 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	19 December 2012
	<b>REPORT OF:</b>	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
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<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Horley West

<b>APPLICATION NUMBER:</b>	12/01940/F	<b>VALID:</b>	7 November 2012
<b>APPLICANT:</b>	Reigate and Banstead Borough Council	<b>AGENT:</b>	MH Architects Ltd
<b>LOCATION:</b>	<b>FORMER COURT LODGE COUNTY PRIMARY SCHOOL COURT LODGE ROAD, HORLEY</b>		
<b>DESCRIPTION:</b>	<b>Erection of 18 dwelling houses, new vehicular/ pedestrian access point from public highway, associated parking and hard and soft landscaping</b>		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail			

## SUMMARY

In March 2009 the Planning Committee resolved to grant outline planning permission on this site for a development of 20 dwellings, comprising 16 houses and four flats. This application seeks an alternative form of development, varying the housing mix in response to the change in the housing market, to provide a development of 18 houses, with no flats.

The 2009 application was made in response to the Horley Development Framework which identified development opportunities at this site and the Horley Adult Education site to enable the construction of the Horley Leisure Centre. The Horley Leisure Centre has now been completed, offering an impressive community facility for the town, whilst development is commencing on the church and care home that were permitted on the remainder of this primary school site. A development of 15 affordable homes was proposed adjacent to the leisure centre on the former adult education site and this is likely to come forward soon, as part of a redevelopment of Rosemary Court. This wholly affordable development on a nearby site, but forming part of the same package of developments, was agreed as negating the need for affordable housing on this site and this is still considered to be acceptable.

The principle of development on this site has therefore been accepted by the previous resolution to grant permission for 20 homes and the provisions of the Horley Development Framework. The main issues for consideration with this proposal therefore relate to its detailed layout and design rather than matters of principle.

The layout is considered acceptable. Although the vegetated buffer fronting Court Lodge Road would be removed, it would be replaced by a strong building frontage with new landscaping provided and houses of a high quality design that would help lift the character of the area. Internally the layout would be similar but additional parking would be provided and the impact on the amenities of adjoining neighbours would not be harmed.

The 2009 application was subject to the requirement to provide Horley Infrastructure contributions, necessary to facilitate the planned growth of the town, and this requirement remains, which would be secured by Section 106 Agreement.

### **RECOMMENDATION(S)**

Subject to:

- (a) Referral to the Secretary of State for Communities and Local Government upon completion of the departure notification period, and subject to no direction being received within 21 days or such longer period as may be agreed; and
- (b) 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 a contribution of £292,032.00 towards the provision of infrastructure,

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

It should be noted that the Borough Council, as applicant and Local Planning Authority, cannot enter an agreement with itself or create an obligation in favour of itself under S106 of the Town and Country Planning Act 1990. Therefore, the necessary S106 obligation can only be submitted by another party. If the Borough Council acquires the site from the County Council, it would be a condition of further sale that the successor in title, most likely a house builder, submits the required obligation.

## **Consultations:**

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

EDF Energy: no objection.

Surrey Police: no objection.

## **Representations:**

Letters were sent to neighbouring properties on 15 November 2012, a site notice was posted 28 November 2012 and an advert placed in the press on 29 November 2012. No objections have been received although one request was made to replace the boundary fencing.

## **1.0 Site and Character Appraisal**

- 1.1 This application relates to the development of the eastern part of the school site, which is 0.44 hectares in area. The site has been vacant for some years; it was formerly a play area for the school. It is not accessible to the public and is substantially overgrown. It is mainly grassed and bounded by trees and shrubs of low quality.
- 1.2 The locality is residential in character comprising two and three-storey, detached and semi detached houses and apartments. To the west of the site, on the opposite side of Court Lodge Road, is a small parade of shops and to the east of the site are detached dwellings fronting Vicarage Lane. Further east, extending from Vicarage Lane is Horley Recreation Ground, which forms an extensive area of publicly accessible urban open land. These grounds include a pavilion and tennis courts. To the south of the Recreation Ground is the Church of The English Martyrs.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: amendments to provide more private parking in favour of parking courts and increasing garden areas by reducing hard landscaping.
- 2.3 Further improvements could be secured: by conditions relating to boundary treatment and landscaping.

### 3.0 Relevant Planning and Enforcement History

- 3.1 09/00143/OUT Development of 20 homes Resolved to Grant  
25 March 2009  
(Subject to S106)

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of 18 houses, following the outline approval of 20 homes on the site. The layout would provide a terrace of three houses and two pairs of semi-detached houses fronting Court Lodge Road with an access road between. In the middle of the site would be a further terrace of three whilst at the rear would be two terraces each with four homes. 36 parking spaces would be provided in a mixture of open spaces, car ports, garages and integral garages. A pond would be provided within the site to provide ecological mitigation and new tree planting would take place to compensate for the landscaping removed.
- 4.2 Circular 01/06 confirms that 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.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as being predominantly residential with a variety of different housing types and forms.
	Site features meriting retention are listed as some more significant boundary trees and a wildlife pond.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered but pre-application discussions did take place which amended the design and layout.
Design	The statement does not explain why the proposal was chosen

4.2 Further details of the development are as follows:

Site area	0.44 hectares
Existing use	Primary School (Use Class D1)
Proposed use	Residential (Use Class C3)
Proposed parking spaces	36
Parking standard	30 (maximum)
Number of affordable units	None, but this proposal should be considered in tandem with the application for the replacement Leisure Centre which includes provision of 15 affordable homes (09/00141/OUT).
Net increase in dwellings	18
Infrastructure contribution	£292,032.00
Proposed site density	40 dwellings per hectare
Density of the surrounding area	40-70 dwellings per hectare

**5.0 Policy Context**

5.1 Designation

Urban area  
Urban open land

5.2 The South East Plan 2009

Spatial Strategy	SP3,
Cross-Cutting Policies	CC6
Sustainable Economic Development	RE6
Transport	T6
Natural Resource Management	NRM11
Gatwick	GAT1, GAT2, GAT3

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho2, Ho9, Ho9A, Ho13
Landscape & Nature Conservation	Pc2G, Pc4, Pc6
Community Facilities	Cf1
Movement	Mo6, Mo7, Mo10, Mo12, Mo13

#### 5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

A Parking Strategy for Surrey

Parking Standards for Development

Affordable Housing

Outdoor Playing Space Provision

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

West Horley Development

Framework

### **6.0 Assessment**

6.1 The application follows a resolution to grant 20 homes on the site in 2009 and accords with the provisions of the West Horley Development Framework.

6.2 The main issues to consider are:

- Urban open land
- Affordable housing
- Design appraisal
- Neighbour amenity
- Access and parking
- Trees and landscape
- Wildlife habitat
- Infrastructure contributions

#### Loss of urban open land

6.3 The site is designated as urban open land which is protected from most forms of development under Policy Pc6 of the Borough Local Plan. However, the principle of development was considered acceptable with the 2009 application and the reasons for this are still applicable now.

6.4 Amplification 4 of Policy Pc6 states, "In the exercise of the policy, there may be instances where an exchange of land would directly improve the provision and distribution of open space within the locality and so enable Urban Open Land to be released for development". As part of the package of proposals the Horley Leisure Centre has been built which provides a high quality recreation facility in the local area. The former Horley Leisure Centre has

been demolished and restored back to open land so offering a similar benefit to that envisaged by this amplification to the policy.

- 6.5 The development of this site was always envisaged and agreed upon to enable the development of the Horley Leisure Centre, which has now been completed. This proposal does not differ from that considered in 2009 in this regard and is therefore considered acceptable in principle.

#### Affordable housing

- 6.6 The development does not include any affordable housing and therefore, considered in isolation, is contrary to policy Ho2 of the Borough Local Plan. However, the application formed part of a package that included 15 units of affordable housing on the Horley Adult Education site (application 09/00141/OUT). As such, the proposals combined provide 15 out of 33 new dwellings as affordable which equates to 45% affordable provision and exceeds the 25% provision set out in policy Ho2 of the Borough Local Plan. Subject to safeguarding provision of the necessary affordable housing on the other former adult education site, the development of this site for purely market housing is therefore acceptable.

#### Design appraisal

- 6.7 The proposed development is to be of a high quality and has been informed by the advice contained within the Horley Design Guide SPG. The dwellings would be of a two-storey scale in keeping with the local area and each house would have a relatively steep roof pitch. The buildings would be finished in traditional materials and would offer a variety of forms and designs to offer interest. Overall the design quality of the proposal is considered to have potential to lift the character of the local area, subject to the detail of materials being secured by condition.
- 6.8 The layout of the development would comprise a strong building frontage, whereas currently there is a tree/shrub screen fronting Court Lodge Road, which was retained with the former scheme. The trees/shrubs on this frontage are generally of a low quality and do not contribute significantly to the character of the area. The introduction of a strong building frontage, with dwellings of high-quality design would offer the potential to enhance the character of the area, especially when considering that a landscaped, open area exists opposite and further planting would be provided within the development.
- 6.9 There are no protected trees on the site but there are some more significant specimens around the boundaries which would be retained. Internally, the layout of the development would comprise three terraces each with their own private garden and two private parking spaces, in a mix of open spaces

and garages. One of the terraces at the rear would include integral garages in a townhouse form, with accommodation within the roof. However this would not significantly increase the scale of the buildings and, given its location within the site is considered acceptable.

#### Neighbour amenity

- 6.10 The proposals would largely represent an improvement on the 2009 scheme in terms of their impact on the amenities of neighbouring properties. The nearest neighbours to the site are 7 and 9 Vicarage Lane. Plot 12 would be brought closer to 9 Vicarage Lane than previously proposed but would be turned end-on to reduce its impact. There would be no upper floor windows so no overlooking would occur and the development would not cause unacceptable loss of light or appear overbearing. The terrace of three in the centre of the site would be moved slightly further away from the rear elevation of 7 Vicarage Lane so improving the impacts on this neighbour and is considered acceptable.
- 6.11 The houses at the rear of the site would back onto the rear garden of 11 Vicarage Road. There is mature landscaping at this rear part of the site and the position of the houses would largely accord with the previous proposal, being over 10 metres away from the boundary of the site. This is sufficient distance to ensure that no undue overlooking of this neighbour's garden would occur and the development would not appear unduly overbearing or cause loss of light. To the west of the site would be the recently permitted care home and the intervening distances between this and the proposed development are also considered acceptable.

#### Access and Parking

- 6.12 The Highway Authority has raised no objection to the proposed access, which would be formed off Court Lodge Road, similar to the 2009 scheme. The proposal would provide 36 parking spaces in total, which exceeds current parking standards, but this approach is considered acceptable in suburban residential developments.
- 6.13 The proposal would provide infrastructure contributions as required by policy Hr3 of the Borough Local Plan which would include provision of new and improved transportation facilities in and around the vicinity of the application site.

#### Wildlife Habitat

- 6.14 A desktop habitat study submitted with the application concluded that a pond present on the application site has the potential to support breeding pairs of great crested newts, with records of their presence in the vicinity. As



a fully protected species under European and national legislation, a condition is suggested to ensure the presence of any newts on the site is surveyed and, if necessary, suitable mitigation measures taken prior to development commencing. This would comply with the requirements of legislation. A replacement pond is included within the development, which would satisfy the requirements of the ecological survey undertaken to compensate the loss of an existing pond on the site. The pond would be located sufficiently into the site to support its success yet ensure it becomes an integral feature of the development.

- 6.15 A bat and ecological survey also forms part of the application and the recommendations of this have been taken into account and can be reflected in safeguarding conditions. There is no objection in principle from either aspect to the proposed development.

#### Infrastructure Contributions

- 6.16 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.
- 6.17 The practice of infrastructure contributions within Horley differs from the rest of the Borough as it is required to fund the infrastructure resulting from the planned growth of the town. The additional 2,600 dwellings required in Horley by the 1994 Surrey Structure Plan represented a 29% increase of the total existing housing stock. As part of the Horley Master Plan, the entire infrastructure required to facilitate the town's growth was costed and, from 2003, all new dwellings permitted in Horley have been required to contribute towards a proportion of these costs in order to accord with policy Hr3 of the Local Plan. The approach was cited as a model of good practice by the Treasury in their review of planning gain
- 6.18 As this proposal would result in a net increase of 18 residential units, a contribution of £292,032.00 is payable. As the Council is the applicant, it cannot enter into a legal agreement or make an obligation in favour of itself and therefore it would be necessary for a successor in title to submit a satisfactory obligation before permission could be granted.

#### **CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	PL01		07.11.2012
Proposed Plans	PL10		07.11.2012

Proposed Plans	PL11	07.11.2012
Proposed Plans	PL12	07.11.2012
Proposed Plans	PL13	07.11.2012
Street Scene	PL08	07.11.2012
Survey Plan	ENC090109-8F6	07.11.2012
Proposed Plans	PL14	07.11.2012
Location Plan	PL03	07.11.2012
Site Layout Plan	PL04	07.11.2012
Street Scene	PL04	07.11.2012
Street Scene	PL06	07.11.2012
Street Scene	PL07	07.11.2012

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

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 samples 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 Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall take place until a scheme showing how the use of plant or equipment generating renewable energy will provide a minimum of 10% of the energy needs of the development has been submitted to and approved in writing by the Local Planning Authority. The plant or equipment so approved shall be installed before the development is first occupied.

Reason:

In the interests of reducing the non-renewable energy demand of the development, in accordance with regard to South East Plan policy NTM11.

5. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be retained exclusively for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo6.

6. Before the development is occupied the proposed vehicular/pedestrian access to Court Lodge Road shall be constructed and provided with visibility zones of 2.0m 'x' distance by 43m 'y' distance in both directions, in accordance with the approved plans, all to be permanently maintained with the visibility zones kept clear of any obstruction above 0.6m.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo6.

7. Before the development is occupied the proposed vehicle crossovers to Court Lodge Road, shall be constructed and provided with pedestrian/vehicular inter-visibility splays, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained with the pedestrian/vehicular inter-visibility zones kept permanently clear of any obstruction between 0.6m and 2m in height.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo6.

8. No development shall start until a method of construction statement, to include details of:
  - (a) Parking for vehicles of site personnel, operatives and visitors;
  - (b) Loading and unloading of plant and materials; and
  - (c) Storage of plant and materials;

shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo7.

9. No development shall commence including groundworks preparation until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan drawing number CBA7244-02 and Arboricultural Method Statement,

supervision and monitoring in the Arboricultural Development Statement compiled by CBA trees dated November 2012 and numbered CBA7244 V1.

Reason

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

10. All replacement planting as detailed on Mitigation Planting Plan CBA7244-03 compiled by CBA trees shall be completed in full accordance with the approved scheme, prior to occupation of the development hereby approved.

Any trees planted in accordance the approved scheme which are removed, die or become damaged or diseased within five years of planting shall be replaced within the one year by trees of the same size and species in the same location.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

11. 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 LPA. 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, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

12. The development hereby permitted shall not be implemented until a survey by an appropriately qualified person or group has been undertaken of the application site to check for bats and bat habitats. Recommendations for remedial action should be included, if appropriate, where bat habitats are located, under the Habitats Regulations 1994 and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). The development shall be carried out in accordance with any recommendations for remedial action.

Reason:

The site has been identified as having the potential for bat occupation within the structures for breeding, roosting or hibernation. The survey would identify any constraints on the development, prior to work commencing, in the interests of safeguarding a protected species, with regard to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005 and policy SE6 of the Surrey Structure Plan 2004.

13. The development hereby permitted shall not begin until a survey has been undertaken to investigate the presence of great crested newts and reptiles on the site. If such species are found to be present a plan to mitigate the impact of the development on great crested newts within the site and its immediate area shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, which shall be carried out in accordance with the approved mitigation plan.

Reason:

To ensure protection of any great crested newt population on site, being a protected species with regard to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005 and policy SE6 of the Surrey Structure Plan 2004.

14. Development shall not begin until drainage works, including surface water attenuation facilities, have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the site is satisfactorily drained prior to the commencement of development and to reduce the risk of flooding of properties off site, in line with PPS25 and Reigate and Banstead Borough Local Plan 2005 policy Ut4.

15. No development shall commence until a contract has been signed to secure the delivery of at least 15 units of affordable housing on the site identified on application 09/00141/OUT (or any amending or superseding permission).

Reason:

To ensure the provision of this community benefit in accordance with the aims and objectives of policy Ho2 of the Reigate and Banstead Borough Local Plan 2005.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) no extensions shall be erected (other than those expressly authorised by this permission).

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9

## **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](http://www.firesprinklers.info).
2. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;

- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

4. You are advised that a charge relating to the following infrastructure contributions has been secured through a planning obligation associated with the permission:

**TRANSPORTATION**

Community Travel Plan	£202
"Fastway" Quality Bus Route Works	£1,217
Bus Services and Other Costs	£1,055
Cycling and Pedestrian Facilities	£669
Highway Works	£227
Town Centre Public Realm Works	£446
<b>Total</b>	<b>£3,816</b>

**EDUCATION**

Nursery Provision	TBA
Primary	£5,211
Secondary	£2,623
Post 16	£134
<b>Total</b>	<b>£7,968</b>

**COMMUNITY SERVICES**

Library and Youth Centre	£407
Community Hall	N/A
Local Shops and Services	N/A
Horley Day Centre	£108
Recycling Facilities	TBA
CCTV	N/A
<b>Total</b>	<b>£515</b>

**RECREATION AND LEISURE**

Childrens Play Space	£0
Town Park/Other Provision	£1,226
Leisure Centre	£1,305
Allotments	£32
Riverside Green Chain	£1,362
<b><u>Total</u></b>	<b>£3,925</b>

**AFFORDABLE HOUSING**

(Not included in this example)

**Total** £16,224

**TOTAL NET INCREASE** 18

**TOTAL** £292,032

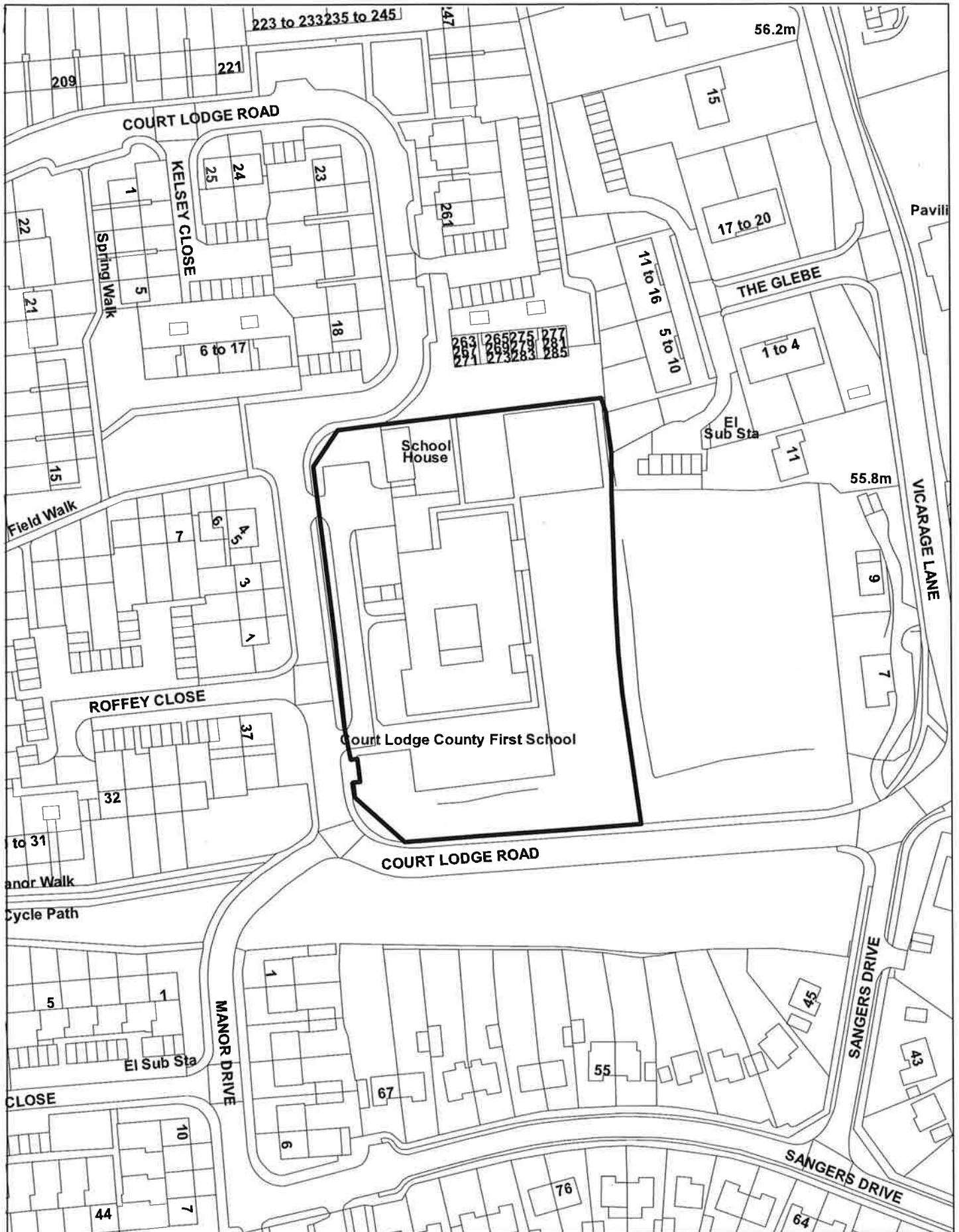
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.
6. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
7. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
8. 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).
9. The developer is advised to contact Surrey Police to discuss security measures that can be provided within the development.

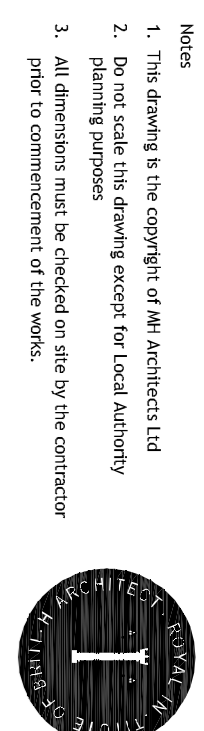


## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc2G, Pc4, Pc6, Ho2, Ho3, Ho9, Ho9A, Ho13, Cf1, Mo6, Mo7, Mo9, Mo10, Mo12, Mo13, Hr3 and material considerations, including third party representations. It has been concluded that the proposal represents a departure from policy Pc6. However, when considered as part of the development package procured to ensure the delivery of a new leisure centre and additional Urban Open Land it can be regarded as an acceptable form of development. With this proviso there are no material considerations that justify refusal in the public interest.

12/01940/F - FORMER COURT LODGE COUNTY PRIMARY SCHOOL  
COURT LODGE ROAD, HORLEY





Notes

1. This drawing is the copyright of M. R. H. T. E. S.
2. Do not scale the drawings except for local authority planning purposes.
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

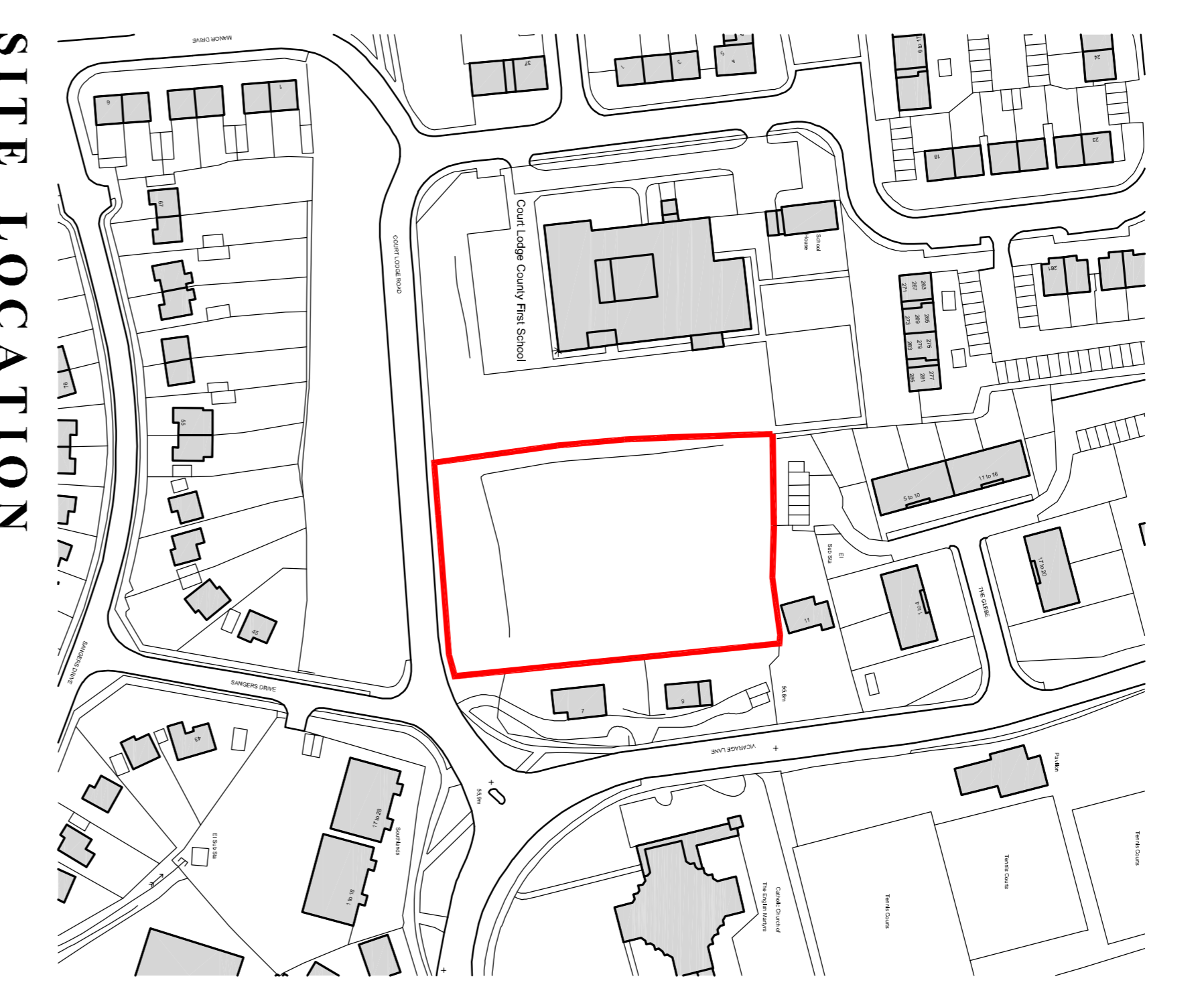
Rev. Revision By Date Check Date

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Location Plan 1:1250 @ A1

1:1250

100m



## SITE LOCATION plan

### Key to Site Plan

- Gravelled area
- Tarmac to access road entrance
- HQ4 with chipings
- Block paviours to shared courtyard surface
- Block paviours to private drive surface and parking bays
- 600x600mm concrete paving slabs to private paths
- Close boarded fence, height shown
- Black painted metal ball top railings, height shown
- Brick wall with brick piers, height shown
- Brick wall black painted metal railings
- 2no cycles stored privately within garden shed
- Proposed trees
- Existing trees retained showing RZ2 (also refer to arbor report and tree survey)
- Existing trees (approximate)
- Existing trees removed
- Proposed indicative planting
- Replaced pond

**Reigate & Banstead**  
**BOROUGH COUNCIL**  
Barnard & Horley / Keenill & Reigate

Job title  
**Development at Court Lodge Road,  
Horley, Surrey**

Drawing title  
**Site & Location Plans**

Drawn Date Checked Date Scale at A1  
CJP 22/10/12 PL03 1:200

Job No. 12-073  
Status **PLANNING APPLICATION**

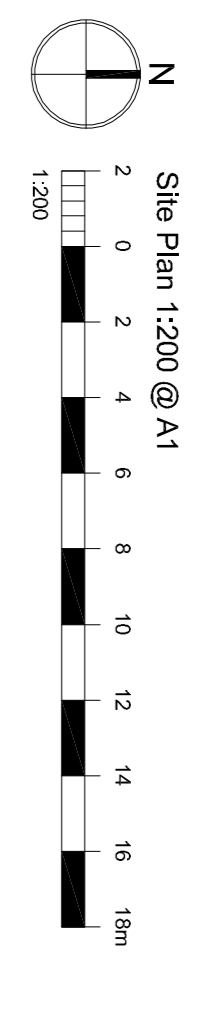


## SITE plan

# Court Lodge Road Horley

Special Rural Residential Building  
Surrey Green COUNCIL  
West Sussex PO9 8EZ  
t: 01443 774748  
e: admin@mrhite.co.uk  
www.mrhite.co.uk  
Registered in England No. 094233





Key to Technical Plan

- Bins on slab base
- 2no cycles stored in garden shed
- Low level bollard lights, 900mm high x 170mm dia, black 20w ref Zone
- Proposed finished floor level of house
- Existing trees retained showing RPZ (also refer to arb report and tree survey)
- P6 Parking space
- 2.0x4.3m visibility splay



Job title  
Development at Court Lodge Road,  
Horley, Surrey

Drawing title  
Technical Site Layout Plan

Drawn	Date	Checked	Date	Scale at A1
CJP	31/10/12			1:200
Job N°	12-073	Drawing N°	PL04	Rev.
Status	PLANNING APPLICATION			



**ARTIST'S IMPRESSION**  
viewed from Court Lodge Road



- Notes
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  3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Rev. Revision By Date Check Date

**Reigate & Banstead**  
**BOROUGH COUNCIL**  
Banstead | Horley | Redhill | Reigate

Job title  
**Development at Court Lodge Road,  
Horley, Surrey**

Drawing title

**Artist's Impression from Court Lodge Road**

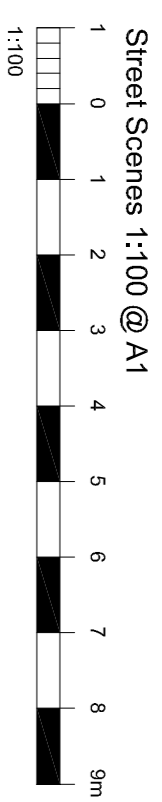
Drawn	Date	Checked	Date	Scale	at	na
CJP	31/10/12					
Job N°	<b>12-073</b>	Drawings N°	<b>PL04</b>	Rev.		
Status	<b>PLANNING APPLICATION</b>					

**Court Lodge Road** Horley

Grand Court Residential Building  
Surrey Gate, Chobham  
Weybridge, Surrey | PO20 8EZ  
T: 0244 774748  
E: [am@amarchitects.co.uk](mailto:am@amarchitects.co.uk)  
W: [www.amarchitects.co.uk](http://www.amarchitects.co.uk)  
Registered in England No. 094233

**am**  
A. REIGHTON

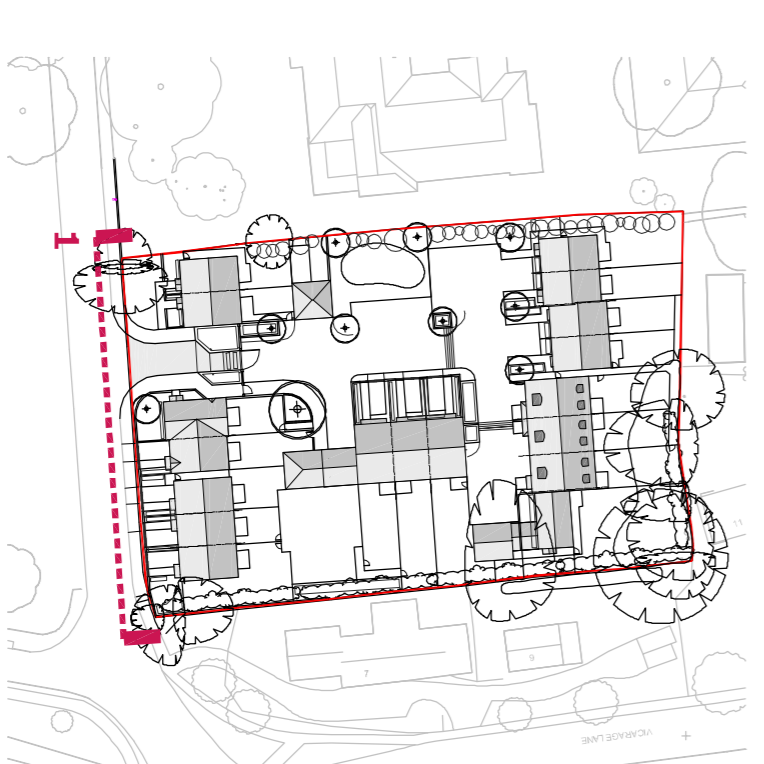
# STREET SCENE ELEVATION



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Rev.	Revision	By	Date	Check	Date



Job title  
**Development at Court Lodge Road, Horley, Surrey**

Drawing title  
**Street Scene Elevation**

1 - From Court Lodge Rd, looking North

Drawn Date 31/10/12 Checked Date Scale at A1 1:100

CJP 12-073 Drawing No PL06 Rev.

Status  
**PLANNING APPLICATION**

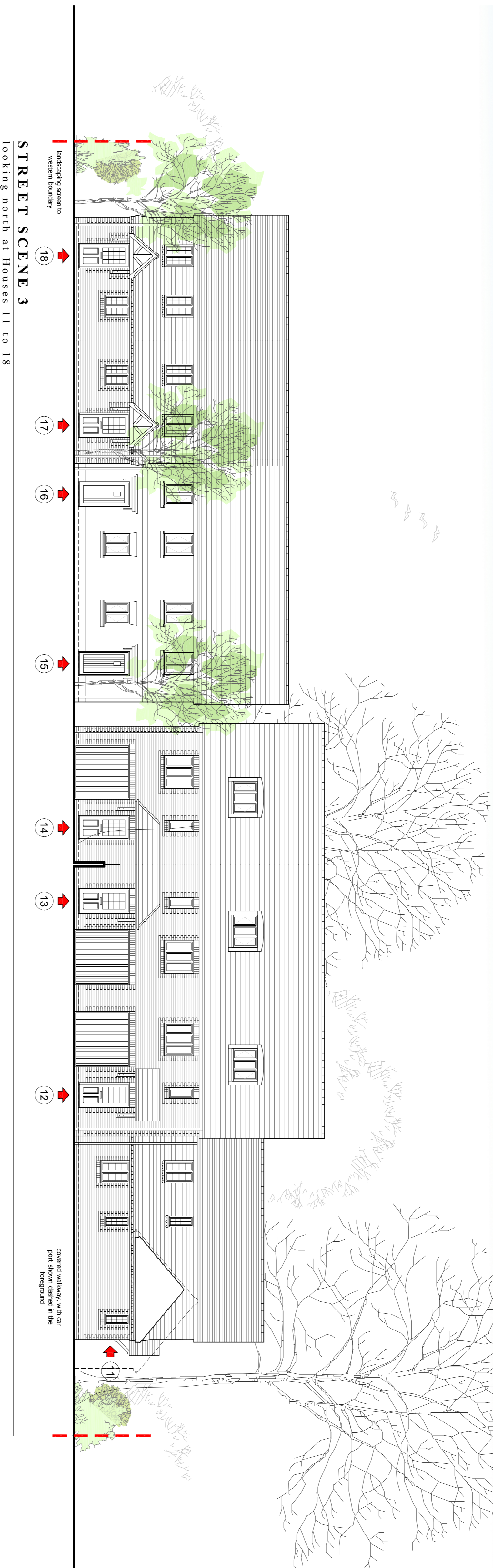
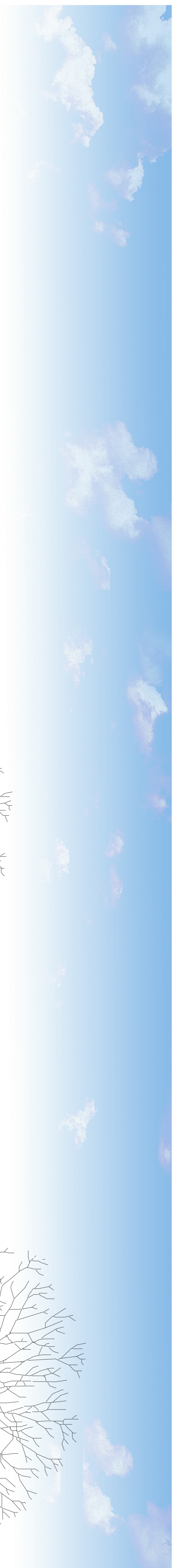


# Court Lodge Road Horley

Ground Floor Residential Building  
Scheme case number  
WVR Surrey PO98 BZ  
01483 77448  
www.reigatebanstead.co.uk  
www.reigatebanstead.co.uk  
Registered in England No 0994233

# STREET SCENE ELEVATION

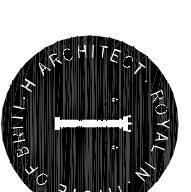
Street Scenes 1:100 @ A1  
 1 0 1 2 3 4 5 6 7 8 9m  
 1:100



**STREET SCENE 3**  
 looking north at Houses 11 to 18

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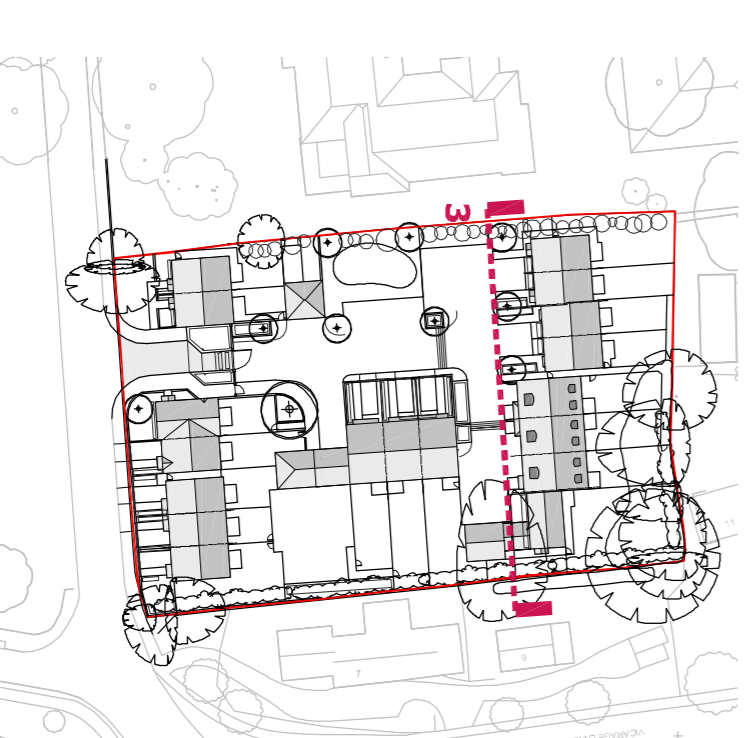
Job title  
**Development at Court Lodge Road,  
 Horley, Surrey**

Drawing title  
**Street Scene Elevation**

3 - Looking North towards Houses 11 to 18

Drawn	Date	Checked	Date	Scale at A1
CJP	31/10/12			1:100
Job N°	Drawing N°	Rev.		
12-073	PL08			

Status  
**PLANNING APPLICATION**



**Court Lodge Road** Horley

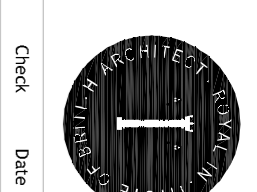
Ground Floor Plans/Sectional Building  
 Section and Elevation  
 West Sussex PO19 8EZ  
 t: 01443 774448  
 e: admin@amarchitect.co.uk  
 www.amarchitect.co.uk  
 Registered in England No. 0994233



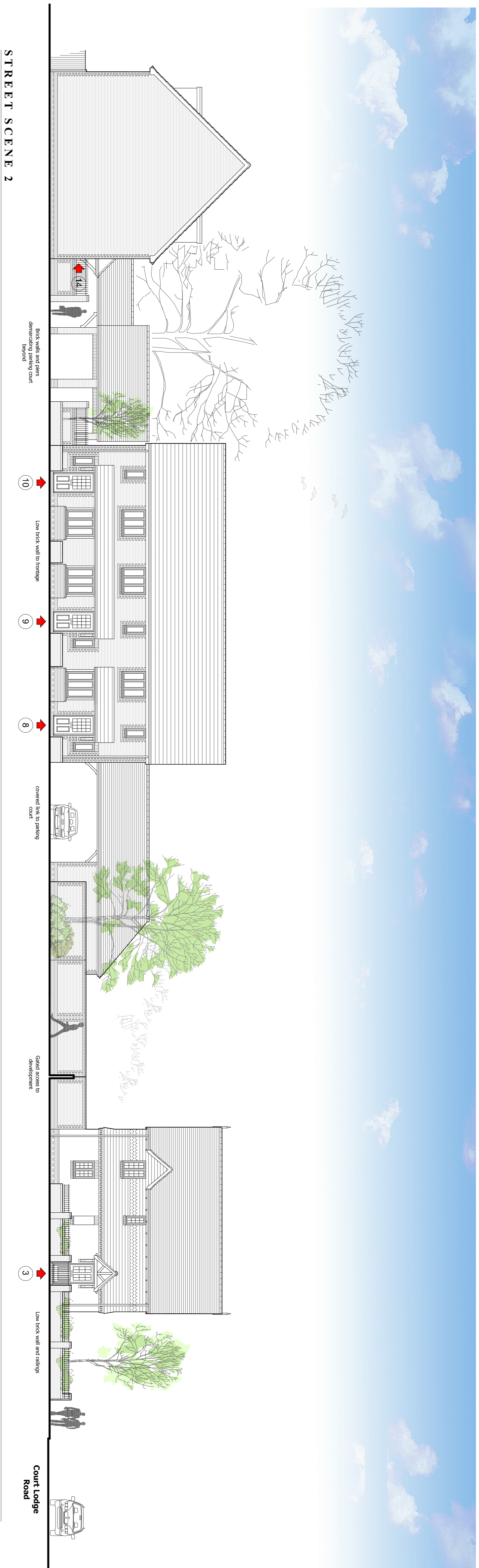
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Street Scenes 1:100 @ A1  
 0 1 2 3 4 5 6 7 8 9m  
 1:100

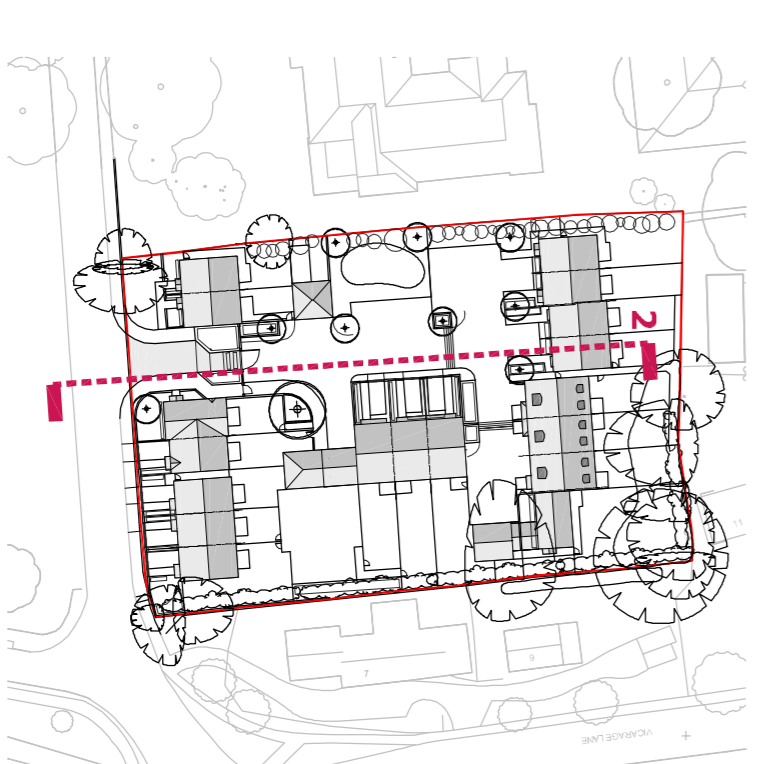
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Rev.	Revision	By	Date	Check	Date



**STREET SCENE 2**  
 along proposed access road looking east



Job title  
**Development at Court Lodge Road, Horley, Surrey**

Drawing title  
**Street Scene Elevation**

2 - Along Proposed Access Road, Looking East

Drawn  
 CJP 31/10/12

Checked  
 Date

Scale at A1  
 1:100

Job No.  
**12-073**

Drawing No.  
**PL07**

Rev.  
**PLANNING APPLICATION**

Status

