overbearing impact, loss of light or loss of privacy to these dwellings.
- 6.29 To the west is the moat which is part of the recreation ground. To the north-west are residential properties in Bletchingley Close, no.8 and 9 being the closest. The distance to the rear elevations of these properties from the site boundary is approximately 16m. The nearest proposed dwelling (unit 9)

would be a further 19m from the north-west corner of the site. As such it is considered that the proposed dwellings would not result in an adverse impact to the occupants of the dwellings in Bletchingley Close by way of overbearing impact, obtrusiveness, overshadowing, overlooking or loss of privacy.

- 6.30 In terms of the proposal and potential noise, disturbance and pollution given the historic use of the site as a library and the residential nature of the proposal it is considered that the proposal would not materially impact on the neighbouring residential properties with regard to noise, disturbance and pollution. The only potential additional source of noise are the introduction of air source heat pumps however given the separation to residential properties it is not considered necessary to condition further details in this case.
- 6.31 In terms of potential light pollution and nuisance it is considered that the extent of external lighting proposed could be secured by condition to ensure that the light spill does not have an adverse impact on the occupants and users of neighbouring properties.
- 6.32 In terms of crime site is well surveyed by the surrounding and proposed properties and some form of lighting would be provided. Surrey Police has not objected to the scheme but has raised some concern in relation to the proposed footpaths to the rear of units. Since their comments the layout has been altered so that the front of units 5 to 8 now also face into the central parking court. This overcomes some of their concerns and provides further natural surveillance to the rear of units 1 to 4. If considered necessary gates can be added to the rear footpaths when fencing and means of enclosure are considered. It is also noted that some consultation response have noted that the vacant nature of the existing site has caused some security concerns. On this basis it is considered that the proposed development would at the very least not result in a greater risk of crime when compared to the existing vacant building. If anything, the change to a site where houses are occupied is likely to result in a safer environment with more surveillance by virtue of the presence of the occupants. To ensure that the scheme is design to meet secure by design standards a condition, as recommended by Surrey Police, is proposed to be attached were the application granted.
- 6.33 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.
- 6.34 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway and parking considerations

- 6.35 The site will be accessed via the existing shared access along its southern boundary, that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. A new central spine providing access to the internal car parking areas within the Site. A segregated footway link will be provided from Weldon Way adjacent to unit 4. The existing access opening on to Weldon Way will be widened along its southern edge. 6 parallel parking spaces are proposed to be provided along the existing access as part of the proposed access works. Currently the northern part of the existing access does not have formal parking but it is understood that the uses of both the day centre and football club do use this part of the access road for parking. The applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access. However, the applicant has agreed through discussions with officers to provide 6 formal parallel parking spaces for uses of these facilities to ensure that parking along the access can continue. ***The 6 proposed spaces along the access are in addition to the 21 spaces proposed within the site to serve the residents and should be viewed as a positive addition for the users of Age Concern and Merstham Football and Social Club. Given the concerns about the informal parking within the existing access and in order to ensure that the 6 proposed spaces are left available for the users of the football club and Age Concern it is recommended to include a parking management plan requirements as part of condition 18 so that finalised details can be secured in terms of allocating spaces for the new residents, visitors and users of the football club and Age Concern and details of how the parking will be managed through things such as line marking, signs, any enforcement and any necessary agreements between parties.***
- 6.36 The submitted Transport Statement demonstrates through the use of TRICS data and census dates that that the proposed development is likely to generate a total of 13 and 9 trips in the morning and evening peaks respectively. Of these, approximately 8 and 6 trips would be by car drivers in the AM and PM peaks respectively. The modal split data suggests that trips by any other single mode of travel is likely to be negligible and in most cases is less than 1 trip in each peak. Their highway consultants therefore conclude that “the proposed development will not have a material impact on the operation of the local highway and transport networks. This accords with section 1 of Policy TAP1 within the RBBC DMP.”
- 6.37 The submitted Transport Statement has also considered the suitability of the access for refuse collection. The submitted tracking plans show that the Council’s Refuse Truck can access and egress the site in forward gear by entering the access road and reversing into the access road for the development. Crews would then access bins for units 1 to 8 from their frontages and pick the bins up for units 9 to 11 from a collection point.

- 6.38 The car parking for the dwellings would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. Two spaces would be disabled spaces. The Transport Statement that each property would be provided with the ability to charge electric cars.
- 6.39 The suitability of the access and likely impact of the proposal on highway capacity and safety has been considered by the Surrey County Council as the County Highway Authority (CHA). They have advised the following:
“The proposed development seeks to utilise an existing vehicular access to serve the new dwellings from Weldon Way and the development is not likely to lead to any highway safety issues in the vicinity of the site. The Applicant has indicated vehicular visibility splays from the modified access in either direction to the nearside carriageway, each measuring 2.4 metres x 43 metres as per Manual for Streets (MfS) guidance. The CHA is aware of the obstruction of a highway tree within the visibility splay from a 2.4 metre setback is not ideal. However it is noted that the tree at the access, which restricts visibility, represents a historic situation. These proposals would not significantly worsen the existing achievable visibility for vehicles wishing to exit the site onto Weldon Way, whilst it is not expected that the development is unlikely to lead to a significant increase in vehicular movements from the site, and so on this basis, it is not considered to worsen the previous situation. Similarly, it is noted that the Applicant has demonstrated on the updated plans that the required 2m x 2m pedestrian inter-visibility splays are also achievable at the proposed access.”
- 6.40 In terms of refuse collection both the CHA and the Council’s Neighbourhood Services Team have considered the arrangement. The CHA has advised as follows:
“the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear. However turning overlays submitted with the application show that parking restrictions would need to be painted onto the ground after public consultation on the provision of parking restrictions, the costs (painting restrictions on the ground, officer time and adverts) of which would have to be met by the developer. There will need to be 10 metres of parking restrictions on either side of the access on the site access side of the carriageway, and 30 metres opposite, so that would be the loss of about 10 parking spaces on the carriageway. Such parking restrictions would also be needed for delivery vehicles. If those restrictions cannot be provided then the site may have to be serviced from the highway, which is what already happens with neighbouring property.”
- 6.41 The Council’s Neighbourhood Services Team has advised that both the access and turning head are acceptable in principle but that there are some pinch points in terms of the space for the refuse truck to manoeuvre and they also advise that parking restrictions will be needed around the access point to ensure the refuse truck can access and egress the site. They are also content with the principle of a bin collection point for units 9-11 but would like to see finalised details. Given that Surrey County Council are satisfied with the proposed access arrangements for the access truck and the Council’s

Neighbouring Services Team are happy in principle, subject to some minor alterations to the layout I consider that the proposed arrangement is suitable subject to condition securing the submission of a finalised layout and refuse management plan.

- 6.42 In terms of parking the proposed 21 spaces would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. The development therefore addresses its likely parking demand within its site and should not add pressure to the access road or surrounding roads. The CHA has advised that “adequate space has been provided for vehicles to be parked, and considering the opportunities for sustainable travel nearby, it is deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity.” The scheme will for the reason above reduce the availability of parking within the existing access for the football and social club and day centre and on the roads adjacent to the access for the reasons set out above. It is estimated that there would be the loss of approximately 2 informal spaces within the access road and the recommended road restrictions are estimated to lose approximately 10 on street parking spaces. Whilst this will have an impact on the availability of on street parking the loss of two spaces within the access road is considered to be minimal, particularly as the uses of these facilities are not currently meant to be parking there. The on-street parking is in demand on match days for the football club, these are not spaces that are directly outside residential properties and therefore the impact on day to day parking is not considered significant. As the change to parking restrictions will have to go through a consultation period there will be an opportunity to engage with the CHA and applicant on how best to introduce these restrictions. Officers understanding is that if that this could be in the form of restricted parking for specific hours or days of the week to allow for parking at other times and days the restrictions do not necessarily mean the complete loss of parking. It is also noted that if the required changes cannot be secured by the applicant that the CHA has advised that the development would need to be served from the highway and they do not raised any objections to this from a highway safety point of view. A condition is recommended to secure finalised details of the proposed access and parking restrictions and refuse collections so it can be agreed by the Local Planning Authority. Therefore no objection is raised to the proposed parking.
- 6.43 Cycle storage is proposed in the rear garden of each unit for two bicycles in line with minimum standards and this can be secured by condition. The Transport Statement also confirms that each dwelling will be supplied with a car charging point in line with the CHA requirements. A condition is recommended to secure finalised details of the location and type of charger to ensure it meets the current CHA standards.
- 6.44 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1. Conditions are recommended to secure a Construction Transport Management Plan, access works, parking, Travel Information Pack and electric car charging point.

Impact on trees and ecology

- 6.45 The site is a brownfield site with existing building and hardstanding and therefore the level of features on the site is limited. In terms of trees within the site there are only four trees/hedgerows identified by the arboricultural survey all of which are C grade. Two of the groups of trees G1 and G3 are to be removed. No work is proposed to the third group of trees G2 and H1 is the existing boundary hedge located along the northern boundary. This is to be cut back but retained. The only other works proposed to trees relates to T5, a Beech tree located off site just to the north of the existing access road. This is a B Grade Tree which is proposed to be retained. Crown reduction and crown lift works are proposed. Hardstanding and the proposed terrace block for units 1-4 will incur into the root protection area.
- 6.46 The Council's Tree Officer has considered the submission and whilst they have some concerns about the potential long-term impact of the proposals on the health of the tree they have not raised an objection subject to the council securing further information in relation to the finalised position of service runs and any sewage realignment to ensure that these elements will not result in a further impact on the Beech Tree. Officers are content that this could be secured through pre-commencement condition. In terms of landscaping and providing additional tree coverage the Tree Officer considers that additional planting should be secured along the frontage of units 1-4 that faces on to Weldon Way. Again this could be secured by condition.
- 6.47 Therefore subject to the recommended condition to secure a finalised Tree Protection Plan and Arboricultural Method Statement and an updated landscaping scheme no concerns are raised with regard to impact on trees.
- 6.48 In terms of ecology the application is supported by a Preliminary Ecological Appraisal, Preliminary Roost Assessment and Bat Activity Survey Report and a Biodiversity Net Gain Report. The submitted reports conclude that there will be no impact on statutory or non-designated habitats and the site itself is not a priority or irreplaceable habitat. In terms of protected species the surveys have identified that the existing building contained roosting bats and also nesting birds. As such a Natural England Development Licence will be required to carry out the works and mitigation measures are recommended to ensure that there will be no harm to the roosting bats or nesting birds. Compensatory integratory bat boxes would also be required on the development site. Precautionary mitigation measures are also recommended in relation to badgers, hedgehogs and reptiles.
- 6.49 The submitted reports recommend a number of enhancement measures and the submitted Biodiversity Net Gain Report has calculated that the proposal would result in a 15.61% net gain in area habitat and 358.16% in linear habitat. This net gain is well above the Council's Development Plan policy requirement and also above the statutory 10% requirement that has come in to force for new applications which does not apply to this current application.

Therefore, this represents a significant benefit of the scheme that weighs in favour of the scheme.

- 6.50 Surrey Wildlife Trust has considered the submitted information and has raised no concerns with the content of the reports. They have recommended a number of conditions to secure the implementation of the mitigation measures and licence and to secure the biodiversity net gain and enhancement measures recommended in the reports. Given that an updated landscaping scheme is required by the Tree Officer it is considered necessary to condition that updated biodiversity net gain and enhancement information is provided. Subject to these conditions officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats.

Flood and drainage matters

- 6.51 The site is shown to be located within flood zone 2 and 3 on the Council's mapping system and Environment Agency (EA) records. However, the EA has advised that based on their findings and their review of the detailed hydraulic modelling report, carried out by JCA Consulting (dated July 2022) which is evidence within the submitted Flood Risk Assessment, the entire site lies outside of all fluvial flooding scenarios up to and including the 1 in 1000 year (0.1% chance in any given year AEP) scenario. As such the proposed development can be considered safe from main river flooding and the EA has raised no objection to the proposal and no further mitigation measures are considered necessary.
- 6.52 In terms of drainage a Flood Risk Assessment and Drainage Strategy has been submitted which has been considered by Surrey County Council Lead Local Flood Authority (LLFA).
- 6.53 As set out above the LLFA has advised that they are satisfied with the submitted information and that it meets the requirements of national policy and guidance. They do however go on to state that "Although we are content with the outline proposals, it is clear that the proposed discharge rate has been increased from 1.6l/s to 2l/s even though there is a reduction in impermeable area from the original application. This is an unacceptable increase when the original application showed that the reduced discharge was feasible. The justification for not keeping the original discharge rate was to help reduced potential blockage, but a surface water drainage design that filters the majority of surface water through permeable paving has a negligible risk of blockage." Therefore, the LLFA have recommended a condition which requires the finalised scheme to be designed with a discharge rate of 1.6l/s. Given the comments from the LLFA these seems reasonable. Therefore, the proposal is considered to meet the requirements of the DMP and national policy and guidance subject to a condition to secure further drainage details and a post completion verification report.

Contamination

- 6.54 The Council Contamination Officer has recommended a condition to secure an asbestos survey prior to demolition to ensure that the demolition of the building does not result in a risk to works, occupiers of neighbouring buildings or environment.

Sustainable Construction

- 6.55 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.56 The application Sustainability Energy Statement states that the development has been designed with an emphasis has been placed on maximising energy demand reduction for the building and reducing carbon emissions using Photovoltaic (PV) alongside a heat pump. The Statement also shows that the dwellings will result between a 35% to 100% improvement in the DER over the TER (depending which options are used in the house products and which building regulations are used. Such improvements go well beyond the Council's current 19% requirement. The Statement also includes information comparing the proposed modular construction product against a typical brick and block dwelling which shows that the modular approach has a considerably lower carbon impact.
- 6.57 In any case following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. The fact that the buildings go beyond planning requirements represents a benefit of the scheme which must be considered in the overall planning balance.
- 6.58 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.
- 6.59 The Surrey County Council Minerals and Waste Planning Authority has raised no objection subject the submission of a waste management plan to make sure as much of the material is re-used and recycled as possible. A waste management plan condition is recommended in line with the recommendation.

Community Infrastructure Levy (CIL)

- 6.60 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission and relief can be sought from CIL in cases where affordable housing is being provided.
- 6.61 It is noted that concern has been raised that the infrastructure in the area is not adequate for a further 11 dwellings. Given the size of Merstham and the relatively small number of houses proposed it is not considered that the impact would be significant. However even if CIL is not collected on this scheme local agencies and organisations can still access the CIL funds if further needs are identified.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
<i>Proposed Plans</i>	<i>AL (20) XX 02</i>	<i>01</i>	<i>04.03.2024</i>
Proposed Plans	AL (20) XX 01	00	23.09.2022
Block Plan	AL (10) X S 02	01	23.09.2022
Elevation Plan	AL (20) E 01	00	23.09.2022
Location Plan	AL (10) X S 01.2	01	23.09.2022
Elevation Plan	ADP-XX-ZZ-DR-A-0012		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0011		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0010		19.10.2023
Site Layout Plan	SD20106-01A	A	19.10.2023
Roof Plan	ADP-XX-ZZ-DR-A-0002	1	20.12.2023
Section Plan	ADP-XX-ZZ-DR-A-0020	1	20.12.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0030	1	20.12.2023
Site Layout Plan	AL (10) X- GF 02	3	20.12.2023

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.

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 until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

4. No development 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) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway (extent of surveys to be agreed with County Highway Authority) and a commitment to repair the highway to a standard agreed with the County Highway Authority
 - (j) on-site turning for construction vehicles

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: 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 DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. No development shall take place, other than demolition works, until the developer obtains the Local Planning Authority's written approval of details of proposed ground levels and the proposed finished ground floor levels of the

buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and ancient monument and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 and NHE9.

6. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. Details of the proposed service runs will need to be robustly marked on site and a specific proposed (written) method of installation created. This document will explicitly outline the proposed method of working within the RPA of T5-Beech (in the event determined necessary) it will draw from and adhere to the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations and the related guidance set out in National Joint Utilities Council NJUG 4 documentation.

The AMS shall also include a pre commencement meeting between the council's Tree Officer, retained Arboricultural Consultant and appointed main contractor, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

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 reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to Reigate and Banstead Borough

Development Management Plan 2019 policy NHE9. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

8. The development hereby permitted shall not commence, ***other than demolition and site clearance works***, until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.6 l/s.
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) 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 drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained in accordance with the agreed details.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

9. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system 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), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

10. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers should asbestos be present onsite.

The remedial mitigation scheme, if necessary, must be written by a suitably qualified person and shall be submitted to the LPA and must be approved in writing prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The development shall then be undertaken in accordance with the approved details.

Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation to ensure the remedial mitigation plan has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

11. Prior to the commencement of the development a Waste Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate how the waste generated during the demolition, excavation and construction phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated are maximised. The development shall then be implemented in accordance with the approved Waste Management Plan.

Reason: To ensure that the development maximises opportunities for re-use and recycling of any waste generated in accordance with Policy 4 of the Surrey Waste Local Plan 2019.

12. Notwithstanding the approved plans no development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority.
- a. materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof
 - b. the finalised positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access where practical and feasible.

The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect amenity of neighbouring properties with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

13. Notwithstanding the approved plans no development above slab level shall commence until revised landscaping plans have been submitted to and approved in writing by the local planning authority (LPA). Specifically, the revised scheme will now incorporate and illustrate new tree/woody shrub planting within the frontage of the site to include within the hard surfaced paving between the building and the adjoining public footpath. The recommendation and expectation are the scheme will and at large feature a combination of forest type species, ornamental species and large woody shrub species, with their respective positions selected accordingly. The trees should be container grown heavy standards(12-14cm girth at 1.5m), similar sized multi-stemmed formed individuals, and shrub species necessary to provide a degree of immediate impact.

These landscaping details shall include all relevant and scaled plans(to include tree pit design, protection, guying) of hard & soft landscape and planned soft landscaping establishment maintenance schedules(to include appropriate irrigation) for a minimum of 2 years. Soft landscaping shall include full planting specifications, planting sizes & densities. These shall all be coordinated with any tree protection requirements where required. 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, shrubs of the same size and species.

Reason: To ensure good 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 Development Management Plan 2019.

14. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:

- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
- b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Preliminary Roost Assessment and Bat Activity Survey Report (Sept 2022), has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

15. The development shall be carried out in accordance with the mitigation measures set out within the Elite Ecology Preliminary Ecological Appraisal (dated July 2022) Preliminary Roost Assessment and Bat Activity Survey Report (dated September).

Prior to commencement evidence shall be submitted to and agreed in writing by the Local Planning Authority that demonstrates that the applicant has applied for and obtained a Natural England Development Licence to legally close the identified bat roost.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

16. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP shall be based on the on the submitted Elite Ecology Biodiversity Net Gain Report dated January 2023 and shall set out how the scheme will meet the biodiversity net gain detailed in Section 5 of the report and also species specific enhancements. The LEMP shall include the following:
 - a) Description and evaluation of net gain and species specific enhancement features to be installed/created and managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

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.

17. Notwithstanding the approved plans no part of the development hereby approved shall be first occupied unless and until the unless and until the existing access has been modified and provided with parking restrictions following a successful public consultation in accordance with a revised scheme (including details of visibility splays and pedestrian intervisibility) to be submitted to and approved in writing by the Local Planning Authority and thereafter there shall be no obstructions above 0.6 metres high above the ground.

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.

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until:

- a) space has been laid out, in accordance with an updated and finalised parking layout, which has been submitted to and approved in writing by the Local Planning Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and not impede the access of refuse collection vehicles.**
- b) A Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority which details how the approved parking spaces shall be allocated for the new residents, visitors and users of the football club and Age Concern and details**

of how the parking will be managed on an ongoing basis. The Parking Management Plan shall be implemented and any agreed measures installed prior to the first occupation of the development.

Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and shall be managed in accordance with the Parking Management 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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and in order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

19. Notwithstanding the approved plans the development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

20. Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Information Pack shall be distributed upon first occupation of each unit.

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).

21. Notwithstanding the approved plans the development shall not be first occupied until a finalised refuse management plan has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall include details of:

- finalised location, size and finish of the refuse presentation area(s)
- finalised details of refuse storage for each dwelling
- details of how the refuse collection area will be managed to mitigate against nuisance to neighbouring properties and visual amenity of the site

The bin presentation area and bin storage shall be installed and management plan implemented prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that the refuse collection point is correctly positioned to enable safe and efficient refuse collection and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

22. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

23. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

24. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

25. The development shall not be occupied until a scheme demonstrating compliance with 'Secured by Design' award scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

26. The development shall be implemented in accordance with the approved drawings so that all 11 units meet Part M4(2) "accessible and adaptable" accessibility standards. Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7

27. ***a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The method statement shall refer to and be based on the findings and recommendations of the submitted Phase 1 and Phase 2 reports. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.***
- b. Prior to first occupation, a remediation validation report for the site shall be submitted to and agreed in writing by the Local Planning Authority. The 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, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a 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 the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

- 28. *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.***

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

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 the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF

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.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at

banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance

4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details 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.

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering

6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle

route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. 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 may 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.
9. 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 on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that 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.
10. 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).
11. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
12. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes

and connector types. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

13. The developer is reminded that in order to build a usable access for refuse vehicles to serve the proposed development parking restrictions would have to be implemented as part of the development proposals. Such parking restrictions would have to be advertised for a minimum period of 28 days with any objections considered before the access can be modified meaning that it may not be possible to not support objections to proposed parking restrictions. This would result in refuse and delivery vehicles not being able to use the access meaning that refuse collection and delivery vehicles would not be able to enter the site to remove waste.
14. The use of landscape/arboricultural and ecology consultants is recommended to provide acceptable submissions in respect of the above arboricultural tree protection, landscaping and biodiversity net gain conditions.

In relation to the pre-commencement meeting the purpose of this meeting will be to review and agree upon all arboricultural aspects of the project to include proposed tree works, tree protection measures, proposed demolition methodology, planned arboricultural supervision, and planned utility service installation. The council will require a minimum of 10 days' notice of the pre commencement meeting.

It is recommended that the applicant or planning agent contact the Council's Tree Officer to discuss the required information and pre-commencement meeting.

15. Environmental Health would like to remind the applicant of the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' 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 unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

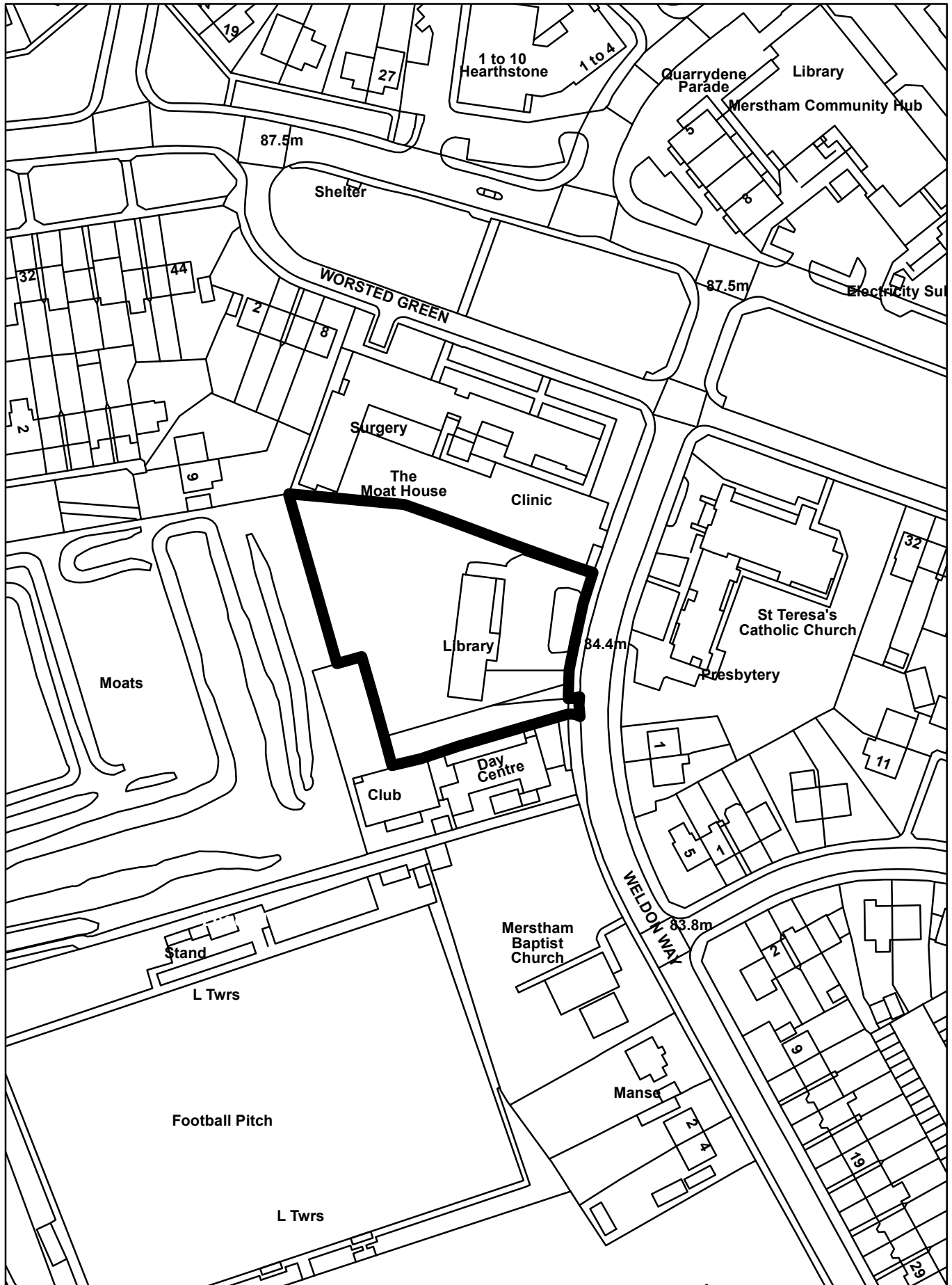
REASON FOR PERMISSION

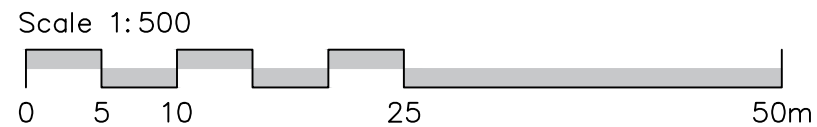
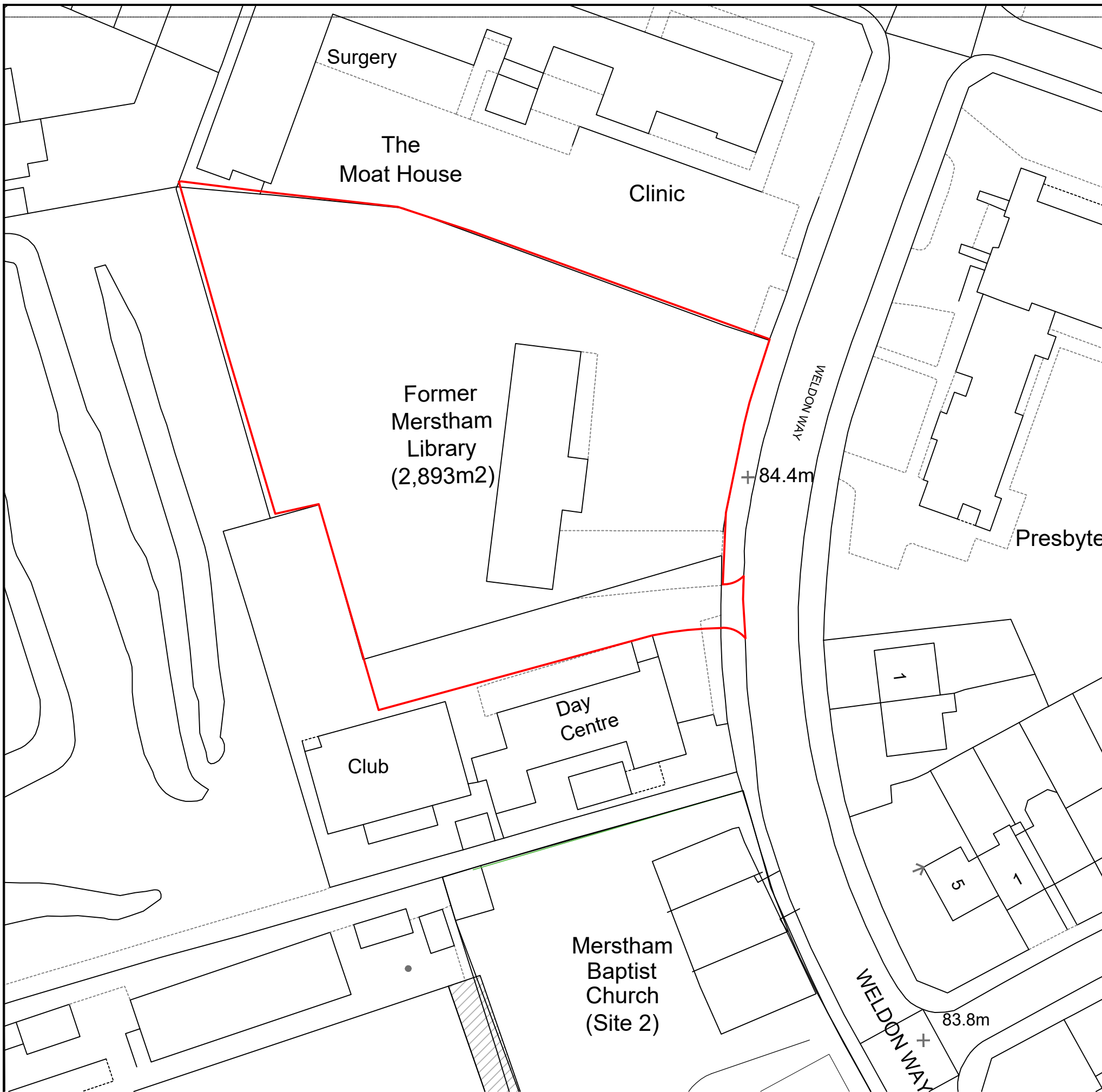
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS12, CS14, CS17, DES1, DES4, DES5, DES6, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, NHE9, INF1, INF2, INF3 and RED5 and other material considerations set out in the report, including 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.

Proactive and Positive Statements

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.

22/02067/F Former Merstham Library Weldon Way Merstham Surrey RH1 3QB





Notes

All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

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01	20/09/22	Red line updated	JT	CW	
rev:	date:	description:	dm:	chk:	apd:

client: Raven Housing Trust

project: Former Merstham Library
Weldon Way
Merstham

PLANNING	stage: 3
----------	-------------

title: Block Plan

scale: 1:500	A3	first issue: 02.11.2021	drawn: JT	checked: CW	approved: SL
project no: 27074	drawing no: AL (10) X S 02			rev: .01	



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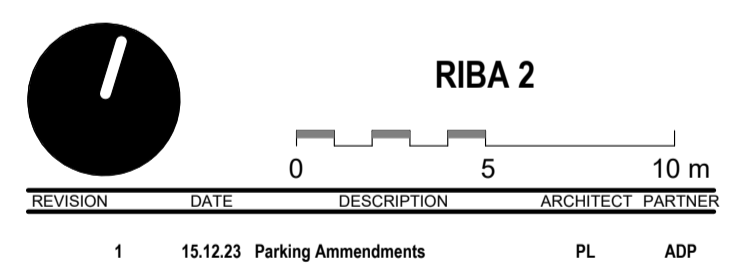
Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft

7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:
FORMER MERSTHAM LIBRARY

DRAWING TITLE:
ROOF PLAN - PROPOSED

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR-A-0002
REVISION: 1	

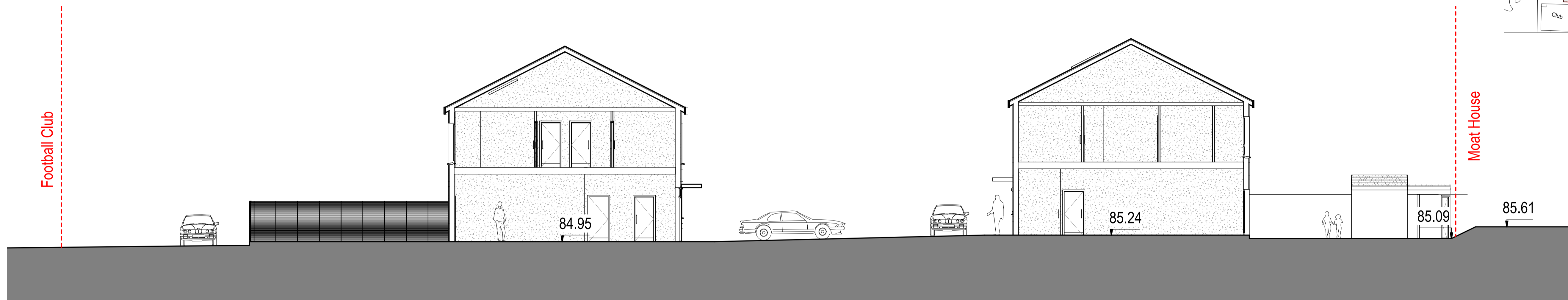
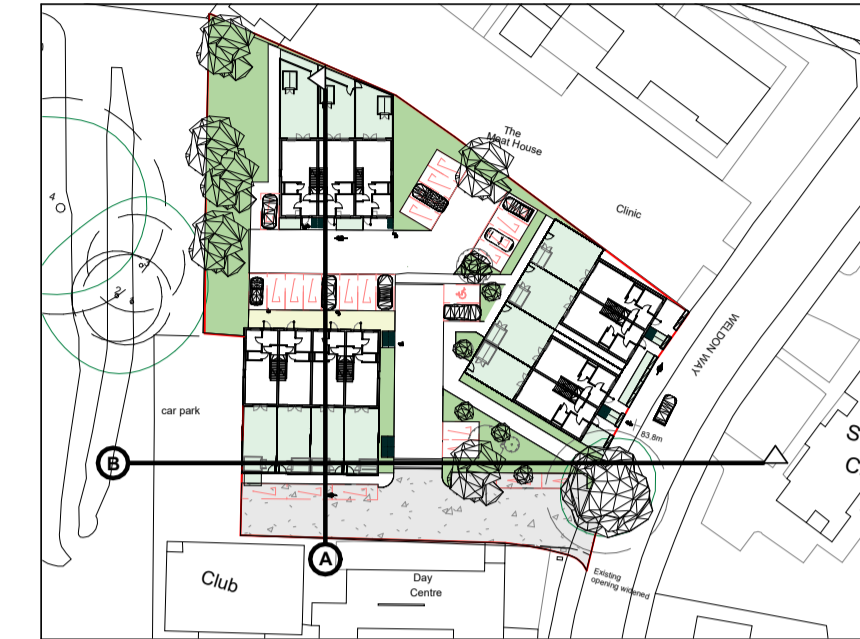
1 Roof Plan
 1 : 200

Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft

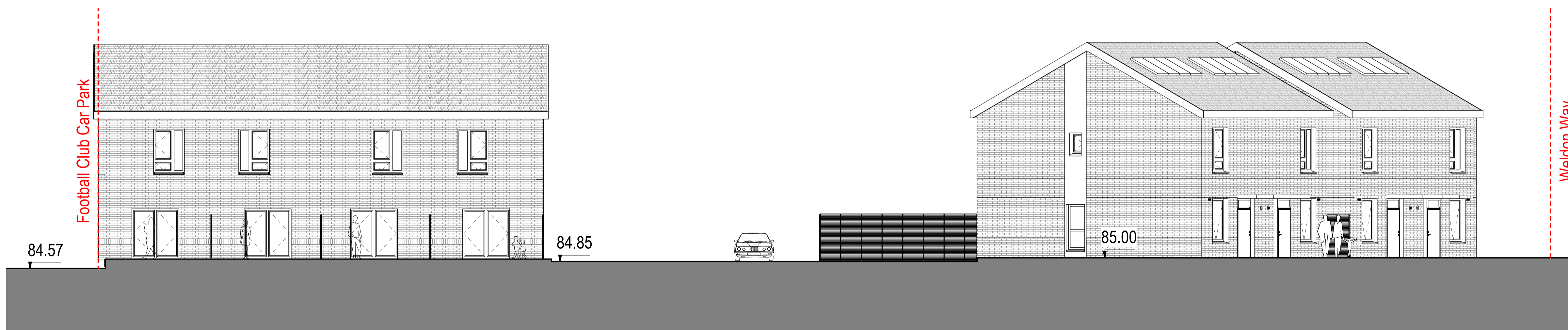
7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

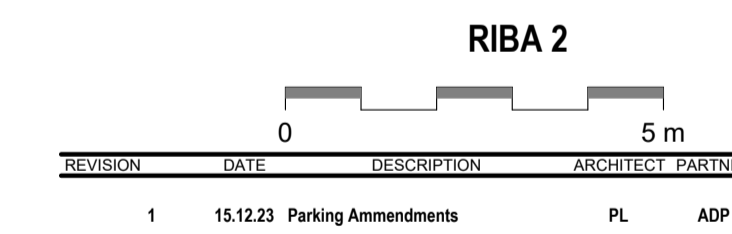
1 x fast (7KW) car charging point per dwelling will be provided.



1 Section A
 1 : 100



2 Section B
 1 : 100



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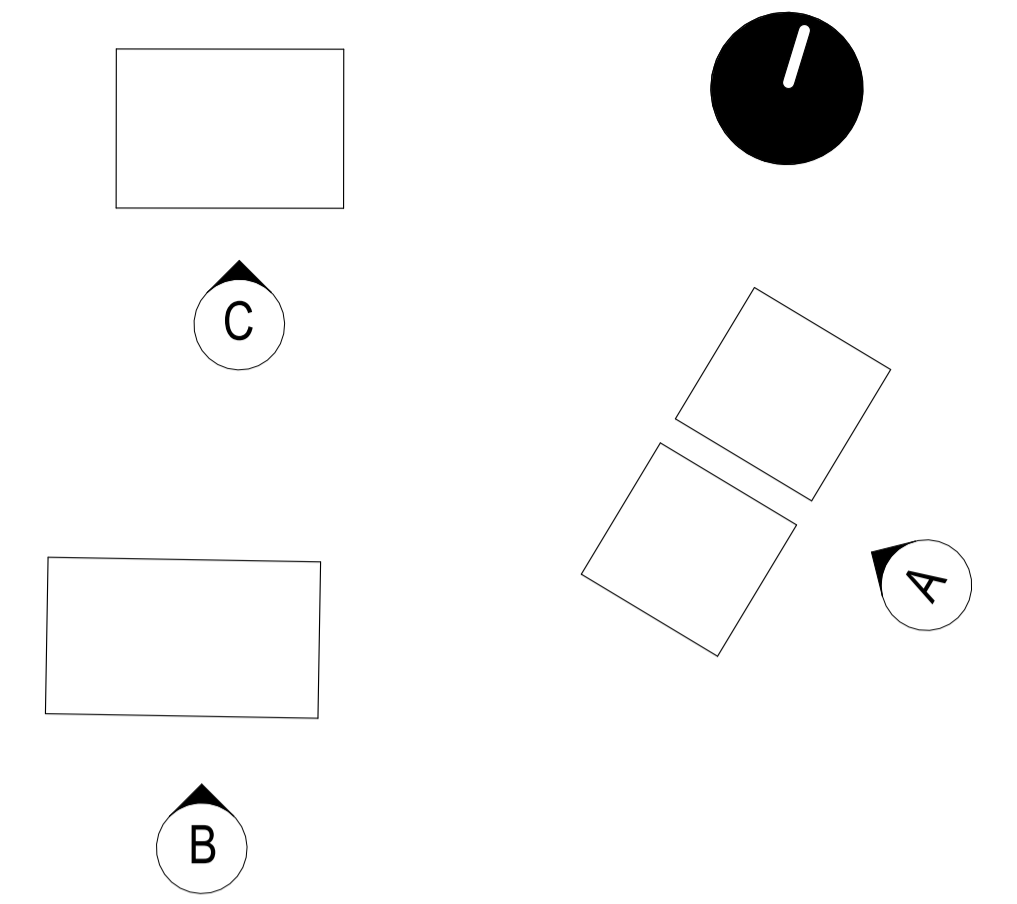
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DRAWING TITLE:
SECTIONS

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR-A-0020
REVISION: 1	



Elevation A - 1:100



Elevation B - 1:100



Elevation C - 1:100

RIBA 2

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
1	15.12.23	Parking Amendments	PL	ADP

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JOB TITLE:
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DRAWING TITLE:
STREET ELEVATIONS

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR-A-0030
REVISION: 1	

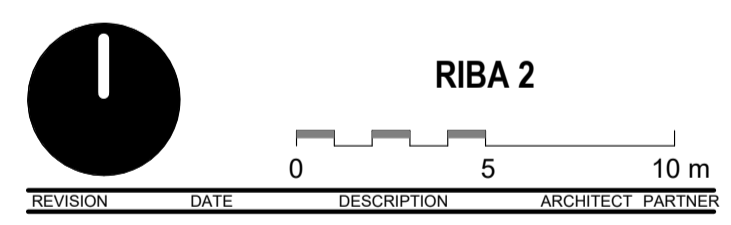
Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft

7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
1		FIRST ISSUE	CW	ADP
2	28.08.23	Amended planning application	MV	ADP
3	15.12.23	Parking Amendments	PL	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:
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DRAWING TITLE:
SITE PLAN - PROPOSED

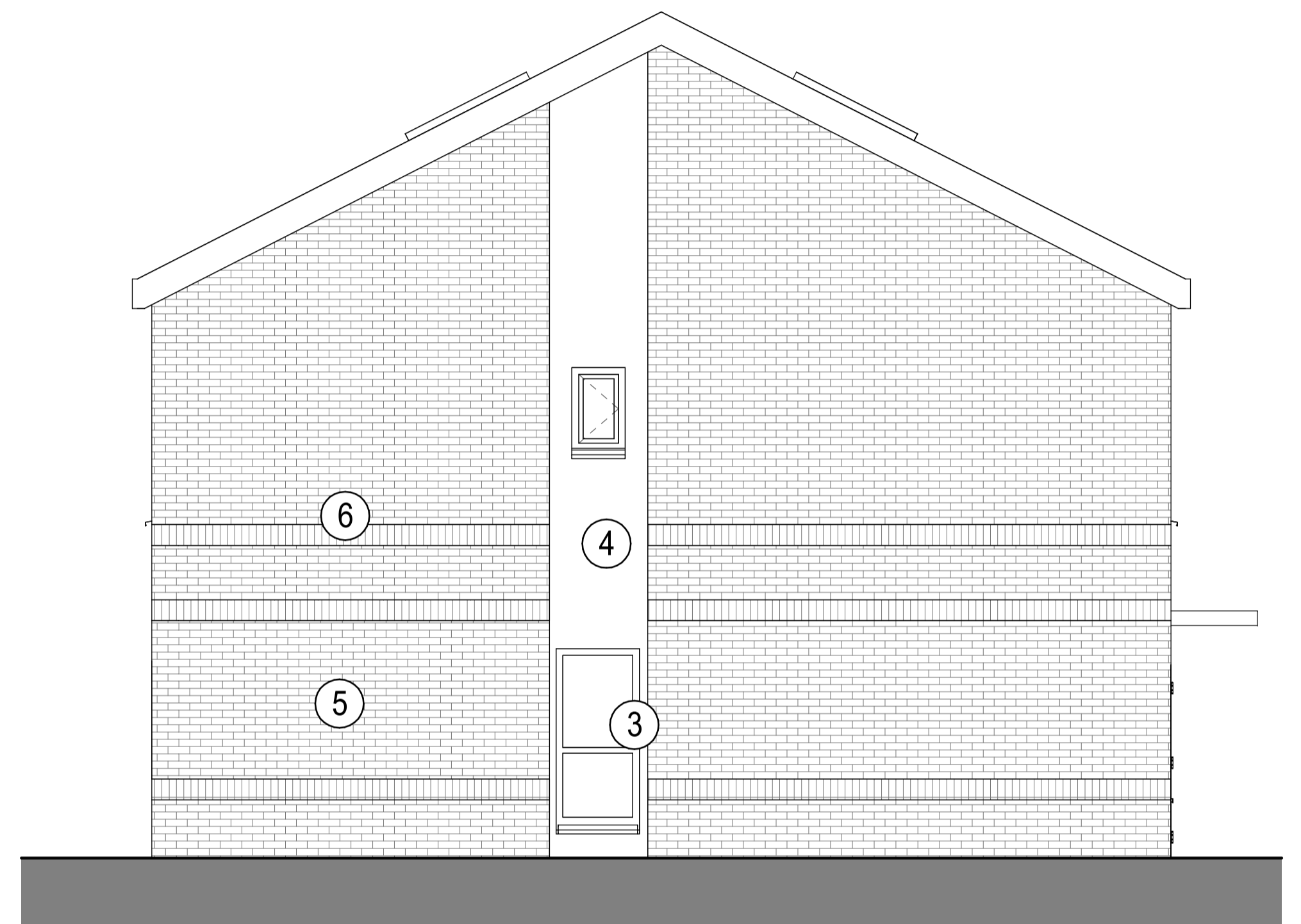
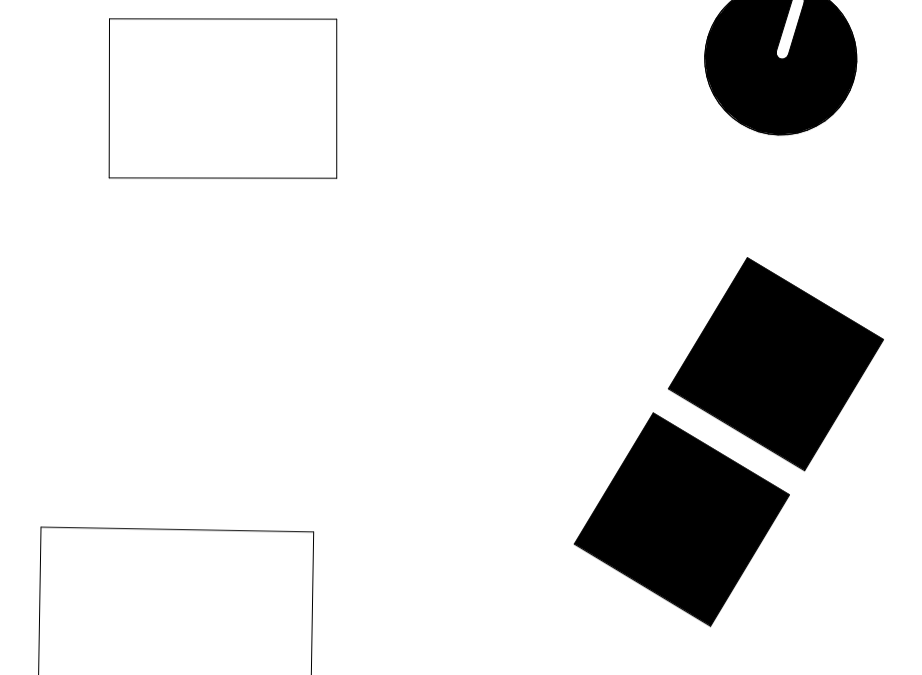
SCALE:	DRAWING SHEET SIZE:
As indicated	A1
JOB CODE: 27074	DRAWING NUMBER: AL (10) X- GF 02
REVISION: 3	

1 GF
 1 : 200



1 Front Elevation
1 : 50

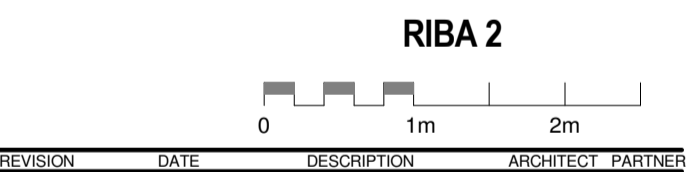
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



3 Side Elevation
1 : 50



2 Rear Elevation
1 : 50



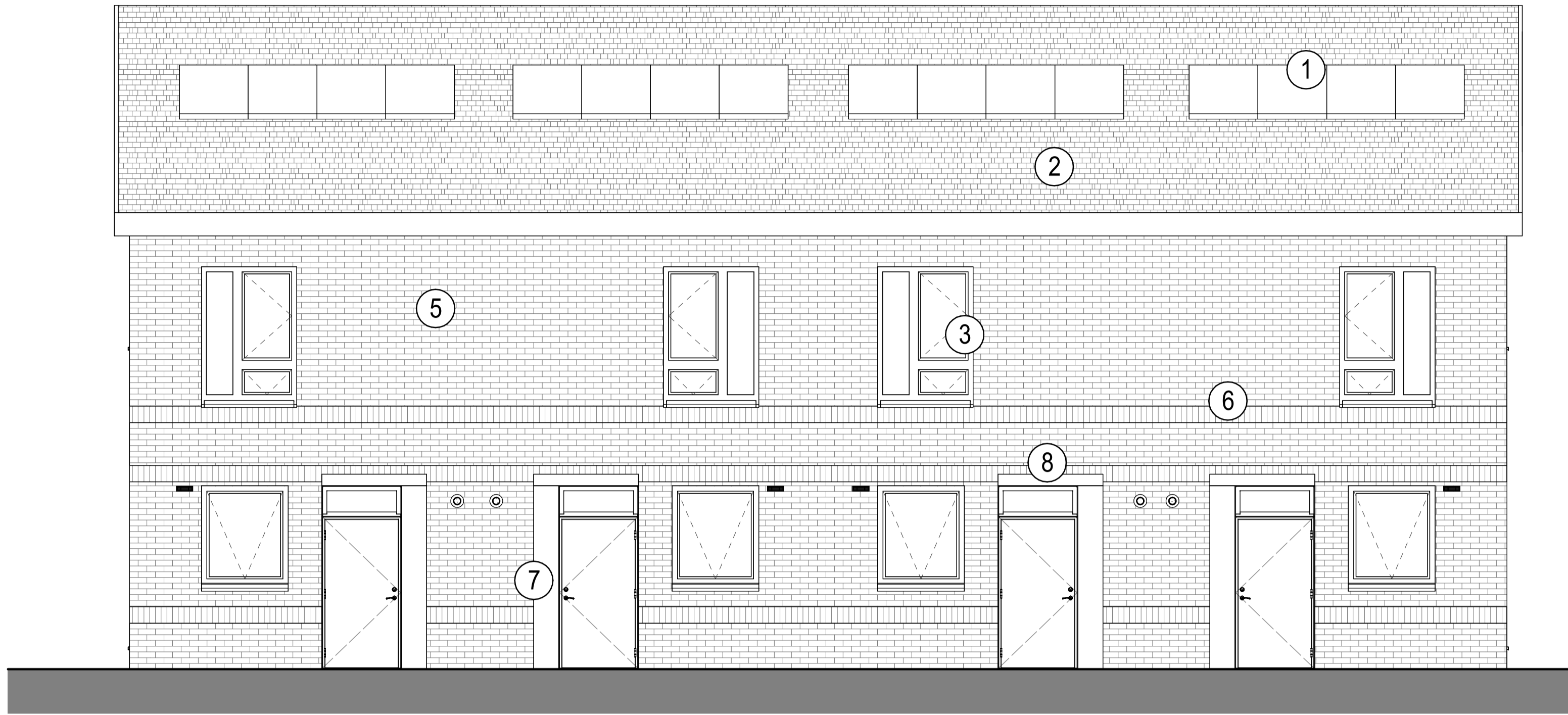
CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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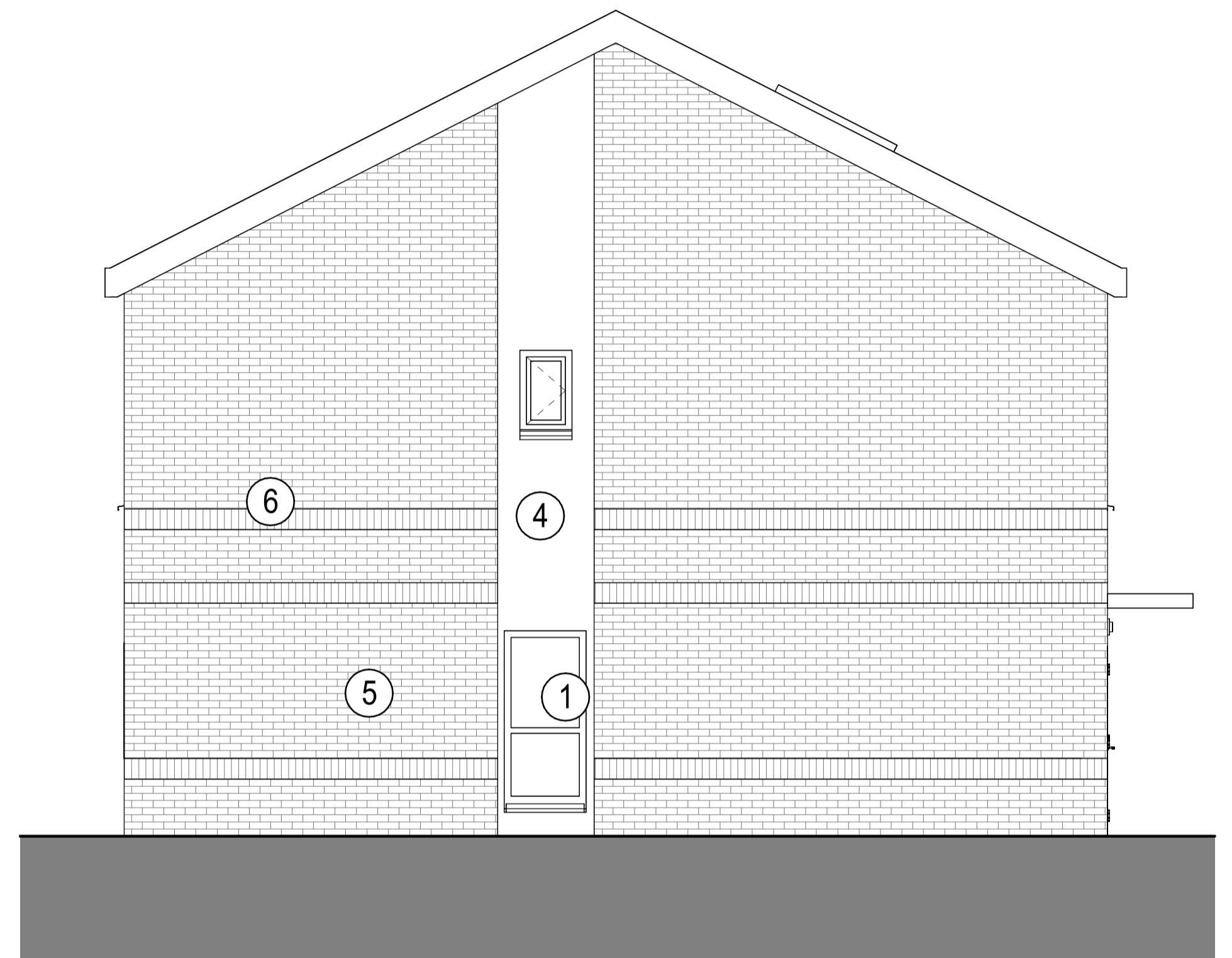
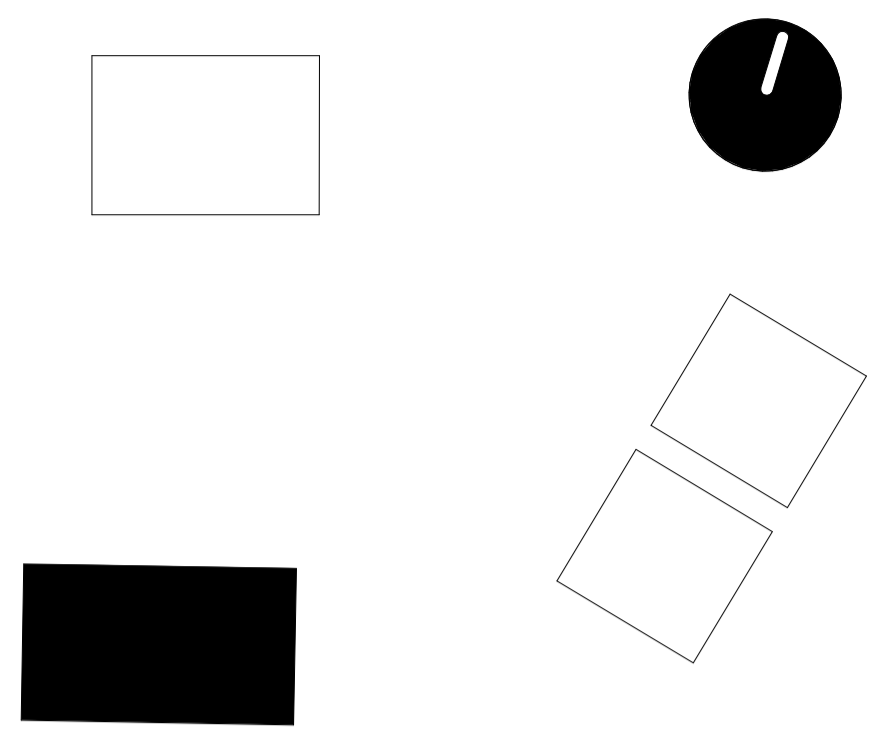
DRAWING TITLE:
BLOCK 01 ELEVATIONS

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR- A-0010
REVISION:	

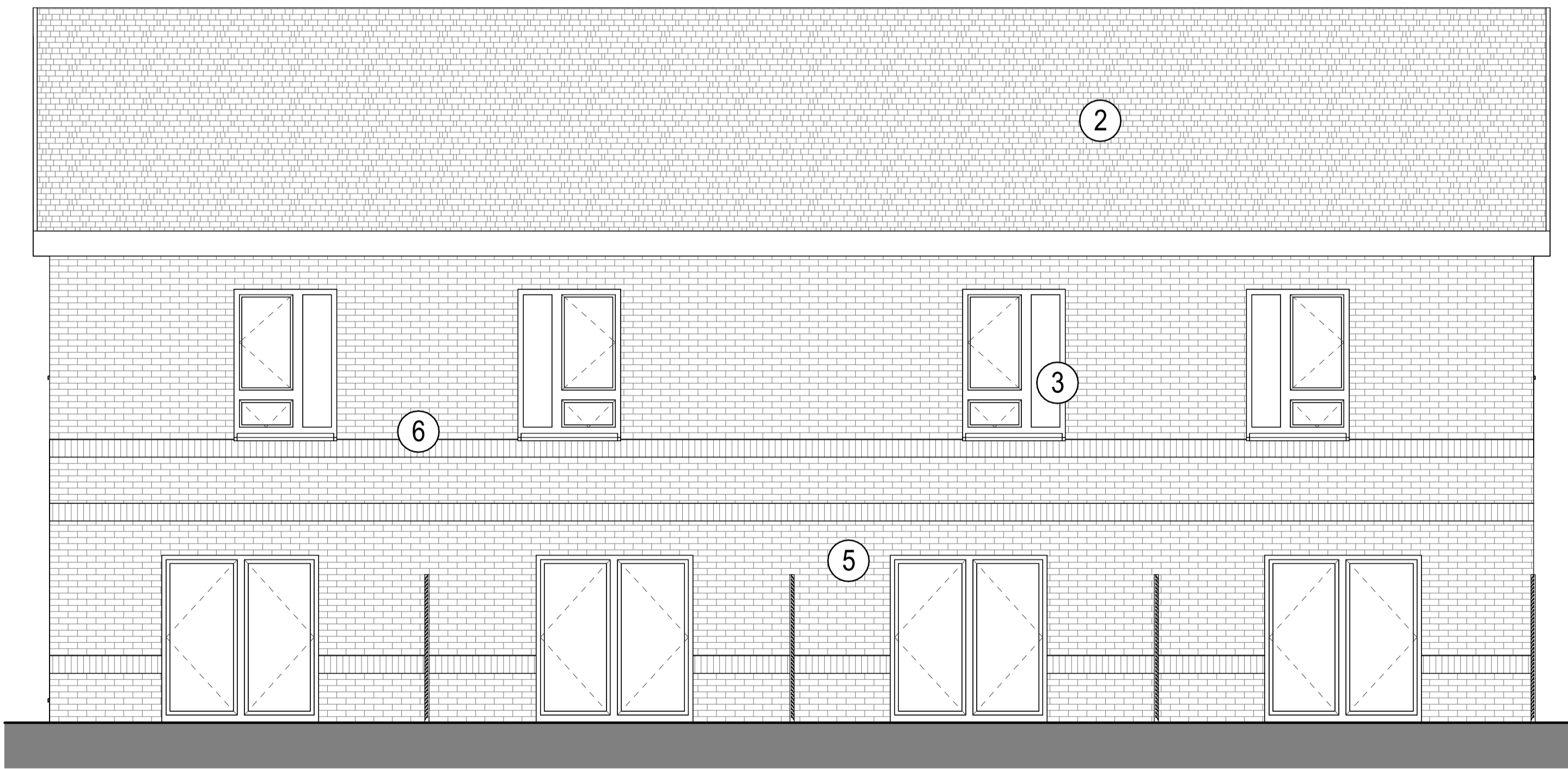


1 Front Elevation
1 : 50

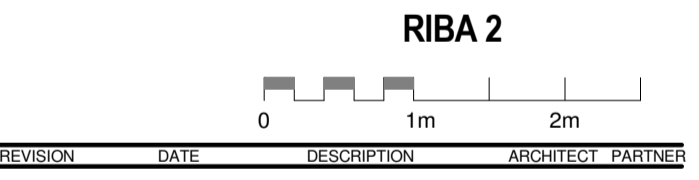
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



3 Side Elevation
1 : 50



2 Rear Elevation
1 : 50



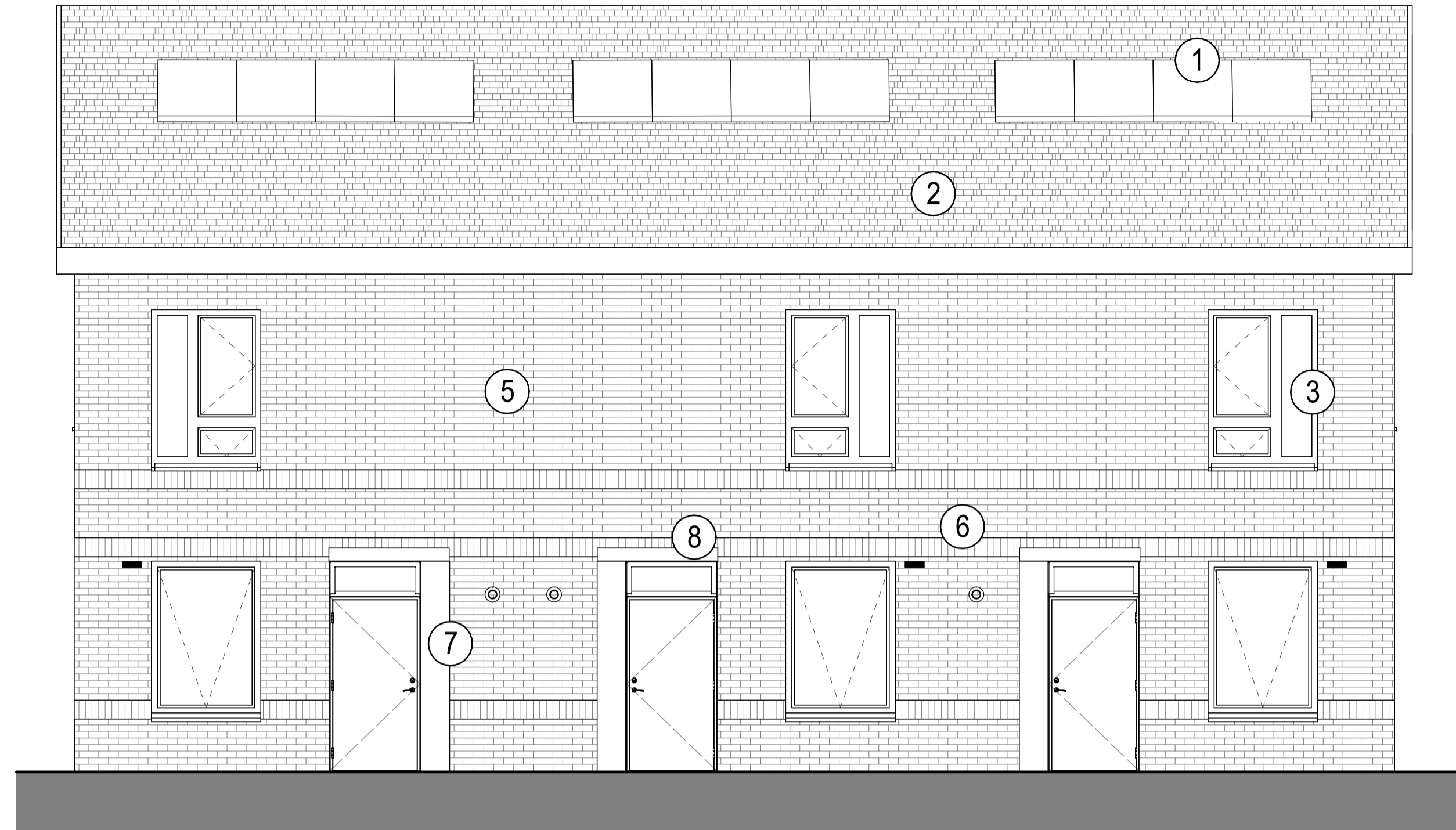
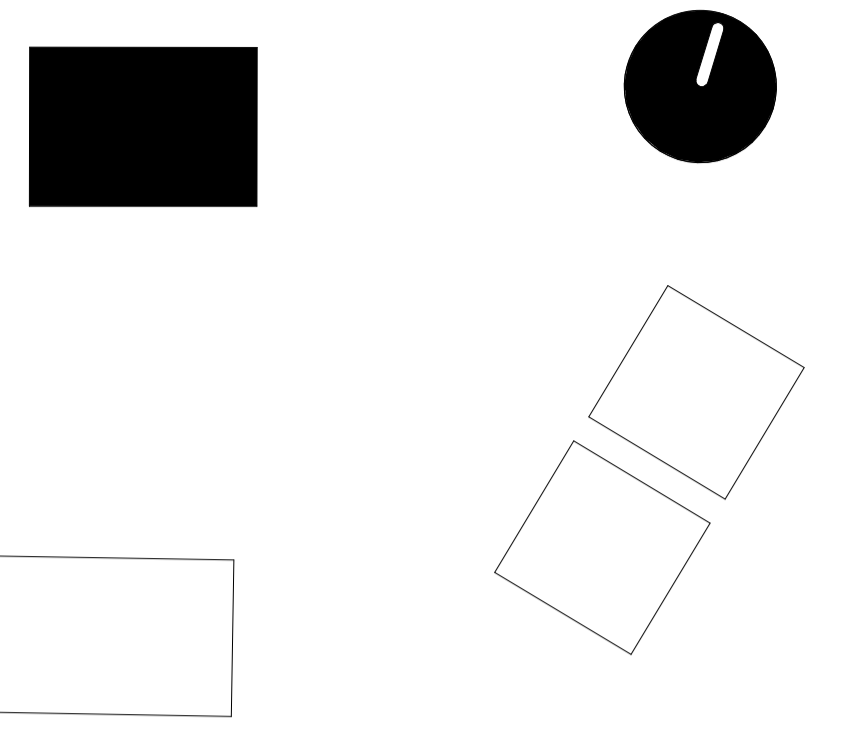
CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS.
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DRAWING TITLE:
BLOCK 02 ELEVATIONS

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR- A-0011
REVISION:	

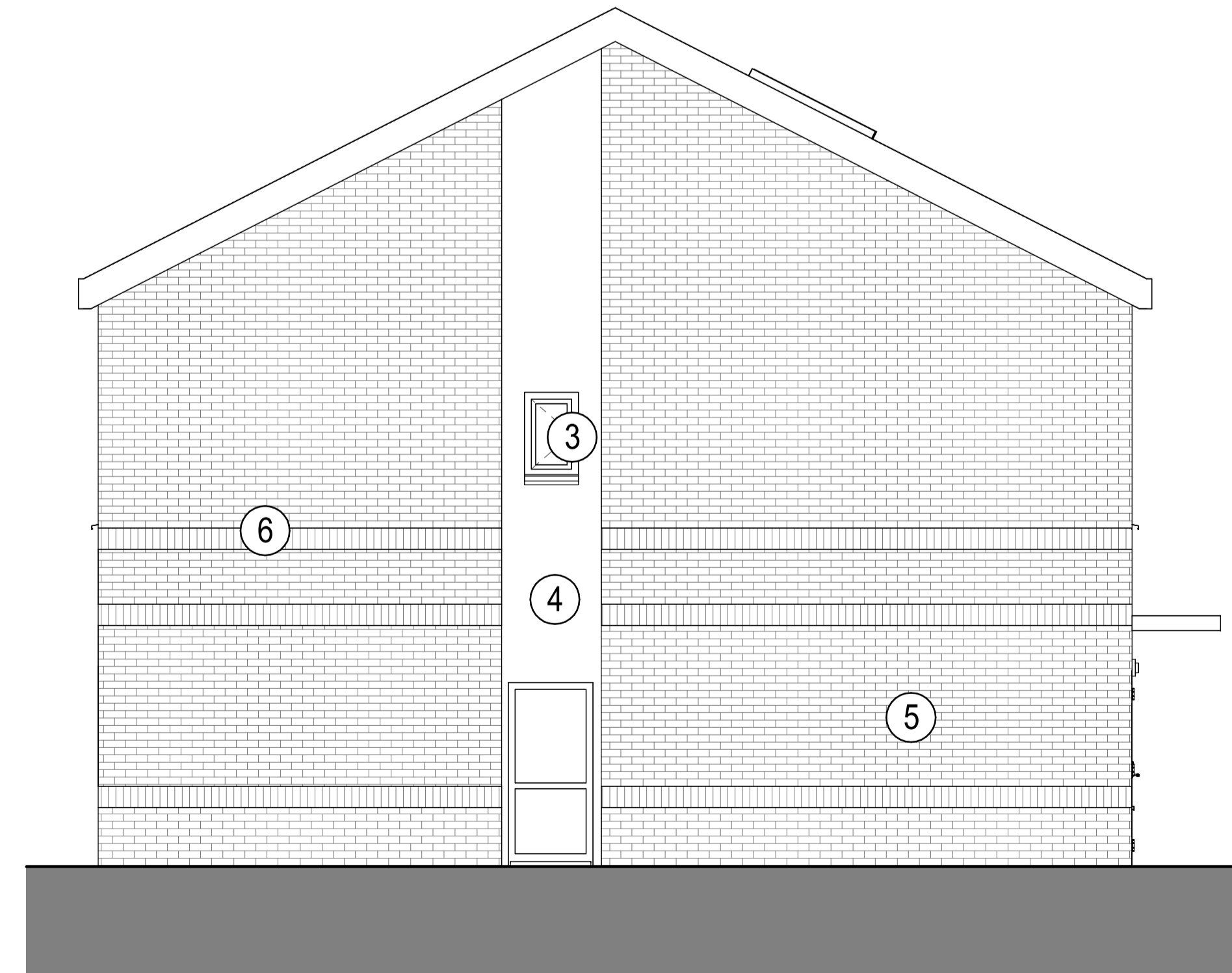
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



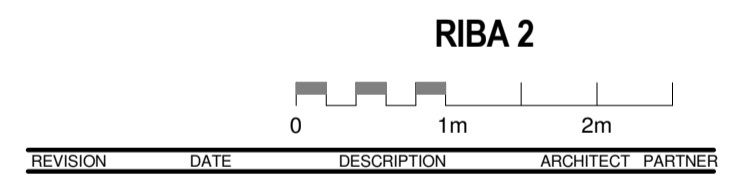
1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50



3 Side Elevation
1 : 50



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS.

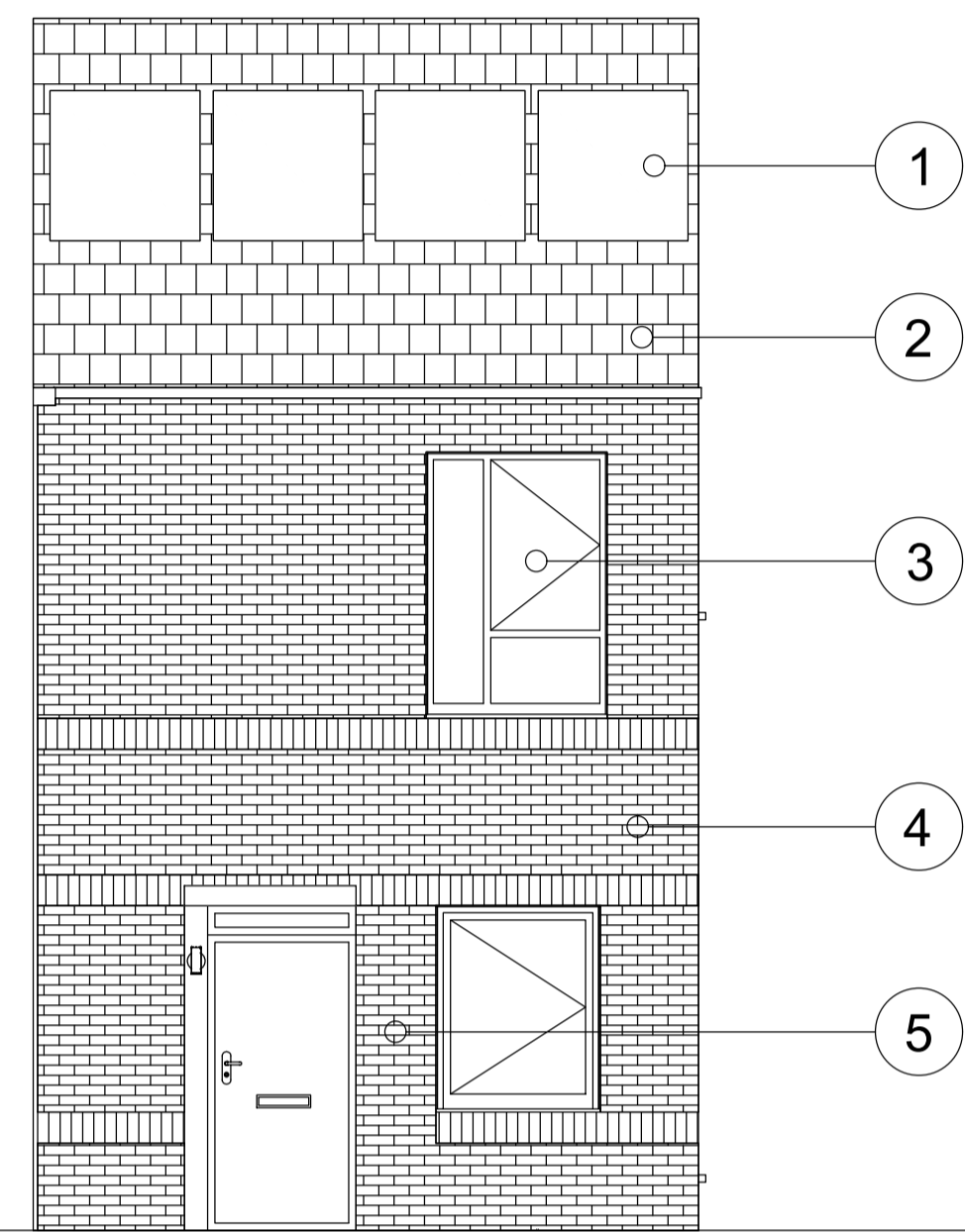
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JOB TITLE:
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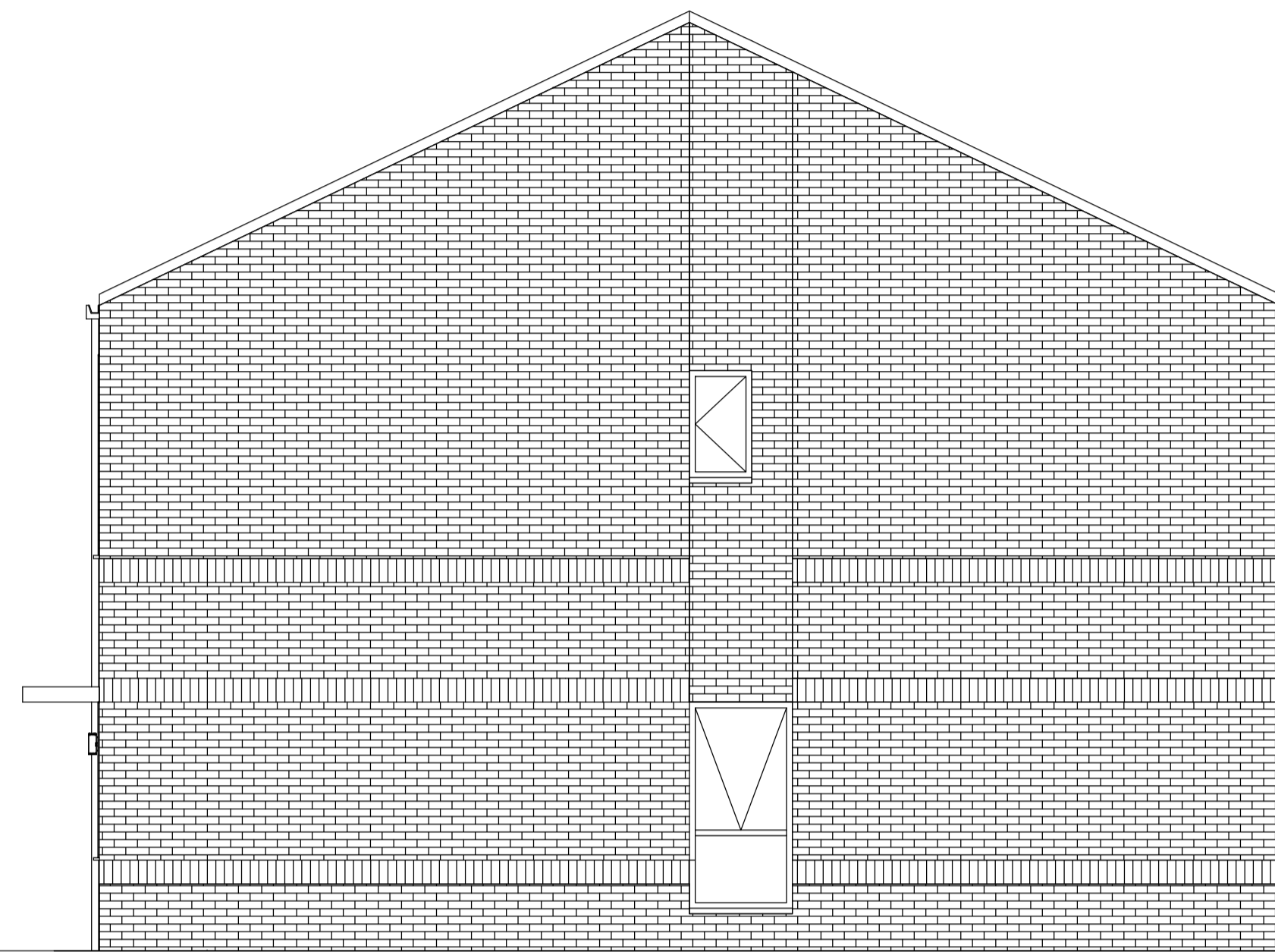
DRAWING TITLE:
BLOCK 03 ELEVATIONS

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR- A-0012
REVISION:	

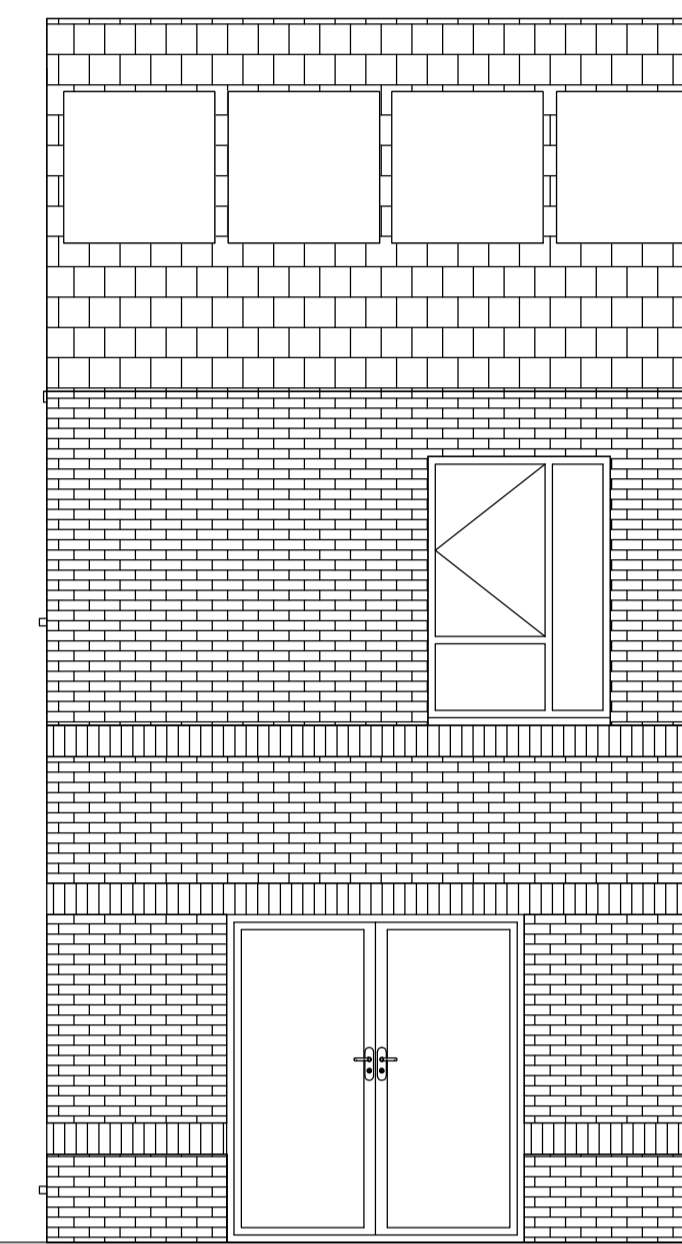
2 Bed/4Person House Type (Plot 6-9)
 Part M4(2)
 82 m2
 882.6 sqft



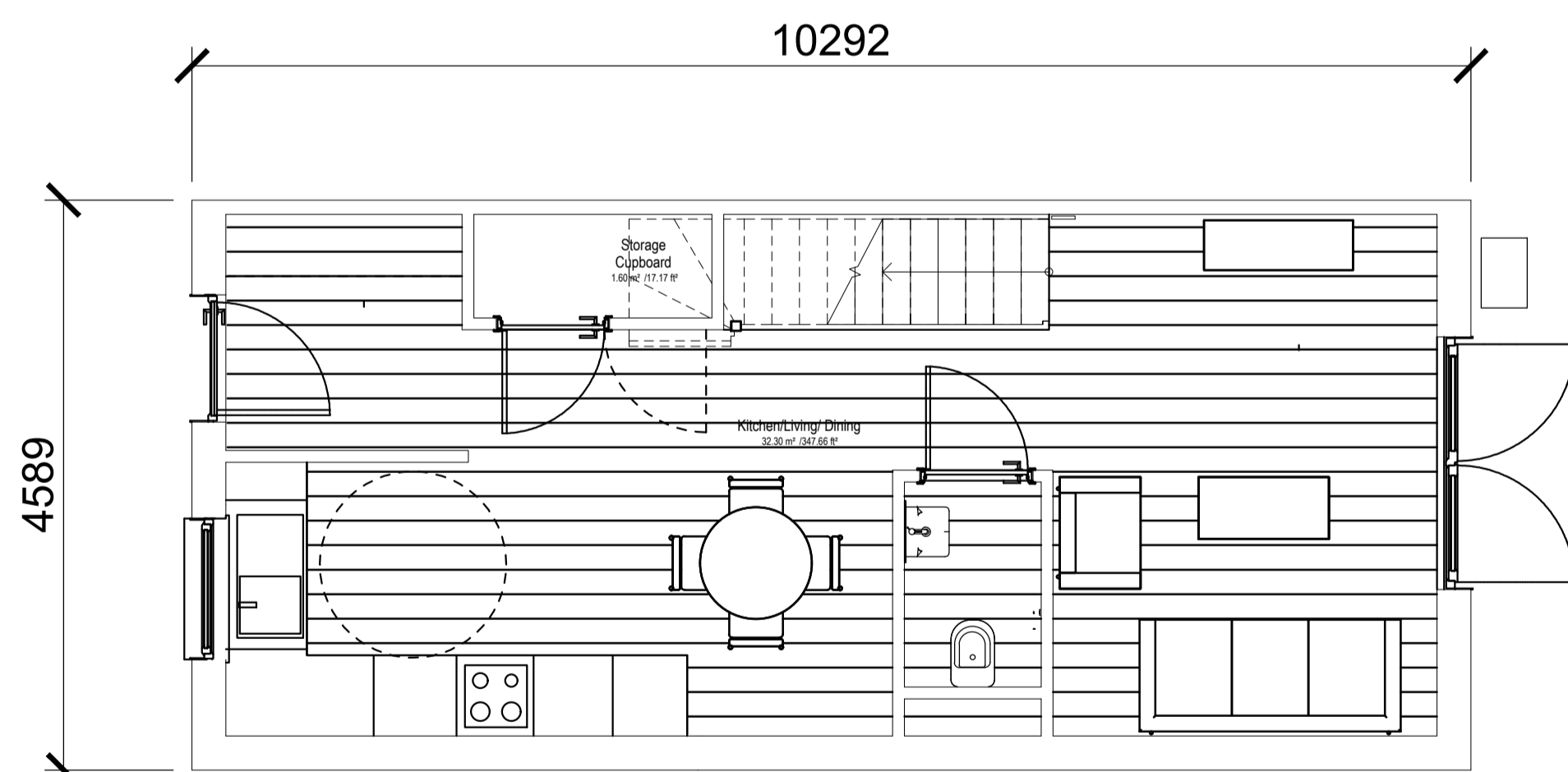
Front Elevation
 Scale 1:50



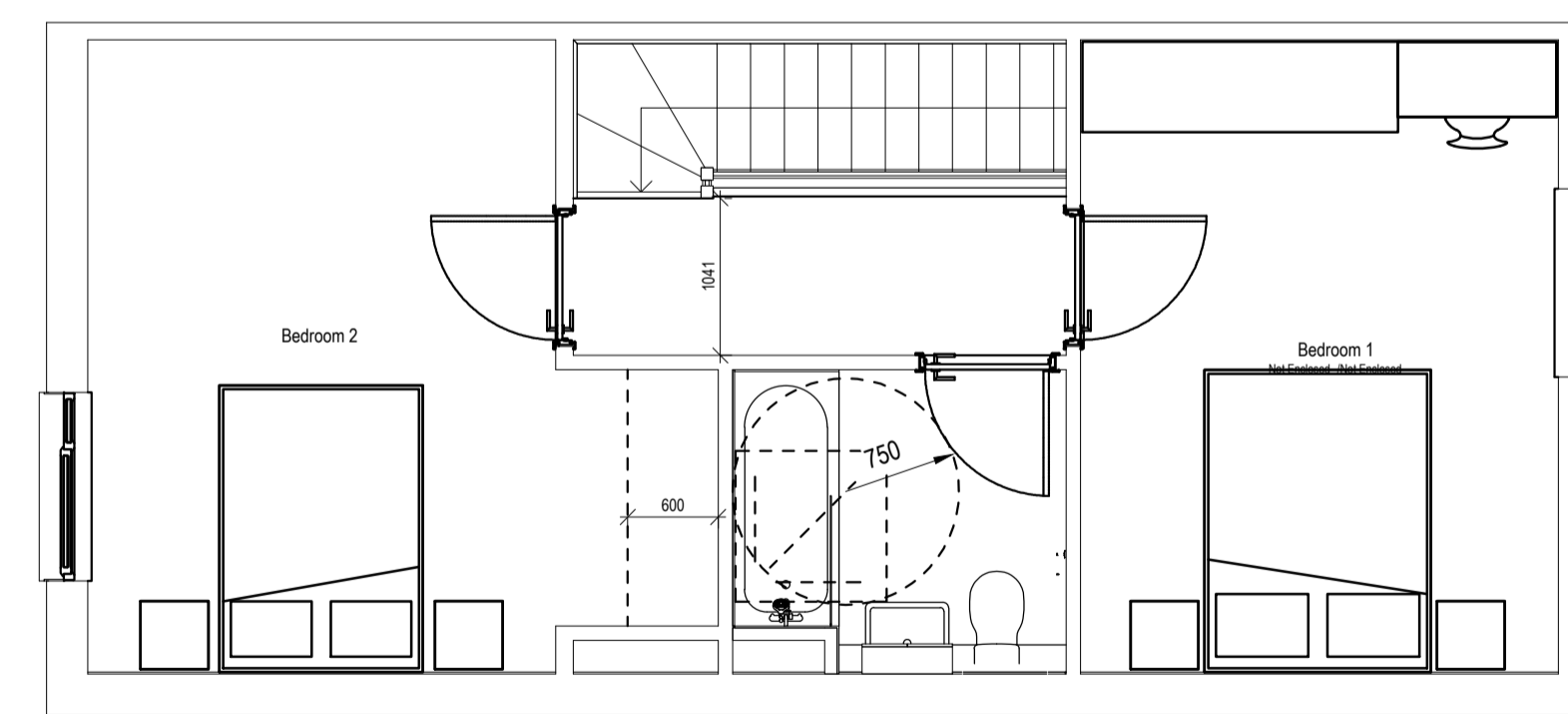
Side Elevations
 Scale 1:50



Back Elevation
 Scale 1:50

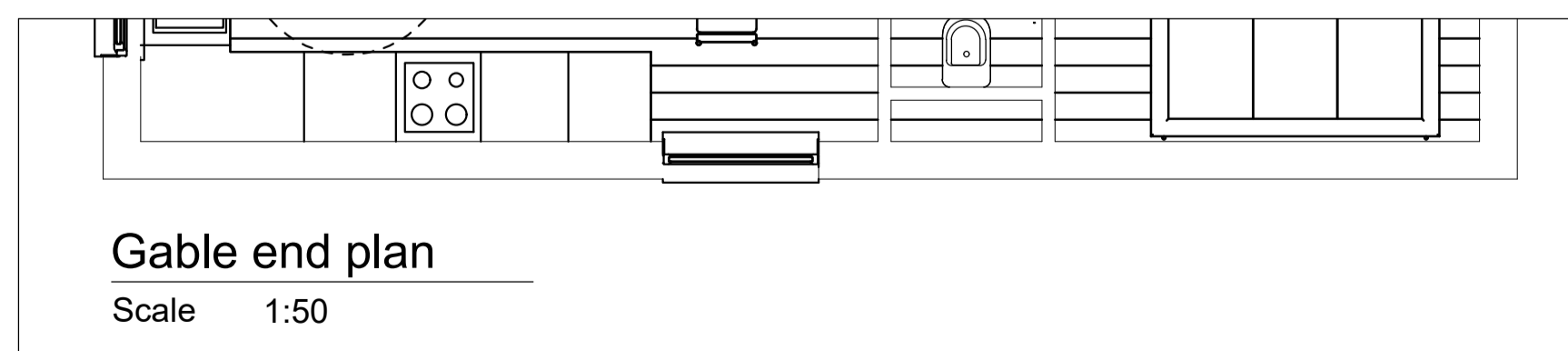


Ground Floor Plan
 Scale 1:50

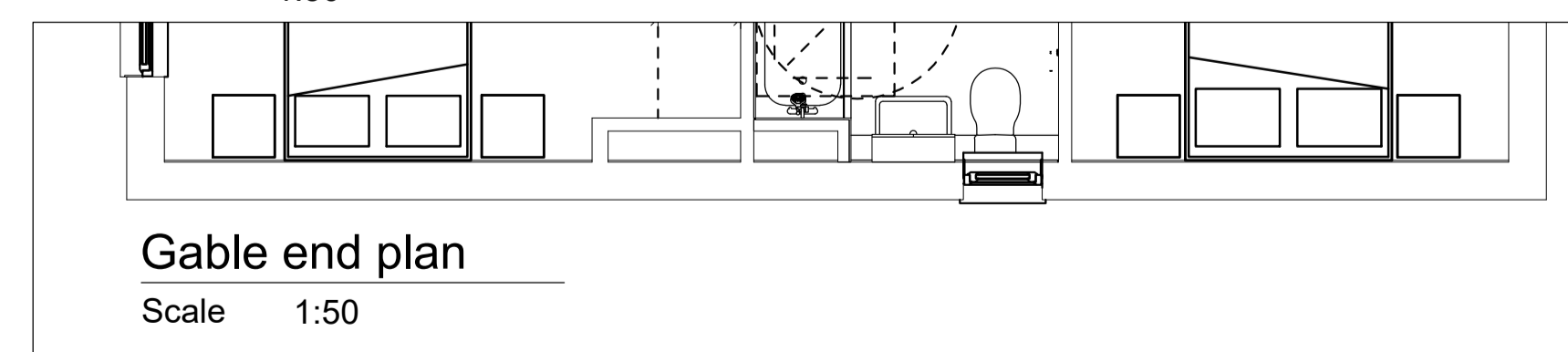


First Floor Plan
 Scale 1:50

Gable end variation with window



Gable end plan
 Scale 1:50



Gable end plan
 Scale 1:50

Notes
 All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.
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- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick

rev:	date:	description:	dm:	chk:	apd:

client: Raven Housing Trust

project: Former Merstham Library
 Weldon Way
 Merstham

PLANNING stage: 3

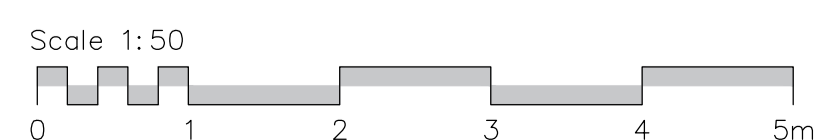
title: Proposed House Type
 2 Bed (4 Units)

scale:	first issue:	drawn:	checked:	approved:
1:50	02.11.2021	JT	CW	SL
project no:	drawing no:	rev:		
27074	AL (20) XX 01	.00		



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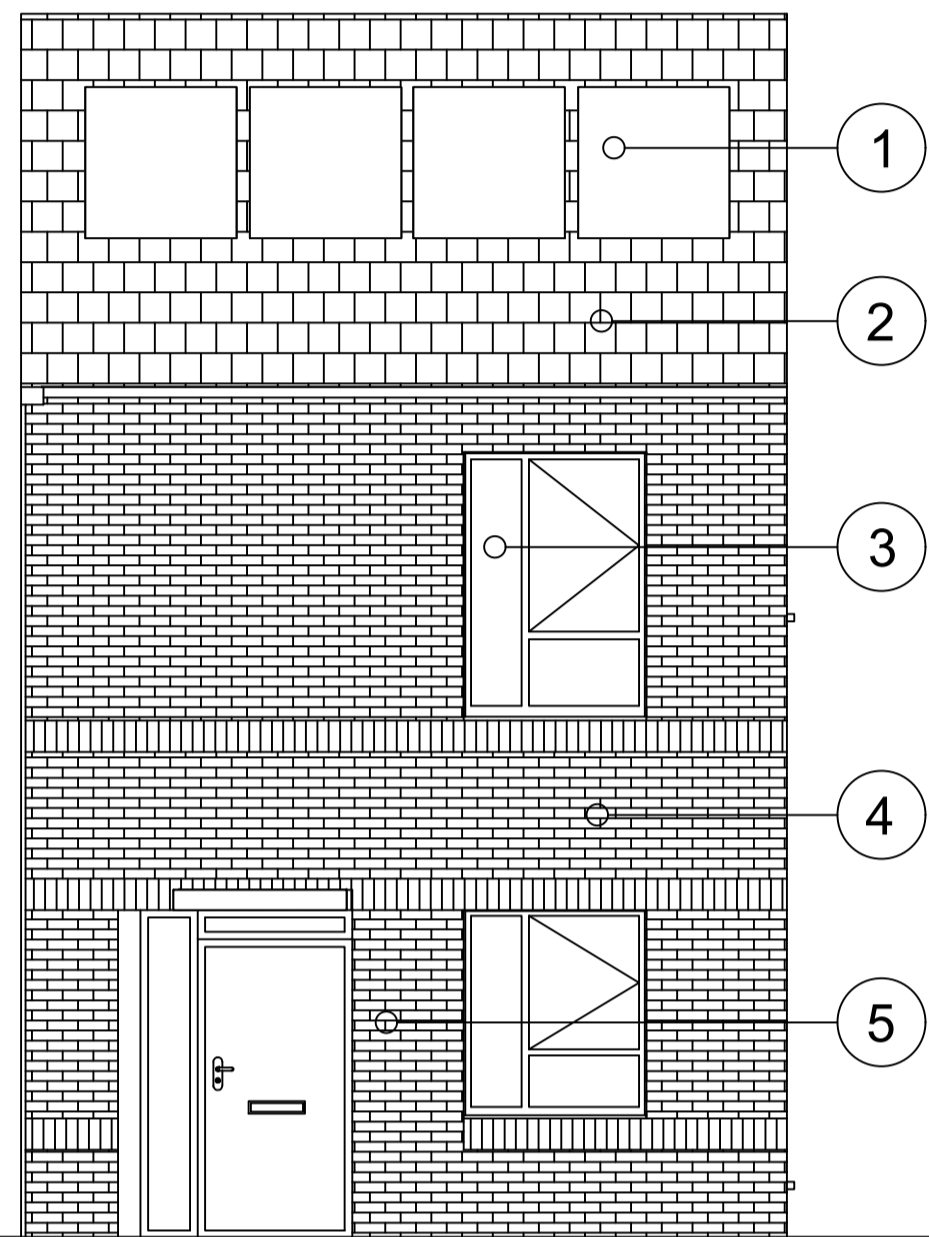
www.ethosdesignandarchitecture.com



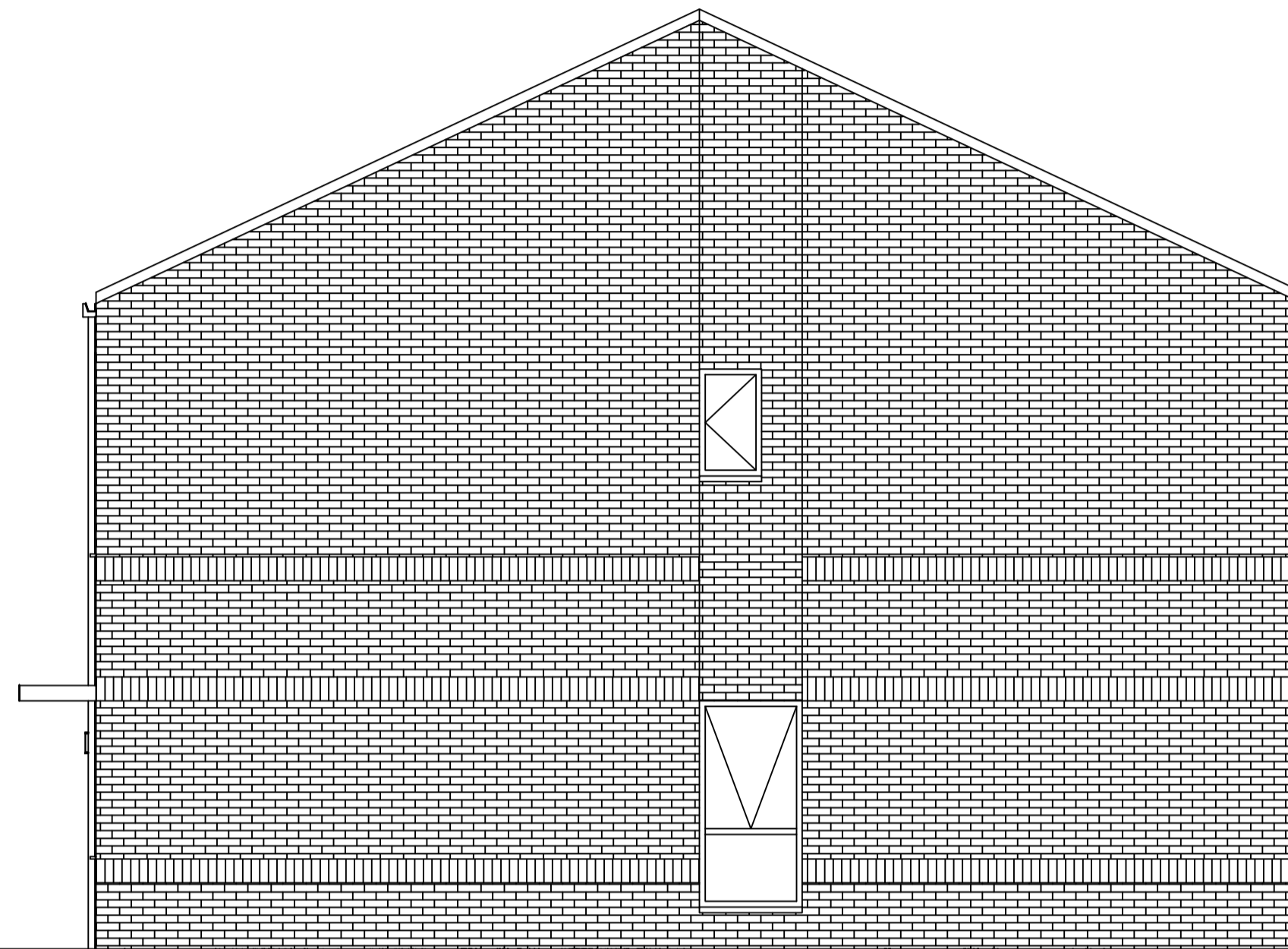
3 Bed/5 Person House Type (Plot 1-5 & 10-14)
 Part M4(2)
 88.9 m2
 956.9 sqft

Notes
 All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.
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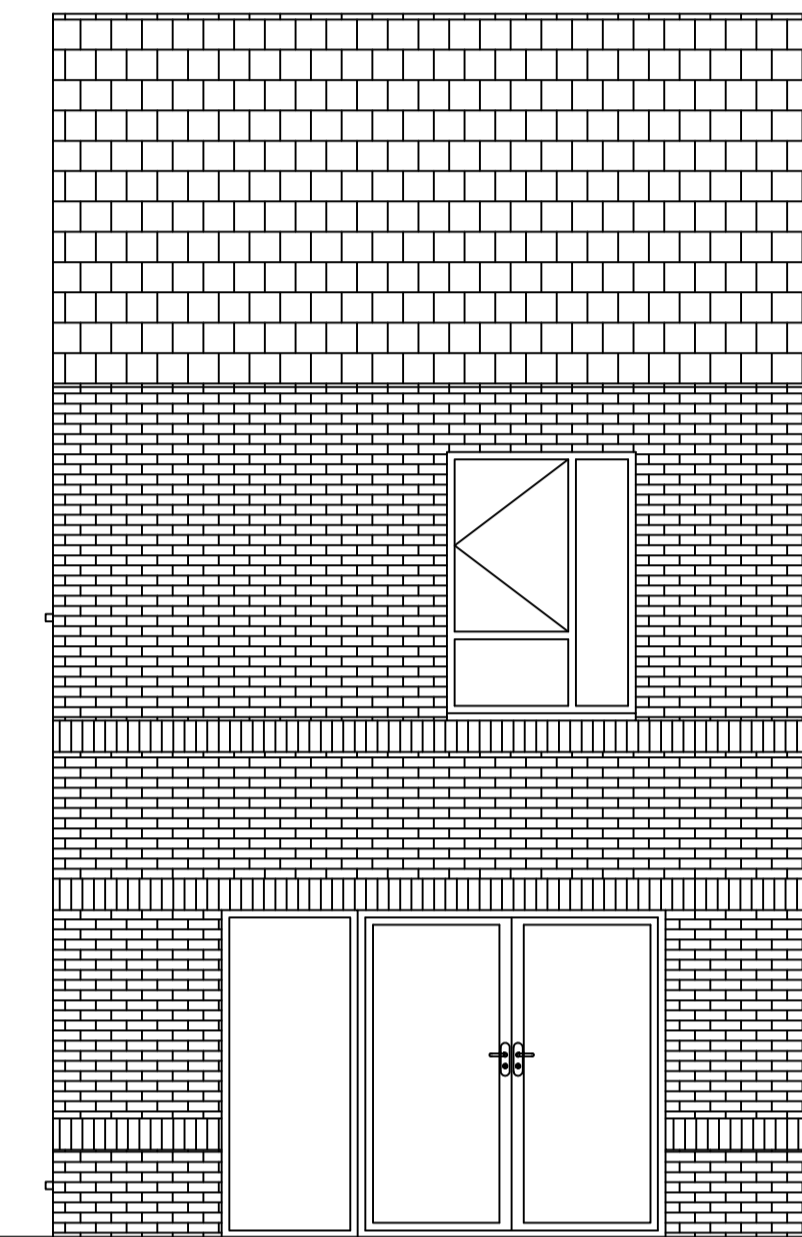
- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick



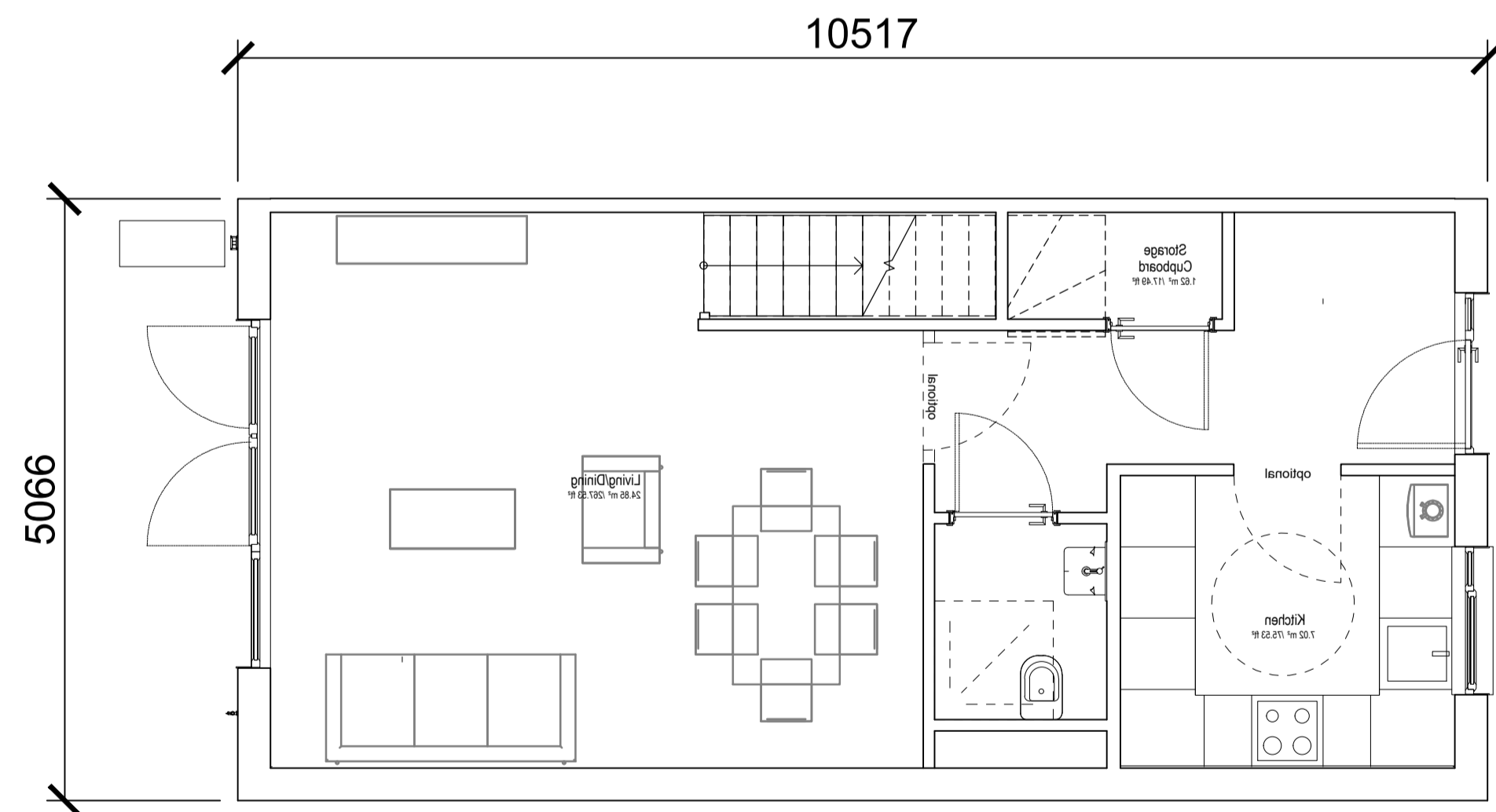
Front Elevation
 Scale 1:50



Side Elevation
 Scale 1:50

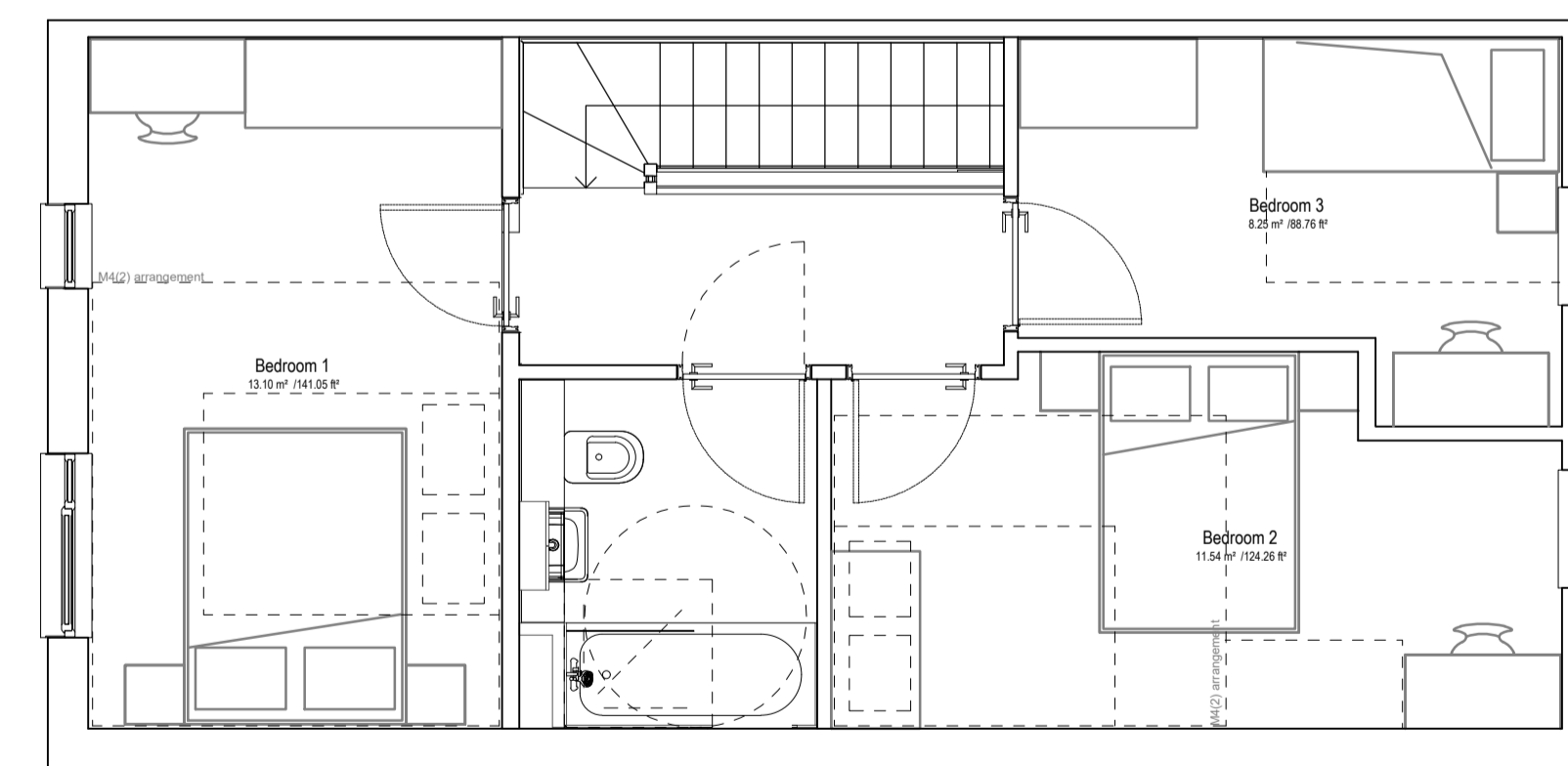
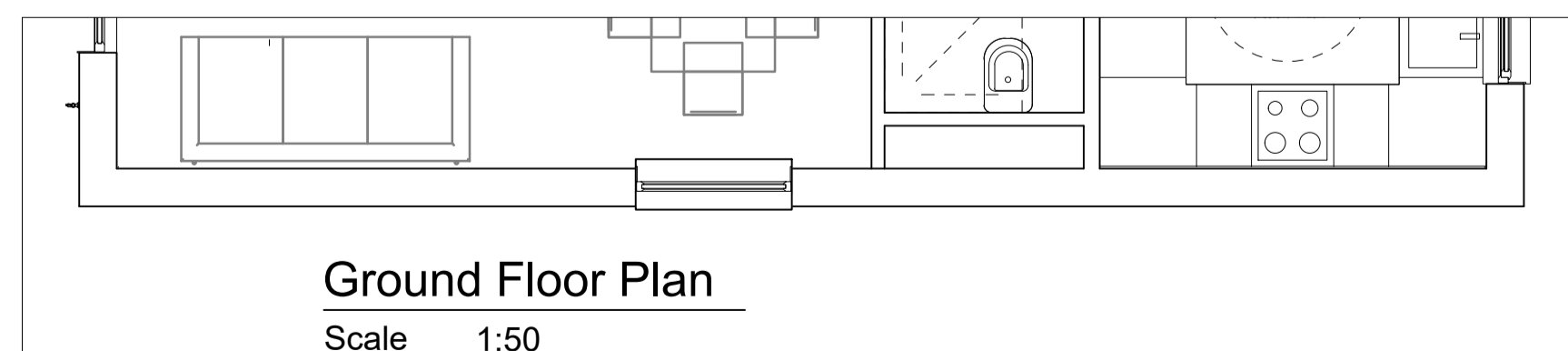


Back Elevation
 Scale 1:50



Ground Floor Plan
 Scale 1:50

Gable end variation with window



First Floor Plan
 Scale 1:50

rev.	date:	description:	dm:	chk:	apd:

client: Raven Housing Trust

project: Former Merstham Library
 Weldon Way
 Merstham

PLANNING stage: 3

title: Proposed House Type
 3 Bed (10 Units)

scale:	first issue:	drawn:	checked:	approved:
1:50	A1 02.11.2021	JT	CW	SL
project no:	drawing no:	rev:		
27074	AL (20) XX 02	.00		



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