 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	18 October 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Chipstead, Hooley & Woodmansterne

APPLICATION NUMBER:	17/00714/F	VALID:	29 March 2017
APPLICANT:	Fairlie Healthcare Ltd	AGENT:	Indigo Planning
LOCATION:	MEROK PARK NURSING HOME, PARK ROAD, BANSTEAD		
DESCRIPTION:	The demolition of the existing care home (Class C2) and erection of a new residential nursing home (Class C2), with associated car parking and soft and hard landscaping.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This application seeks planning permission for demolition of the existing care home known as Merok Park and the erection of a new residential nursing home with associated car parking and landscaping. The site is wholly within the Metropolitan Green Belt.

The application follows a previous proposal which was refused due to lack of justification for development within the Green Belt and in response to concerns from the Highway Authority in respect of parking.

In respect of the Green Belt, it remains the case that the building proposed – by virtue of its footprint and volume – is judged to be materially larger than the existing care home. It therefore falls outside the exceptions in the NPPF and constitutes inappropriate development. Very special circumstances therefore need to be demonstrated in order to justify the development.

To this end, and unlike the previous proposal, this application has been supported by a more comprehensive very special circumstances case. In particular, the applicant has confirmed the intention for the site to be used for specialist/complex care (as opposed to conventional nursing care) and has provided a need assessment which, through quantitative and qualitative analysis, including consultation with local healthcare stakeholders demonstrates very limited “slack” in specialist care provision in the borough, the wider East Surrey area and Surrey more generally which is resulting in pressure within the system and some users being displaced to facilities which are some distance from their home. The need for specialist provision is therefore agreed and considered to attract significant weight in favour of the proposal. Further evidence has also been provided by

the applicant to demonstrate that the size of care home proposed (40 beds) is the minimum necessary to enable a viable specialist care home operation to be re-established on the site and to secure the necessary funding to deliver these: this position is corroborated by third party sources and is felt to add further weight in favour of the proposal. These two primary considerations, coupled with additional weight which accrues from social, economic (jobs in particular) and environmental benefits of the proposal are considered to be sufficient to clearly outweigh the harm to the Green Belt and other harm so as to establish very special circumstances.

The replacement building would be largely sited on a similar footprint to the existing building on site and would be of T-shaped form ranging from 2.5 storeys at the front to 1.5 storeys at the rear: this scale and massing is felt to be appropriate given the existing building, size of the plot and the scale of surrounding buildings. The building would be of traditional design, taking the form of a large individual dwelling and drawing elements from Surrey Arts & Crafts style including steep pitch roof with sprocket eaves detail, asymmetrical gabled projections and areas of tile hanging which are considered to be successful in breaking up the elevations. Whilst the extent of hardstanding to the front of the building would be somewhat increased compared to existing, a significant area of soft landscaping would also be retained in the centre of the site, with retained and new planting and trees along the front and side boundaries helping to soften this and ensure it would not appear unduly urban against the semi-rural backdrop of Park Road.

A total of 20 car parking spaces would be provided on the forecourt in front of the building (some of which would be tandem spaces suited to staff parking) along with a dedicated minibus space. This parking provision has been increased from the previous application and, coupled with improvements to the accesses and more confidence with respect to the operational hours of the proposed shuttle bus, the County Highway Authority has confirmed that all of their concerns on the previous application have been overcome. Subject to conditions, they therefore raise no objection.

The proposal is not considered to result in serious impacts on neighbour amenity or give rise to any other impacts which are incapable of being adequately mitigated through conditions.

RECOMMENDATION(S)

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

Consultations:

County Highway Authority: No objection on highway safety or capacity grounds subject to conditions. Comments as follows:

The previous application (16/00270) was refused by the County Highway Authority on the basis that insufficient information had been provided to enable a full assessment to be made of the transport implications of the proposed development. In particular, the CHA raised concerns regarding the access and servicing arrangements, the parking provision, trip generation, and the proposed shuttle bus service for staff.

The current application addresses all of the concerns previously raised by the CHA. The proposed 'in' and 'out' access arrangement is now considered suitable to serve the development, and it is clear from the plans that large service vehicles would be able to enter and exit the site in a forward gear. The parking provision has been increased from 14 to 20 parking spaces, which complies with the County Council's recommended standard for nursing homes of 1 car space per 2 residents. The staff and visitor trip generation for the proposed development has been estimated based on comparable sites in the TRICS database, and on the working practices of similar Nursing Homes operated by the applicant elsewhere. The CHA is satisfied from this analysis that there would be sufficient capacity within the site to accommodate the likely level of staff and visitor parking, without leading to any displacement parking on Park Road. The operational hours of the proposed shuttle bus service have also been altered so that they coincide with the shift patterns of the majority of staff, making this a more realistic alternative to the private car. For these reasons, the CHA has no further objections to make to the proposed development.

Tree Officer: No objection subject to conditions

County Archaeologist: No objection and no further requirements for investigations/conditions. Comments as follows:

I have reviewed the desk based assessment and the archaeological potential for the site is clearly low and the area of the proposed new build will have been disturbed by the previous buildings on the site reducing further the potential for significant archaeology to survive. The site is close to the Banstead ammunition depot that is designated as being a County Site of Archaeological Importance, but any remains associated with this important complex will be within the boundary of the depot site and so I can confirm that there is no requirement for any further archaeological investigations as a consequence of this proposal.

UK Power Networks: Identifies substation (MEROK 213378) within the development site which would need to be protected as part of any development.

SES Water: No comments

Representations:

Letters were sent to neighbouring properties on 27th April 2017; a site notice was posted 10rd May 2017 and the application was advertised in local press on 3rd May 2017. Letters were sent to neighbouring properties in respect of amended plans on 14th September 2017.

No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The application site consists of the former Merok Park Nursing Home along with its large curtilage and an area of additional land to the rear which is largely overgrown but includes a number of semi or fully derelict outbuilding. The site lies on the north-eastern side of Park Road and is within the Metropolitan Green Belt.
- 1.2 This nursing home itself is a large, detached building which was formerly a residential dwelling but has since been converted and extensively extended. The building on the site, which would be replaced, is a predominantly two storey building but with single storey elements to the side and rear. The currently building is built right up to the shared boundary with Red Lodge and is set back significantly from the road frontage with an area of hardstanding, landscaping and a number of trees within the frontage. There are further substantial trees, hedges and vegetation within the rear garden of the site and along the southern boundary.
- 1.3 The area surrounding the site is within the Green Belt and is characterised predominantly by open fields and grazing land; however, there are a number of substantial residential dwellings in large plots sporadically along Park Road and the former Banstead Ammunition Depot to the rear which was recently granted planning consent for a redevelopment for 9 detached homes. Further north on Park Road is the Park Road/Mint Road Conservation Area. Banstead town centre, and the shops and services which it provides, is approximately 1km to the north.
- 1.4 As a whole, the application site extends to approximately 0.7ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice relating to the redevelopment of the site has been sought on several occasions since 2015. Advice was given in relation to the Green Belt and very special circumstances, design, neighbour amenity and accessibility, highways and parking.
- 2.2 Improvements secured during the course of the application: Additional information in respect of the need for specialist care as well as minimum size required for viability/feasibility has been provided. Improvements to design to better reflect the Arts & Crafts style which prevails in the locality and disguise the roof level lift overrun.
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Conditions would control landscaping and materials to ensure a high

quality development, restoration of land to the rear including removal of outbuildings, provision of a shuttle bus and travel plan. A condition restricting the proposed use to specialist care for a period of 3 years (in light of the very special circumstances case) is also proposed.

3.0 Relevant Planning and Enforcement History

16/00270/F	The demolition of the existing care home (class C2) and erection of a new residential nursing home (class C2) with associated car parking and soft and hard landscaping	Refused 8 July 2016
00/52586/F	Ground and first floor rear extension	Approved with conditions 26 June 2001
95P/0984	Construction of basement store	Granted
94P/0323	Single storey front and rear extensions	Refused Appeal allowed
93P/0597	Single storey side extensions to provide facilities for the disabled	Refused Appeal dismissed
88P/0987	Erection of a single storey dwelling containing four bedsitting rooms for staff	Refused
85P/0761	Erection of extension to nursing home	Granted
84P/0039	Change of use from residential to old peoples home with extensions	Refused Appeal allowed

3.1 Application 16/00270/F was refused for the following reasons:

- 1. "The proposal represents inappropriate development within the Metropolitan Green Belt. This would have a harmful impact on the openness and characteristics of the Green Belt, as well as the purposes of including land within it. The benefits of the scheme identified and put forward as a very special circumstances are insufficient to outweigh the significant harm that would be caused to Green Belt. The proposal is therefore contrary to Policy CS3 of the adopted Reigate and Banstead Core Strategy, Policy Co1, of the Reigate and Banstead Local Plan 2005 and the National Planning Policy Framework 2012.*
- 2. The application fails to provide sufficient information to enable the County Highway Authority to fully assess the highway and transport implications of the proposed development. The proposed development could therefore lead to conditions prejudicial to highway safety or failing provide for the travel demands the development creates, which would be contrary to the objectives of the NPPF (2012), policies Mo4, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005)."*

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission for the demolition of the existing building and various outbuildings and the erection of a new specialist care nursing home with car parking and associated landscaping.
- 4.2 The replacement building would be largely sited on a similar footprint to the existing building on site and would be of T-shaped form with a 2.5 storey frontage building and a 2 storey rear projection. A basement would also be included which would be largely served by lightwells and a modest lower ground floor terrace.
- 4.3 The buildings would be of traditional Arts & Crafts inspired form, design and materials palette, with steep pitch roof, sprocket eaves detail, gabled projections brick and tile hanging, brickwork details to openings, and chimney stacks.
- 4.4 A driveway and parking area would be created to the front of the building, similar to the existing arrangement, with the rear of the plot landscaped to create a number of different garden areas.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site sits within the North Downs area and within the Green Belt. Architectural styles across the locality vary, but buildings shared characteristics of being 2-3 storey detached properties set back from the road. Arts & Crafts style is common. The current building is tight up against the boundary with Red Lodge. Views from Park Road are screened by vegetation to the front including a number of trees.
	Most of the trees on the site will be retained to maintain screening. The building line of the existing building will be followed.
Involvement	The Planning Statement identifies that consultation with the local Resident's Association was undertaken prior to the submission of the original application. This identified support for bringing the site back into use. The developers have maintained contact with residents since the previous refusal.

Evaluation	The Planning Statement set out that conversion/refurbishment of the existing building was considered; however, due to the constraints of the building, this would not provide sufficient accommodation to enable a viable operation. The Planning Statement also notes
Design	The applicant's reasons for choosing the proposal from the available options were to provide a viable, functional nursing home with efficient use of space. The layout on the site is designed to provide a more ordered building than the existing bulky, unconsolidated footprint. An Arts & Crafts style has been adopted to reflect local Surrey vernacular. The use of a lower ground floor for ancillary/support areas reduces the above ground bulk of the building. Retention of trees on the front forecourt reduces the presence of the new building.

4.7 Further details of the development are as follows:

Site area	0.70ha
Existing use	Nursing/Care home (Use Class C2)
Proposed use	Nursing home (Use Class C2)
Number of bed spaces	40 (29 existing – net increase 11)
Proposed parking spaces	20
Parking standard	BLP 2005 - individual assessment Surrey standards 2012 – 1 space per 2 residents (i.e. 20 spaces in the case of a 40 bed care home) or individual justification

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Adjacent to Site of Archaeological Importance

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)
CS3 (Green Belt)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development),
CS10 (Sustainable development)

CS11 (Sustainable construction),
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc2G, Pc4
Heritage	Pc8
Countryside	Co1
Housing	Ho9, Ho21
Movement	Mo4, Mo5, Mo6, Mo7, Mo8
Utilities	Ut4

5.4 Other Material Considerations

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

6.0 **Assessment**

6.1 The application site comprises a part previously developed site within the Green Belt. The site is not adjacent to the existing built up area.

- 6.2 The main issues to consider are therefore:
- development within the Metropolitan Green Belt
 - design and impact on the character of the area
 - effects on the amenity of neighbouring properties
 - access, parking and highway implications
 - trees and landscaping
 - CIL and infrastructure contributions
 - other matters

Development within the Metropolitan Green Belt

6.3 Being within the Green Belt, paragraph 89 of the NPPF applies. This allows for, amongst other provisions, the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

- 6.4 There is no definitive test by which to consider whether the replacement building would be materially larger than that which it replaces. However, a number of factors are considered to be relevant and these are discussed below.
- 6.5 The applicant's Planning Statement provides an analysis and assessment with regard to the existing and proposed buildings in terms of footprint, volumetric and dimensional calculations. Compared to the previous application, the applicants have increased the area of the site and, in doing so; have subsumed a number of additional outbuildings into the application site which are proposed to be demolished. They identify these as totalling some 160sqm footprint/floor area and 520cum volume. However, based on the site visit, it is evident that the larger two of these outbuildings are either not of substantial construction (a large greenhouse type structure which has, at any rate, largely collapsed) or are derelict with only limited remnants remaining (a single course of bricks on the foundations). In this context, whilst some weight is attached to their demolition in "offsetting" the greater size of the proposed building, it is on balance felt to be limited. The footprint/volume of the remaining structures which are considered reasonable to offset is considered to be 63sqm and 205cum respectively.
- 6.6 With this in mind, the comparative assessment of the proposed building against the existing structures on site can be explained as follows:
- The footprint of the proposed building would be c.11% larger than the existing
 - The floor area would be 98% larger
 - The volume (above ground) would be 25% larger than the existing
- 6.7 The building would incorporate a large lower ground floor basement in addition to two further floors of accommodation above ground. However, only a relatively small area of the basement level would be exposed and this portion would only be visible internally within the site. As a result of this design approach, in the very vast majority of views, and in all public vantage points, the basement would be imperceptible and the building would therefore read solely as a two storey building.
- 6.8 Consideration has also been given to the height, width and depth of the building, since these measurements will influence whether the building is perceived as being materially larger.
- 6.9 In this respect, the applicants argue that the highest part of the proposed main building (excluding the narrow false apex) would be only 0.4 metres higher than the highest part of the existing building and that it would be only 1m deeper. However, in reality, the front portion of the building is 8.1m tall along its entire width of 13m+ which compares to only 7.1m for the existing building which drops to 5.7m at the side. From the frontage, it would therefore read as an evidently bulkier and larger building. Furthermore, the rear portion of the building has a height of 6.1m along its full depth and width whereas the rear portion of the existing building is 6.1m high for part of its depth but this drops down to a low slung single storey element (2.8m high) for the remainder. Similar to the front of the building, the rear "leg" would therefore again appear materially larger than the existing rear element of the building. The proposed building would therefore appear as a greater mass of built form than the existing which offers a degree of relief due to the lower, single storey elements of the building.

- 6.10 Taking all of the above considerations into account, in particular the fact that the proposed building would cover a greater footprint, greater above ground volume (both more than 10% larger than the existing and considerably so in the case of volume) and would appear larger due to the greater height and more consistent mass of built form, it is considered that, on balance, the proposed building would be materially larger than the existing structures to be demolished.
- 6.11 In addition, it is also concluded that the development would have a greater impact upon openness. Under the proposal, built form would cover a larger footprint and proportion of the site area than is presently the case, thus clearly representing an affront to openness. This erosion of openness would also be visually apparent as the main building would be wider and taller in the frontage and thus would appear more prominent from the road and furthermore, it would be fronted by a more significant area of hardstanding and associated car parking and intensity of activity. Whilst this would be offset to some extent, but not fully, by the restoration of the rearmost portion of the site, the more substantial built form and hardstanding would result in some, albeit modest, additional erosion in openness and therefore conflict with this specific purpose. In this context, it is therefore concluded that the proposal would also fall outside of the ambit of the sixth provision of paragraph 89 of the NPPF which allows for the infilling, partial or complete redevelopment of brownfield sites where this would not have a greater impact on the openness of the Green Belt. No other conflict with the other purposes of the Green Belt is alleged.
- 6.12 Given the conclusions above, the proposed development constitutes inappropriate development within the Green Belt which is, by definition, harmful to the Green Belt. This definitional harm together with the impact on openness by virtue of the larger, more visually prominent building and more substantial areas of hardstanding to the front, attract substantial weight in the planning balance. In this context, the development is only to be found acceptable if justified by very special circumstances.
- 6.13 The applicants have advanced a case of very special circumstances which is founded primarily on the following considerations:
- The need for the specialist type of care provision proposed and the benefits thereof
 - The size of the proposal is the minimum needed for a viable and sustainable C2 use on the site
 - The absence of alternative sites for a new development
 - The economic benefits flowing from the proposal
 - Environmental considerations
- 6.14 These elements, and the respective evidence for each, is discussed below:
- Need*
- 6.15 The proposed development is intended to provide a specialist form of nursing care for users with complex needs related to long-term neurological conditions or acute brain injury (ABI). The facility has been designed to incorporate 32 long-term care

beds and 8 respite beds, the latter of which would provide opportunities for shorter term rehabilitation for those preparing to live in the community.

- 6.16 In this respect, the type of care proposed in this application would be distinct from typical care and nursing home facilities targeted at the elderly or those with dementia and seeks to meet a particular sector of the healthcare market. This differs from the justification and evidence submitted in respect of the previously refused application on this site (16/00270/F) which was geared towards a conventional care home.
- 6.17 The application was supported by a review of the market for specialist nursing care – specifically in relation to acute brain injuries (ABI), neurological conditions and complex needs – in Surrey (and south London).
- 6.18 This review incorporates qualitative and quantitative evidence to demonstrate the need for additional provision of this nature, including a number of quotes and statements from potential service users/commissioners and stakeholders (such as CCGs and hospital trusts) which support the need and demand for such services in this catchment area and the lack of provision. This includes support from Surrey Downs CCG (which covers the north of the borough) who identify that they presently rely heavily on placements at Royal Hospital for Neuro-Disability in Putney which is *“very expensive and it is out of patch”* being over 35-40 minutes’ drive from the borough. Support is also identified from hospital trusts in Surrey (e.g. Royal Surrey County) who similarly corroborate the assessment that there are gaps in supply of specialist beds noting that *“there’s never enough community beds for us to use for patients with complex ABI and neuro conditions, not at all”*.
- 6.19 In addition to the qualitative evidence, the report submitted contains quantitative assessment of existing levels of provision of specialist care. In this regard, it identifies a number of other facilities in East Surrey area – including in Cophorne (Heatherly), and South Nutfield (Kings Lodge) – which have a total capacity of 100 rooms; however, both of these facilities presently experience very high occupancy (100% and 93% respectively). Other facilities in Surrey (including facilities in Elmbridge, Waverley and Surrey Heath) similarly have over 80% occupancy. Furthermore, whilst it is noted that there is existing similar provision near to the site in the form of the Queen Elizabeth’s Foundation Brain Injury Centre, this facility is due to relocate to Leatherhead within the next two years (to a new facility of 24 beds).
- 6.20 Taken together, it is agreed and accepted that the qualitative and quantitative evidence demonstrates very limited “slack” in specialist care provision in the borough, the wider East Surrey area and Surrey more generally which is likely to result in pressure within the system and the potential for some users to be displaced to facilities which are some distance from their home or unnecessarily lengthy hospital stays (with consequent impacts in respect of “bed blocking”).
- 6.21 Overall, significant weight is afforded to the need for additional facilities of this particular specialist nature (supported by the views of local stakeholders and as distinct from conventional or general care/nursing homes provision). A condition is recommended to limit the use of the development to a facility providing specialist

nursing care for residents with specific conditions, given the importance of the specialist nature of the care in forming this judgement.

- 6.22 Weight is also afforded to the social and quality of life benefits associated with widening the availability of such services (enabling more local placements closer to service users homes) and providing a modern standard of accommodation and improved care environment.

Viability

- 6.23 Part of the case put forward by the applicant is that there is a minimum size (in terms of number of bed spaces) required in order to provide critical mass necessary to a care home operation. This is supported by the applicant's Planning Statement which provides an analysis of current standards placed on care homes (which heavily influence the amount of space required) as well as a high level assessment of the business case for a care home operation.
- 6.24 This demonstrates that conversion of the existing building would not enable a viable continued operation. Due to changes in standards for care homes, the applicant's assessment is that conversion of the existing building would only accommodate a 20 bedroom care home which, taking account of likely income and running costs, would not deliver sufficient operating margin (even before the capital costs of conversion are factored in and assuming a very high and stable occupancy level of 95%). Given the capital investment associated with a complete redevelopment and new build to provide a modern facility – which is estimated at c.£4.4m – and the likely income and running costs, the applicant argue that a minimum of 40 bed spaces is required. To support this position, the applicant has also provided letters from two commercial finance providers with experience in the healthcare sector, both of whom support the case that due to the costs, risks and sensitivities associated with uses of this nature, homes of less than 40 beds would normally be seen to be too risky, unable to sustain loss of income (e.g. from low occupancy or numerous patients departing in a short period) and would thus be unable to attract bank funding.
- 6.25 Officers have reviewed the evidence provided by the applicant's and sought to corroborate it by reference to third party sources and industry analysis. These sources such as consultancy Knight Frank in their annual *UK Healthcare Development Opportunities* report – support the applicant's assertions; particularly highlight the generally lower profitability and the increasing financial pressures on smaller care homes (sub-40 bedrooms) with significant closures particularly anticipated in sub-25 bed facilities over the coming years. Industry evidence also confirms a trend towards larger new build care homes to ensure sufficient critical mass, with the average size of homes built during 2016 increasing to 52 beds (up from 49 the previous year).
- 6.26 It is therefore concluded that there is tangible and robust evidence that the size of facility proposed – both in terms of number of bedrooms and the consequent floor area and volume of the building – is the minimum necessary to enable a care home facility to be retained and continue to operate in a viable and financially sustainable

manner on this site. This is considered to add moderate weight in favour of the scheme.

Lack of alternative sites

- 6.27 The applicant's argue that there are no alternative sites (either outside of the Green Belt or within the Green Belt but already containing buildings of the requisite size) upon which the proposed use could be developed given the specific requirements. This argument is supported by a "sequential site search".
- 6.28 Whilst the alternative site search supplied by the applicant is acknowledged, there are a number of concerns with the approach taken and some of the "constraints" used to filter sites from the assessment. For example, filtering out sites without an existing C2 use (or permission for C2 use) on the basis that this "*reduces problems at the planning stage*" rather than identifying all sites and then seeking to establish whether a C2 use would likely be suitable and achievable is not considered to be robust and limits the spectrum of sites considered. Furthermore, there are sites within the borough of Reigate & Banstead with planning consent for C2 uses which were not identified in the study.
- 6.29 Overall, it is acknowledged that there are operational and design requirements for a specialist care facility such as this which is likely to reduce the available pool of suitable sites. The challenges of care providers competing with conventional residential developers for sites are also recognised. However, given the limitations discussed above, the site search provided is not considered to be wholly conclusive in demonstrating that there are no alternative sites available and, as such, only limited weight is ascribed to this consideration.

Economic benefits

- 6.30 The Planning Statement accompanying the application analyses in detail the potential economic benefits of the proposed development, including both during construction and in the long-term operation of the care home. The long-term benefits in particular are identified as 67 net additional full-time equivalent jobs and approximately £4.1 million of value added to the local economy.
- 6.31 These benefits are acknowledged and, in the context of both the Framework and local policy, are afforded a limited degree of positive weight in the overall planning balance.

Environmental considerations

- 6.32 The applicants highlight, by reference to the submitted Ecology, Bat and Arboricultural surveys, that the proposal would have little or impact on biodiversity or trees. Whilst these findings are not disputed, the absence of harm is a neutral factor in the overall planning balance and is not considered to attract any weight in the overall case for very special circumstances. The benefits of providing a shuttle are also highlighted by the applicant; however, the provision of this facility is required to address accessibility shortcomings and overcome potential highway objection so again is a neutral factor in the planning balance.

- 6.33 Furthermore, it is not disputed that the proposed building would be more efficient in terms of energy and resource use than the existing building. The Energy and Sustainability Report identifies specifically that the performance of the scheme will be very slightly better than that required under 2013 Building Regulations and that the scheme will have a higher standard of water efficiency. Whilst these opportunities are acknowledged, they are considered to attract only very limited weight in favour of the scheme.
- 6.34 The proposal would make use of a previously developed, brownfield site of relatively low environmental value. In this regard, it finds favour in both the Framework (notably paragraph 111) and local policy. This adds further limited weight in favour of the scheme.

Overall conclusions in relation to Green Belt

- 6.35 The proposal, by virtue of the scale of increase in the footprint and volume of the building, is considered to result in a building which is materially larger than the existing. In this context, it falls outside of the exceptions within paragraph 89 of the Framework and is considered to be inappropriate development. Some harm to openness would also occur as a result of the larger building and more extensive hardstanding.
- 6.36 The development should therefore only be approved in very special circumstances. In this case, the applicant has put forward a number of considerations in favour of the scheme most notably the need for specialist/complex care provision in this area which is considered to attract significant weight in favour of the scheme. Further evidence has also been provided by the applicant (and is corroborated by third party sources), that the 40 beds proposed is likely to be the minimum size required to achieve a viable operation and therefore secure the necessary funding in order to continue a care home operation on this site. This viability position also attracts moderate weight in favour of the scheme. Other benefits, including most notably social/quality of life benefits and economic contribution also weigh favour of the scheme.
- 6.37 Taken cumulatively, these considerations are felt to be of sufficient weight to clearly outweigh harm to the Green Belt, and other harm so as to constitute very special circumstances. The development would therefore accord with Policy Co1 of the Borough Local Plan, CS3 of the Core Strategy and the relevant provisions of the NPPF.

Design and impact on the character of the area

- 6.38 The replacement building would be largely sited on a similar footprint to the existing building on site and would be of T-shaped form. The front “wing” of the building would be 2.5 storeys with the roof accommodation served solely by rooflights. The rear projection of the building would be 1.5 storeys.
- 6.39 Overall, the scale and massing of the building is not considered to be detrimental to the locality. Whilst the proposed building would likely appear more prominent than

the existing, its height is considered to be acceptable and reflective of building heights in the locality, including the substantial adjoining property of Farmside. Furthermore, whilst the building would have a wide frontage, this would not be dissimilar to the existing building and there would remain ample spacing around the building due to the generous plot such that the building would appear comfortable within its plot.

- 6.40 The rear wing would project deeper into the site than is characteristic of the detached properties which typify Park Road; however, again, this depth would not be significantly greater than the existing building and has been well handled in design terms by being set in considerably from the sides of the frontage building and of reduced height (1.5 storeys). Given this, the additional depth is not would not be prominent or obtrusive within the general street scene and is not considered unduly detrimental to the character of the area.
- 6.41 The building would be of traditional design, taking the form of a large individual dwelling and drawing elements from Surrey Arts & Crafts style. The building would have a steep pitch roof typical of Arts & Crafts vernacular with sprocket eaves detail. Gabled projections are used extensively on the building and are considered to be broadly successful in breaking up and providing some articulation to the elevations.
- 6.42 During the course of the application, improvements have also been secured to introduce a greater degree of asymmetry to the front elevation and variation in the roofscape to give the impression of a main building with two side “wings”: both of these changes have the effect of ameliorating some of the width of the building which appeared overly elongated based on the original plans. Whilst not in a Conservation Area, the views of the Conservation Officer have been sought on the design approach and he considers the revised designs as a better reflection of the Arts & Crafts vernacular in the surrounding area. Further detailing in the form of tile hanging, chimney stacks and brickwork details to some openings have also been secured.
- 6.43 The large flat/crown roof areas are an unfortunate design feature (with the stunted roof on the rear leg particularly so), however, whilst a more conventional roof form would be preferred this would similarly increase the bulk and height of the building in a Green Belt location where scale is sensitive. Given the need to strike this balance and the fact that overall the building is well-designed, it is not considered that refusal on this point alone would be warranted. A small “false apex” has been added during the course of the application which assists in breaking up the roofscape to give the impression of a main building with side “wings” but also to disguise the lift overrun in the most important views from the front of the building.
- 6.44 The siting of the building would follow the prevailing building line with a significant set back from the road. An in/out driveway and parking area would be created to the front of the building, similar to the existing arrangement. Whilst the extent of hardstanding would be somewhat increased compared to existing, a significant area of soft landscaping would also be retained in the centre of the site, with retained and new planting and trees along the front and side boundaries. Overall, the layout and indicative landscape scheme would ensure that the frontage would not be

unacceptably urbanised and would enable the semi-rural character and landscape dominated frontage along Park Road to be retained and respected. To the rear, the large plot would be landscaped to provide communal gardens, including the overgrown rearmost portion of the site which would be restored into a more natural environment. A full landscaping condition is recommended to ensure that the detail of landscaping proposals for the site, including planting, is locally distinctive and of high quality.

- 6.45 Overall, whilst the proposed building would be larger and most likely more prominent than that which it replaces, its design, scale and massing, and the layout of the site are considered to be acceptable and would adequately respect the character of the locality, including the landscape dominated, semi-rural appearance of Park Road. The proposal is therefore considered to comply with policy Ho9 of the 2005 Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.46 The proposal seeks to replace the existing building and outbuildings with a single large block of accommodation. The proposed building would be largely sited on the same part of the site as the existing building, following the same front building line. Red Lodge and Farmside are the two properties closest to the application site, both of which are in residential use.
- 6.47 In the case of Red Lodge, a two storey side addition to the existing building is hard up against the shared boundary. There are also side facing bedroom windows in the existing buildings which afford some views towards this neighbour. In contrast, the built form of the proposed building would be pulled away from the boundary with this neighbour, providing a separation of a minimum of 4m to the boundary. As such, whilst the proposed building would be slightly taller than the existing, the additional separation would ensure that there would be no material harm to this neighbour in terms of overbearing or loss of light, and potentially an improvement to the amenity of this neighbour in those respects.
- 6.48 Furthermore, only one side facing window is proposed in the front portion of the replacement building (i.e. that part adjacent to the plot of Red Lodge) and this window serves a storage room as opposed to a habitable room. Other side facing windows are proposed in the rear "leg" of the building and whilst these would look towards Red Lodge, they would be some 15m from the boundary with this neighbour and would afford very oblique views, some of which would be obscured further by the front wing of the building itself. As such, there would likely be a reduction in potential overlooking to this neighbour compared to the present situation.
- 6.49 In relation to Farmside – the neighbour to the south – whilst the flank wall of the front wing of the proposed building would be approximately 3m closer to the shared boundary than the existing, there would still be a separation distance of over 19m to the boundary and 22m between buildings. In addition, there is tree cover within the site between the proposed building and this neighbour. As such, given the substantial retained separation distances and the intervening screening, it is not considered that the proposed would seriously harm the amenities of this neighbour.

- 6.50 The nature of the use would not be dissimilar to that which previously operated on the site. Whilst the increased number of bedrooms, would likely result in some increase in intensity of activity, including in parking areas to the front and in the use of the rear outside areas, it is not considered that this would be of such a level which would be materially harmful to the amenity of neighbouring properties in terms of noise and disturbance (including from vehicle lights). The landscaping plan shows that the parking areas would be bordered by soft landscaping which would assist in mitigating any impacts which might arise.
- 6.51 All other neighbours along the Park Road frontage and on the private road to the rear of the site (e.g. The Bungalow) are considered to be sufficiently distant from the new units such that they would not experience any discernible change in amenity.
- 6.52 On this basis, the proposal would is not considered to give rise to any serious adverse impacts on neighbour amenity and therefore complies with policies Ho9 and Ho21 of the Borough Local Plan 2005.

Accessibility, parking and highway implications

- 6.53 The development would be accessed by the existing crossovers from Park Road, and would adopt the same in/out driveway arrangement as presently exists, with the exit point at the eastern side of the site as this provides better visibility splays. A total of 20 car parking spaces would be provided on the forecourt in front of the building (some of which would be tandem spaces suited to staff parking) along with a dedicated minibus space. Cycle parking provision would also be made on site.
- 6.54 The application was accompanied by a Transport Statement which indicated that the proposed development would result in an additional 29 two-way movements over a daily period compared to the existing use, equivalent to 1-2 additional arrivals and departures per hour. This was informed by evidence from other similar facilities operated by the applicant, including analysis of visitor trips. In addition, the statement concludes that the proposed parking provision of 20 spaces would be sufficient to accommodate the likely staff and visitor parking accumulation, provided the mitigation of a subsidised minibus for staff is put in place.
- 6.55 The County Highway Authority (CHA) has reviewed that in detail the applicant's submission and has assessed the application in terms of impact on highway safety, capacity and operation. They conclude that the current application addresses all of the concerns raised by them in the previous application (16/00270/F). In particular, they note that the 'in' and 'out' access arrangement is suitable to serve the development with swept path plans demonstrating the vehicles can safely enter and exit the site. In addition, the parking provision has been increased (from 14 to 20 spaces) which complies with recommended standards and, based on analysis of TRICS data and working practices of other nursing homes operated by the applicant, would be sufficient to ensure there would be no displacement parking on Park Road. In addition, they conclude that the operational hours of the proposed shuttle bus are now more appropriate to make it a reasonable alternative to private car. Whilst it is recognised that the site is not in the most accessible location, particularly in terms of walking given there is no continuous footpath along Park

Road, given there is an existing lawful C2 use on the site, a range of parking and sustainable travel measures proposed and mindful of the views of the CHA in relation to highway impacts, it is not considered that refusal on this basis would be warranted.

- 6.56 In view of the above, it is considered that this proposal overcomes the highway objections and refusal reason which was associated with the previous scheme. Subject to conditions to secure the access arrangements and the sustainable travel measures – notably the shuttle bus – it is considered that the scheme complies with policies Mo4, Mo5, Mo6 and Mo7 of the Local Plan and Policy CS17 of the Core Strategy.

Trees and landscaping

- 6.57 The application was supported by an Arboricultural Survey and Planning Integration Report which shows the implications of the development for trees and tree cover and the site and the tree protection measures to be put in place. A number of tree losses are proposed, the majority of which are Grade U or C trees, although one Grade B tree and part of a Grade B group is proposed to be removed. The tree report and landscaping strategy plan conclude that there would be substantial opportunity for replacement planting which could improve the visual amenity of the locality.
- 6.58 The Tree Officer was consulted on the application and has reviewed the information submitted, including the arboricultural report. The Tree Officer has confirmed that the measures set out in the report will enable the scheme can be implemented without having an adverse impact on key trees, notably T6 and T17, ensuring that the streetscene will remain characterised by mature trees and vegetation. The Tree Officer notes that the building will encroach into the root protection area (RPA) of these two trees; however, given the minimal extent, this is not considered to justify specialist foundations. The Tree Officer also confirms that the siting of the new building will allow retained trees to reach their full maturity.
- 6.59 The proposal would also secure the restoration and enhancement of the overgrown area to the rear of the site which has the potential to improve the landscape quality, species interest and visual amenity of this portion of the site, as well as providing a more open appearance in terms of the Green Belt through the removal of the outbuildings and derelict structures. Details of landscaping of both this area, and the remainder of the plot, will be secured through condition, as will measures to maintain and enhance the biodiversity/ecological value of the site in accordance with the Ecology Survey submitted with the application (see below).
- 6.60 Whilst the presence of the four parking spaces along the left hand boundary of the site is not ideal and restricts the amount of landscaping that can be achieved along this boundary and at the front corner of the site, on balance, it is considered that there would be just about sufficient space for planting (e.g. hedges) to soften this frontage and screen the proposed parking spaces.
- 6.61 Accordingly, subject to conditions requiring a detailed landscaping scheme and implementation of the tree protection measures identified, the proposal would not

have an undue impact on the arboricultural interest of the site and would comply with policy Pc4 and Ho9 of the Borough Local Plan 2005.

Community Infrastructure Levy (CIL) and requested contributions

- 6.62 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development.
- 6.63 The proposal, being for a C2 use specialist nursing care facility, falls outside of the uses which attract a charge based on the Council's adopted Charging Schedule and as such the development would not be liable to pay CIL. This would be formally determined in due course should permission be granted. In addition, being a C2 use, the development would not attract any affordable housing requirements.
- 6.64 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such contributions or requirements have been requested.

Other matters

- 6.65 The site is not subject to any specific nature conservation designations; however, it was supported by an Ecological Survey and Further Bat Survey. The Ecological Survey identified a number of potential animal burrows and habitats within the site, some of which may be affected by the development. In respect of dormice, amphibians and reptiles, the site is identified as being of low, poor and low-medium risk respectively of providing habitat and the report recommends a number of mitigation measures (including in relation to construction and site clearance) which if implemented are considered adequate to conserve habitats for such species. In terms of bats, which are a protected species, the main building presently on site was surveyed and some evidence of historic use by bats was identified but no current activity. Overall, the site was identified as being of potentially low/moderate conservation importance. As is it necessary to demolish the building (as above, conversion has been demonstrated to be unviable), a bat licence would be required from Natural England. The Bat Survey Report identifies a number of mitigation measures as well as enhancement opportunities which it is considered would likely ensure that the conservation status of bats would not be harmed in the long-term hence the requirements of the Conservation of Habitats and Species Regulations 2010 53(9) would likely be satisfied. A condition requiring compliance with the recommendations in both these surveys will be imposed and is considered necessary to ensure compliance with Pc2G of the Local Plan 2005, CS2 of the Core Strategy and relevant legislation.

- 6.66 The application was accompanied by a Desk Based Archaeological Assessment which is required due to both its size (over 0.4ha) and location directly adjacent to Courtlands Farm (a designated Area of High Archaeological Importance). The study concludes that the site has low archaeological potential and that the redevelopment would be unlikely to impact as yet unknown archaeological assets. The County Archaeological Officer was consulted on the application and agrees with the conclusion that the archaeological potential for the site is low and the area of the proposed new buildings will have been disturbed by previous buildings thus further reducing the potential for surviving archaeology. On this basis, no further investigations or conditions are requested by the Archaeological Officer.
- 6.67 The application was supported by a drainage strategy statement which considers, at a very high level, the potential drainage solutions for the site, including in respect of surface water. The County Council – as the Lead Local Flood Authority – has reviewed this information and considers it to be insufficient for them to support the scheme. They have however provided model conditions in the event of an approval. Whilst the response of the County Council is a material consideration, it is considered that – as the issue could be reserved and addressed through condition prior to commencement – a refusal on the basis of drainage alone would not be warranted. In coming to this view, account has been taken of the fact that the site is of low sensitive in flood risk terms as it is wholly within Flood Zone 1 and furthermore is not identified on EA Flood Maps as being at risk of surface water flooding.
- 6.68 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.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	739/003		28.03.2017
Section Plan	739/050	E	22.09.2017
Elevation Plan	739/040	F	14.09.2017
Roof Plan	739/032	C	14.09.2017
Floor Plan	739/031	D	14.09.2017
Floor Plan	739/030	C	14.09.2017
Street Scene Plan	739/023	A	22.09.2017
Elevation Plan	739/021		28.03.2017
Elevation Plan	739/020		28.03.2017

Block Plan	739/002	A	28.03.2017
Location Plan	739/001	A	28.03.2017
Floor Plan	739/030		28.03.2017
Landscaping Plan	NPA-10917-301	P02	14.09.2017

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.

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 development, except demolition, shall take place until the detailed design of the surface water drainage strategy for the site, including the following information:

- (a) Results of ground investigations and infiltration testing carried out in accordance with BRE Digest 365
- (b) Evidence of existing and proposed peak discharge rates in the form of appropriate calculations up to a 1 in 100 (plus climate change) event.
- (c) A final surface water drainage scheme of a design which satisfies the SuDS hierarchy
- (d) Detailed drawings showing the drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels including appropriate micro drainage calculations to demonstrate that the system meets national SuDS standards
- (e) Details of construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and how any on site drainage systems will be protected and maintained
- (f) Details of who will maintain the drainage elements and their associated maintenance regimes
- (g) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, include where any exceedance flows would run to in order to avoid risks to people and property

Has been submitted to and approved by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by

the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. No development, except demolition, 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. Such a scheme should be in broad accordance with the approved Landscape Proposals Plan (NPA-10917-301 P02) and include details of hard and soft landscaping; 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.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking and turning for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including any measures for traffic management)
 - (e) HGV deliveries and hours of operation
 - (f) construction vehicle routing to and from the site
 - (g) measures to prevent the 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

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

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

8. No above ground construction or superstructure works 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.

9. The development hereby approved shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement identified in the Ecology Survey & Report by FOA Ecology (dated February 2017).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

10. The development hereby approved shall be carried out in accordance with the recommendations for mitigation and habitat enhancement opportunities identified in the Further Bat Survey Report by FOA Ecology (dated November 2016).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

11. The development hereby approved shall not be first occupied unless and until the proposed modified 'in' and 'out' accesses to Park Road have been constructed and the 'out' access has been provided with visibility zones of 2.4m x 90m in both directions in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should 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.

12. The development hereby approved shall not be first occupied unless and until the space has been laid out within the site in accordance with the approved plans for

vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.

Reason:

In order that the development should 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.

13. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority:
- (a) the secure parking of bicycles within the development site
 - (b) a staff shuttle bus service to be operated between the development and key transport hubs within Banstead and Chipstead, before and after the main day and night shift changeover periods

Thereafter, the said facilities shall be provided, retained and maintained in perpetuity in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

14. The development hereby approved shall not be first occupied unless and until a final Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. Such a statement should be in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide" and in general accordance with the framework Travel Plan Statement (Ref: BP/AN/adf/sjs/JNY8756-05a by RPS dated 21 March 2017.

The approved Travel Plan Statement shall be implemented upon first occupation of the development and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

15. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority which should be in broad accordance with the siting shown on the approved Landscape Proposals Plan (NPA-10917-301 P02). Thereafter the approved bin store(s) shall be retained and maintained for their designated purpose.

Reason:

In order that the development should 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.

16. The development hereby approved shall not be first occupied unless and until details of any plant and ancillary equipment to be installed on the site, including its siting and noise specification, has been submitted to and approved in writing by the Local Planning Authority. The plant shall be installed prior to occupation and thereafter maintained in accordance with the approved details so as to prevent transmission of noise and vibration into neighbouring properties.

Reason:

To ensure that a satisfactory external appearance is achieved of the development and to safeguard the amenities of neighbouring occupiers with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

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

Reason:

To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

18. The development hereby approved shall not be first occupied until a verification report carried out by a qualified drainage engineer and demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme, has been submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

19. The use of the development hereby permitted shall, for a period of five years from first occupation of the development, be limited to a nursing home predominantly for patients or residents with complex conditions, and not for any other purposes without the express permission of the Local Planning Authority.

Reason:

To control the use in recognition of the location of the site within the Metropolitan Green Belt and with regard to Reigate and Banstead Borough Local Plan 2005 policy Co1, Reigate and Banstead Core Strategy Policy CS3 and the provisions of the NPPF.

20. *Notwithstanding the approved plans, the lift overrun at roof level shall be clad in brickwork, details of the material for which should be submitted for approval in accordance with Condition 8.*

Reason:

To ensure a satisfactory external appearance is achieved in the interests of the character of the area with regard to Reigate and Banstead Borough Local Plan 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.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The application site is situated on land adjacent to a site that may have historically comprised military land. As a result there is potential for a degree of soil contamination to be present beneath part(s) of the site. In addition, there is potential for the presence of Unexploded Ordnance (UXO) to be present beneath part(s) of the site. Groundworkers should be made aware of the above so suitable mitigation measures and personal protective equipment measures (if required) are put in place. Should significant ground contamination be identified or suspect/actual UXO identified, the Local Planning Authority should be contacted promptly for further guidance and in relation to UXO the Local Police should also be contacted.

CIRIA C681: UXO – A Guide to the Construction Industry (Guidance Document) can provide further information on UXO matters relating to construction.

4. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection in accordance with condition 11 above. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.
5. 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.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
7. 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).
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions, supervision and monitoring in respect of the arboricultural issues in the above condition(s). All works shall comply with the recommendations and guidelines contained within British Standard 5837 and the planting of trees and shrubs shall be in keeping with the character and appearance of the locality.
10. The applicant is advised of the presence of a substation and associated underground cables on the site. These assets will need to be protected during the development. For further information please contact UK Power Networks.

REASON FOR PERMISSION

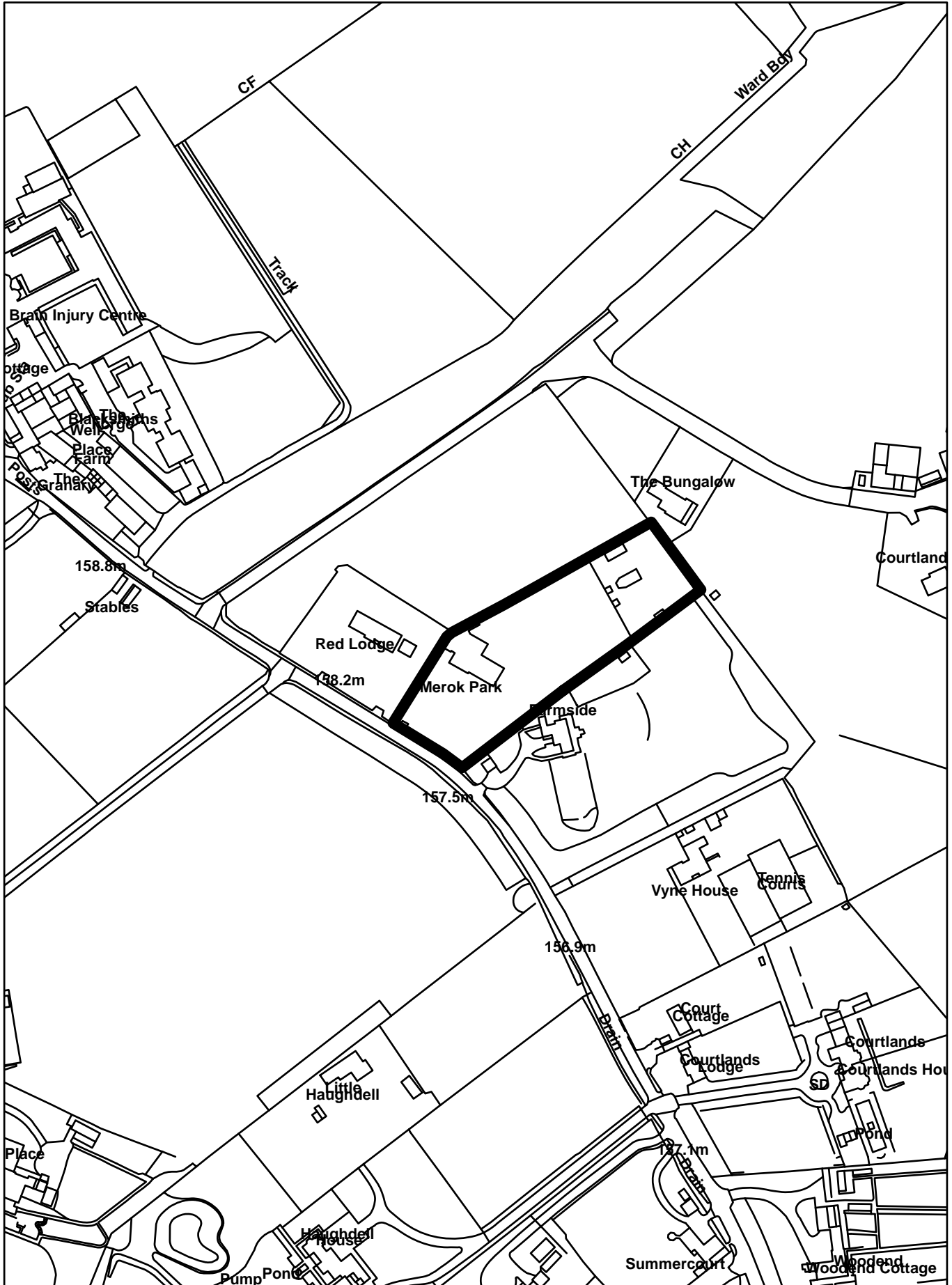
The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS15, CS17, Pc2G, Pc4, Pc8, Co1, Ho9, Ho21, Mo4, Mo5, Mo6, Mo7, Mo8 and Ut4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

17/00714/F - Merok Park Nursing Home, Park Road, Banstead



Key	
	Existing Hardstanding
	Resin Bound Gravel (buff)
	Grassed Areas
	Permeable Paving






or^{me}

Woodstown House

revision #	revision date	iss	Site Plan
		date	26.11.15
		scale	1:200 @ A1
		drawing#	739/003

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-  Site boundary
-  Existing building footprint
-  Proposed building footprint

orme

Woodstown House, Banstead

revision #
Rev A - updated site extents indicated

revision date
12.12.16

title
date
scale
drawing#

Block Plan
09.10.15
1:500 @ A3
739/002 rev A

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Street Context Elevation - Existing



Street Context Elevation - Proposed



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Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

- KEY**
- clay brickwork with decorative dressings around main openings
 - wall hung clay tile
 - plain roof tile
 - timber / aluminium composite frame double glazed windows and doors
 - timber doors





Proposed Section A



Proposed Section B

