 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	6 September 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD: Nork

APPLICATION NUMBER:	17/01160/F	VALID:	16 June 2017
APPLICANT:	Walbury Estates (Banstead) Limited	AGENT:	Robinson Escott Planning
LOCATION:	THE BRITISH RED CROSS CENTRE, WHITE LODGE HALL, THE DRIVE, BANSTEAD		
DESCRIPTION:	Demolition of existing buildings and erection of 4 no. dwellings and associated works		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of the existing Red Cross Hall and the erection of four dwellings in two semi-detached pairs.

The proposal would result in the loss of a building which is considered to fall within the ambit of community facilities, which is offered protection under Policy Cf1 of the Borough Local Plan. However, in this case, the applicant has provided marketing information and structural information which are considered to robustly demonstrate that there was no interest in continued community use and, furthermore, given the state of the building and need for significant repairs, nor was it likely to be a viable prospect. In addition, the applicant has provided an analysis which demonstrates that the loss of this site would not prejudice the general availability of community provision in the locality. On this basis, loss of the community use is felt to be justified in this case and, given the urban and predominantly residential environs, residential development is appropriate in principle.

The scheme proposed is considered to represent a positive addition to the street scene and character of the area, particularly when compared to the utilitarian appearance of the existing building and extensive areas of hardstanding. The two buildings are well-designed and take appropriate cues from the character of both The Drive and the more recent developments along Brighton Road. The layout of the scheme is such that adequate spacing would be retained between and around the buildings in order to respect the spacious character of The Drive. Whilst a reasonable area of parking would be retained to the front of the buildings for parking, this would be smaller than presently

exists and would be broken up and softened by proposed planting and soft landscaping, including new hedging along the front boundary.

Whilst there would be a degree of change perceived by neighbouring properties, it is not considered that the proposed buildings by virtue of their scale, siting and design, would give rise to serious harm to neighbour amenity, including the adjoining Guides centre. Issues of safeguarding have been raised in respect of this facility; however, these fall outside the remit of planning and, at any rate, it is not uncommon for community or educational facilities to coexist in close proximity in urban/suburban environments. A number of conditions are proposed to secure the position in terms of overlooking.

The level of parking proposed – two spaces per unit – is considered to be appropriate and the County Highway Authority has raised no objection in respect of impact on congestion, highway safety or operation. Pre-existing parking issues in the locality are noted; however, there are already on-street restrictions to manage this and enforcement of them falls outside of planning.

The scheme would make a positive contribution towards local housing requirements on a brownfield site with consequent social and economic benefits, including contributions through CIL.

RECOMMENDATION(S)

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

Consultations:

County Highway Authority: No objection subject to conditions

Tree Officer: No objection

Environmental Health – Contaminated Land: Based on a review of local records, identified potential for contamination and therefore recommends conditions regarding investigation and, if required, remediation

Conservation Officer: No objection in respect of the impact on Nork Park Historic Park (of which The Drive is part)

Nork Residents' Association: Objects on the basis that the buildings are too high and out of character, the proposal is car dominated and the potential for overlooking of the Guide Headquarters.

UK Power Networks: No objection

SES Water: No comments

Representations:

Letters were sent to neighbouring properties on 27th June 2017 and a site notice was posted on 6th July 2017 in respect of the application.

A total of 9 responses have been received raising the following issues:

Issue	Response
Overdevelopment	See paragraphs 6.9 to 6.12
Overshadowing	See paragraphs 6.16 to 6.19 and condition 3
Overlooking and loss of privacy	See paragraphs 6.16 to 6.19 and condition 6, 9, 10 and 11
Overbearing relationship	See paragraphs 6.16 to 6.19 and condition 3
Out of character with surrounding area	See paragraphs 6.9 to 6.14 and conditions 3, 4, 5 and 6
Hazard to highway safety	See paragraphs 6.22 to 6.26 and conditions 7 and 8
Increase in traffic and congestion	See paragraphs 6.22 to 6.26 and conditions 7 and 8
Inconvenience during construction	See paragraph 6.21 and condition 8
Inadequate parking	See paragraphs 6.22 to 6.26
Drainage/sewage capacity	See paragraph 6.37
No need for development	See paragraph 6.33 – each proposal must be considered on its own merits

1.0 Site and Character Appraisal

- 1.1 The site comprises a low slung, single storey pitched roof building with flat roofed additions previously used by the British Red Cross. To the rear of the building is single storey triple garage block which is sited adjacent to the shared boundary with no.4 The Drive. At the front of the building is a parking area which is laid to tarmac.
- 1.2 The site is set back from the road frontage of The Drive, accessed by a short driveway which crosses an area of grass verge and tree cover to the front of the site. There are no significant or notable tree specimens within the site itself.
- 1.3 The site is within somewhat of a transitional point between the higher density and mixed use character of Brighton Road and the lower density residential environs of The Drive.
- 1.4 Immediate neighbouring buildings comprise a mix of uses including residential, community uses (a church and the adjoining Girl Guides hut) and buildings are of mixed appearance. Further along The Drive, the character is more strongly defined by detached dwellings set within generous well landscaped plots. The Drive generally has a verdant character as a result. To the north of the site fronting onto the A217 dual carriageway is a cluster of more recent residential development (Magnolia Drive).
- 1.5 As a whole, the application site has a site area of approximately 0.10ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was sought on this application which advised the need for the loss of the existing community use to be appropriately justified. Design improvements were encouraged to better reflect local distinctiveness and concerns were raised regarding the parking area to the front with greater landscaping advised.
- 2.2 Improvements secured during the course of the application: Reduction in the ridge height of proposed dwellings, increased planting and landscaping to the front boundary and design enhancements (revised materials and detailing).
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Conditions are recommended to require submission of landscaping and materials to ensure a high quality development. Highway matters (parking/access) will also be addressed through conditions. Additional conditions are also recommended regarding obscure glazing of side windows

3.0 Relevant Planning and Enforcement History

- 3.1 There is a range of planning history associated with the use, alteration and improvement of the property as a community use/HQ for the British Red Cross.

These applications, the most recent of which was in 1996, are considered to be of limited relevance to the current proposal.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing hall and associated buildings and the erection of four dwellings with parking and landscaping.
- 4.2 The four dwellings would be arranged as two semi-detached pairs and would be two storey buildings with accommodation in the roof. The building line of the dwellings would be staggered. The dwellings would take on a traditional form, with pitched roofs and a combination of gabled and hipped projections.
- 4.3 Each house would be provided with a private garden to the rear. To the front of the dwellings there would be a parking and turning area providing 8 parking spaces. This would be interspersed with areas of planting, with further planting and hedging along the front boundary of the site to The Drive.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The site is set back behind an area of grass verge and tree cover. The site is at the end of The Drive in an area which has a diverse range of uses and transitions from the A217 to the residential properties on Woodgavil.
	Materials The existing building is of rudimentary appearance, in a poor state of repair and surrounded by extensive hardstanding. No features worthy of retention are identified.
Involvement	Pre-application advice was sought. No community consultation took place pre-submission.
Evaluation	The statement outlines how the proposal has been developed. There is no evidence of alternatives considered.
Design	The applicant's rationale for the design approach taken is make good use of a brownfield site for which there is no reasonable prospect of continued community use. The design seeks to reflect the traditional Surrey vernacular in the locality and to enhance the site by reducing the extent of hardstanding and introducing front boundary landscaping. The layout and position of Plot 1 seeks to ensure a satisfactory relationship with No.4.

4.6 Further details of the development are as follows:

Site area	0.10ha
Existing use	Community hall
Proposed use	Residential
Proposed parking spaces	8
Parking standard	8 (maximum)
Net increase in dwellings	4
Proposed site density	40dph
Density of the surrounding area	Magnolia Drive/Brighton Road – 40dph Woodgavil – 15dph The Drive (south side to Picquets Way) – 8dph
Estimated CIL contribution	£50,800

5.0 Policy Context

5.1 Designation

Urban Area
Flood Zone 1
Adjacent to Nork Park Historic Garden (The Drive)

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development)
CS10 (Sustainable development),
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS14 (Housing needs of the community)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Heritage	Pc11
Housing	Ho9, Ho13, Ho16
Community Facilities	Cf1
Movement	Mo5, Mo6, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide Surrey Design Affordable Housing SPD Developer Contributions SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended)

6.0 Assessment

The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms. The current proposal has been designed to address the previous reasons for refusal.

6.2 The main issues to consider are:

- Loss of community use
- Design appraisal and effect on the character of the area
- Effect on neighbour amenity
- Access and parking
- Affordable Housing
- Infrastructure contributions
- Other matters

Loss of community use

- 6.3 As above, the site has – until recently – been used as a British Red Cross Hall. Given the nature of the use, configuration of the building and provisions of the Framework (which includes “meeting places” within the ambit of paragraph 70) it is considered that the building is a community facility and therefore policies Cf1 and CS12 apply. These both seek to resist the loss of community facilities unless justified appropriate evidence. This is not disputed by the applicant who has provided a variety of evidence to support its case for redevelopment.
- 6.4 Marketing evidence has been provided which details the exercise undertaken. This has been reviewed by officers and is considered to be robust in terms of length, scope and basis (i.e. for all uses not just redevelopment). The evidence confirms a total of 30 viewings were undertaken, resulting in 18 offers; however, none of these were from community services, suggesting limited interest in an on-going community use.
- 6.5 Furthermore, a structural report by engineers has also been provided which identifies the building as being of sub-standard construction and generally in a poor state of repair with age-expired elements and concludes that given the work required to bring it up to standard the only option would be demolition and

replacement. Based on this site visit, it is agreed that the building is in a poor condition and that, at the very least, substantial investment would be required by any future occupier which is likely to significantly diminish the viability and feasibility of on-going community use. Taken in combination, the marketing and structural evidence are considered to demonstrate that “no other community facility or service can make use of the premises or site” as required by Policy Cf1.

- 6.6 In respect of the need “test” in Cf1, the applicant has provided a statement from British Red Cross confirming that due to the state of the building and their changing services/aims, the building was used very infrequently in the period before coming vacant and that they no longer need the building having consolidated their operations to another premises in Redhill. Supplementing this, the applicant has provided a comprehensive analysis which indicates that there is a good alternative supply of similar community uses/halls in the wider locality including the Methodist Church, Nork Community Centre, Banstead Community Hall and Tadworth Leisure and Community Centre. It is therefore agreed that there is evidence that the site is surplus to requirements and that its loss would not be prejudicial to the availability of community provision in the locality.
- 6.7 In view of the above, it is concluded that loss of the community facility would in this case be justified and complies with the requirements of Policy Cf1 of the Local Plan 2005, CS12 of the Core Strategy and the provisions of the Framework.
- 6.8 Having established the above, given the location of the site within the urban area and in a predominantly residential area, a residential redevelopment of the site is not considered to be objectionable in principle.

Design and effect on the character of the area

- 6.9 The proposal would introduce four dwellings in two semi-detached pairs. The two buildings would follow a staggered building line which would be slightly behind the prevailing line created by no.4 and the Guide Hall. Given the existing situation – whereby the Red Cross Hall Building is well set back into the site – it is considered that the building line adopted is acceptable. The layout of the scheme retains adequate spacing and separation between the two proposed buildings (3m) and to the boundaries with neighbouring properties (c.1.1m and 1.7m respectively) such that the grain and rhythm of built form, and the generally spacious appearance of The Drive, would be maintained. As a result, it is not considered that the insertion of two semi-detached pairs into this site would appear cramped or out of keeping.
- 6.10 The two buildings would be two storeys with additional accommodation in the roof. In terms of height and scale, the buildings would largely follow the eaves line of the adjoining property at no.4. Whilst the ridge would be slightly higher than the neighbour, this has been reduced by approximately 300mm during the course of the application such that the height would now be acceptable; particularly given the buildings would be set back from the road and given they sit at a transition between the lower buildings on The Drive (such as No.4) and more

recent residential buildings fronting onto Brighton Road which are of a similar height to those proposed in this case.

- 6.11 During the course of the application, improvements have been secured to the appearance to remove some of the overly heavy and uncharacteristic design elements in favour of more traditional and locally distinctive vernacular. The dwellings now proposed would be of traditional form and design, with hipped roofs, a mixture of gabled and hipped projections, tile hanging and render, and brickwork details. Overall the form, design and materials palette adopted is considered to respond appropriately to both the Arts & Crafts style properties which prevail along The Drive and the more recent developments along Brighton Road, such that it would read as a harmonious addition between these two character areas. The subtle variety in materials and form between the two buildings adds visual interest and a degree of individuality which reflects the variety which characterises buildings along The Drive. Submission of materials would be reserved by condition to ensure a high quality development.
- 6.12 The frontage of the site would be occupied by the turning and parking area for the dwellings. Whilst this would result in a reasonable degree of hardstanding to the front of the properties, this parking area would be broken up by areas of soft landscaping and a consistent hedgerow would also be introduced along the front boundary which would help to soften the appearance and assimilate the frontage into the street scene. Compared to the existing barren and car dominated frontage of the existing Red Cross Hall, the layout and landscaping proposed would represent an improvement and would be more appropriate within the context of the soft landscape dominated character of The Drive. A detailed scheme for landscaping of the site is proposed to be secured by condition.
- 6.13 The Drive, on which the site sits, is part of the Nork Park Historic Gardens designation. Given this, the Conservation Officer was consulted on the proposal and has raised no objection in respect of the impact of the development on the character or setting of this heritage asset. It therefore complies with the relevant provisions of local and national policy in this respect.
- 6.14 It is therefore concluded that the proposal is well-designed, makes positive use of the site and responds appropriately to the character of the surrounding area and meets with the requirements of policies Pc11, Ho9, Ho13 and Ho16 of the Borough Local Plan, policy CS4 of the Core Strategy and the relevant policies of the NPPF.

Effects on the amenity of neighbouring properties

- 6.15 The proposed development has been assessed with regards to its impact on neighbouring properties.
- 6.16 The scheme and layout proposed would retain adequate separation distances (c.14-15m) between the proposed new dwellings and the neighbour to the rear (36a) which is located in behind frontage buildings on Brighton Road. In addition, it is the flank wall of the neighbour at no.36a which faces towards the application site and this elevation has only a few windows, all of which are obscure glazed at

first floor and above (the original permission for these two houses required this as a condition). The proposed dwellings – and realistically only Plots 1 and 2 – would have only a long range and oblique view over the private rear garden of no.36a due to the respective positioning of the plots and given the presence of existing boundary landscaping, it is not considered that this would result in a harmful loss of privacy. Plots 3 and 4 may overlook to a small degree and from some distance the front parking/driveway are to no.36 and 36a.

- 6.17 The dwelling on plot 1 would project beyond the rear elevation of the neighbour at no.4 by approximately 5.5m at first floor level and by a lesser degree (2.2m at ground floor level). However, as indicated on the plans, the dwelling would not breach the 45 degree rule taken from first floor windows and as such would not cause an unacceptable loss of light or overshadowing to this neighbour. Given the retained separation to the boundary, nor is not considered that the building would have an unacceptable overbearing effect on the neighbour at no.5. One side facing window is proposed in the elevation facing towards no.5; however, this serves a study and is shown on the plan to be obscure glazed so would not give rise to overlooking. Two rooflights are also proposed in the side roof plane of Plot 1; given the potential for overlooking from these windows, it is considered reasonable to require them to be fixed shut unless the cill level is at least 1.7m above floor level, in the interests of neighbour amenity. Conditions preventing further windows, rooflights and dormers are also considered reasonable in the circumstances to manage any further risk of overlooking in future.
- 6.18 The application site adjoins the Girl Guides hall to the east, which is a single storey building. Concerns have been raised regarding loss of privacy to, and safeguarding of, the occupants and users of this building. Whilst this concern is acknowledged, the building is a community building open to members of the public and there are no policies aimed at protecting the amenities of such uses. Issues of safeguarding are a matter for other legislation and it is not uncommon in urban/suburban environments for community or educational facilities to be located cheek by jowl with residential properties. At any rate, in this specific case, it is not considered that the proposal would cause serious loss of amenity to this facility or unduly prejudice its operation for the following reasons. Firstly, whilst the Guides building has a number of side facing windows on the elevation facing towards the application site; views into these windows would largely be restricted by boundary treatments. The building is dual aspect and would continue to be lit from other windows. In terms of overlooking, the applicant has confirmed that they would erect a replacement 2m high boundary fence along much of this boundary: provision of this is proposed to be secured by condition. In addition, the first floor side facing windows in the proposed properties are proposed to be obscure glazed and, again, this would be secured through condition. In terms of the rear outside area of the Guides site, it was noted from the site visit that this is largely protected and covered by a permanent awning which prevents clear views over this area. Given this, whilst the facility would experience a degree of change in relationship, refusal based on the impact on the amenity of this neighbouring facility would not be warranted.
- 6.19 Given the situation of the site, no other properties are considered to be materially impacted by the proposal.

- 6.20 Whilst some disturbance might arise during the construction process, this would by its nature be a temporary impact. Other environmental and statutory nuisance legislation exists to protect neighbours and the public should any particular issues arise. A condition requiring a Construction Transport Management Plan will assist in ensuring impacts of movements, parking and transport activity associated with the development are considered.
- 6.21 Taking the above into account, it is considered that the proposal would not cause undue harm to the amenities of neighbours and would comply with policies Ho9, Ho13 and Ho16 of the 2005 Borough Local Plan.

Accessibility, parking and traffic implications

- 6.22 The proposal would have the same access point from The Drive as the existing Red Cross Hall, which would serve a parking and turning area to the front of the proposed dwellings.
- 6.23 A total of 8 parking spaces – equivalent to 2 spaces per dwelling – would be provided within the site within the frontage. The level of parking accords with the maximum standards in the Local Plan. Concerns have been raised regarding parking pressure in the locality, particularly cumulatively with other uses in the locality (e.g. nurseries). Whilst these concerns are noted, this is a pre-existing problem and given the level of parking proposed, it is not considered that the proposal would give rise to displacement parking and thus would not materially worsen this present problem. The road immediately outside the site is subject to parking restrictions (yellow lines) which would prevent injudicious on-street parking – issues with the enforcement of this fall outside of planning control.
- 6.24 The application was supported by a Transport Note which assesses the highway impacts of the development. It concludes that the proposed four dwellings would be likely to lead to a reduction in vehicle trips compared to the trip generation potential of the existing centre on the site. Whilst it is considered that the trip generation potential of the current use is overstated in this assessment, the overall conclusions that the proposed use would not result in a material increase in traffic and congestion are agreed.
- 6.25 The County Highways Authority was consulted on the application and has raised no objection on highway safety, capacity and policy grounds subject to imposition of a number of conditions. There is considered to be no reason or evidence to deviate from this advice in this case. The recommended conditions relate to provision of parking prior to occupation which is considered necessary to avoid harm to highway safety. A condition requiring a Construction Management Plan is also recommended, including specific provisions restricting HGV movements to the site during school/nursery pick-up and drop-off times (given the nursery and Beacon School are nearby). To protect the safety of these potentially more vulnerable road users and minimise inconvenience, these provisions are considered necessary and meet the tests.

- 6.26 On this basis, the proposal is considered to comply with policy Mo5 and Mo7 of the 2005 Borough Local Plan in respect of its access, parking and highway arrangements.

Amenity of future occupants

- 6.27 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 of the Borough Local Plan 2005.
- 6.28 Internally, each of the proposed dwellings would have adequate internal floorspace and room sizes and would provide appropriate outlook and daylight provision for occupants. Whilst one of the bedrooms within the roofspace of Plots 1 and 4 would be served solely by a rooflight, the overall level of internal amenity and standard of accommodation which would be on offer to future occupants would be satisfactory. Each of the houses would be provided with a private garden area, each of which is considered to be of a reasonable size and provides sufficient access to outdoor space.
- 6.29 The proposed development is therefore considered to provide an adequate level of amenity for future occupants, and would be acceptable with regard to the requirements of Policy Ho9 of the Borough Local Plan in this respect.

Affordable housing and infrastructure contributions

- 5.5 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement (WMS) and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less and with an area of less than 1,000sqm. These changes were given legal effect following the Court of Appeal judgement in May 2016. This scheme falls within the scope of this exception.
- 5.6 In view of the above, and the resolution of the Planning Committee in November 2016, greater weight is therefore given to the national policy position in the WMS than the Council's adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.
- 6.30 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission (and taking account of indexation). Assuming, as the applicants claim, that the existing buildings have been "in-use", it is estimated that the CIL liability in this case would be approximately £51,000.
- 6.31 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of

development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such requests have been made.

Other matters

- 6.32 The proposal would make a positive contribution towards meeting the identified housing needs and requirements of the borough, with consequent local financial, economic and social benefits. There is no requirement for the applicant to demonstrate a specific need for this development, in this location. The development would make effective use of a previously developed (brownfield) site, consistent with national and local policies which prioritise the use of sustainable urban sites. Both of these are considered to add further, albeit modest, weight in favour of the proposal.
- 6.33 There are no trees of any note within the development site or in close proximity to it. The Tree Officer therefore has not raised any objection to the proposals.
- 6.34 The Council's Contaminated Land Officer was consulted on the application and has identified unspecified historic commercial uses and evidence of above ground storage tanks. There is therefore risk of contamination and appropriate conditions requiring investigation and – where relevant – remediation are advised. These are considered necessary to ensure there would be no harm to controlled waters or human health.
- 6.35 The application site is presently covered almost entirely by built form and hardstanding with sparse scrub vegetation at the margins of the site. A preliminary ecological study was submitted to support the application which identifies that the site has limited value in its present state and that the development, through additional landscaping, has the potential to enhance habitat value.
- 6.36 The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding, nor is it identified as being at particular risk of surface water flooding. Concerns have been raised in relation to drainage/sewage capacity; however, based on the comments made these appear to result from damage to sewers caused by recent developments elsewhere along Brighton Road rather than a fundamental issue of capacity. At any rate, there is no clear evidence that the pressure on utilities introduced by four additional units would cause a failure which would warrant refusal. Detailed matters of how the site connects into the sewerage network would be a matter for Building Control.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Floor Plan	262-17-15		16.06.2017
Floor Plan	5371		16.06.2017
Site Layout Plan	262-17-06	C	04.08.2017
Floor Plan	262-17-07	D	04.08.2017
Floor Plan	262-17-08	C	04.08.2017
Floor Plan	262-17-09	C	04.08.2017
Elevation Plan	262-17-10	D	21.08.2017
Elevation Plan	262-17-11	C	21.08.2017
Street Scene	262-17-12	A	21.08.2017
Street Scene	262-17-13	A	21.08.2017
Location Plan	262-17-01		22.05.2017
Block Plan	262-17-03		22.05.2017
Elevation Plan	262-17-04		22.05.2017
Elevation Plan	262-17-05		22.05.2017

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, except demolition, 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 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 Borough Local Plan 2005 policy Ho9.

4. No above ground or superstructure works to the residential units shall take place 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 Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development, except demolition, shall commence on site until a scheme for the landscaping of the site has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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, 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 policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. The development hereby approved shall not be first occupied until a plan indicating the positions, design, materials and type of boundary treatments – including to the boundary with the adjoining Girl Guides site – has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and in place 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 Borough Local Plan 2005 policy Ho9.

7. 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 and turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. 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) provision of boundary hoarding behind any visibility splays
- (e) deliveries and hours of operation
- (f) construction vehicle routing to and from the site
- (g) measures to prevent deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) no HGV movements to or from the site shall take place at school and nursery drop off or pick up times, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in The Drive and surrounding roads during these times

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:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

9. The first floor side facing windows in the western elevation of Plot 1 and the eastern elevation of Plot 4 of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

10. The second floor rooflights in the western elevation of Plot 1 and the eastern elevation of Plot 4 of the development hereby permitted shall be fixed shut or restricted in opening and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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.

12. Prior to commencement of development, a written comprehensive Phase 1 environmental desktop study report is required to identify and evaluate possible

on and off site contamination sources, pathways and receptors and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include any 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 broad accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR11) 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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

13. Should the Phase 1 study identify potential ground contamination which requires further investigation, the following additional information, and any additional requirements that the Local Planning Authority may specify, should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and prior to any activities specified:

- (a) A contaminated land site investigation proposal detailing the extent and methodologies of sampling, analyses and proposed assessment criteria to be undertaken.
- (b) A contaminated land site investigation and risk assessment shall be undertaken in accordance with the above site investigation proposal as approved that determines the extent and nature of contamination on site and is to be reported in accordance the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS10175 which determines the nature and extent of contamination on the site.
- (c) If applicable, ground gas assessments completed in line with CIRIA C665 guidance shall be undertaken.
- (d) Prior to any remediation being commenced on site, a detailed remediation method statement that explains 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 provides details of the information to be included in a validation report. Any remedial works undertaken must be completed in line with the approved remediation method statement. Should this be required to be changed, approval by the Local Authority must be sought.

Following approval of the details in relation to parts (a) and (d) above, the Local Planning Authority shall be given a minimum of two weeks before the relevant investigation or remediation works commence on site.

Should unexpected ground contamination be subsequently found on the site, this shall be reported to the Local Planning Authority as soon as is practicable and, if necessary, development shall cease on site until an addendum to the remediation method statement to address the unexpected contamination has been submitted to and approved in writing by the Local Planning Authority.

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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

14. Prior to occupation of the development, 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 be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'.

Reason:

To demonstrate the effectiveness of remediation works and demonstrate that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy and the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
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.

4. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area.
5. 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).

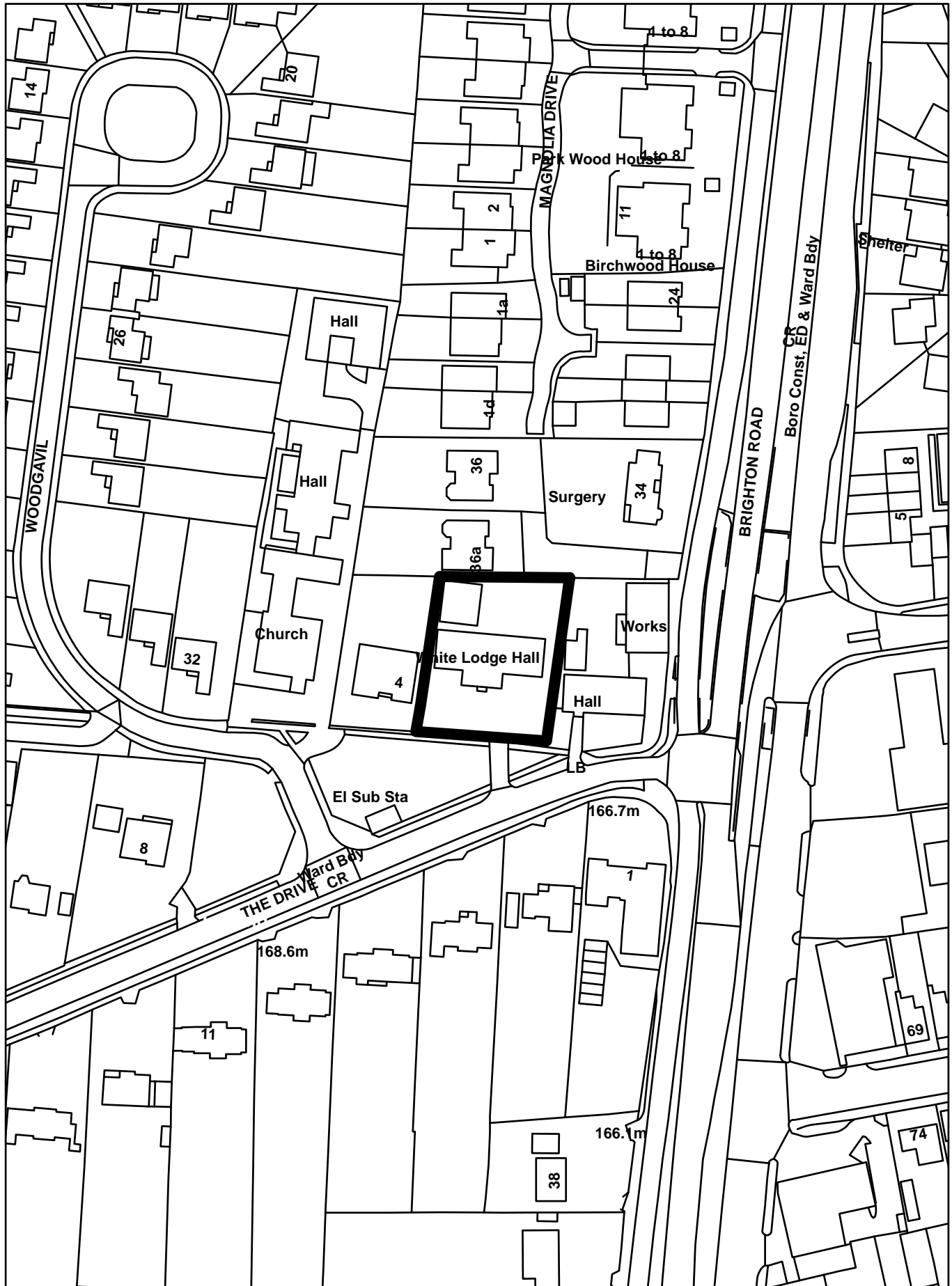
REASON FOR PERMISSION

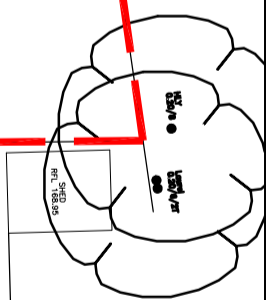
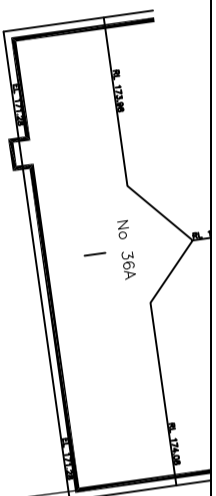
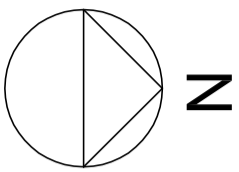
The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Pc11, Cf1, Mo4, Mo5, Mo7 and Ut4 of the 2005 Borough Local Plan and policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 of the Reigate and Banstead Core Strategy and material considerations, 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 Statement

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.

17/01160/F - The British Red Cross Centre, White Lodge Hall, The Drive, Banstead





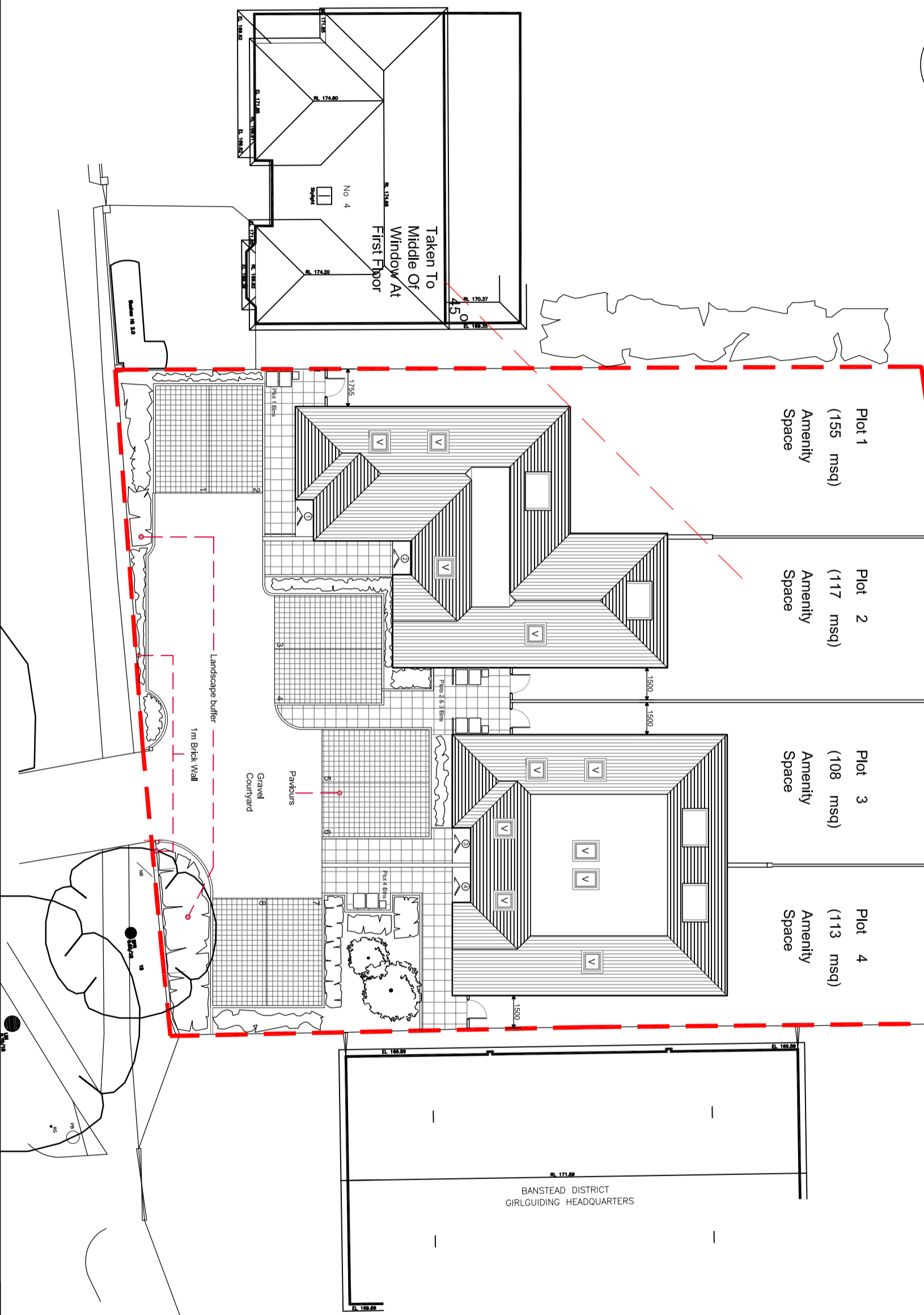
Plot 1
(155 msq)
Amenity
Space

Plot 2
(117 msq)
Amenity
Space

Plot 3
(108 msq)
Amenity
Space

Plot 4
(113 msq)
Amenity
Space

Taken To
Middle Of
Window At
First Floor



GENERAL NOTES

This drawing must not be scaled.
All dimensions to be checked on site prior to the commencement of construction and any discrepancies should be reported to the Site Manager.
All setting out and levels to be checked on site and their datum confirmed.
Relevant specification details and working drawings, have the latest issue drawn before they commence work on site.
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REVISION

REVISION	DATE
A - Minor amend	17.5.17
B - Minor amend to Plot 2 dormer	25.5.17
C - Amends made in line with planning comments	3.8.17



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PROJECT TITLE

White Lodge Hall, The Drive, Banstead.

CLIENT

Walbury Estates

DATE

March 2017

DRAWN BY

LIME

SCALE

1:200 @ A3

DRAWING TITLE

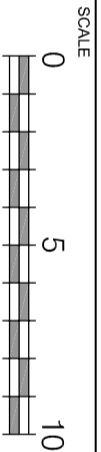
Proposed Site Layout

DRAWING NUMBER

262-17-06

REVISION

C





GENERAL NOTES
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 All contractors / Sub-Contractors MUST ensure they have the latest issue drawing before they commence work on site.
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REVISION	DATE
A - Amends made in line with planning comments	8.8.17



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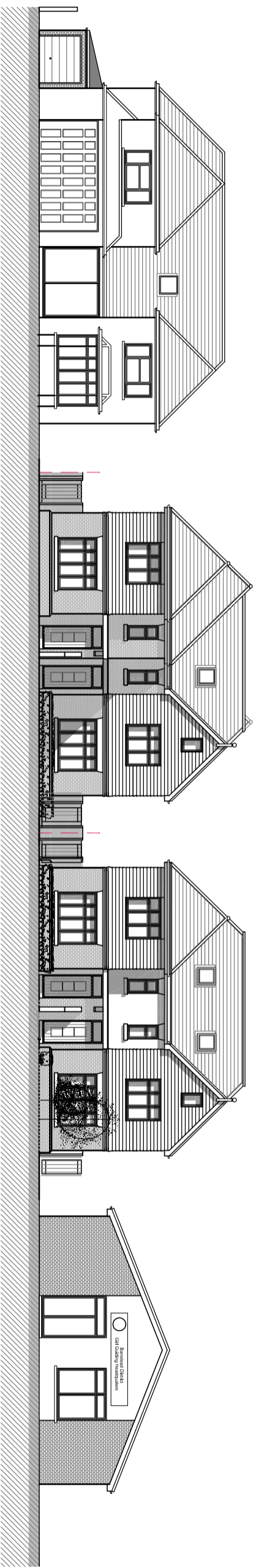
CLIENT
 Walbury Estates

DRAWING TITLE
 Proposed Street Scene (With existing landscaping)

DATE
 March 2017

DRAWN BY
 LIME

SCALE 1:200 @ A3	Drawing Number 262-17-13	Revision A
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REVISION

DATE

A - Amends made in line with planning comments 8.8.17



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PROJECT TITLE

White Lodge Hall, The Drive, Banstead.

CLIENT

Walbury Estates

DRAWING TITLE

Proposed Street Scene (Without existing landscaping)

DATE

March 2017

DRAWN BY

LIME

SCALE

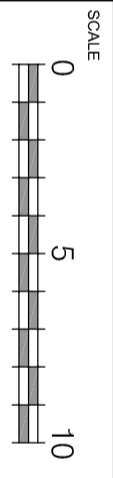
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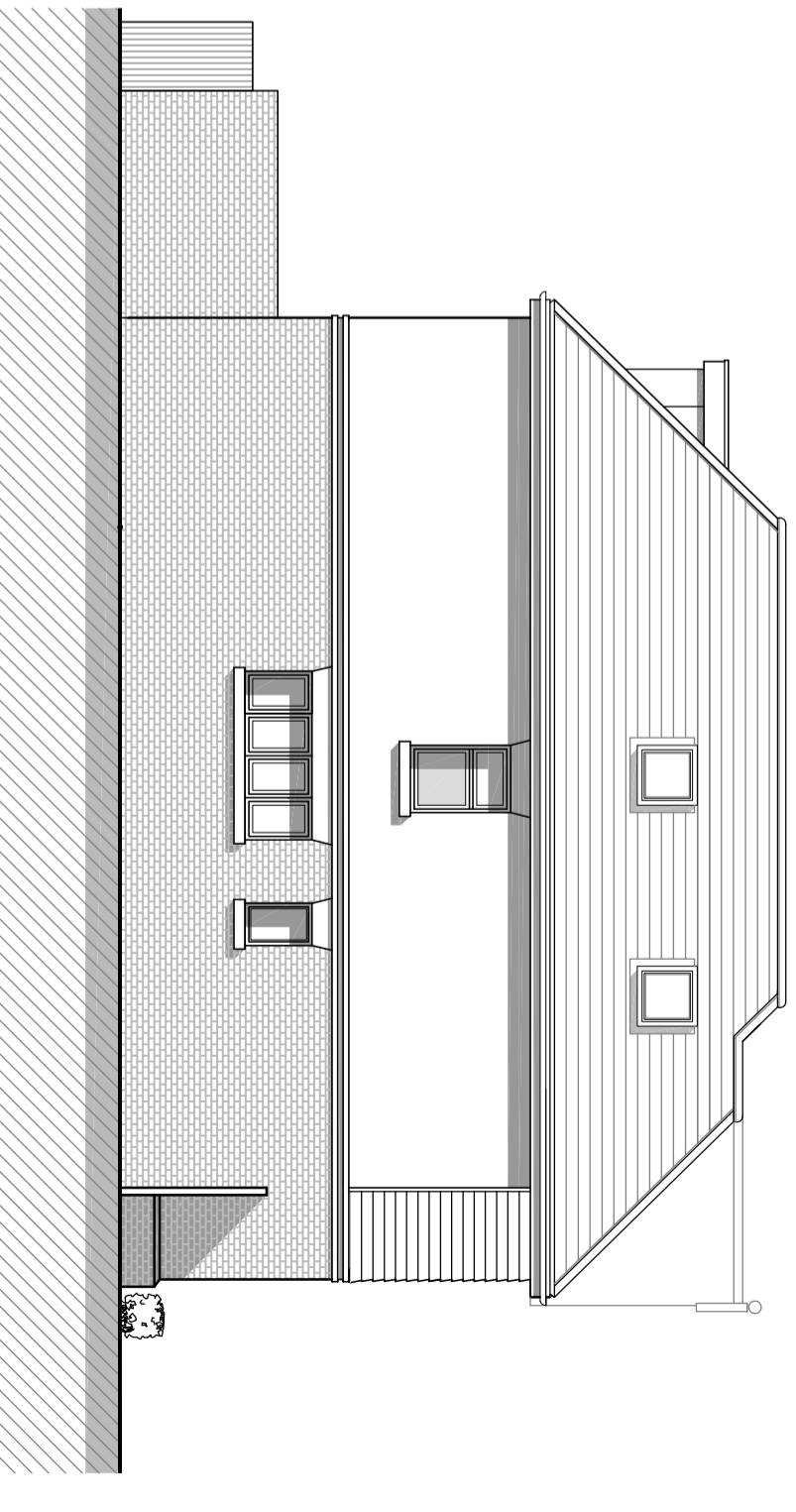
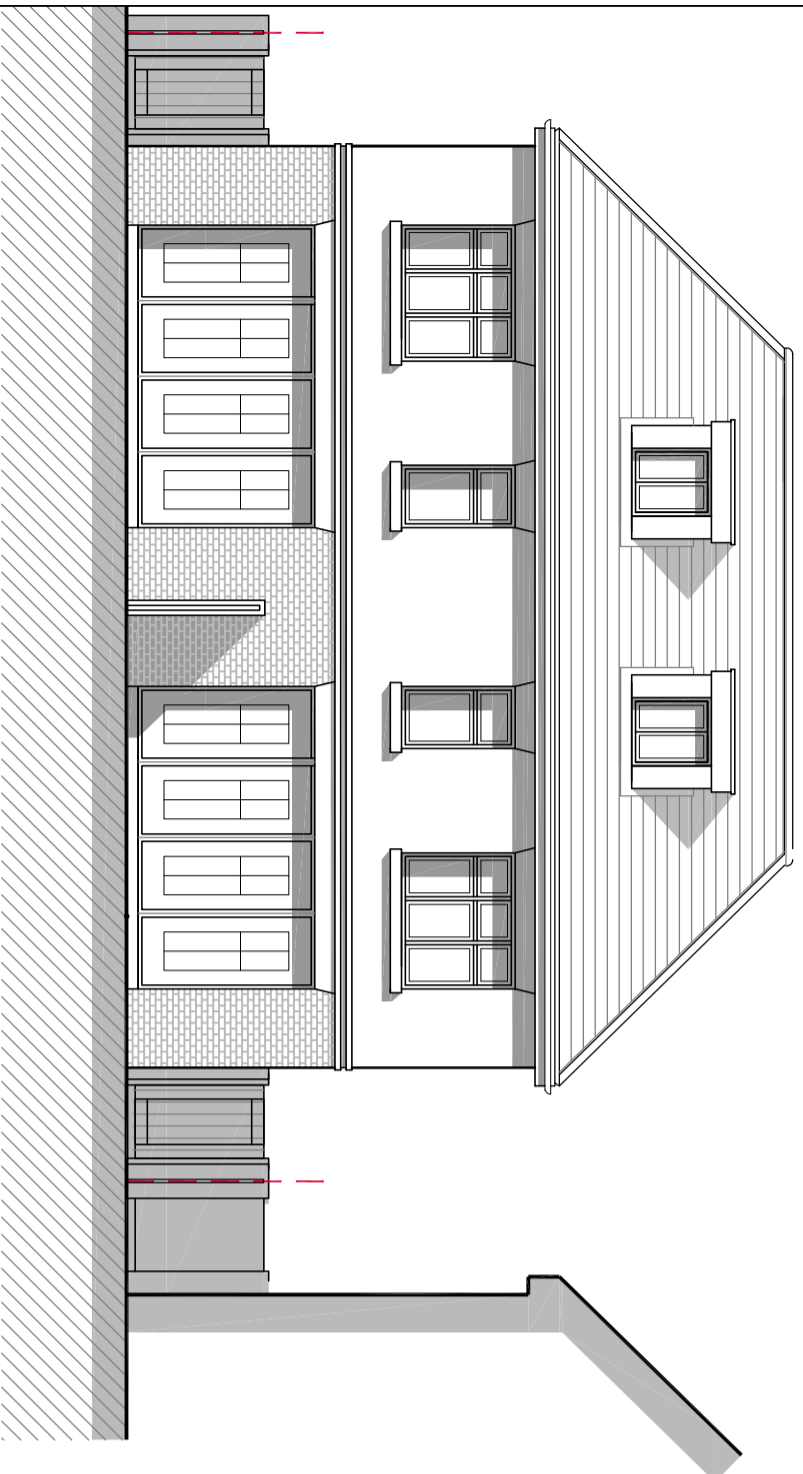
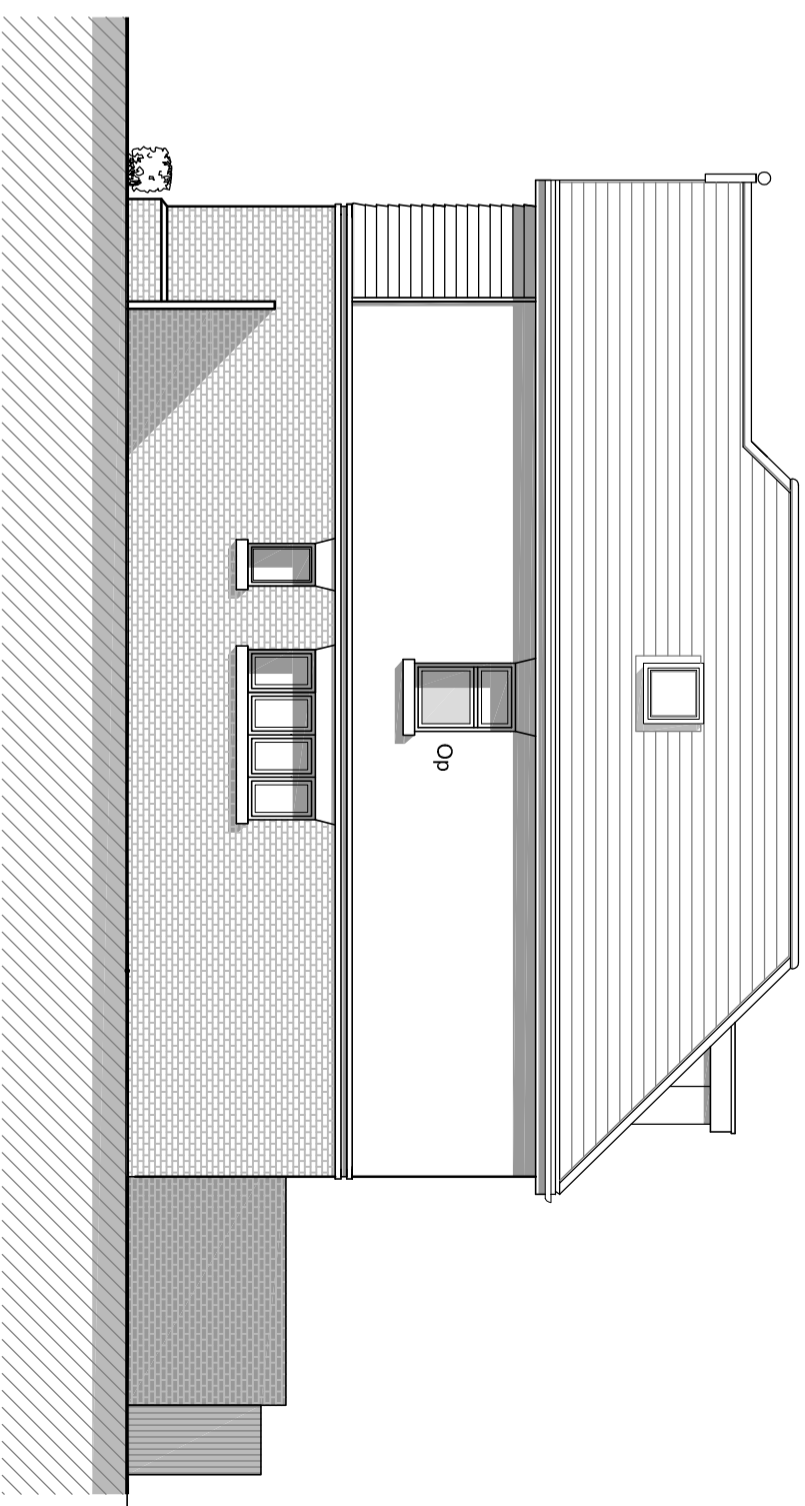
262-17-12

Revision

A



- ① Clay Plain Tile Roof
- ② White Painted Windows
- ③ Hanging Tile Multi Colour
- ④ Black guttering and RMPs
- ⑤ Red Multi Brick
- ⑥ Brick Corbel Band
- ⑦ Contrasting Brick Soldier
- ⑧ Stone Chills
- ⑨ White Render



GENERAL NOTES
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REVISION	DATE
A - Amends made in line with planning comments	4.8.17
B - Render / brick change planning comment	4.8.17
C - Shadows added	8.8.17

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PROJECT TITLE
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CLIENT
 Wabury Estates

SCALE
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 (m)

DRAWING TITLE
 Proposed Elevations Plots 3 & 4

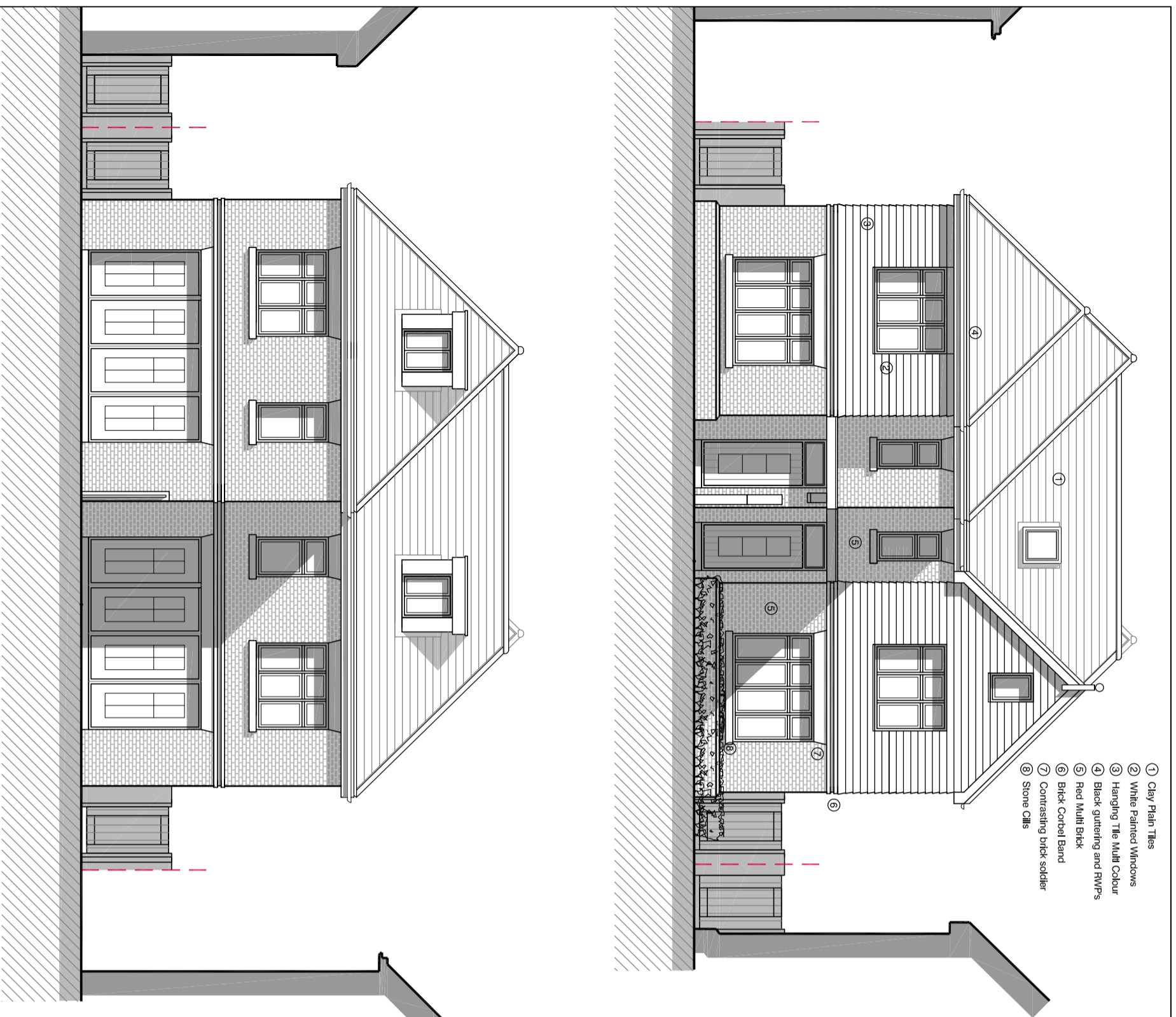
DATE
 March 2017

DRAWN BY
 LIME

SCALE
 1:100 @ A3

Drawing Number
 262-17-11

Revision
 C



- ① Clay Plain Tiles
- ② White Painted Windows
- ③ Hanging Tile Multi Colour
- ④ Black guttering and RWPs
- ⑤ Red Multi Brick
- ⑥ Brick Corbel Band
- ⑦ Contrasting brick soldier
- ⑧ Stone Cills



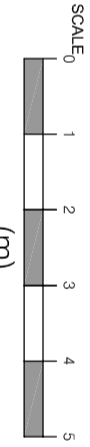
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REVISION	DATE
A - Minor amend to Plot 2	25.5.17
B - Amends made in line with planning comments	4.8.17
C - Render / brick change planning comment	4.8.17
D - Shadows added	8.8.17



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PROJECT TITLE
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CLIENT
 Walbury Estates

DRAWING TITLE
 Proposed Elevations Plots 1 & 2

DATE
 March 2017

DRAWN BY
 LIME
SCALE
 1:100 @ A3
Drawing Number
 262-17-10
Revision
 D

