 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	27 th March 2024
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	8	WARD: <i>Horley East and Salfords</i>

APPLICATION NUMBER:	23/02064/S73	VALID:	04/10/2023
APPLICANT:	Mr Thompson	AGENT:	Murdoch Planning
LOCATION:	LAUREL ACRE, PICKETTS LANE, SALFORDS, SURREY RH1 5RG		
DESCRIPTION:	Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller Pitches with associated hard and soft landscaping. Variation of Condition 6 of permission reference 19/02276/CU. Erection of walls to the external boundary. As amended on 01/02/2024		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This application seeks variation to the front boundary treatment at Laurel Acre, Picketts Lane from that originally agreed.

Laurel Acre is a gypsy traveller site comprising six pitches which was granted a five-year temporary consent following inquiry in November 2021 (expiring 10th November 2026). One of the conditions (6) of the appeal decision required the submission and approval (by the local planning authority) of a scheme of landscaping and boundary treatment for the site.

These details were submitted and approved in June 2022 and showed a 1.8 metre high close-boarded fence behind laurel planting, together with a frontage gate of unspecified height.

In July 2023, a brick wall, rather than close-boarded fence was erected at the front of the site. As this did not conform to the approved details, a planning enforcement investigation was opened which has resulted in this application for a variation to the approved landscaping and boundary treatment details. The application is in the most part retrospective given the wall is already in situ although that is not relevant to the planning merits of the case.

This application initially included within its scope internal walls within the site which are also unauthorised, but these have been withdrawn from the application and will be the subject of a separate application or enforcement process.

The site is within the Metropolitan Green Belt where local and national policy requires development proposals to maintain openness. In this regard the wall does have some impact upon the openness of the green belt but not to any significant extent when considering the lawful fencing that could be installed under the consented details; the backdrop of the site and its use for six gypsy traveller pitches; the general acceptance given to similar features at residential dwellings and other properties along Picketts Lane and within the green belt more generally; the tie-limited nature of the consent and the degree of landscaping that helps screen it from view.

Furthermore, the applicants have suggested that the wall and gates would provide the benefit of screening the site from view and help provide safety from intrusion.

Overall, it is considered that the wall does not have a significantly greater impact on the openness of the green belt than the approved fencing details, especially when the planting has matured. The greatest impact would be on the northern side where no fencing was proposed but the impacts are not dissimilar to that can often be undertaken on sites without the need for planning permission, under permitted development. It is considered that the wall provides a reasonable entrance setting for a gypsy traveller site of this size and that benefits do result from the increased enclosure of the site in this way.

RECOMMENDATION

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

Consultations:

Surrey County Highways: The gate posts do not affect sight lines but there is vegetation on the highway that could be cut back to improve sight lines for this road which is subject to a speed limit of 40mph. The sightlines would be 120 m's in each direction from a point 2.4m's back into the access from the near side carriageway edge.

A condition is recommended should permission be granted requiring provision of the relevant sightlines and the maintenance of vegetation within those sightlines at a height of no more than 0.6m's.

Surrey Wildlife Trust: It is noted that as part of the original permission that native hedgerow has been reduced in length and we would recommend if feasible that additional native hedgerow is planted elsewhere on site to compensate for this reduction. We also note that native tree planting at the site entrance has been replaced by non native Himalayan birch. Native species are recommended where new planting is provided.

Salfords and Sidlow Parish Council: Object on the following grounds:

- The land is within the green belt and the walls detract from the openness of the green belt and are an incongruous feature on these entrances
- The works do not conform with the approved landscaping details which proposed 1.2m fences (sic) and hedgerow as a suitable boundary treatment for the area for a relatively urban scheme within the green belt. It was noted this was compatible with the approach taken on other such sites.
- There is a lack of explanation why the originally proposed and agreed scheme is no longer appropriate.

Representations:

176 representations were received after the initial consultation and a further 5 following the amendment to remove the internal walls from the proposal. The objections raised were as follows:

Issue

Harm to green belt

Harmful to rural character of the area

The walls are too high blocking views across the site and also illuminated leading to greater harm

This will require a great deal of work to return the Green Belt to its undeveloped character when the site is vacated

Concern that this development is unauthorised and represents a flagrant breach of the law: there is a high court injunction in place which is being ignored

Harm to wildlife

Loss of a private view

Crime fears related to the use of the site and increased fly tipping and litter in the local area since permission was granted for the site

Concerns about highway safety

Loss of trees

Time limited nature of permission

Overbearing character

Poor design

There is no need for development

There are more vans/mobile homes on this and the neighbouring site than are allowed

Noise and disturbance

This will set a harmful precedent for the area if approved

Increased flooding at the end of Picketts Lane due to the amount of hardstanding on the site

This site forms part of land separating Horley and Redhill is of strategic importance - its character and openness is important to retain

Adverse impact upon the local highway resulting from large lorries accessing the site

Plans do not accurately depict how harmful these walls would be

Loss of hedging

Response

See paragraphs 6.3-6.9

See paragraphs 6.10-6.14

See paragraphs 6.3-6.9

Such work would be required in any case

Not relevant to the planning merits of the case

See paragraphs 6.22-6.25

Not material to planning

See paragraph 6.26

See paragraph 6.15-6.19

See paragraphs 6.22-6.25

See paragraph 6.27

See paragraphs 6.10-6.14

See paragraphs 6.10-6.14

Not material to planning

Not relevant to application

No noise from wall

See paragraph 6.28

See paragraph 6.29

See paragraphs 6.3-6.9

Not impacted by wall

Plans are accurate and wall is in situ

See paragraph 6.22-6.25

1.0 Site and Character Appraisal

- 1.1 The site comprises an existing Gypsy and Traveller site with a temporary consent running to November 2026. The site is subdivided into 6 pitches arranged along the southern boundary with vehicular access to each pitch along the northern boundary. The consent allows for each pitch to have a static caravan and tourer, plus day room. In addition, various vehicles associated with each pitch are parked.
- 1.2 The site is located in Picketts Lane, which is a relatively linear rural road stretching to Axes Lane to the north and Cross Oak Lane to the south. The majority of the road comprises fields to either side with hedge or tree boundaries, running adjacent to the road. Aside from this site, the majority of development along the road is residential in use with a variety of boundary treatments, including walling, close boarded and ranch-style fencing and hedging. To the north of the site lies an unauthorised traveller site 'Plot 2' which is the subject of an enforcement notice, upheld at appeal, requiring the site to be vacated in May 2024.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No pre-application advice sought as the proposal is retrospective in response to an enforcement investigation.
- 2.2 Improvements secured during the course of the application: further landscape planting and the omission of internal walls from the application.
- 2.3 Further improvements to be secured through conditions relating to highway visibility and landscaping.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|---|---|
| 3.1 | 19/02276/DET06 | Submission of internal layout of the site and landscaping details pursuant to Condition 6 of appeal permission of 19/02276/CU | Approved
27.07.2022 |
| 3.2 | 19/02276/CU | Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller pitches with associated hard and soft landscaping. | Refused
Appeal Allowed
10.11.2021 |

4.0 Proposal and Design Approach

- 4.1 This is an application made under Section 73 of the T&CP Act 1990 (as amended) to vary condition 6 of permission 19/02276/CU to permit an alternative boundary treatment and landscaping plan to that previously approved.

Condition 6 states:

The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 60 days of the date of failure to meet anyone of the requirements set out in i) to v) below:

i. Within 3 months of the date of this decision, a scheme for the internal layout of the site, including the siting of caravans, plots, amenity blocks, boundary and dividing fences and gates, hardstanding, access road (including measures to remove loose gravel from the initial 5 metre depth of the access, back from the highway), amenity areas, external lighting, electricity, water, foul and surface water drainage and areas for parking and allowing vehicles to turn so they may enter and leave the site in forward gear and a scheme for the restoration of the site to its condition before the development took place, (or as otherwise agreed in writing by the Local Planning Authority) at the end of the period for which planning permission is granted for the use, shall have been submitted for the written approval of the Local Planning Authority and the schemes shall include a timetable for their implementation.

ii. Within 4 months of the date of this decision, a scheme for landscaping of the site, including details of the planting densities, size, position and species of all new proposed planting together with measures to ensure the landscaping at the entrance is kept to a height of 1 metre or below at all times. The scheme shall be carried out in the first available planting season following the determination of the detailed application and no vegetation clearance work shall be undertaken during the bird nesting season (April to September inclusive) unless the proposed works have been assessed by a competent person and a report submitted to and approved in writing by the Local Planning Authority.

iii. If within 11 months of the date of this decision the Local Planning Authority refuse to approve either of the schemes or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iv. If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

v. The approved schemes shall have been carried out and completed in accordance with the approved timetables.

vi. Upon implementation of the approved schemes specified in this condition, those schemes shall thereafter be maintained. If, within a period of 5 years after planting or seeding, any seeded area or tree or plant is removed, dies or becomes, in the opinion of the local planning authority seriously damaged, defective or diseased, new seed of the same variety or another tree/plant of the same species and size as that originally approved shall be sown or planted (as appropriate) at the same place, within the next sowing or planting season, unless the local planning authority gives it written consent to any variation. vii. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the

operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

4.2 The landscaping scheme was pursuant to condition 6 featured:

- A pair of 6m wide double gates across the main entrance with associated brick piers.
- A 1.8m close boarded fence was shown to run from the pier adjoining the gates to the close boarded fencing that runs along the boundary with the highway and with a planted area lying in front of the fence where it adjoins the access into the site.
- The pier to the north of the access was adjoined by a short length of close boarded fencing to the rear of the pier but no fencing was proposed in front of the pier where it faces the road and this part of the site would have remained open to adjacent planting.
- The individual plots were delineated by 1.2m high timber post and rail fencing with laurel hedging alongside, a 1.8m fence along the rear (southern) boundary, electric timber 5 bar agricultural gates to each pitch, and 1.2m post and rail fencing along the front of each pitch where it adjoins the vehicular access across the site. The northern boundary of the site would be delineated by a 1.2m high post and rail fence.

4.3 The work is partly retrospective and includes brick walls either side of the access into the site leading to a brick pier either side of the gate. To the north of the gate lies a second pier to which the entrance wall is attached. A planting bed is shown in front of the northern most wall. The southernmost wall lies directly adjacent to the access with planting behind the wall. The piers accommodate a large solid 2m high sliding gate - steel framed with composite boarding attached.

4.4 The piers are 0.9m x 0.9m x 2.75m tall with a buff-coloured coping stone proposed on top and including a double string course with dental course below as a decorative feature at the top of the frontage piers. The wing walls are/proposed to be 1.4m rising to 2.2m high with similar decorative feature as the piers. They are brick built.

4.5 The area in front of the access walls is at present tarmac but is proposed to be block paved with type and colour of materials to be agreed by the Council.

4.6 The scheme shows a planting bed in front of the northernmost brick pier between the access and the wing wall. To the rear of the main southern wing wall a planting bed is proposed. An existing close boarded fence lies along the front boundary to the south of the site which has an original hedgerow lying in front.

4.7 To the rear of the main wall/gate lie individual accesses to plots 1 and 2. Plot one is connected to the main access with fencing. This plot has a brick pier 0.9m x 0.9m x 2.75m tall each side of the access gate (2m high steel framed and clad) which adjoins a short section of wall before being repeated at the

entrance to plot 2. Plot 2 has a short section of wall which curves alongside the entrance leading to a shorter pier 0.78m x 0.78m x 1.85m tall. This element has been removed from this application and only the frontage wall and landscaping are proposed for consideration.

5.0 Policy Context

5.1 Designation

Urban Area
Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS3 (Green Belt)
CS10 (Sustainable Development),

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES5 (Delivering High Quality Homes)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
NHE1 (Landscape Protection)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE2 (Development in the Green Belt)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

Other
Human Rights Act 1998
Public Sector Equalities Duty

6.0 Assessment

6.1 The main issues concern the principle and impacts of development in the Green Belt, the design of the walls and gates and impact upon the surrounding area, highways impact neighbours amenities and impact upon trees and bio diversity.

6.2 The main issues to consider are:

- Metropolitan Green Belt

- Design and character
- Highways impact
- Neighbour amenity
- Trees/Ecology
- Other issues

Metropolitan Green Belt

- 6.3 The site lies in the Metropolitan Green Belt where the presumption is against inappropriate development which would harm the green belt by virtue of inappropriateness or any other harm. Various exceptions to development being considered inappropriate are listed within the NPPF but these do not specifically include the erection of boundary walls (although these are often permitted development up to 2m in height). The NPPF is clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm arising is clearly outweighed by other considerations. In this case, the principle of development is acceptable given it is required by condition attached to the temporary appeal decision, approving the site's use.
- 6.4 Policy CS3 supports the approach of the NPPF regarding the protection of the Green Belt and does not identify any specific forms of development that may be regarded as not inappropriate. Policy NHE5 refers to extensions and alterations to buildings in the Green Belt being permitted under particular specific circumstances but does not specifically reference brick boundary walls. As above, boundary treatment is a requirement of the appeal decision and the matters identified as important in such works are the massing and bulk of the works, the height, location, position and visual prominence of the works and consideration of whether they respect the character and openness of the Green Belt.
- 6.5 In approving the use of the site and imposing a boundary treatment condition, the appeal inspector has accepted the principle of some form of boundary treatment to serve the site, as would be expected, and so there is no in-principle objection in green belt terms to the proposals. In terms of impact upon Green Belt openness the walls either side of the access are visible from the adjacent highway, from within the site and from the adjacent field to the north. There may be glimpsed views from elsewhere around the site, but these are the primary reference points.
- 6.6 The walls would be more visible within the Green Belt than the fence arrangement originally approved, with higher and larger scaled brick piers and wing walls. However, these would be partly higher and partly lower than the fencing agreed to the south and a wall in place where no boundary treatment had been agreed. The frontage gate and walls would mostly have a negligible impact upon views through the site when compared to the approved scheme, since a solid set of gates and 1.8m close boarded fence

have already been approved across the access and to the south of the access. However, to the north of the access where there is now a brick wall adjacent to the access, the approved scheme showed planting and a post and rail fence beyond. The current scheme results in a termination of views across this corner of the site resulting in a modest and localised loss of openness, compared to that approved.

- 6.7 However, consideration must not be limited to a comparison against what was previously submitted. The previous boundary treatment plan was the applicant's own design and, had some form of boundary treatment been proposed to the north of the gates, then it is likely that this may have been approved. As such, consideration must be given to an overall judgement as to the planning acceptability of what is being proposed.
- 6.8 Ordinarily permitted development rights exist for walls or fences up to 2 metres in height, where not adjacent to a highway, although in this case by virtue of the conditions imposed, such permitted development rights would not apply.
- 6.9 Overall, the height of the structure would only have a marginally more significant impact upon the openness of the green belt when compared to the approved gates and fencing and is not considered to be an inappropriate form of boundary treatment in the context of the site's use. When considering this together with the green belt/site views which are screened and the added security benefits offered, it is, on balance, considered acceptable within the green belt.

Design and Character

- 6.10 Policy DES1 seeks to ensure that (amongst other criteria) all new development is of a high quality and respects the character of the surrounding area with due regard to the layout, density, plot sizes, siting and scale of the surrounding area.
- 6.11 Entrance gates and walls are not an unusual feature in the countryside nor indeed the Green Belt and whilst this site lies within a rural area and other properties along this road do have boundary walls and gates, although it is the case that none of the walls/gates appear as prominent as at this site.
- 6.12 The other nearby entrances walls are seen in the context of mature planting and even though smaller than this scheme, due to the planting have a significantly softer appearance within the streetscene. It is undoubtedly the case that the appearance of the frontage walls would soften to at least an extent due to proposed planting. Though they would not disappear from view the proposed planting would allow this scheme to blend more sympathetically into the background, in time.
- 6.13 There is no reason for preference of boundary treatment to be given to fencing rather than a brick wall and indeed, brick walls will often have superior appearance, robustness and longevity. Whether brick walling is

more or less appropriate is a character consideration, dependant on surrounding character and context. The site does not have an immediate context from which to reference given it is located some distance from the nearest neighbouring dwelling but given the presence of both walls and fences along Picketts Lane, there ought to be no objection to the principle of a brick wall.

- 6.14 The site has been urbanised by virtue of its use for six gypsy traveller pitches and so any harmful visual impacts of the wall are mitigated by its screening of the development behind which comprises up to six static caravans, six tourers, associated hard standing and a variety of domestic and commercial vehicles. Overall, in this context, the design and character impact of the wall is considered acceptable.

Highways

- 6.15 Policy TAP1 of the DMP requires all new development to provide safe and convenient access for all road users, not to unnecessarily impede traffic flows and to provide sufficient off-street parking.
- 6.16 When this scheme was first considered no comments were made about the need to protect visibility splays by removing planting along those splays to a height no greater than 0.6m's. That request has now been made by the Highways Authority. In considering this request, Officers are mindful that the original appeal inspector stood at the access, observing the visibility in both directions and considered it to be acceptable. However, the County Highway Authority advise that the vegetation may have grown to worsen visibility since that time.
- 6.17 The need to keep visibility splays clear of planting is to ensure adequate visibility for vehicles leaving the site and are made for reasons of safety. In this instance the original red line plan did not extend to cover visibility splays across the adjacent land and a condition cannot therefore be attached were permission considered acceptable and such a condition considered appropriate. Furthermore, it is considered such a condition would not meet the relevant tests if imposed now, given the wall sits behind any visibility splay and so does not itself impact the site's visibility and conditions may only be used where they are "relevant to the development permitted".
- 6.18 It is also noted that were such a condition capable of being attached to any permission that it would result in the loss of boundary hedging adjacent to the highway to the north of the site entrance. To the south the hedging is set back further from the highway and would not be affected to the same degree. The loss of hedging would be a loss of existing character in this rural lane and would not accord with the general approach to retain hedging and trees where necessary. If it were within the red line, replacement planting could have been conditioned to offset the harm but that not being the case at this stage, given the site's use has been permitted at appeal.

- 6.19 Given that the existing extant permission does not contain such a condition and the site can continue for a further three years without such a restriction it is not considered reasonable to cite the lack of visibility splays and their maintenance as a reason for refusal nor require it as a condition which would be potentially unlawful.

Neighbour amenity

- 6.20 Policy DES1 requires new development not to cause harm to the amenities of either existing or future residents, an approach also addressed in the NPPF.
- 6.21 The site is located far enough from any local residents not to adversely affect their amenities and this scheme accords with the development plan in this respect.

Impact upon Trees and Ecology

- 6.22 Policy NHE3 requires that new development includes an assessment of existing trees and landscape features including their suitability for retention. Policy NHE2 seeks to ensure that throughout the Borough that development proposals retain and enhance valued priority habitats and achieve a net gain in biodiversity.
- 6.23 Surrey Wildlife Trust note that that the hedgerow plants used across the site are laurel rather than a native mix that would usually be considered more appropriate, particularly in this type of location. However, since this site operates currently on a temporary permission the benefits of immediate screening outweigh the biodiversity benefits of native planting at this scale.
- 6.24 Overall the scheme would have no further adverse impact upon existing trees at the boundary of the site with the highway and further planting could be secured to soften the visual impacts of the scheme.
- 6.25 There would be no risk to protected species and the scheme would not have any negative impact upon biodiversity such as to be unacceptable.

Other matters

- 6.26 Crime was raised as a concern within representations received in response to the application. However, it is considered that the type of boundary treatment would not have any material impact on crime or the fear of crime, or other anti-social behaviour. It is accepted that the screening of the site may give rise to concerns about potential criminal activity within but the same could apply with any other form of boundary treatment permitted and Article 8 of the Human Rights Act requires respect for family and private life, which is afforded by the wall and outweighs such concerns in any case.
- 6.27 The time-limited nature of the site's permission also gave rise to objections against the permanency of a brick structure given that the site must be vacated and cleared by 2026 under the requirements of the appeal decision.

Whilst it is unusual for such expense to be spent on a brick structure that would fall to be demolished at the expiry of the 5-year consent, that in itself is not relevant to its planning merits. The appeal decision requires all development associated with the use to be cleared from site and that would include the wall. The wall would not affect the likelihood or otherwise of the site achieving a longer consent.

- 6.28 Concerns were raised regarding the wall setting an undesirable precedent. However, there is no such thing as a precedent in planning with each site having unique characteristics and context and each application falling to be assessed on its own merits against policy.
- 6.29 The wall would not exacerbate any flood risk, given boundary treatment is a requirement of the appeal decision in any case.
- 6.30 There would be no adverse noise or disturbance impacts associated with the brick wall.
- 6.31 The Government's 2015 Written Ministerial Statement policy with regards to intentional unauthorised development being capable of being a material consideration is not considered to be of significance to this application, given it solely relates to a difference of boundary treatment.

CONDITIONS (with this being an application made under s73, the conditions of the former consent be reapplied/updated)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions listed below:
Proposed Main Entrance Walls and Gates TDA.2632.06 Rev D 29.01.2024
Reason: To define the permission and ensure the development is carried out in accordance with the approved plans and in accordance with the National Planning Practice Guidance.
- 2) The site shall not be occupied by any' persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.
- 3) The use hereby permitted shall be carried on only by the following persons:
 - Sean and Montana Cole;
 - Frankie James and Charlotte Miller;
 - Henry Thompson and Geri-Kay Wall;
 - Leslie Thompson and Shelby Ball;
 - Luke and Rendall Thompson;
 - Larry and Noreen Scott,

together with their resident dependents, and shall be for a limited period until 10th November 2026 when the permission shall expire.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 4) When the site ceases to be occupied by those named in Condition 3 above, or upon 10th November 2026, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, enclosures, materials and equipment brought onto the land, and works undertaken to it in connection with the use (including the walls and gates subject to this application), shall be removed and the land restored to its condition before the development took place.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 5) There shall be no more than 6 pitches on the site and, on each of the 6 pitches hereby approved, no more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed at any time, of which only 6 caravans shall static caravans.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 6) The landscaping shall be carried out in the first available planting season following the determination of the detailed application and no vegetation clearance work shall be undertaken during the bird nesting season (April to September inclusive) unless the proposed works have been assessed by a competent person and a report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate landscape character is achieved which promotes wildlife in accordance with Development Management Plan policy NHE3.

- 7) Any day room or amenity building shall only be used for ancillary purposes to the main caravan/mobile home on the respective pitch or caravan they are associated with and intended to serve. They shall not be used to provide permanent, temporary or occasional residential overnight accommodation by any person who is a resident occupier or visitor to the pitch or site.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 8) No commercial activities, including the storage of materials, shall take place on the land and no vehicles exceeding 3.5 tonnes in weight shall be stationed, stored or parked on site.
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.
- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no other means of enclosure shall be erected within the site other than those approved.
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

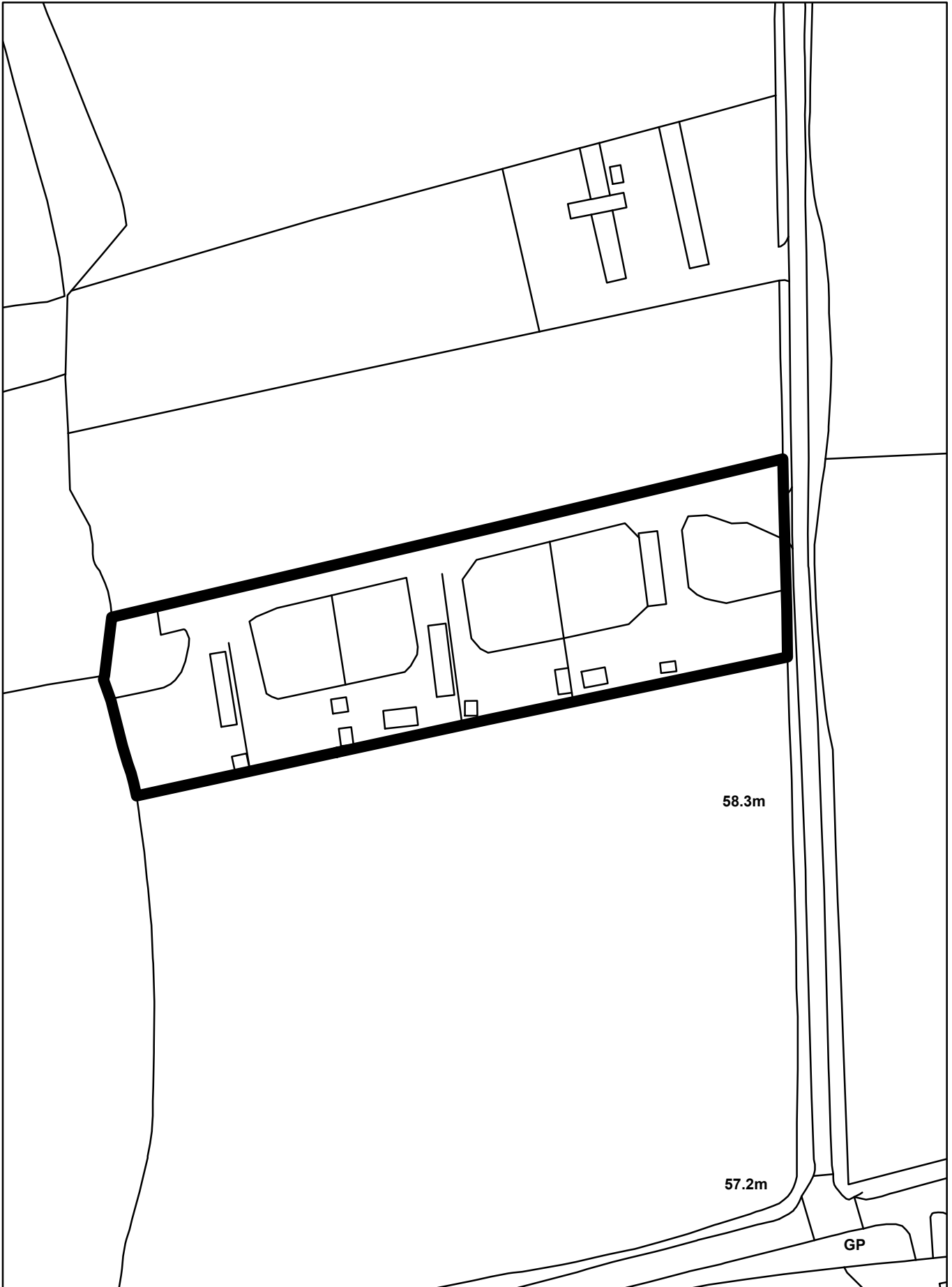
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE5, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

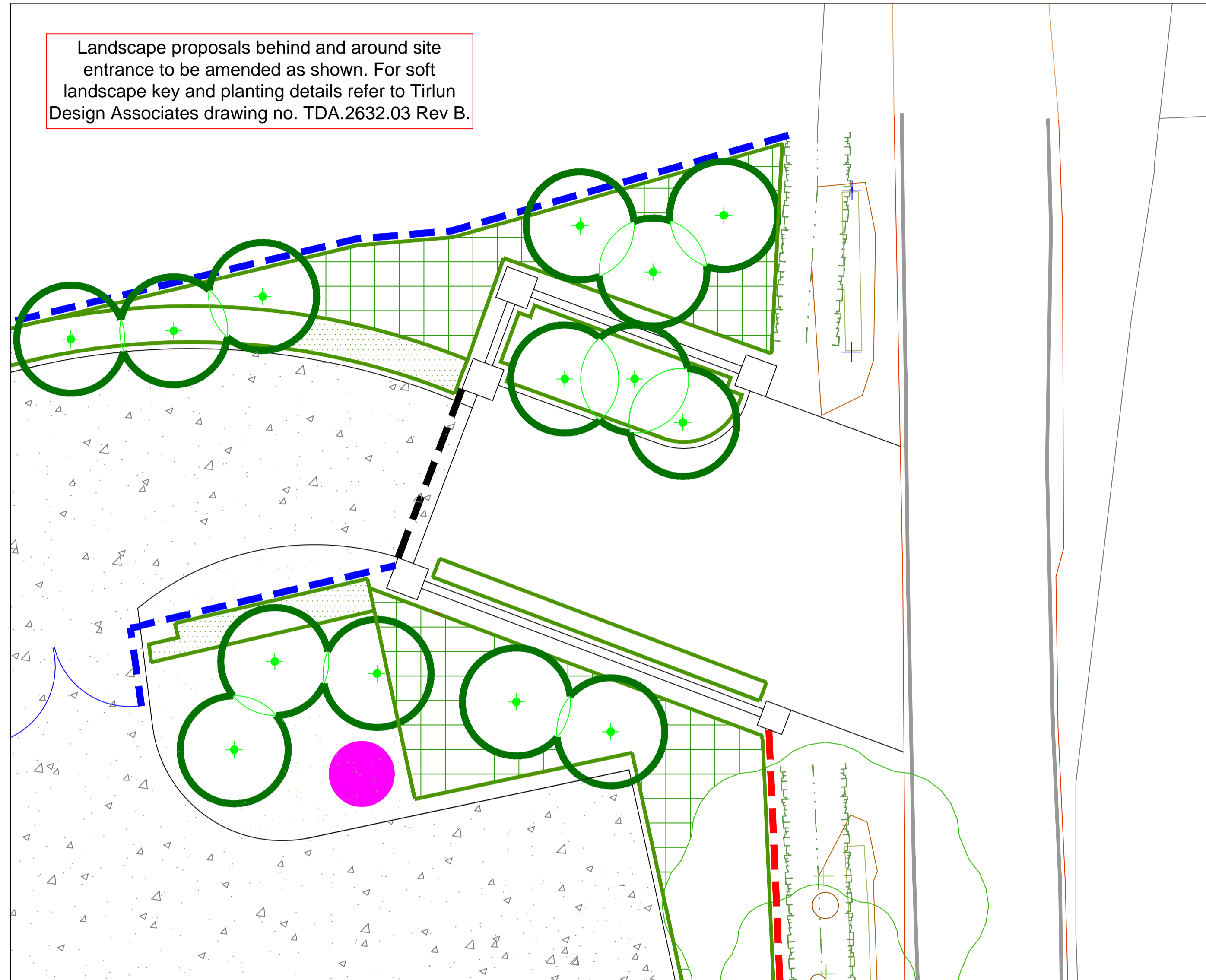
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

23/02064/S73 Laurel Acre Picketts Lane
Salfords Surrey RH1 5RG



LOCATION PLAN
1:100 @ A1

Landscape proposals behind and around site entrance to be amended as shown. For soft landscape key and planting details refer to Tirlun Design Associates drawing no. TDA.2632.03 Rev B.



GENERAL ARRANGEMENT PLAN
1:50 @ A1

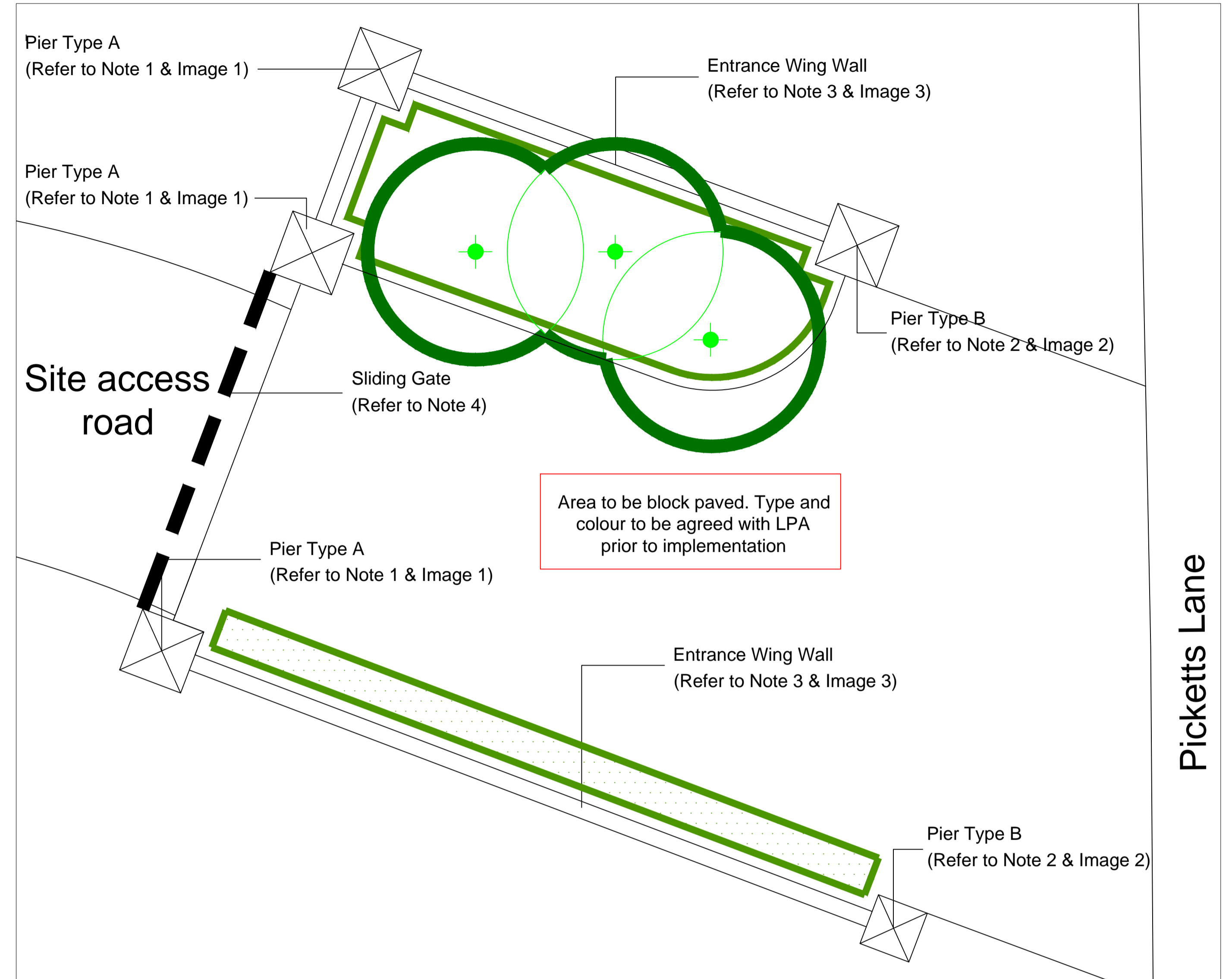


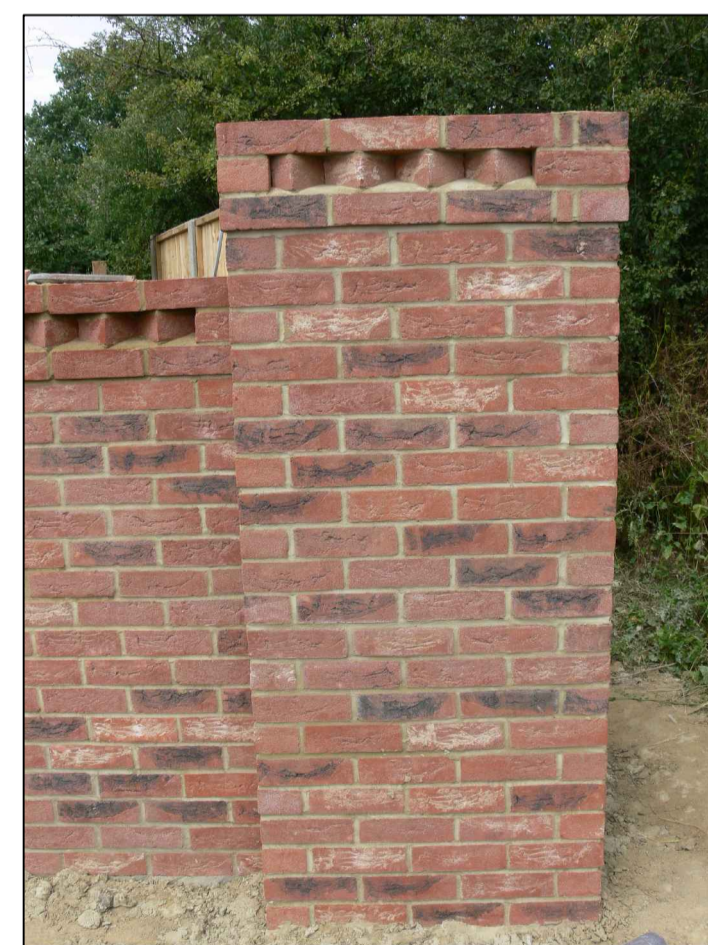
IMAGE 1 - PIER TYPE A (UNDER CONSTRUCTION)



NOTE 1 - PIER TYPE A

Proposed 1000mm x 1000mm x 2750mm brick pier
Brick Type: Old West Mill from Rijswaard Banksteen
Coping/pier head: Buff coloured 4 way weathered concrete pier cap with double stringer course and angled dental course beneath.

IMAGE 2 - PIER TYPE B (UNDER CONSTRUCTION)



NOTE 2 - PIER TYPE B

Proposed 800mm x 800mm x 2000mm brick pier
Brick Type: Old West Mill from Rijswaard Banksteen
Coping/pier head: Buff coloured 4 way weathered concrete pier cap with double stringer course and angled dental course beneath.

IMAGE 3 - ENTRANCE WING WALLS (UNDER CONSTRUCTION)



NOTE 3 - ENTRANCE WING WALLS

Proposed 1600mm high by 250mm wide brick wing walls rising to 2300mm high at Pier Type A.
Brick Type: Old West Mill from Rijswaard Banksteen
Wall coping: Buff coloured apex concrete wall coping with double stringer course and angled dental course beneath.

KEY

- PROPOSED TREE PLANTING (Refer to plant schedule for species)
- PROPOSED SHRUB PLANTING (Refer to plant schedule for species/densities)
- PROPOSED NATIVE HEDGEROWS (Refer to plant schedule for species/densities)

PLANT SCHEDULE

ABBRV	SPECIES & (% IN MIX)	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
As Key	Betula utilis jaquemontii (Multi-stem)	AS SHOWN	400-450 (g)	ROOT BALLED	--	--

SHRUB PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
As Key	Hebe rakaiensis	7 per sq/m	30 - 40 (h)	CON	2-3L	--

PLANT SCHEDULE (CONT'D)

NATIVE HEDGEROW PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
As Key	Acer campestre (10%)	5 per lin/m	60 - 80 (h)	BARE ROOT	--	--
	Corylus avellana (10%)		BARE ROOT	--	--	
	Crataegus monogyna (25%)		60 - 80 (h)	BARE ROOT	--	--
	Ilex aquifolium (30%)		--	CON	P9	--
	Prunus spinosa (25%)		60 - 80 (h)	BARE ROOT	--	--

NOTE 4 - SLIDING GATE

Proposed 2000mm high automated sliding entrance gate.
Type: Gate to be steel framed and clad with vertical composite timber boards
Colour: Black

REV	NOTES	BY	DATE
D	Native hedgerow added to southern wing wall as requested by LPA & boundary treatment to front of Plot 1 amended to marry with original scheme.	RhC	29.01.24
C	'Application 1' added to fitte block	RhC	20.12.23
B	Landscape proposals amended to marry with new entrance walls, piers and gates to Plots 1 & 2	RhC	15.09.23
A	Soft landscape proposals added to front of entrance walls as requested by LPA.	RhC	30.07.23

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CLIENT: RESIDENTS OF LAND OFF PICKETTS LANE

DRAWING NUMBER: TDA.2632.06 SCALE: VAR @ A1

DRAWN: RHC DATE: JULY 2023

PROJECT: LAND OFF PICKETTS LANE, SALFORDS

DRAWING TITLE: PROPOSED MAIN ENTRANCE WALLS, PIERS & GATE (APPLICATION 1)