

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 15th DECEMBER 2021

ITEM NO: 5

PLANNING APPLICATION: 21/01458/F – Hockley Industrial Centre Hooley Lane Redhill Surrey RH1 6ET

A main concern at the last meeting was the pedestrian crossing across Hooley Lane given the lack of a footpath on the side of the application site. We do not have any further plans that we can give on this, as the matter is the subject of a condition requiring a scheme to be agreed with the County Highways Authority and that needing to be processed through their highway safety audit process as part of a Section 278 Agreement. It was therefore not possible to carry out this process since the last committee.

An amended informative 14 is however recommended to set out the Council's expectations regarding the footway and crossing:

14. Condition no. 15 above requires the applicant to provide a footway within the site and an uncontrolled pedestrian crossing point across Hooley Lane. The exact route of the footway and location of the crossing is to be agreed by condition but the Council's preference is that a footway is provided within the site to link up to a kerb build out with a dropped kerb and tactile paving to provide an uncontrolled crossing to Hooley Lane at the north-western end of the site.

This would be subject to a road safety and technical review prior to construction under a Section 278 Agreement under the Highways Act 1980. The footway would be required provide a safe place for pedestrians to enter and leave the site and would have the added benefit of increasing visibility of oncoming vehicles by allowing pedestrians to see past the parked vehicles. In addition the footway would be required to encourage walking to and from the development.

CONDITIONS

Since the deferral of the item the applicant has provided an updated Remediation Strategy Report (Ground and Environmental Services Limited ref. 11810/RS/Rev.1 dated December 2021).

The Council's Environmental Protection Officer has advised that sufficient information has been supplied for them to agree to the proposed strategy. As such it is recommended to amended condition 9 so that it requires the implementation of the agreed remediation method statement (amendments to existing condition in **bold**):

8. **A. The development and required remediation works shall be carried out in accordance with the submitted Remediation Strategy Report by Ground and Environmental Services Limited ref. 11810/RS/Rev.1 dated December**

2021. The Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of remediation works.

B. Prior to occupation, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning. 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 Development Management Plan 2019 policy DES9 and the NPPF.

INFORMATIVES

An additional informative in relation to sustainable construction and car club is also recommended:

19. In relation to Condition 25 (Water and Energy Efficiency) the Council would strongly encourage the applicant to consider and implement the wider guidance and recommendations of the Climate Change and Sustainable Construction Supplementary Planning Document 2021 when implementing the scheme.

20. The Council encourages the applicant to consider implementing a car club scheme for the future residents. This would help reduce pressure for parking spaces within the site. Further information regarding the existing Enterprise Car Club scheme be found at the Surrey County Council website at <https://www.surreycc.gov.uk/roads-and-transport/sustainable-driving/car-clubs>.

ITEM NO: 6

PLANNING APPLICATION: 21/00495/OUT - R & C Capstick Ltd Brittleware Farm Building Norwoodhill Road Charlwood Surrey RH6 0EB

Two of the plans in the agenda pack have been superseded due to minor changes to the red and blue lines denoting the application site and land ownership boundaries.

The up-to-date plans are:

Block Plan 200727_R2_001 revision R1 - received 06.12.2021

Site Layout Plan 200727_R2_002 revision R3 - received 06.12.2021

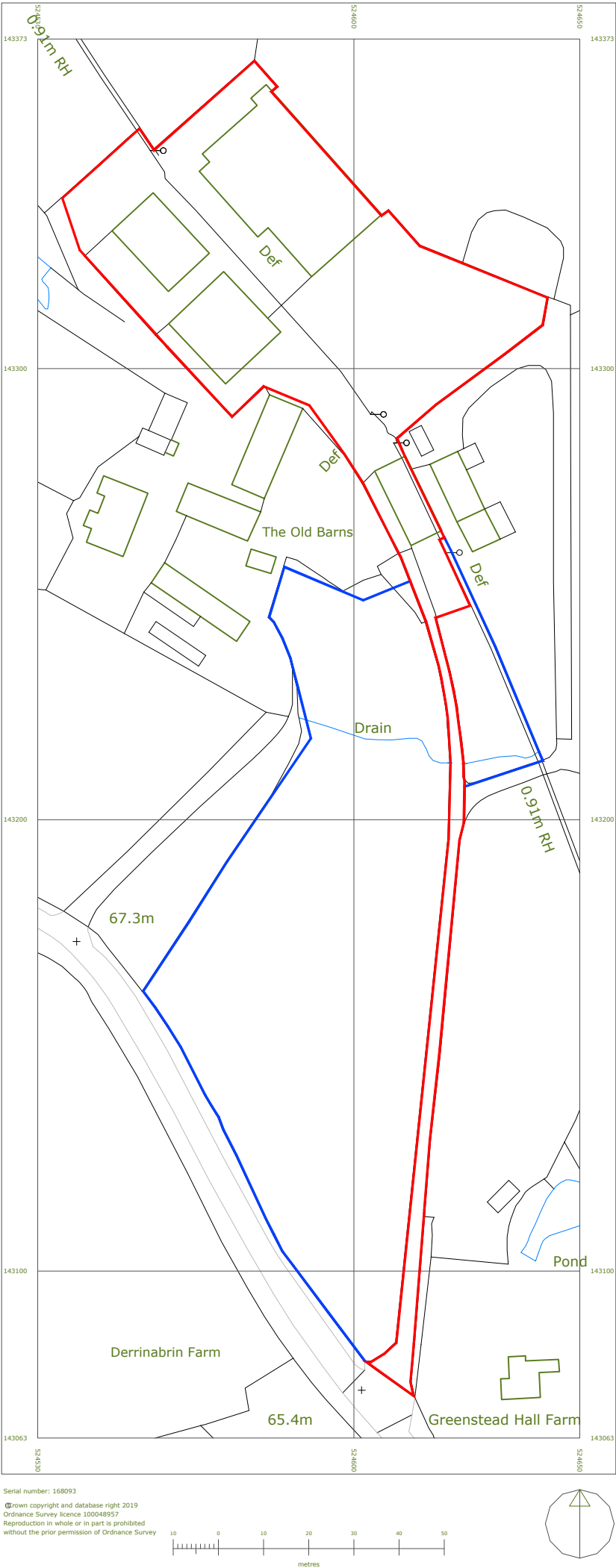
Also included in the addendum (for reference) is the corresponding updated location plan:

Location Plan 200727_R2_000 revision R1 - received 06.12.2021

All updated plans are included at Appendix A

Appendix A

Ordnance Survey
Ukmapcentre.com



Location Plan
1:1250



Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

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Do not scale from this drawing.

All dimensions must be checked on
site prior to commencement of works

Address

Brittleware Farm, Norwood
Hill Road, Charlwood,
Horley, RH6 0EB

Drawing

Site:

Location Plan

Scale @ A3

1:1250

Drawn:	Issued:
06.12.2021	06.12.2021

Drawn By	Checked By
MD	BK

Job No.

200727_R2

Drawing No.

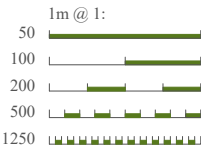
200727_R2_000

Revisions:

R1 - Boundary Amendment

Status

FOR COMMENT





Appendix A

Building D
FP - 764.89m²

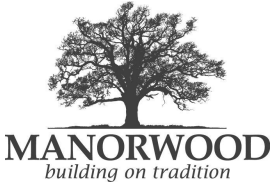
Building C
FP - 226.62m²

Building B
FP - 308.48m²

Building A
FP - 139.93m²

- Reigate & Banstead BC
- Mole Valley DC

Block Plan
1:500



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Address
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Hill Road, Charlwood,
Horley, RH6 0EB

Drawing
Site:
Block Plan - Existing

Scale @ A3
1:500

Drawn:	Issued:
06.12.2021	06.12.2021

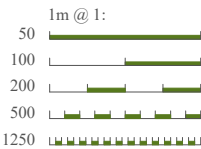
Drawn By	Checked By
MD	BK

Job No.
200727_R2

Drawing No.
200727_R2_001

Revisions:
R1 - Boundary Amendment

Status
FOR COMMENT





Block Plan
1:500

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Unit 1

Units 2& 3

Notes

Unit 1 = 1 storey - 2b4p - F/P = 143.85m² & GIA = 126.36m²

Unit 2&3 = 2 storey - 2b3p - F/P = 122.45m² & GIA = 212.68m²

Unit 4 = 1 storey - F/P = 109.54m² & GIA = 95.56m²

Unit 5 = 1 storey - F/P = 185.25m² & GIA = 160.04m²

Unit 6 = 1 storey - 2b4p - F/P = 109.54m² & GIA = 95.56m²

Unit 7 = 1 storey - 2b4p - F/P = 109.54m² & GIA = 95.56m²

Unit 8 = 1.5 storey - 3b6p - F/P = 164.5m² & GIA = 143.38m²



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Drawing

Site:

Block Plan - Proposed

Scale @ A3

1:500

Drawn:	Issued:
06.12.2021	06.12.2021

Drawn By	Checked By
MD	BK

Job No.
200727_R2

Drawing No.
200727_R2_002

Revisions:
R3 - Boundary Amendment

Status

FOR COMMENT

