

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 th April 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: Banstead Village

APPLICATION NUMBER:	21/01203/F	VALID:	14/06/2021
APPLICANT:	Shanly Homes	AGENT:	Robinson Escott Planning
LOCATION:	LAND PARCEL OPPOSITE 21 TO 21C WELLESFORD CLOSE BANSTEAD SURREY		
DESCRIPTION:	Residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.		
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SUMMARY

The application seeks planning permission for a Residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.

The site comprises an area of scrubland, previously designated as urban open land under the RBBC Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site is considered urban land within the defined urban area of Banstead. As such the principle of residential development is acceptable in land use terms and the presumption in favour of sustainable development applies. Appropriate residential growth is actively encouraged by the Core Strategy, in line with the “urban areas first” approach in Policy CS6. This is reinforced within the Introduction section of the Development Management Plan 2019 which states that the Core Strategy is an ‘urban areas first’ strategy. Where priority is given to the identified regeneration areas and main settlements.

The layout has a linear form running east-west from the two access points. Two areas of open space are proposed, one adjacent to the northern access and one to the western end of the southern access road.

The proposal comprises mainly of detached and semi-detached houses with the exception of one block comprising of 4 x 2 bed maisonettes. The majority of the proposed dwellings will provide two storeys of accommodation with a proportion of buildings (9) having rooms within the roof space. With regard to design, the houses would be of a traditional and vernacular style. They would utilise a palette of brick and vertical tile hanging. Roofs would be pitched and constructed of clay tiles.

8 of the 26 dwellings would be affordable units (30%). The proposed mix would be:

- 4 x 2 bed maisonettes (4 affordable)
- 7 x 2 bed house (2 affordable)
- 12 x 3 bed house (2 affordable)
- 3 x 4 bed houses

Such a mix is considered to comply with the Council affordable housing policy and would meet the market needs of the borough. The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards. All houses will have private gardens and the maisonettes have their own area of communal garden for residents to use.

The submitted landscape visual impact assessment (LVIA) documents demonstrate that the scheme would not have an unacceptable impact on the wider landscape character of the area of great landscape value (AGLV) and area of outstanding natural beauty (AONB). In terms of the design and scale of the scheme whilst the proposal would result in a significant change to the existing character and nature of the site from the presently undeveloped site and would result in an increase in bulk, scale and massing, a significant degree of change is inevitable as a result of the de-designation as protected urban open space. It is considered that the proposal achieves a good standard of design which overall would appear in keeping with the character of the area.

The proposal is considered to have an acceptable relationship to the surrounding residential properties.

Subject to conditions the scheme is considered acceptable with regard to quality of accommodation for future residents, contamination, drainage, ecology, trees, crime, and sustainable construction. A protected tree of good quality is proposed for felling at the site entrance but the Tree Officer has raised no objection on the basis that the benefits of the scheme outweigh the loss when considering that replacement planting would be secured to mitigate the overall impact to the character of the site by officers for the 2019 application for the care home.

The scheme would provide 60 parking spaces, in accordance with the Council's adopted minimum parking standards. No objection has been raised by Surrey County Council in relation to highway safety and capacity.

With regard to flooding the applicant has provided a Flood Risk Assessment and Drainage Strategy to demonstrate that the site meets the policy and NPPF requirements. Surrey County Council as the Local Lead Flood Authority (LLFA) have raised no objection to the proposal. Conditions are recommended to secure further details of the surface water drainage (Suds) system.

It is therefore the view of officers that the scheme is acceptable in principle. The scheme is considered to meet the requirements of the Development Plan and guidance set out within the NPPF. The scheme would provide a meaningful contribution to the housing needs of the borough and follow the “urban areas first” approach set out within the Core Strategy. The scheme would also provide economic benefits to the borough during the construction period and would provide significant contributions towards local infrastructure. There are considered to be no substantive grounds to refuse the application and as such it is recommended for approval.

RECOMMENDATION(S)

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) 8 units of affordable housing in the following tenure mix
 - Affordable rent – 2 x 2 bed house and 2 x 3 bed house
 - Shared Ownership – 4 x 2 bed, 4 person maisonettes
- (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 31 August 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

Consultations:

Environmental Health (Contaminated Land): recommends contaminated land conditions

Neighbourhood Services: no comments received.

Reigate North – Reigate Ramblers: no objections

Surrey County Council Archaeology Officer: it has been demonstrated that there are no significant archaeological remains on this site and therefore no objection to the application being determined. No need for any conditions.

Surrey County Council Highway Authority (CHA): The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to conditions.

Surrey County Council Lead Local Flood Authority: Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Minerals and Waste Planning Authority: No specific concerns to raise. Encourage good waste management.

Surrey Police Designing Out Crime Officer: recommends a Secure by Design condition.

Surrey Hills AONB Planning Adviser: “The site lies outside but adjacent to the AGLV. The setting of the AGLV is not protected in the same way as the nationally protected Surrey Hills AONB. The AONB lies a considerable distance to the south and the site is not seen in relation to it. Consequently, there would be no harm to the setting of the AONB.

From a desktop exercise and an AGLV aspect it would have been preferable had a softer edge to the development been provided to reinforce the existing boundary trees. This could be achieved by setting the buildings slightly further back with a further planting belt provided outside the private curtilages to limit future tree removal to open landscape views.”

Surrey Wildlife Trust: advise that there would be a net loss in biodiversity. Conditions recommended were the application to be approved

Banstead Village Resident’s Association: objects to the proposal. Over dense and out of character with the surrounding area. Significant concerns about the access and increase in traffic. Proposal is above the Housing and Economic Land Availability Assessment (HELAA) report which states a capacity of 15 dwellings.

Representations:

139 Notification letters were originally sent to neighbouring properties and a site notice was posted and advertised in local press. To date 134 responses have been received including 133 objections. The following issues have been raised:

Issue	Response
Property devaluation	This is not a material planning consideration
Noise & disturbance	See paragraphs 6.22 to 6.27
Overshadowing	See paragraphs 6.22 to 6.27
Overlooking and loss of privacy	See paragraphs 6.22 to 6.27
Overbearing relationship	See paragraphs 6.22 to 6.27
Out of character with surrounding area	See paragraphs 6.4 to 6.11
Overdevelopment	See paragraphs 6.4 to 6.11
Poor design	See paragraphs 6.4 to 6.11
Concerns regarding affordable housing provision	See paragraphs 6.12 to 6.21
Harm to Conservation Area	Site is not within Conservation Area
Harm to Green Belt/Countryside	Site is in designated urban area, not within Green Belt or Countryside
Inconvenience during construction	See paragraphs 6.22 to 6.27
Increase in traffic and congestion	See paragraphs 6.28 to 6.34
Hazard to highway safety	See paragraphs 6.28 to 6.34
Inadequate parking	See paragraphs 6.28 to 6.34
Drainage and sewage capacity	See paragraphs 6.39 to 6.41
Flooding	See paragraphs 6.43 to 6.51
Harm to wildlife habitat	See paragraphs 6.43 to 6.51
Crime fears	See paragraphs 6.55 to 6.56
Impact on/lack of infrastructure and facilities/amenities in local area to support increased population	See paragraphs 6.57 to 6.58
Loss of/harm to trees	See paragraphs 6.43 to 6.51
Loss of private view	Not a material planning consideration
Health fears	See paragraphs 6.22 to 6.27 and 6.42
No need for the development	Each scheme must be assessed on its own planning

	merits
Alternative location/scheme preferred	Submitted scheme must be assessed on its own planning merits
Amended plans are minor changes and do not overcome concerns	See paragraphs as set out above

1.0 Site and Character Appraisal

- 1.1 The application site is a land parcel located to the west of Wellesford Close, Banstead, within the settlement of Banstead. The site comprises scrubland, historically used as allotments (albeit that this use ceased a number of years ago) and is broadly rectangular in shape extending to 0.78ha. The site was previously designated as urban open land under the Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site now falls within the defined urban area of Banstead.
- 1.2 There are no existing buildings on the site and the site is located within flood zone 1 (least vulnerable). Access to the site is currently via a bell mouth at the south western end of Wellesford Close, although it is currently closed off. There is a level change on the site with the site sloping from north to south, with a change in level across the site of approximately 6m.
- 1.3 The boundaries of the site are denoted by large trees, woodland and mature bushes and shrubs, together with self-seeded species. Trees on the Wellesford Close frontage are protected by Tree Preservation Order BAN55 G1 comprising 2 horse chestnuts and 1 lime, in addition there is a woodland order along the southern edge BAN35 (W1) and a further woodland order on the western boundary RE1137. Although there are no category A trees and a large proportion of the trees are category C or U trees, the trees add to the verdant character and visual interest of the site.
- 1.4 The metropolitan green belt and an Area of Great Landscape Value adjoin the site to the west and south. To the south of the site is agricultural land, to the west the site is separated from the Brighton Road (A217) by a small area of woodland. Footpath 41 (which runs north – south) is located within the woodland and connects with Footpath 40 which runs along the northern boundary of the site, beyond which are the rear gardens and residential properties of Chipstead Road and Brighton Road. To the east are the residential properties of Wellesford Close. Wellesford Close connects to the A217 via Chipstead Road.
- 1.5 The area surrounding the site is characterised by residential development to the north and east made up of 2 storey detached and semi-detached dwellings set within modest plots with a mix of property and architectural styles. There is a high degree of tree cover to the site boundaries, together

with the tree lined frontage which gives the site its verdant appearance and character and complements the adjoining open agricultural land and woodland to the south and west located within the green belt.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant submitted a pre-application proposal for 31 and then 30 dwellings (there was also an earlier pre-app by a different applicant for 34 dwellings. The layout and issues of design character, access, parking, trees, drainage and other technical requirements were discussed.

2.2 Improvements secured during the course of the application: Amended plans/information submitted. The main changes were as follows:

- The amended proposal includes a reduction in the number of units. Therefore the application now involves the erection 26 houses and maisonettes at a density of 33.3dph, providing a mixture of two, three and four bed dwellings. Eight of which will be for affordable tenures.

- The main changes to the layout occur in the northern section of the site where the number of units has been reduced . This allows the built form to be moved further from the trees on the western boundary and for the access road and parking to be removed from under the TPO trees on the eastern boundary.

- Roof accommodation has been added to plots 2-7 along the southern boundary to improve the accommodation within the units. The addition of a separate study creates an area for home working which is now a very desirable feature.

- An additional parking spaces added to ensure that the proposals meets minimum standards.

- Change of size of units 19-22 to 2 bed 4 person flats to better meet the affordable housing needs.

2.3 Further improvements to be secured through planning conditions or legal agreement: Various conditions are recommended to control materials, details and landscaping to ensure a high quality development. A legal agreement will be required to secure the on-site affordable housing provision. Various conditions are recommended to secure appropriate information with regard to flooding, ecology, noise, contamination and highway matters.

3.0 Relevant Planning and Enforcement History

3.1 08/01922/OUT Application for the erection of 18 two storey residential units, Refused, 18th Dec 2008, Appeal dismissed 6 November 2009

3.2 19/00397/F Construction of a 68-bed care home (use class C2), parking including car barn, access, landscaping and other associated works. Refused 18/12/2019. Appeal withdrawn

4.0 Proposal and Design Approach

- 4.1 This is a full application for a residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.
- 4.2 The application proposes to access the site from Wellesford Close, with two access points. One located at the southern end of the site, connecting to the existing turning area for the cul-de-sac which would serve plots 1-16 and one access located at the north-eastern corner of the site, which would serve units 17 to 26. The layout is designed to allow service vehicles such as refuse lorries and fire appliances to enter the site, turn and then leave in a forward gear. The tracking plans are provided to show how this can be achieved. A total of 60 parking spaces are proposed within the site, 54 parking spaces allocated for the proposed dwellings and 6 further visitor spaces. The three proposed garages at plots 1 to 3 would meet the minimum sizes required by the DMP, as would the proposed external parking spaces. The total of 60 spaces is in line with the minimum required by the DMP.
- 4.3 The layout has a linear form running east-west from the two access points. Two areas of open space are proposed, one adjacent to the northern access and one to the western end of the southern access road.
- 4.4 The proposal comprises mainly of detached and semi-detached houses with the exception of one block comprising of 4 x 2 bed maisonettes. The majority of the proposed dwellings will provide two storeys of accommodation with a proportion of buildings (9) having rooms within the roof space. With regard to design, the houses would be of a traditional and vernacular style. They would utilise a palette of brick and vertical tile hanging. Roofs would be pitched and constructed of clay tiles.
- 4.5 8 of the 26 dwellings would be affordable units (30%). The proposed mix would be:
- 4 x 2 bed maisonettes (4 affordable)
 - 7 x 2 bed house (2 affordable)
 - 12 x 3 bed house (2 affordable)
 - 3 x 4 bed houses
- 4.6 The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards. All houses will have private gardens and the maisonettes have their own area of communal garden for residents to use.
- 4.7 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;

Involvement;
Evaluation; and
Design.

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

Assessment	The submitted Design and Access Statement (DAS) provide details of the Site Context at Section 2.0. Including site photos, site constraints and opportunities, and development of a concept plan
Involvement	Paragraphs 2.18 sets out details of pre-application consultation and community involvement. A Statement of Community Involvement from Curtin and Co is included as part of the submission.
Evaluation	Section 3.0 sets out how the feedback from the pre-applications has influenced the proposed development. The main changes being: - Reduction in the total number of units to 28; - Reduced hardstanding and increase spacing between dwellings - The dwellings have been positioned away from the boundaries to provide a transition between built form and the protected woodland beyond. - improvements to parking provision
Design	The DAS sets out details of the proposed development at Section 3.0 including contextual layout, scale and appearance, material, housing mix, trees, landscaping and ecology and drainage and renewable energy

4.9 Further details of the development are as follows:

Site area	0.78ha
Existing use	Vacant land within urban area
Proposed use	Residential – 26 units
Proposed parking spaces	60 (6 visitor)
Parking standard	60 (minimum including 6 visitor)
Number of affordable units	8 (30%)
Net increase in dwellings	26
Proposed site density	33 dph
Density of the surrounding area	Varied (approximate): 32dph – The Fieldings, The Laurels,

and Stirling Close 25dph – Area north of site and south of Chipstead Road 21dph – Wellesford Close

5.0 Policy Context

5.1 Designation

Urban Area

Flood zone 1

Tree Preservation Order / Woodland Order: BAN35, BAN55, RE1137

Adjacent to Metropolitan Green Belt (to south and west)

Adjacent to Area of Great Landscape Value (AGLV) (to south and west)

Adjacent to public footpaths FP40 and FP41

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS2 (valued landscapes and the natural environment)

CS4 (Valued Townscapes and Historic Environment)

CS5 (Valued People/Economic Development),

CS6 (Allocation of land for development)

CS8 (Area 1:North Downs),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate & 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 contamination land)

TAP1 (Access, Parking and Servicing)

CCF1 (Climate Change Mitigation)

CCF2 (Flood Risk)

INF1 (Infrastructure)

INF3 (Electronic communication networks)

NHE1 (Landscape protection)

NHE2 (Protecting and Enhancing Biodiversity)

NHE3 (Protecting trees, woodland areas and natural habitats)

OSR2 (Open Space in new developments)

5.4 Other Material Considerations

National Planning Policy Framework
2021 (NPPF)

National Planning Practice Guidance
(NPPG)

Supplementary Planning
Guidance/Documents

Surrey Design
Local Character and Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. Appropriate residential growth is actively encouraged by the Core Strategy, in line with the “urban areas first” approach in Policy CS6. This is reinforced within the Introduction section of the Development Management Plan 2019 which states that the Core Strategy is an ‘urban areas first’ strategy. Where priority is given to the identified regeneration areas and main settlements. The urban extension developments are intended to only be released for development once the opportunities within the urban areas start to become more limited and the Council is unable to demonstrate a five year supply of housing land available.

6.2 There is therefore no in principle objection to the proposal which would count towards the overall aim Core Strategy aim of providing at least 815 homes throughout the borough on windful sites.

6.3 The main issues to consider are:

- Design appraisal and impact on AGLV
- Housing Mix, Affordable Housing and Standard of Accommodation
- Neighbour amenity
- Highway matters
- Sustainable construction

- Flooding and Drainage
- Contamination
- Ecology and trees
- Archaeology
- Crime
- Community Infrastructure Levy

Design appraisal and impact on AGLV

- 6.4 The existing character of the site is derived predominantly from its verdant appearance, arising from the high degree of tree cover to the site's boundaries and tree lined frontage, as opposed to its openness. This is reinforced by the Council's Urban Open Space Assessment and Review (May 2018) which formed part of the evidence base to the Development Management Plan and supported the removal of the urban open land designation on the basis that the site did not meet the necessary recreational, community, ecological and amenity value criteria for the designation to be retained. The proposals retain the majority of the trees surrounding the site and seek to strengthen the tree lined frontage along Wellesford Close, such that the positive attributes that form the key characteristics of the site would be maintained.
- 6.5 The site abuts the green belt and AGLV to the south and west and as such consideration has been given to the impact of the proposal on these designations including how the development would provide a transition to the countryside. The applicant has submitted a Landscape and Visual Impact Appraisal (prepared by ARC) which considers the extent of the site's existing visibility, the site's existing landscape character and condition and how it relates to the wider character area, together with the impact of the proposed development on the landscape character and visual amenity by consideration of a number of representative viewpoints. The report makes the following summary and conclusions:
- The extent of the Site's existing visibility is curtailed by intervening built form and tree cover. Where there are views from the open countryside to the south, the Site is read in conjunction with the rooves of existing built form within the settlement, which can be glimpsed amongst the tree cover on the settlement edge.
 - The Development proposals are for 26 new homes of two-two and a half storeys and include planting to the boundaries and the retention of the high quality trees to the edge of the Site.
 - Implementation of the Development would result in a localised, permanent change in land use within the Site, however it is considered that the Site represents an insignificant component of the wider landscape and that the introduction of additional built form within the Site would not result in adverse effects on the character or qualities of the wider designated landscape to the south.
 - The appraisal of visual receptors identifies that, in views from a number of them, the Development is likely to result in negligible change. Where the Development would be visible in views from the immediate visual receptors

of Users of PRoW FP40 (PR01) and 'Residents of Wellesford Close' (RE01), they would generally be filtered by intervening vegetation and would be experienced in the context of suburban Banstead.

- This LVIA finds that the Development does not conflict with any landscape related aspect of national or local development policies and will not result in any unacceptable adverse effects on either landscape character or visual amenity. The proposed built form and associated infrastructure and landscaping would represent an acceptable addition to the existing adjoining land uses, particularly once the proposed landscaping on the boundaries and within the Development has matured.

6.6 I have considered the applicant's submission and concur with its conclusions. As noted above the existing character of the site is derived from the high degree of tree cover to the site's boundaries and verdant appearance this gives. These positive attributes being largely retained and enhanced by additional tree planting. Given the level of screening, the contained nature of the site coupled with the separation distance of the built development to the southern and western boundaries, and the reduced quantum of development now proposed it is considered that the development will result in an appropriate transition to the countryside and will have an acceptable impact on the AGLV. The Surrey Hills AONB Planning Adviser has commented that "the site lies outside but adjacent to the AGLV. The setting of the AGLV is not protected in the same way as the nationally protected Surrey Hills AONB. The AONB lies a considerable distance to the south and the site is not seen in relation to it. Consequently, there would be no harm to the setting of the AONB". Based on the above it is considered that the proposal would have an acceptable impact with regard to the character of the wider countryside and protected landscapes.

6.7 In terms of the proposed development and its impact on the more immediate surrounds it is acknowledged that it would result in a significant change to the character of the site. However a significant degree of change is inevitable as a result of the de-designation as protected urban open land. The question is whether the layout, scale and design of the dwellings successfully integrates with the character of the residential development to the east and north of the site. It is considered that the proposal successfully answers this question.

6.8 The proposed linear form of development follows the existing layout of Wellesford Close and surrounding developments. This arrangement also helps to protect the existing tree screening as the building are all positioned away from the site boundaries. The amended scheme has enabled a greater degree of soft landscaping, particularly in the north-east part of the site ensuring that the dwellings are set well back from Wellesford Close and the area of landscaping along the eastern boundary helps to soften the visual impact of the built form. The density at 33dph whilst higher than the immediate dwellings to the east and north of the site is still considered modest for an urban setting and is commensurate with other more recent development along Chipstead Road. It should also be noted that the higher density in part comes about from the required housing mix which requires the applicant to provide 30% of the dwellings as smaller units to better meet the

housing needs in the borough. So it is important to consider this when comparing densities.

- 6.9 Within the site the dwellings are well spaced out with the majority of the proposed buildings being over 3 metres apart (3m to 7.3m) with only four examples of buildings below this (plot 1 to 2 – 2.2m, plot 2 to 3 – 2.5m, plot 24-25m – 1.8m). The buildings would all be sited good distances away from the boundaries and the properties to the south are orientated to have their rear gardens facing out of the site. This helps to provide a softer edge to the proposal. The majority of the dwellings would have good levels of soft landscaping to their frontages and sides. This gives a more soft and verdant character to the development and provides a defensible edge to help with privacy and better amenity in terms of outlook and reduced noise levels from car movements. The proposed plots sizes would not be dissimilar to the dwellings within Wellesford Close and whilst the dwellings immediately to the east are all detached dwellings there are examples of semi-detached and terrace housing in Wellesford Close and Chipstead Road. The proposal has therefore been designed in such a way as to not result in an unacceptably cramped or urban development and one which successfully reflects the pattern of development within the surrounding area.
- 6.10 In terms of scale and design the dwellings would be storey, 9 units with accommodation in the roof. Such a scale is considered appropriate for this edge of urban area location and would not be out of keeping with the scale of the surrounding properties. The dwellings would be of traditional form and materials, with the use of red/orange brick and clay tiles. Such materials are considered appropriate in this context. The dwellings would have a varied form, some gabled, some fully hipped, some half hipped and with gable projections ensuring that the street scene would appear varied. Conditions are recommended to secure finalised details of the proposed materials as well as details of boundary treatments and means of enclosure.
- 6.11 Overall, whilst the scheme would result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.12 The proposed mix is:
4 x 2 bed maisonettes (4 affordable)
7 x 2 bed house (2 affordable)
12 x 3 bed house (2 affordable)
3 x 4 bed houses
- 6.13 In terms of overall housing mix Policy DES4 states that on sites of 20 homes or more, at least 30% should be provided as smaller (one and two bedroom) homes and at least 30% must be larger (three+ bedroom) homes. In this case the proposal would provide 42% smaller units (27% market) and 58% larger

units (50% market would be larger units). Therefore overall the proposal would comply with the policy requirement.

- 6.14 In terms of affordable housing the application proposes to provide 8 affordable housing units with the following tenure mix. The 4 x 2 bed 4 person maisonettes at Plots 19-23 as shared ownership and the houses at Plots 23-26 (2 x 2 bed house and 2 x 3 bed house) are to be offered as affordable rent. The Council's Affordable Housing Officer is satisfied that the proposed mix would successfully contribute towards meeting the latest assessment of affordable housing needs as set out in the Council's Affordable Housing SPD. The acceptability of the affordable rent units is on the basis that the rents are set below the prevailing Local Housing Allowance rate to ensure they are actually affordable. The exact levels are still to be finalised and will be secured within the S106.
- 6.15 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.16 The drawings submitted demonstrate that each dwelling would accord with the relevant space standard including storage space. The houses have been designed to ensure that habitable rooms would receive good levels of light and would provide acceptable outlook. There are no concerns in terms of relationship between dwellings given the layout of the site.
- 6.17 All houses will have private gardens and the maisonette block has its own area of communal gardens for residents to use. The gardens are all considered to be of a good and useable size. The proposal also provides approximately 400 m² of communal open space in two parts of the site.
- 6.18 It is also noted that the site, due to its size, and parking areas are likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.
- 6.19 It is therefore considered that the scheme would provide good living conditions for future occupants and would comply with the requirements of DMP Policy DES5.
- 6.20 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' and that on sites of 25 or more homes, at least 4% of homes should be designed to be adaptable for wheelchair

users in accordance with the Building Regulations requirements for 'wheelchair user dwellings'.

- 6.21 The submission does not provide any details regarding this requirement. With no evidence that this is not financially viable or unsuitable it is considered reasonable to include a condition which ensures the proposal meets the required standards.

Neighbour amenity

- 6.22 The site would adjoin residential sites to the north (nearest dwelling 4 Chipstead Road and 87/89 Brighton Road) and east (nearest 21-25 Wellesford Close). To the west is woodland and the A217 beyond and to the south is a band of trees and then agricultural fields.
- 6.23 With regard to the properties to the east of the site the nearest of the proposed dwellings would be plot 17, 16 and 1. Plot 17 would be located over 25 metres away from the nearest dwellings and would have trees between it and Wellesford Close. This would ensure that there would be no unacceptable impact from overlooking, loss of light and overbearing impact. Plot 16 would be located approximately 19.5 metres from no.21C. The only side facing window would serve a bathroom which can be obscure glazed and restricted opening by a suitably worded condition. The front of side relationship of 19.5 metres would ensure that there would not be unacceptable overbearing impact or loss of light. Plot 1 would be approximately 4.3 metres from the closest part of no.25. Plot 1 would be set further forward than no.25 and therefore at a slightly higher ground level. However the closest element would only be single storey, the roof would be fully hipped and therefore would be no side (east) facing windows. The rear facing windows would be over 7 metres away from the boundary and would not directly overlook the neighbouring property with the rear facing windows at right angles to the side elevation of no.25. Given these factors it is considered that there would not be an unacceptable impact from overlooking, loss of light and overbearing impact.
- 6.24 To the north plot 26 would be located over 20 metres from the rear elevations of 87 and 89 Brighton Road ensuring that there would not be unacceptable impact from overlooking, loss of light and overbearing impact on these properties. Plot 26 would be approximately 16.9 metres away from the rear elevation of 4 Chipstead Road. This distance is considered to be acceptable given the side to rear relationship, the two storey height of plot 26 and the lack of any north facing window at plot 26. The maisonette block would face the rear of no.4. The separation distance would be approximately 20 metres according to the submitted plans. A distance of 20 metres is generally considered acceptable for this type of relationship. There would also be trees in between the two buildings. As such the proposal would not have an unacceptable impact on 4 Chipstead Road with regard to overlooking, loss of light and overbearing impact. The other dwellings to the north of the site would be too far away to cause any material harm.

- 6.25 Concern has been raised regarding the impact caused by the development in terms of noise, disturbance and pollution due to the increase in traffic and car movements along Wellesford Close. The site is accessed from an existing road so there is no change with regard to the relationship between the properties facing the site on Wellesford Close and the main access road. It is acknowledged that the proposal would result in an increase in car movements along the road. The Transport Statement assesses the development as generating around 12 to 13 vehicles movement during the weekday morning and afternoon peak hours and approximately 120 vehicle movements across a typical weekday. This is not considered excessive and taking in to account that plots 17-26 would use the access at the north-east of the site, reducing the number of cars which will pass the nearest houses 21-25 Wellesford Close, it is not considered to give rise to an unacceptable level of noise and disturbance or pollution in this urban area context.
- 6.26 Taking the above into account, whilst neighbouring properties would experience a significant change as a result of the development, the proposals would not give rise to a serious detriment to their living conditions and thus comply with policy DES1 of the DMP and the general provisions of the NPPF (para 127) which seeks to ensure that developments provide a high standard of amenity for existing and future occupants.
- 6.27 The proposed site access and route for construction traffic is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such a working hours and potential disruption from noise and pollution.

Highway matters

- 6.28 The application proposes to access the site from Wellesford Close, with two access points. One located at the southern end of the site, connecting to the existing turning area for the cul-de-sac which would serve plots 1-16 and one access located at the north-eastern corner of the site, which would serve units 17 to 26. The Transport Statement assesses the development as generating around 12 to 13 vehicles movement during the weekday morning and afternoon peak hours and approximately 120 vehicle movements across a typical weekday. The additional trip generation is not considered to have a severe adverse impact on the road network.
- 6.29 With regard to highway safety and capacity the County Highway Authority (CHA) has considered the submitted information including the access arrangement and details set out within the Transport Statement and has advised that there is no highway safety issue noting that:

“The developer is proposing adequate sight lines at both access points from the site onto Wellesford Close. The developer has agreed to improve sight lines at the Wellesford Close junction with Chipstead Road.....There are local concerns about the width of Wellesford Close and the presence of

parked cars. However the traffic associated with the proposed use, is very similar to the level of traffic proposed under application 19/00397 for a 72 bed care home. In addition the width of the carriageway would allow cars to pass simultaneously, albeit giving way due to the present of parked cars. In this cul de sac environment this will not cause a highway safety problem.

In terms of larger vehicle movements, they are already present on Wellesford Close, for example for refuse collection and deliveries, such vehicles would be able to access the proposed development safely as they already do for the existing dwellings.

It is noted that cars are parked on the turning head of Wellesford Close. This is an area for turning, not for parking. The proposed development would stop such parking and make it easier for vehicles to turn.”

Based on the comments from the CHA it is considered that the proposal would not result in a highway safety or capacity issue. Conditions are recommended to secure the implementation of the access points and improvement to the Wellesford Close junction with Chipstead Road.

- 6.30 In terms of access within the site tracking diagrams have been provided which demonstrate that a refuse freighter and fire engine could manoeuvre within the site and enter and exit in forward gear. As above the CHA has raised no concern with regard to access for refuse and other large trucks. In terms of refuse storage and collection a condition is recommended to secure further details of the location and type of bin stores proposed. It is likely that a small bin collection point will be required for plots 23-26 due to the distance of these dwellings away from the refuse truck's turning point. There is space for this on the northern side of the access road close to the proposed parking. The block of flats (plots 19-22) will also be best served by individual refuse bins, again the location of the storage for these bins can be secured by condition.
- 6.31 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm.
- 6.32 In this case a total of 60 parking spaces are proposed within the site, 54 parking spaces allocated for the proposed dwellings and 6 further visitor spaces. The three proposed garages at plots 1 to 3 would meet the minimum sizes required by the DMP, as would the proposed external parking spaces. The total of 60 spaces is in line with the minimum required by the DMP. It is noted that there are a greater number of visitor spaces at the northern part of the site whilst this is not ideal this alone is not considered to be a reason for refusal. The site as a whole provides the minimum number of visitor spaces and the walking distance to the spaces to the north is not significant if visitors needed to park in the northern part of the site and walk around. The CHA has advised that the “The proposed development will include adequate car parking, in accordance with minimum requirements. The developer is

therefore providing adequate and useful parking space within the site. This would prevent demand for parking on Wellesford Close.” As such the parking provision on this site is considered to be acceptable.

- 6.33 The houses would all have ample space to provide cycle storage. A condition is recommended to secure further details of the cycle parking provision for the 2 bed flats (plots 19-22) and all dwellings other than the plots with garages (plots 1-3). A condition is also recommended to secure electric charging points, a Construction Transport Management Plan and a scheme to re-surface and clear the right of way numbered 40 between Wellesford Close and the A217 Brighton Road.
- 6.34 Therefore, subject to the conditions recommended by the Highway Authority and a condition to secure adequate refuse and cycle storage provision, the proposal is considered to be acceptable in transport, parking and highway terms and thus complies with policy DES1 and TAP1 of the DMP.

Sustainable construction

- 6.35 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.
- 6.36 The application includes a Sustainability and Energy Statement by Bluesky Unlimited. The report demonstrates that through the use of construction standards, and installation of Air Source Heat pumps (ASHP) or Solar PV panels the scheme would achieve an average reduction of between 19.23 and 21.6% in on-site regulated emissions. The report also states that the Water consumption would be limited to below 110 l/p/d (109.49) Incorporating water saving measures and equipment.
- 6.37 In the event that planning permission is to be granted, a condition would be imposed to secure the finalised details and implementation of the recommended measures in order to comply with DMP Policy CCF1.
- 6.38 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.

Flooding and Drainage matters

- 6.39 A site specific Flood Risk Assessment (FRA) and Drainage Strategy is provided in accordance with DMP Policy CCF2: ‘Flood risk’. The site is within Flood Zone 1 (FZ1) which is the lowest risk level for fluvial flooding and the submitted FRA concludes that the site is at low risk of flooding from all other sources of flooding. As such the site is an appropriate location for new housing.

- 6.40 In terms of surface water flooding the submitted Flood Risk Assessment and Drainage Strategy has been considered by Surrey County Council as the Lead Local Flood Authority (LLFA). The LLFA, following the submission of additional information has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation/verification.
- 6.41 In terms of sewerage, the application form confirms that the dwellings would connect to the existing mains sewer. This would need consent from the provider. No concerns have been raised by Thames water with regard to foul sewerage capacity.

Contamination

- 6.42 The Council's Environmental Protection Officer has reviewed the submitted documents and has identified the potential for ground contamination to the present on and/or in close proximity to the site. As such a number of conditions are recommended to secure further investigation and if necessary mitigation. Subject to these conditions the proposal would be acceptable in relation to contamination.

Ecology and Trees

- 6.43 The site and surrounding sites are not subject to any ecology designation or statutory or non-statutory protections for ecology, biodiversity or nature conservation. Nevertheless a preliminary Ecological Appraisal has been undertaken together with a Biodiversity Net Gain Calculation.
- 6.44 This found that the majority of the site was neutral grassland and that the condition of this habitat was deemed to be poor. The habitat is no longer suitable habitat for reptiles, hedgehogs and invertebrates. An arable field margin is present surrounding the southern section of the site area, outside of the site boundary whilst a small area on the north east of the site comprises scattered mature trees, areas of scrub and bare ground. The condition of the habitat was deemed to be poor. A disused Badger Sett was recorded in the arable field margin but was not within the site boundary. No reptile species were identified during the survey and the site is considered to be unsuitable habitat for reptiles. Trees on the site were considered to have a low to moderate potential to support roosting Bats. As such the report did not identify any ecological reason to prevent development taking place but recommends certain mitigation measures as well as a precautionary updated walkover survey in respect of Badgers prior to works commencing and a preliminary ground level roost assessment in respect of Bats.
- 6.45 Surrey Wildlife Trust (SWT) has assessed the submitted information. Initial concerns were raised regarding the potential impact on badgers. However following additional information SWT has not raised a concern with regard to the impact on habitat or protected species and has advised that were the

application to be approved conditions should be included to secure a Landscape Environmental Management Plan (LEMP), a Construction Environmental Management Plan (CEMP).

- 6.46 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. Currently the Council has no mechanism to allow for an off-site contribution, with no projects or sites currently identified for this. It is noted that the NPPF (para 180 d) requires that when determining planning application Local Planning Authorities should apply the following principle “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” However the NPPF does not require a measurable net gain and policy NHE2 5b. states that schemes will be expected to “be designed, wherever possible, to achieve a net gain in biodiversity.” In this case the applicant has set out that it is not possible to achieve a net gain in biodiversity and given the national and local policy position it is not considered that this could form a reasonable reason for refusal. The proposal does however include a number of on-site enhancement measures and the LEMP condition recommend by SWT would secure further details of these measures as well as future maintenance.
- 6.47 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.
- 6.48 In terms of the impact on trees a full survey of existing trees on the site together with an Arboricultural Impact Assessment of the development have been undertaken. The survey includes trees that are off site but which may be impacted by the development. A number of trees are to be removed for arboricultural reasons whilst a small number of trees will also be removed to enable the proposed development to proceed.
- 6.49 The majority of these are along the northern boundary of the site or in the north western corner. With the exception of tree T1, all these trees have been categorised as Grade C in accordance with BS Standard 5837-2012. The only tree of note to be removed, which is classified as a B Grade tree is T1, a Horse Chestnut at the north eastern corner of the site. The tree is to be removed to enable the proposed northern access road. The tree is subject to a TPO.
- 6.50 The Council’s Tree Officer initially raised some concerns regarding the loss of T1 as well as the potential for post development pressure on the trees along the western and southern boundaries. The Tree Officer asked for the loss of the tree to be reconsidered. The amended plans have moved the units in the north-western corner of the site further away from the western trees (approx. 3 metres). In terms of the removal of T1, the scheme would still result in the loss of T1. However there has been additional landscaping space added to

the south of the proposed northern access ensuring that replacement tree planting can be added near to the lost tree. It is important to note that the recently determined 2019 application also involved the loss of T1 subject to adequate re-planting, taking in to account the benefits of the new access location in the north-east of the site. The amended layout provides good opportunities to replace the felled tree with a number of new trees. The replacement trees as well as finalised details of the landscaping can be secured by condition. The Tree Officer has reviewed the amended plans and has advised that he does not object to the application subject to a condition to secure a finalised, detailed tree protection plan and method statement and a detailed landscaping scheme.

- 6.51 Therefore, whilst there would be some tree losses, subject to conditions to secure tree protection and soft landscaping details to replace removed trees, the arboricultural impacts of the development are not considered to warrant refusal.

Impact on Archaeology

- 6.52 The site is over the 0.4 hectares threshold set out in policy NHE9 of the Development Management Plan which requires an archaeological assessment to be submitted. In accordance with the policy the application was accompanied by a desk based archaeological assessment.
- 6.53 The County Archaeological Officer (AO) required evaluation of the site in advance of determination of the application due to the fact that the desk based archaeological assessment provided with the application identified potential for in situ Palaeolithic archaeology. Evidence from this period is extremely rare and considered to be of National Importance and so the presence of archaeology from this date would have major implications for the design and indeed viability of the development.
- 6.54 The formal report has not yet been submitted as the trial trenches were only carried out at the end of March. However the AO has advised that “The evaluation consisted of 10 trial trenches located across the site and supervised by an archaeologist experienced in identifying early prehistoric remains. I have not received a report on the results yet but I spoke to the archaeologist whilst on site and viewed some photographs of the trenches and it is clear that no significant archaeology was encountered. Therefore as it has been demonstrated that there are no significant archaeological remains on this site I have no objection to the application now being determined and can also confirm there is no need to add any conditions requiring archaeological work has this has all now been done.” There the proposal is considered to be acceptable with regard to archaeology.

Crime

- 6.55 Policy DES1 requires that development: “Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising

opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design.”

- 6.56 Surrey Police has considered the submitted plans and has raised no objections to the proposals. They recommend a condition in relation to Secure by Design to secure further details to help reduce the opportunity for crime and fear of crime.

Community Infrastructure Levy (CIL)

- 6.57 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 and, although the exact amount would be determined and collected after the grant of planning permission.

Infrastructure Contributions

- 6.58 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, affordable housing provision is required in line with the details set out in the report. No other contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	Parking Plan		19.04.2022
Detailed Technical Plan	2103029-TK01	B	07.02.2022
Detailed Technical Plan	2103029-TK02	B	07.02.2022
Proposed Plans	1382/PIn/105	A	29.11.2021
Proposed Plans	1382/PIn/103	A	29.11.2021
Proposed Plans	1382/PIn/104	A	29.11.2021
Proposed Plans	1382/PIn/106	A	29.11.2021
Proposed Plans	1382/PIn/107	A	29.11.2021
Proposed Plans	1382/PIn/109	A	29.11.2021
Proposed Plans	1382/PIn/110	A	29.11.2021

Proposed Plans	1382/Pln/111	A	29.11.2021
Proposed Plans	1382/Pln/113	A	29.11.2021
Proposed Plans	1382/Pln/115	A	29.11.2021
Proposed Plans	1382/Pln/116	A	29.11.2021
Section Plan	1382/Pln/118	A	29.11.2021
Street Scene	1382/Pln/117	A	29.11.2021
Other Plan	E8238 201	P1	29.11.2021
Proposed Plans	1382/Pln/114	B	21.03.2022
Site Layout Plan	1382/Pln/101	B	21.03.2022
Block Plan	1382/Pln/102	D	21.03.2022
Location Plan	1382/PLN/100		05.05.2021
Proposed Plans	1382/Pln/112		05.05.2021
Proposed Plans	1382/Pln/108		05.05.2021

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 take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels and ridge heights 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 to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan DES1.

4. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

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.

5. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

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

6. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

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

7. 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 Local Planning Authority shall then 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 the Local Planning Authority in writing. 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.

8. Unexpected ground contamination: 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.

9. No development shall commence until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to water, 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.

10. 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 and a commitment to fund the repair of any damage caused
 - (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: 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, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan September 2019 policies TAP1 and DES8.

11. 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. The AMS shall also include a pre commencement meeting, 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 Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

12. No development shall commence on site until a scheme for the landscaping of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the Local Planning Authority. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants - noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme either prior to occupation or within the first planting season following completion of the development hereby approved.

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

13. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs.
 - g) Reporting process to provide evidence that CEMP requirements have been actioned

The development shall only be carried out in accordance with the agreed mitigation measures.

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.

14. 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 should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Darwin Ecology Reports and shall include, but not be limited to following:
- a) Description and evaluation of features to be 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 five-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.
 - k) Sensitive lighting strategy
 - l) Measures to enhance habitats for protected species and species of conservation concern.

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.

15. The development hereby permitted shall not commence 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 & 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 2 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.

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.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

- 17. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE3.

- 18. The development shall be implemented, in accordance with a scheme to be submitted and agreed in writing by the Local Planning Authority prior to the

first occupation of the development, so that 5 units meet Part M4(2) “accessible and adaptable” accessibility standards and 1 unit meets the higher M4(3) “wheelchair adaptable” standard. Any variation to the required standards 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

19. No part of the development shall be first occupied unless and until the proposed northern vehicular access to Wellesford Close has been constructed and provided in accordance with the approved Motion Transport Planning plan numbered 2103029 01 Rev A.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

20. No part of the development shall be first occupied unless and until the proposed southern vehicular access to Wellesford Close has been constructed and provided in accordance with the approved Motion Transport Planning plan numbered 2103029 01 Rev A and the sight lines shall be free of obstruction between 0.6 metres high and 2.0 metres high above the ground.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

21. The development shall not be occupied until the sight lines at the Wellesford Close junction with Chipstead Road have been provided as shown on the Motion Transport Planning plan numbered 2103029-02.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

22. No part of the development shall be first occupied until the entire length of the public right of way numbered 40 between Wellesford Close and the A217 Brighton Road has been resurfaced and cleared of vegetation in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the

National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

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

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

24. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for secure and covered cycle storage for plots 4-26 in accordance with the minimum cycle standards. Thereafter the bicycle storage 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 National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

25. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management scheme, including storage, collection points (and pulling distances where applicable), and any necessary works to the access road throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings and thereafter retained in accordance with the approved details.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

26. The development hereby approved shall not be occupied unless and until a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) has been provided for each of the proposed units and one of visitor parking space has been provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated

supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

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

The details shall also include information regarding the siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) and/or Solar PV panels.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

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.

28. The development shall not be occupied until a scheme demonstrating compliance with the principles of 'Secured by Design' 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.

29. 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.

30. 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 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/area, flow restriction devices and outfalls) and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details.

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

31. The first floor window on the east (side) elevation of Plot 16 shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times thereafter.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

32. No external lighting shall be installed on the buildings hereby approved or within the site until 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, 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 and protect biodiversity with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. 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. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be included as part of the Construction Management Statement required by condition:
 - (a) Work 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 essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. Environmental Health would like to draw the applicant attention to 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 be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

7. 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
8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway 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/floodingadvice.

9. 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).
10. 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.
11. 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.
12. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

REASON FOR PERMISSION

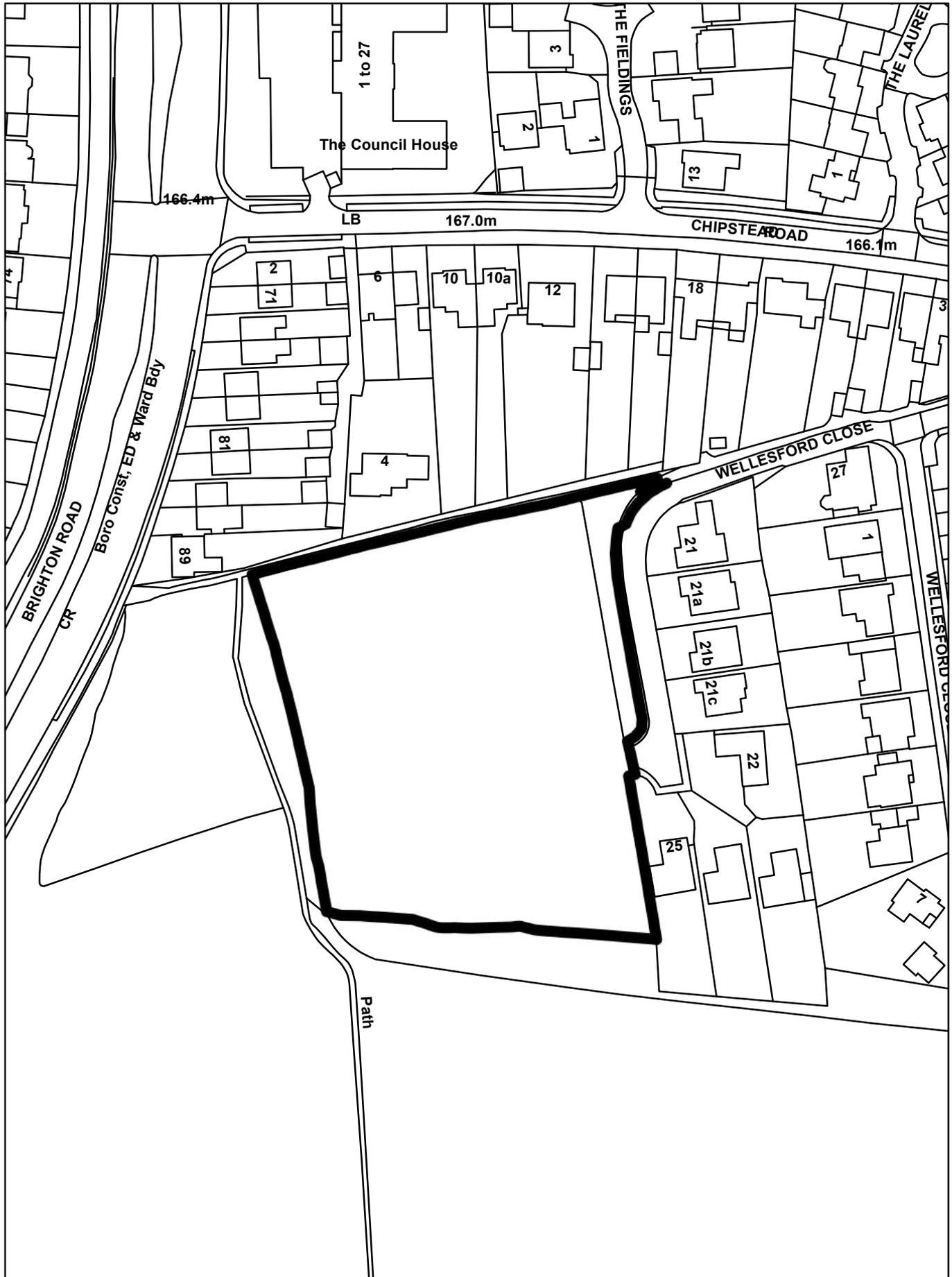
The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS6, CS8, CS10, CS11, CS12, CS13, CS14, CS17 and DES1, DES4, DES5, DES6, DES7, DES8, DES9, TAP1, CCF1, CCF2, INF1, INF3, NHE1, NHE2, NHE3, OSR2 and material considerations, including third party

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.

21/01203/F - Land Parcel Opposite 21 To 21C Wellesford Close, Banstead





D	25.02.22	Parking amended
C	18.02.22	Additional LPA comments added
B	26.10.21	LPA comments added

Revision	Date	Description
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Project
**Land off of Wellesford Close
Banstead**

PLANNING

Drawing
Site Layout

Date
14.04.21

Scale @ A3
1:500

Drawn
CE

Drawing number
1382/Pln/101

Revision
D



- Allocated private parking
- Private garage
- Unallocated visitor parking





Plot 1

Plot 2

Plot 3

Plots 4-5

Plots 6-7



Plot 8

Plots 9-10

Plots 11-12

Plots 13-14

Plots 15-16

A 19.11.21 Amended to match revised house types

Revision Date	Description
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Project
Land at Wellesford Close
Banstead

Planning

Drawing

Street Scenes

Date 13.04.21 Scale @ A1 1:100 Drawn CE

Drawing number 1382/Pln/117 Revision A





Front Elevation



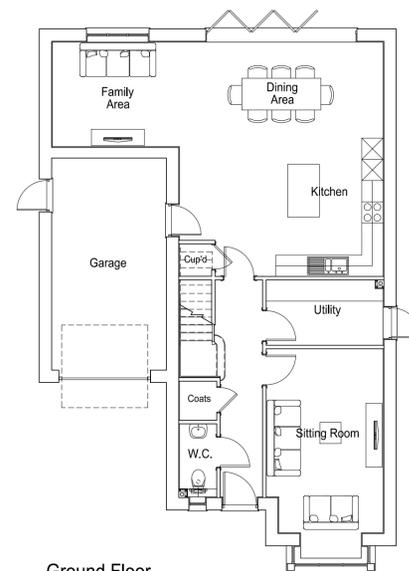
Side Elevation



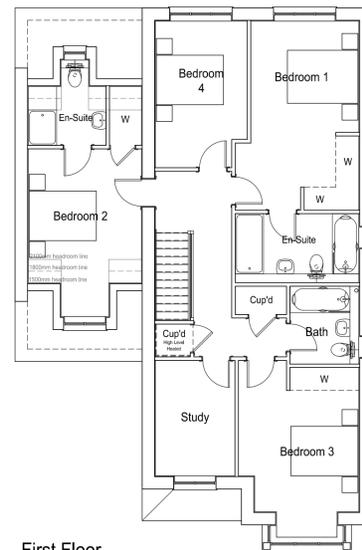
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description
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Project
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Banstead

Planning

Drawing
PLOT 3
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/105	A





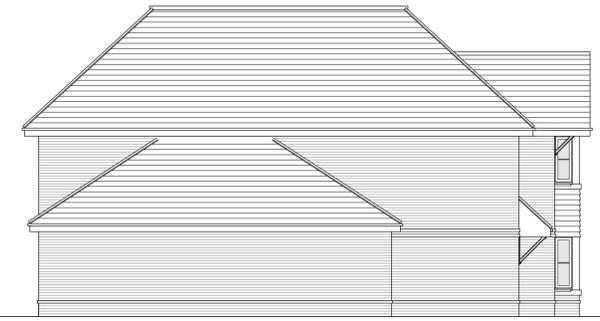
Front Elevation



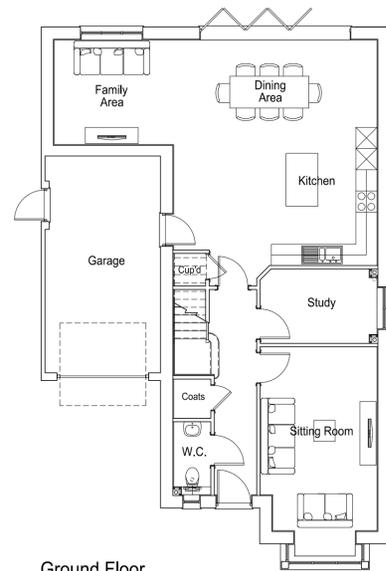
Side Elevation



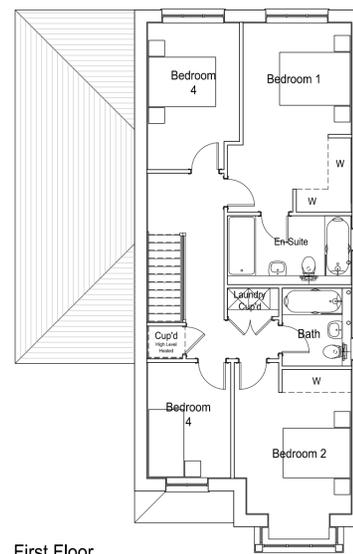
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description
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Project
 Land at Wellesford Close
 Banstead

Planning

Drawing

PLOT 1
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/103	A





Front Elevation



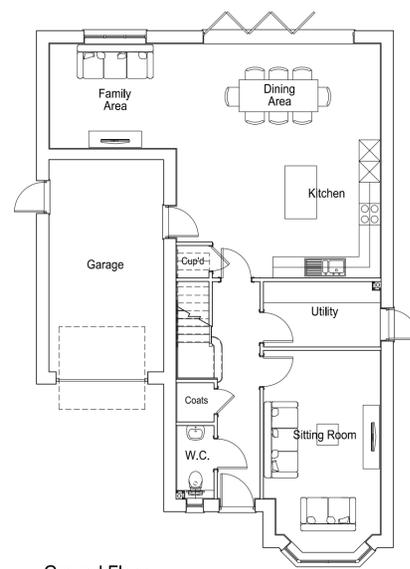
Side Elevation



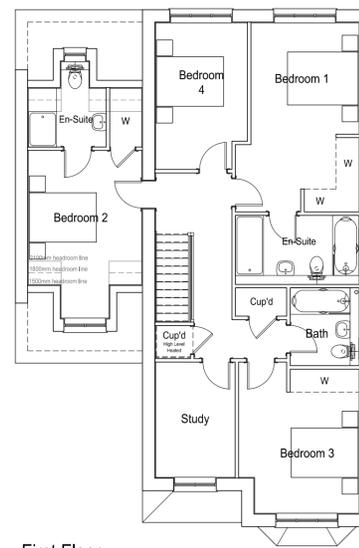
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description

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Project
Land at Wellesford Close
Banstead

Planning

Drawing

PLOT 2
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/104	A



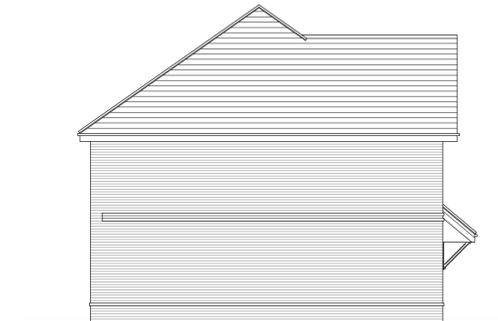
Front Elevation



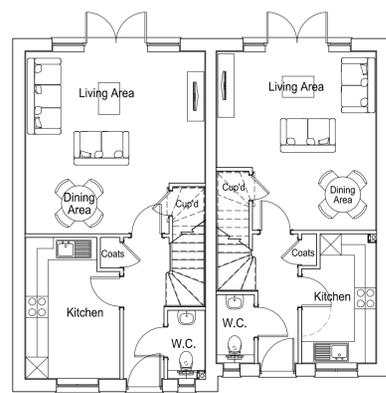
Side Elevation



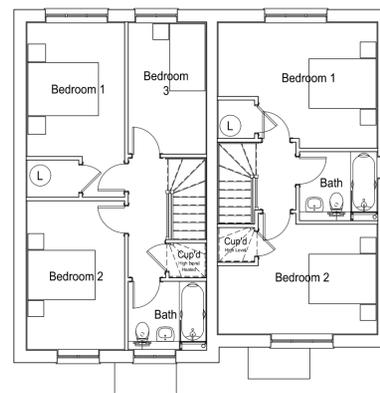
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 26.10.21 House type amended

Revision	Date	Description



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Project
Land at Wellesford Close
Banstead

Planning

Drawing
PLOTS 23-24
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/115	A



Front Elevation



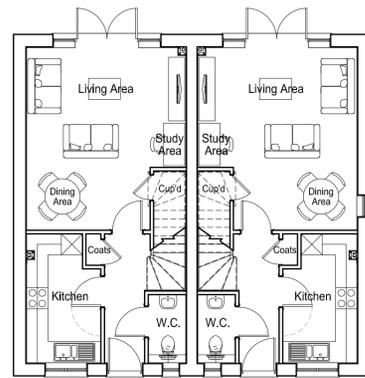
Side Elevation



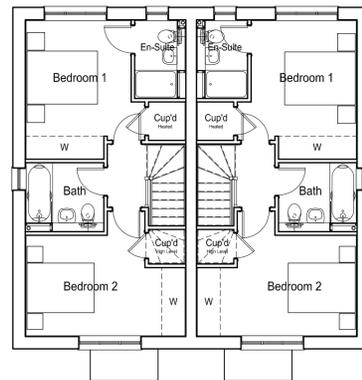
Rear Elevation



Side Elevation



Ground Floor



First Floor



Revision	Date	Description
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Project
 Land at Wellesford Close
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Planning

Drawing
PLOTS 15-16
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/112	-	



Front Elevation



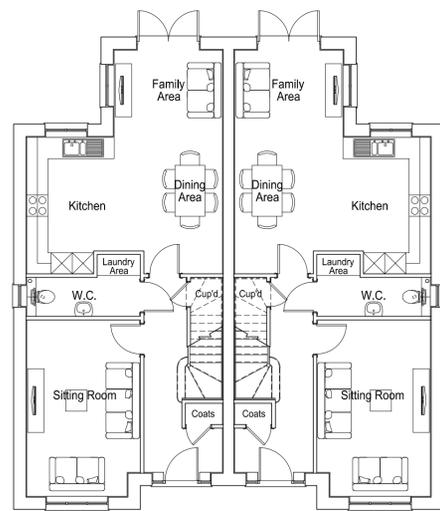
Side Elevation



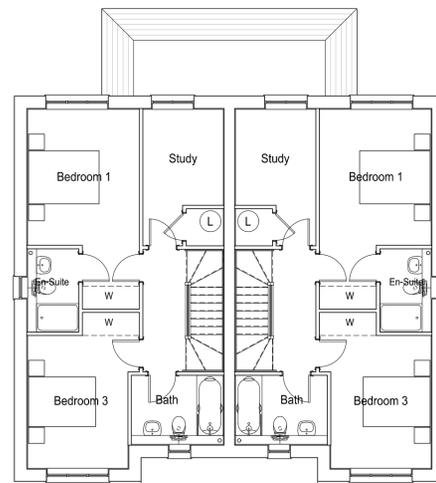
Rear Elevation



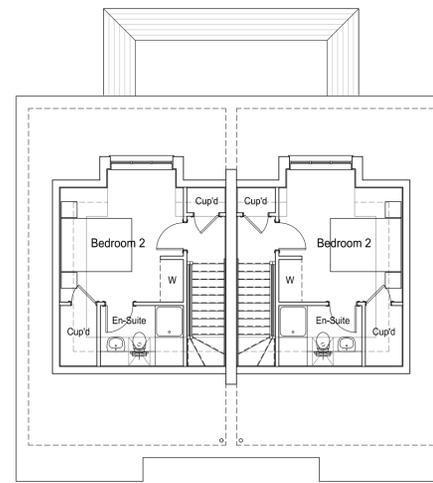
Side Elevation



Ground Floor



First Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Project
Land at Wellesford Close
Banstead

Planning

Drawing

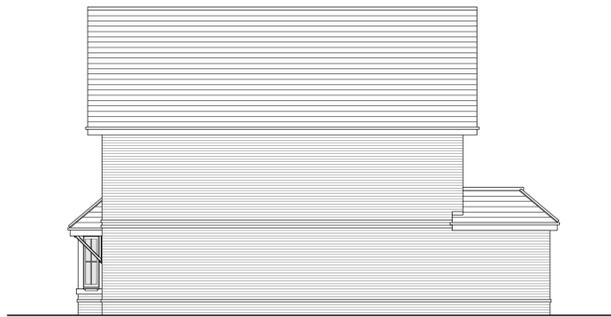
PLOTS 4-5
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/106	A



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Revision	Date	Description

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Project
Land at Wellesford Close
Banstead

Planning

**PLOT 8
Plans and Elevations**

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/108	-	



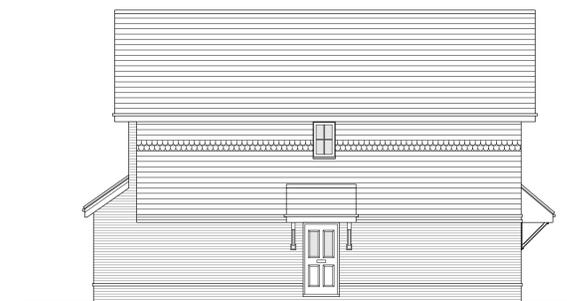
Front Elevation



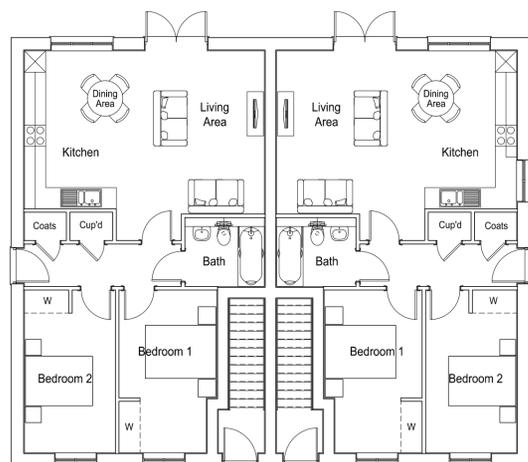
Side Elevation



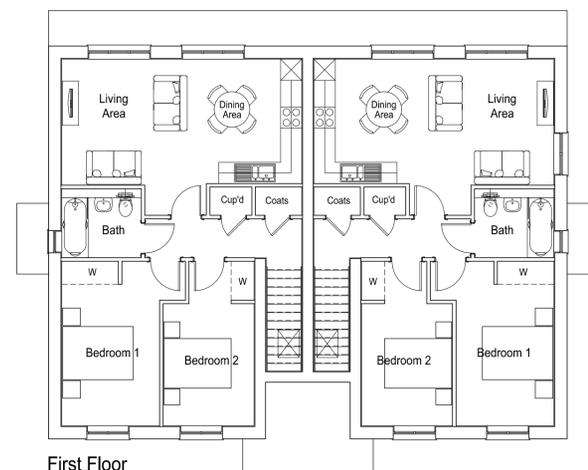
Rear Elevation



Side Elevation



Ground Floor



First Floor

Revision	Date	Description
B	17.02.22	House type amended
A	26.10.21	House type amended

SHANLY HOMES

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Land at Wellesford Close
Banstead

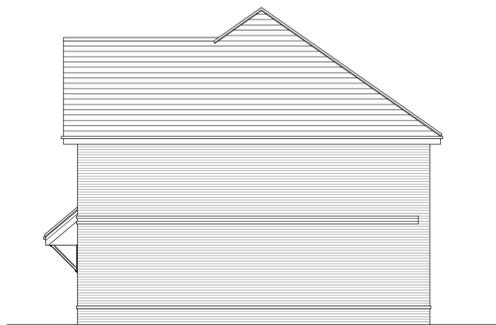
Planning

Drawing
PLOTS 19-22
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number		Revision
1382/Pln/114		B



Front Elevation



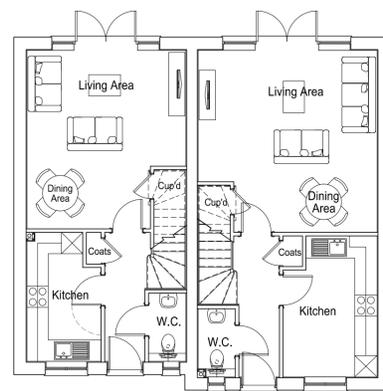
Side Elevation



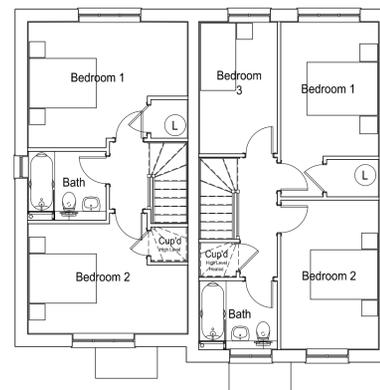
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 26.10.21 House type amended

Revision Date	Description
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SHANLY
HOMES

Sorbon Aylesbury End Beaconsfield Buckinghamshire HP9 1LV
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Project
Land at Wellesford Close
Banstead

Planning

Drawing
PLOTS 25-26
Plans and Elevations

Date 13.04.21	Scale @ A1 1:100	Drawn CE
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Drawing number 1382/Pln/116	Revision A
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Front Elevation



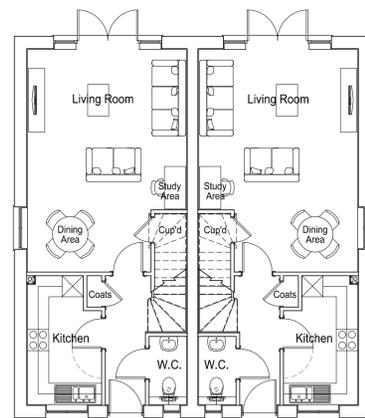
Side Elevation



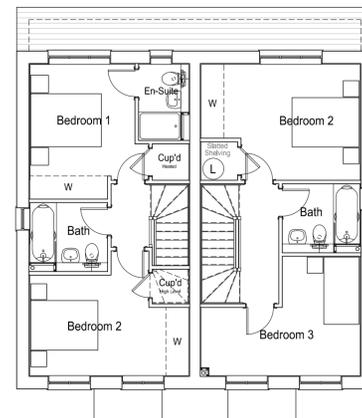
Rear Elevation



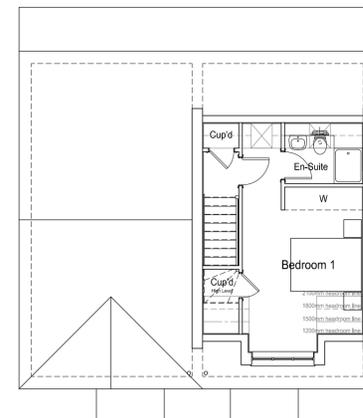
Side Elevation



Ground Floor



First Floor



Second Floor

A 22.11.21 House types amended

Revision	Date	Description

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Project
Land at Wellesford Close
Banstead

Planning

Drawing

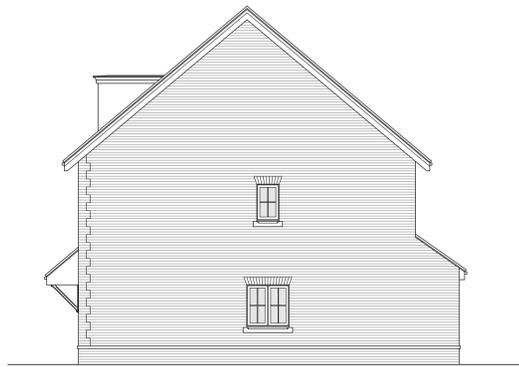
PLOTS 11-12
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/110	A



Front Elevation



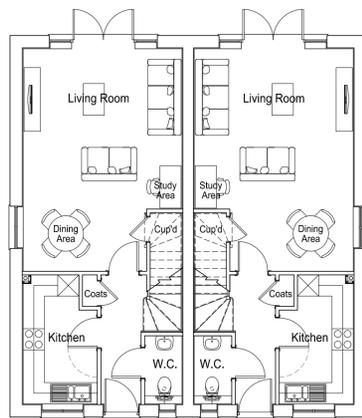
Side Elevation



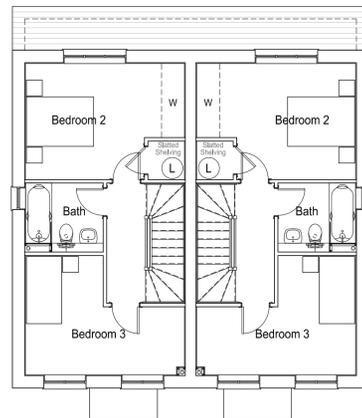
Rear Elevation



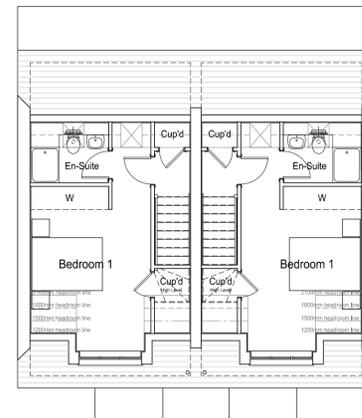
Side Elevation



Ground Floor



First Floor



Second Floor

A 22.11.21 Windows amended

Revision	Date	Description
A	22.11.21	Windows amended

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Land at Wellesford Close
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Planning

Drawing

PLOTS 13-14
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/111	A



Front Elevation



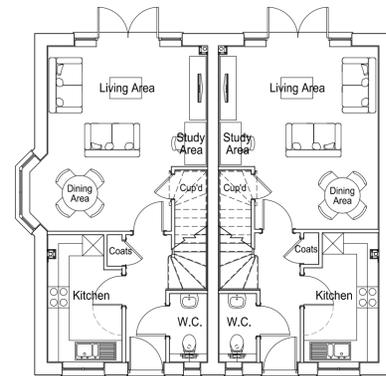
Side Elevation



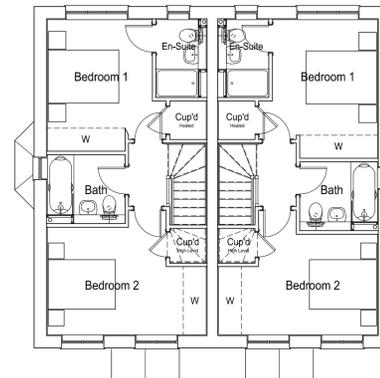
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Project
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Planning

Drawing

PLOTS 17-18
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/113	A



Front Elevation



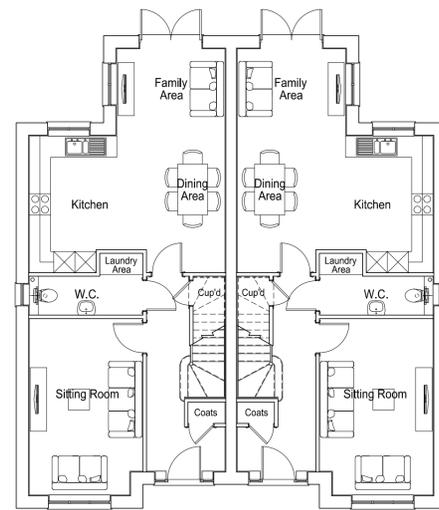
Side Elevation



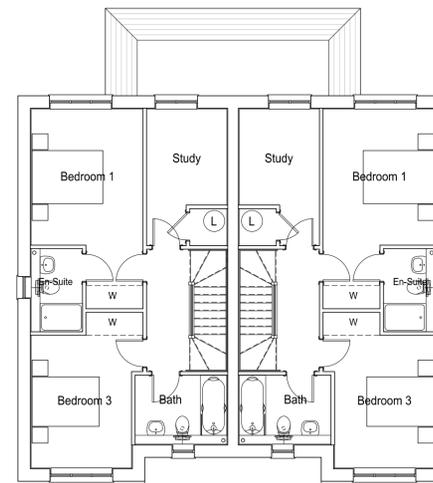
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Project
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Planning

Drawing

PLOTS 9-10
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/109	A



Front Elevation



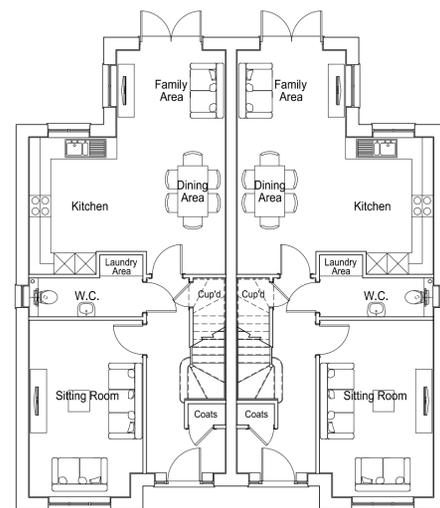
Side Elevation



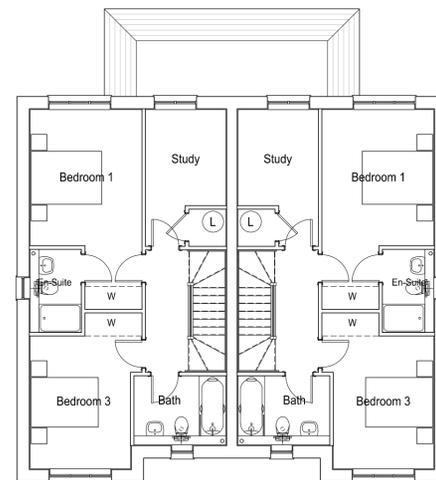
Rear Elevation



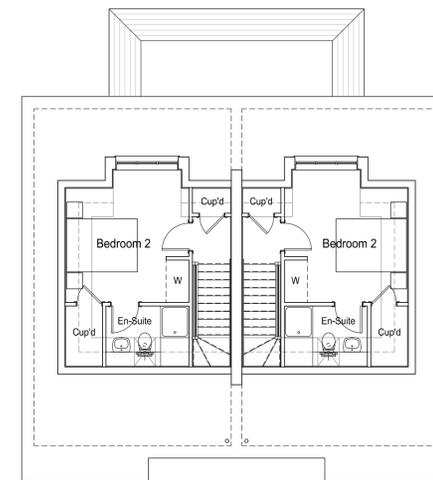
Side Elevation



Ground Floor



First Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Planning

Drawing

PLOTS 6-7
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/107	A