 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st November 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Kingswood and Burgh Heath

APPLICATION NUMBER:	17/01779/F	VALID:	16th August 2017
APPLICANT:	Millwood Designer Homes	AGENT:	WS Planning & Architecture
LOCATION:	ORCHARD COTTAGE RIDING STABLES BABYLON LANE LOWER KINGSWOOD SURREY KT20 6XA		
DESCRIPTION:	Demolition of stable yard/outbuildings and erection of four dwellings.		
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 stable yard/outbuildings and the erection of four dwellings. The dwellings would be sited in linear form from north west to south east, with rear gardens extending into an existing paddock to the east of the site. Access to the dwellings would be along the western boundary of the site, where parking and integral garaging to the front of the dwellings would be sited.

The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment. From the known planning history of the site, as well as observations made during the site inspection, it is agreed the site comprises previously development land (PDL) for the purposes of paragraph 89 of the National Planning Policy Framework. It is used for a riding stables and the site is occupied by a number of stables, large indoor menage, office, storage barn and sheds. On this basis its redevelopment is considered acceptable in principle subject to the proposal not having a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The proposal would represent a reduction in the volume of built form of 47% and a reduction in footprint of 42%. Such measurements in terms of impact is considered relevant when assessing the impact of proposals upon openness. The measure of 'openness' is not defined in the Framework but matters such as form, bulk, height and siting are used in relevant Borough Local Plan Green Belt policies. Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is

not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider, and the proposal is considered to significantly reduce that which exists currently. Whilst the residential gardens spread outside the area of built form on the site, they have been reduced in depth from that of the previous application to limit their potential for adverse impact on openness.

Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 89 of the NPPF and is therefore acceptable in principle.

The proposed is considered to be acceptable with regards its design and impact upon the character and appearance of the area. With no objection to the principle of residential redevelopment, the design successfully achieves rural principles appropriate to the locality and is therefore acceptable. The separation distances to neighbouring properties are such that the proposed development is not considered to cause harm to neighbouring dwellings with regard to overlooking, loss of privacy, overbearing and domination.

RECOMMENDATION(S)

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

Consultations:

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

Environmental Health – no objection subject to conditions

Natural England – no objection

Aerodrome Safeguarding – no objection

Lovelands Residents Association – comments on the grounds of design, height, encroachment into field, inadequate parking, drainage/sewage capacity, infrastructure, light pollution, noise, biodiversity, impact upon Green Belt and AGLV.

Surrey Hills AONB Planning Adviser – Raises concern over impact upon AGLV. Remains of the view that replacement development should be restricted to single storey, however considers the proposal is an improvement upon that previously proposed.

Contaminated Land Officer – no objection subject to conditions

Campaign to Protect Rural England – objects on the grounds of impact on the Green Belt, impact on landscape and AGLV, form of development, out of character with surrounding area, urban form of layout, inadequate parking, hazard to highway safety, loss of riding stables and overdevelopment.

Representations:

Letters were sent to neighbouring properties on 16th August 2017 a site notice was posted 5th September 2017.

15 responses have been received raising the following issues:

Issue	Response
Loss of/harm to trees	See paragraph 6.8
Light pollution	See paragraph 6.21
Increase in traffic and congestion	See paragraph 6.26
Noise and disturbance	See paragraph 6.21
Hazard to highway safety	See paragraph 6.26
Poor design	See paragraph 6.13 – 6.16
Out of character with surrounding area	See paragraph 6.13 – 6.16
Harm to Green Belt/countryside	See paragraph 6.2 – 6.8

Harm to AONB/AGLV	See paragraph 6.10 – 6.11
Loss of riding stables	See paragraph 6.9
Loss of buildings	See paragraph 6.16
Contaminated Land	See conditions 12 - 16
Inadequate parking	See paragraph 6.26
Plot size	See paragraph 6.14
Loss of a private view	See paragraph 6.28
Air pollution	See paragraph 6.21
Harm to wildlife habitat	See paragraph 6.21
Refuse collections	See paragraph 6.26
Harm to Conservation Area	See paragraph 6.28
Inconvenience during construction	See paragraph 6.22
No need for the development	See paragraph 6.8
Overlooking/loss of privacy	See paragraph 6.18 – 6.19
Overdevelopment	See paragraph 6.16
Increase in traffic and congestion	See paragraph 6.26 – 6.27
Visual amenity benefits	See paragraph 6.11, 6.16
Benefit to housing need	See paragraph 6.8
Community regeneration	See paragraph 6.29
Lack of affordable housing	See paragraph 6.30 – 6.31

1.0 Site and Character Appraisal

- 1.1 The site comprises Orchard Cottage Riding Stables located off Babylon Lane, Lower Kingswood. The stables encompasses an approximate 4.8ha site and currently has 24 loose boxes, tack room, office, barn/shed and a large covered riding school. Orchard House itself does not form part of the site, but is presently under the same ownership.
- 1.2 The site is within an Area of Great Landscape Value and the Metropolitan Green Belt. The surrounding countryside to the north, east and west of the site is also designated as Metropolitan Green Belt and AGLV countryside and is typified open fields and woodland areas. To the south is the Babylon Lane area, an area of countryside outside of the Green Belt comprising large detached houses in substantial plots. The area has a rural to semi-rural character.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought and concern raised over the scale of development, number of units and encroachment .

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 16/02508/F | Demolition of stable yard, outbuildings, indoor sand school and menage and the erection of 5 dwellings. | Refused
6 January 2017 |
| 3.2 | 00/07090/F | Construction of outdoor riding school | Approved
17 January 2000 |
| 3.3 | 97/08430/F | Demolish large stables and replace with two new smaller stables | Approved
7 August 1997 |
| 3.4 | 85P/0226 | Orchard cottage riding stables off Babylon Lane, Lower Kingswood, enclosing walls and roof to existing open school (menage) | Approved
22 April 1985 |
| 3.5 | 82P/0668/F | Demolition of existing detached house and outbuildings including discontinuance of use of 4 caravans and building of new detached private dwelling house. Orchard cottage riding stables | Approved with conditions
Approved with conditions 07 February 1983 |
| 3.6 | 80P/0278 | Redevelopment of existing riding stable buildings & the construction of a car park & forecourt area. | Approved with conditions
26 June 1980 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing stable yard/outbuildings and the erection of four dwellings. The dwellings would be sited in linear form from north west to south east, with rear gardens extending into an existing paddock to the east of the site. Access to the dwellings would be along the western boundary of the site, where parking and integral garaging to the front of the dwellings would be sited.
- 4.2 Plots one and two would form a 'U' shape, similar to the existing stable yard buildings at the southern end of the application site. The proposed dwellings would be greater in height than the existing stables and land levels lowered to accommodate the two storey dwellings however would be lesser in depth and

with a gap of 3m between the dwellings. The dwellings would be a mirror of each others design. Plots three and four would be two storey dwellings also, of a traditional, rural design approach with a variance in the design to avoid repetition. A gap of 6m is proposed between plots two and three, and three and four.

- 4.3 The rear gardens would extend towards the west, ranging in depth from 10.5 to 11m, and a post and rail fence together with hedging is proposed along the eastern rear boundary.
- 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 character of the surrounding area is assessed as [comprising predominantly large and varied detached dwellings set within good sized elongated plots surrounded by open countryside.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant’s reasons for choosing the proposal from the available options were informed by an assessment of the character and appearance of the surrounding area, sustainability of the site, development constraints, along with design principles and influences as set out in this statement, and the comments and observations of the Council's Planning Officer in regards to the pre application advice.

- 4.5 Further details of the development are as follows:

Site area	0.45 hectares
Existing use	Riding stables
Proposed use	Residential

Existing parking spaces	0
Proposed parking spaces	8
Parking standard	8 (maximum)
Net increase in dwellings	4

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS13 (Housing Deliver)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Metropolitan Green Belt	Co1, Co3
Housing	Ho9, Ho13, Ho16
Housing Outside Urban Areas	Ho24
Movement	Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- The principle of new dwellings in the MGB
- Impact on AONB and AGLV
- Design and effect on character
- Neighbour amenity
- Impact on trees
- Access and parking
- Other issues
- Infrastructure contributions
- Affordable Housing

The principle of new dwellings in the MGB

6.2 The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment.

6.3 The definition of PDL contained in the NPPF is: "Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time".

6.4 If a site is agreed to be PDL, the relevant criteria for redevelopment as defined by paragraph 89 of the NPPF is: "limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." In undertaking this assessment, consideration should be given to the footprint of buildings as well as their volume, together with the intensity of use of the site and any other characteristics that may impact openness. In order for a residential redevelopment to be favourably accepted, a reduction in openness should be demonstrated in order to benefit the Green Belt.

6.5 From the known planning history of the site, as well as observations made during the site inspection, it is agreed the site comprises previously development land (PDL) for the purposes of paragraph 89 of the National Planning Policy Framework. It is used for a riding stables and the site is occupied by a number of stables, large indoor menage, office, storage barn and sheds. On this basis its redevelopment is considered acceptable in principle subject to the proposal not having a greater impact on the

openness of the Green Belt and the purpose of including land within it than the existing development.

- 6.6 The applicant has provided an existing volume claim of 6,805 cubic metres against a proposed volume of 3,614 cubic metres. This would demonstrate a reduction in the volume of 47%. Such a reduction in volume could be considered as proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl. This is a significant increase over the previous application, which proposed a reduction in volume of 14%. Furthermore, the applicant has provided calculations to claim a reduction in footprint from the existing 1,356 sq. m. to a proposed 786 sq. m. This would result in a reduction in footprint of 569 sq. m (42%).
- 6.7 Such measurements in terms of impact is considered relevant when assessing the impact of proposals upon openness. The measure of 'openness' is not defined in the Framework but matters such as form, bulk, height and siting are used in relevant Borough Local Plan Green Belt policies. Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered to significantly reduce that which exists currently. Whilst the residential gardens spread outside the area of built form on the site, they have been reduced in depth from that of the previous application to limit their potential for adverse impact on openness.
- 6.8 Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 89 of the NPPF and is therefore acceptable in principle. There is no objection in principle to a potential redevelopment of the site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply.
- 6.9 The existing use of the site is one of an equestrian use, with associated barns, stables, indoor and outdoor sand school and paddocks. In terms of the use of the site, the proposed development would result in the loss of the existing stable yard on the site. There are no planning policies - national or local - that seek the retention of stables and therefore there is no in principle objection to the change of use on this basis.

Impact on the AONB and AGLV

- 6.10 Parts of the North Downs outside the AONB have the local designation of Areas of Great Landscape Value (AGLV), in recognition of their landscape quality and their role in buffering the AONB. In addition to the site being located within the MGB, it is also located within the AGLV. As such, it is situated within a very sensitive landscape setting. Policy Pc1 of the local

plan and CS2 of the Core Strategy seek to protect the AGLV from inappropriate development.

- 6.11 Given the sites existing layout, levels of hardstanding and built form, the proposal is not considered to result in a harmful impact upon the landscape of this part of the AGLV. Whilst the proposal would see rear garden areas formed within the existing paddock on site, the removal of some hardstanding and replacement with landscaping would be achieved at the front of the site. Whilst the buffer zone between plot 4 and the woodland has not increased in width over that of the earlier application, the existing track will continue to act as a buffer between plot 4 and the woodland edge ensuring there is no harm to this historic environment. The landscape masterplan makes reference to ensuring that new hedgerows are created to increase connectivity to the ancient woodland to the north, and this would be secured by way of a landscaping condition. On balance, the proposal is considered acceptable in terms of its impact upon the landscape. The previous application for five dwellings was not refused on the basis of the impact upon the AGLV. The Surrey Hills AONB Planning Advisor comments that given this, and because the character of the proposed large houses would be an improvement upon that previously proposed, he cannot advise this application should be refused on AGLV grounds.

Design and Character

- 6.12 The design and layout has been improved from the earlier submission and pre-application discussions. The number of dwellings has been reduced from five to four, consolidating the spread of buildings across the site whilst the design has been improved to be more characteristic of a rural location. The scale of the dwellings has also been reduced and separation distances between the plots increased.
- 6.13 Plots one and two would create a 'U' shaped layout, similar to the layout of the existing stables in this part of the site. All dwellings are proposed to be of a traditional barn conversion appearance, with variation in the design of plots three and four so as not to create a repetitive form of development. The dwellings reflect locally distinctive rural forms and detailing includes timber cladding.
- 6.14 The site layout plan shows the dwellings would be well spaced with generous gaps between creating an acceptable level of visual separation between the plots, akin to the spacious character of the surrounding dwellings. The linear layout, whilst also typical of a more suburban development, would be similar to the northwards projection of Lovelands Lane to the east of the application site. The surrounding area occupied by residential plots are generally generous in size, however there are examples of some smaller plots and this variety characterises this rural area as opposed to a more suburban, repetitive pattern of development. The resultant plot sizes would vary in width as those do along Babylon Lane and Lovelands Lane, and are considered acceptable in regard to their scale.

- 6.15 The previous application was considered to appear as a suburban form of development, out of keeping with the rural character and the design amendments achieved are considered to overcome this. Whilst the development does represent a change to the existing character, and would no doubt read as being residential rather than stables use, this is not in itself harmful or warrants refusal. Rather, the proposal is considered to improve the character of the sprawling appearance of the existing buildings and must be considered against this benchmark and the in-principle position with regards residential development set out above.
- 6.16 Therefore the proposed is considered to be acceptable with regards its design and impact upon the character and appearance of the area. With no objection to the principle of residential redevelopment, the design successfully achieves rural principles appropriate to the locality and is therefore acceptable. The existing buildings on site are not considered to be of high architectural merit, and their loss is not considered to warrant refusal of the application.
- 6.17 Conditions are recommended in regard to removal of permitted development rights for extensions and outbuildings to control any further development, and a condition regarding boundary treatments to ensure an acceptable, transitional rural style and materials are utilised.

Neighbour amenity

- 6.18 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. There is a significant separation distance (approximately 27m) between the application site and adjacent property Orchard Cottage. This is such that no adverse impact is considered to occur to this property as a result of the proposed development.
- 6.19 The nearest neighbouring properties to the east in Lovelands Lane are well separated from the proposed development by approximately 200m. This separation is such that the proposed development is not considered to cause harm to neighbouring dwellings with regard to overlooking, loss of privacy, overbearing and domination.
- 6.20 The proposed access road would utilise the existing access to the stables. Given the existing access to the stable use of the site and the County Highways Authority have commented the proposal will not lead to an increase in traffic movements to or from the site, no adverse harm is considered to occur to the properties sited adjacent to the access road by way of noise and disturbance.
- 6.21 Objection was received on the grounds of light and air pollution; however there is no evidence provided which would suggest that the development would represent an unacceptable health risk to residents. Environmental Health has recommended conditions in regard to hours of work and dust mitigation were the application to be approved. The proposal is also considered to cause no undue harm to existing wildlife; Natural England has

raised no objection to the proposal. Objection was received on the grounds of noise and disturbance; the proposed dwelling would be in residential use and is therefore not considered to result in a harmful impact upon neighbour amenity in this regard.

- 6.22 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal.
- 6.23 The proposed development is not considered to cause unacceptable harm to the amenity of neighbouring properties and is would be acceptable in this regard.

Impact on trees

- 6.24 The parcel of woodland to the north of the site is identified as ancient semi natural woodland. The existing track to the north of the application site will continue to act as a buffer between plot 4 and the woodland edge ensuring there is no harm to this historic environment. The landscape masterplan makes reference to ensuring that new hedgerows are created to increase connectivity to the ancient woodland to the north, and therefore any landscaping scheme must follow this principle. Based on the Landscape report, dated July 2017, the Tree Officer raises no objection to this application subject to tree protection and landscaping conditions being attached to a grant of planning permission.

Access and Parking

- 6.25 The application proposes to utilise the existing access from Babylon Lane into the site and proposes two parking spaces per dwelling, eight parking spaces in total.
- 6.26 The County Highway Authority (CHA) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.27 The CHA also note the proposed development of four new houses will not lead to an increase in trips to or from the site. The existing use of the site seems to generate a significant amount of daily trips being a public rather than private stable yard, and so the erection of these dwellings will not lead to an increase in traffic movements to or from the site.

Other issues

- 6.28 Representations have been received stating a concern regarding the setting of a precedent, however, each application must be assessed on its own merits, and concern regarding future development is not a sustainable reason for refusal. Concern was raised regarding ground contamination; Environmental Health has raised no objection to the proposal subject to conditions. The site is not within a designated flood zone. The site is not within nor adjacent to a Conservation Area. In regard to drainage/sewage capacity and utilities, these issues would be addressed under Building Regulations. Loss of a private view is not a material planning consideration.

Community Infrastructure Levy

- 6.29 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. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission. However, an informal assessment would indicate a contribution of around £230,200 being required.

Affordable Housing

- 6.30 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 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. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.31 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

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	DateReceived
Location Plan	P301/PL/1000		31.07.2017
Detailed Technical Plan	201755-C01		31.07.2017
Elevation Plan	P301/PL/1052	B	31.07.2017
Floor Plan	P301/PL/1051	B	31.07.2017
Elevation Plan	P301/PL/1042	B	31.07.2017
Floor Plan	P301/PL/1041	C	31.07.2017
Elevation Plan	P301/PL/1022	B	31.07.2017
Floor Plan	P301/PL/1021	B	31.07.2017
Elevation Plan	P301/PL/1005	A	31.07.2017
Site Layout Plan	P301/PL/1001	B	31.07.2017
Combined Plan	P301 PL 015	A	10.08.2017

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 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 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 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 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. The landscape scheme must follow the principles set out in fabrik Landscape Report: Baseline, Design Strategy and Policy Compliance July 2017. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

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

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, Pc12, 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 for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) on-site turning for construction vehicles

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

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. 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: The above condition is are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16, and to restrict the enlargement of dwellings in this rural area and Green Belt Location with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24 and Co1.

10. No development shall take place until a plan indicating the residential curtilages of the dwelling houses and the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

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.

11. The first floor windows in the north and south side elevations 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.

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

possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) 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 Policy (insert reference) and the NPPF.

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

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 Policy (insert reference) and the NPPF.

14. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

- 15a Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which

the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

- 15b Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should 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 remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and

16. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

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 Policy (insert reference) 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. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. 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.

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive

work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
7. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

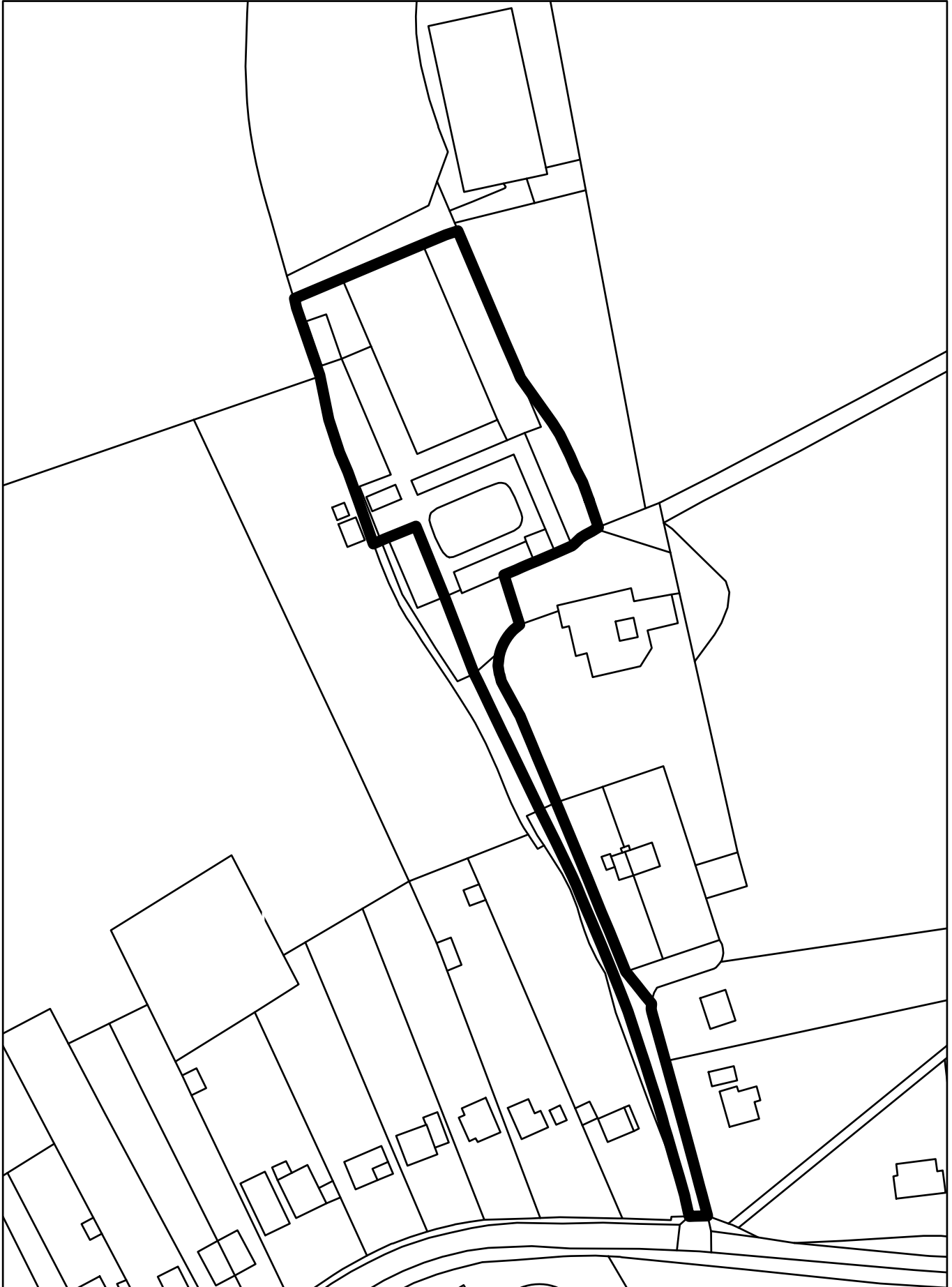
REASON FOR PERMISSION

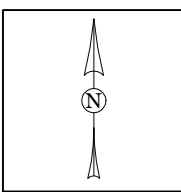
The development hereby permitted has been assessed against development plan policies Pc4, Co1, Co3, Ho9, Ho13, Ho16, Ho24 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no 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.

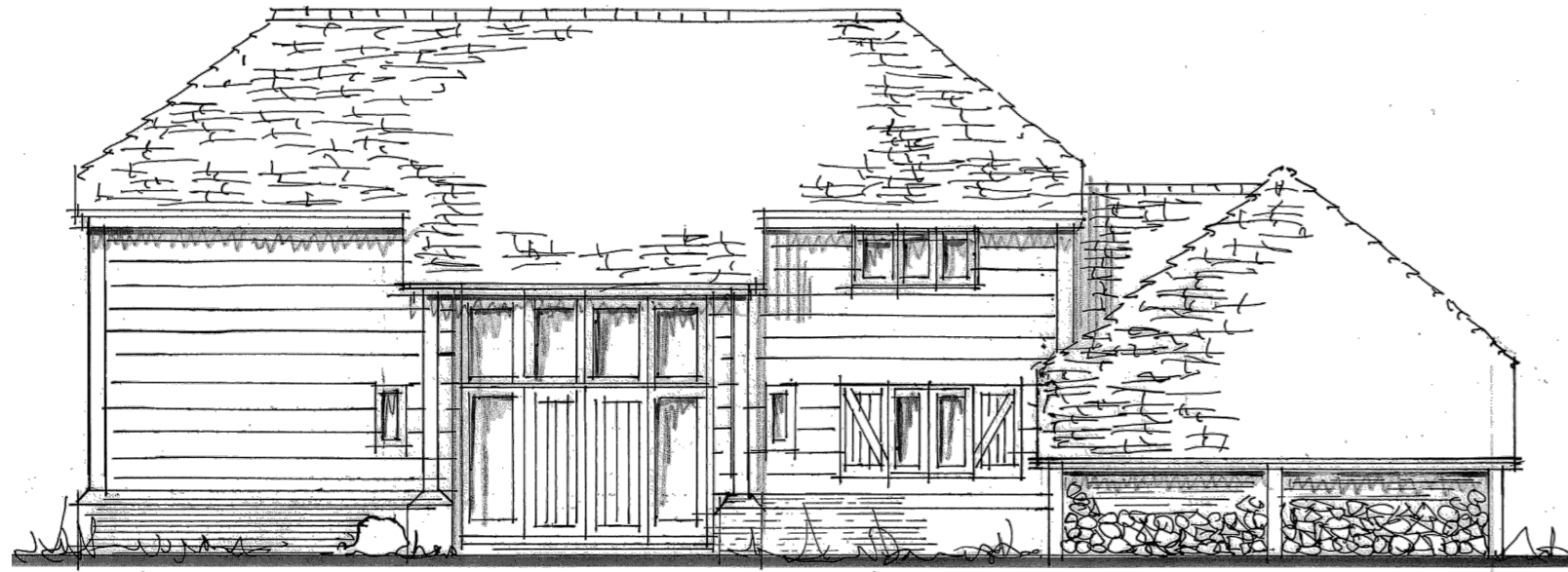
17/01779/F - Orchard Cottage Riding Stables,
Babylon Lane, Lower Kingswood



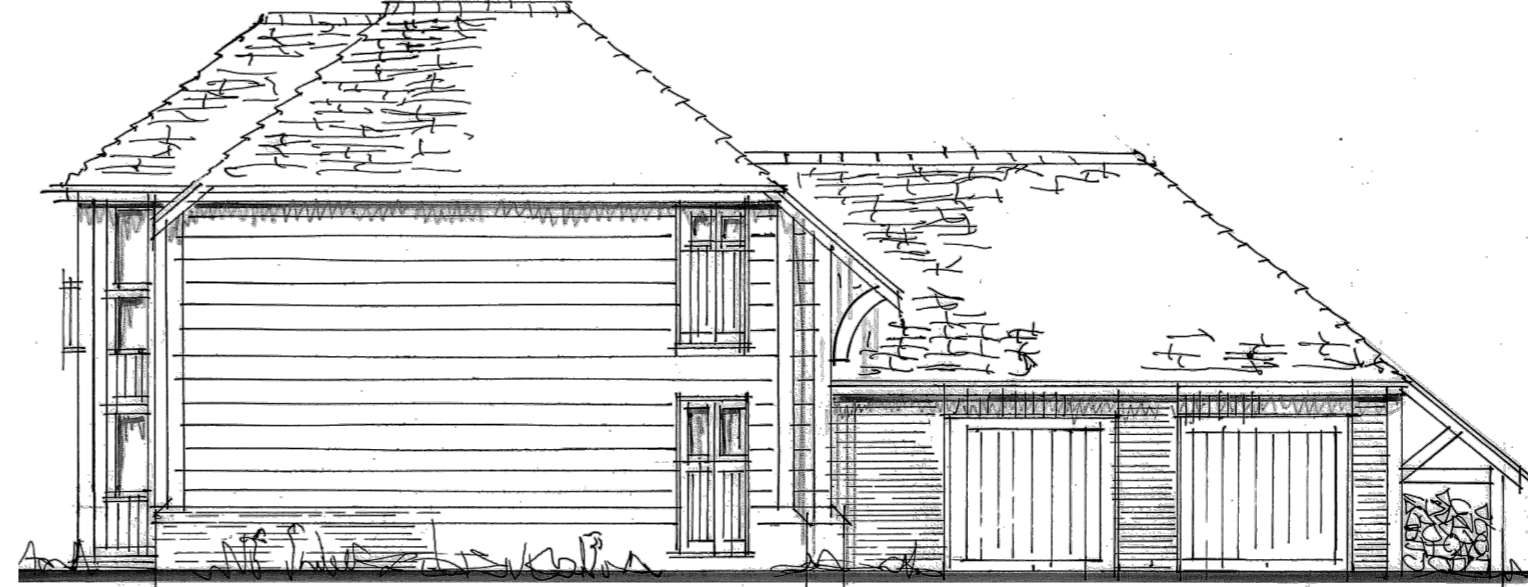


B	Amendments following pre-application advice	Jul '17	FC
A	Minor amendments following HT meeting	Jul '17	FC
REV.	DESCRIPTION		REF.

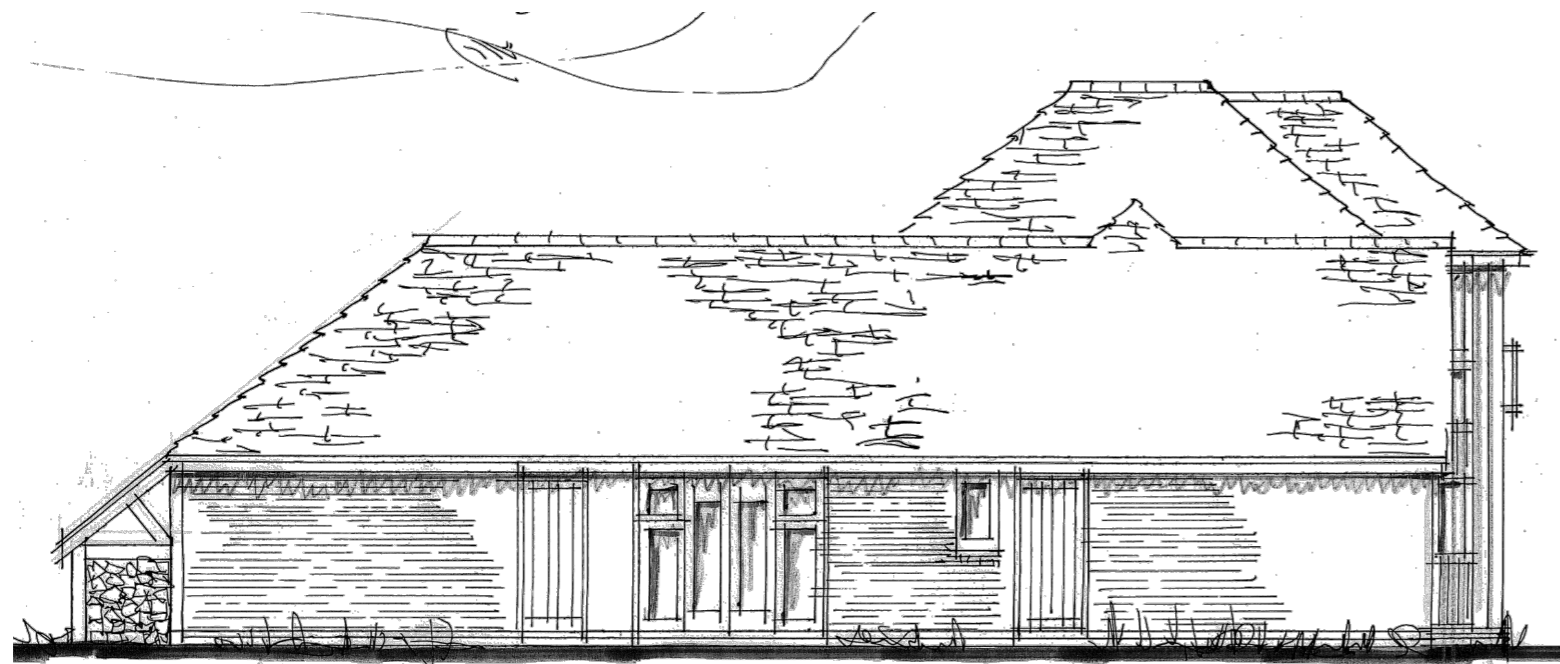
 MILLWOOD <small>designer homes</small>	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Site Layout Plan
SCALE 1:250 (A2)	DRAWING NO. P301 / PL / 1001
DATE Jul 2017	REVISION B
DRAWN FC	70



Front Elevation



Side Elevation



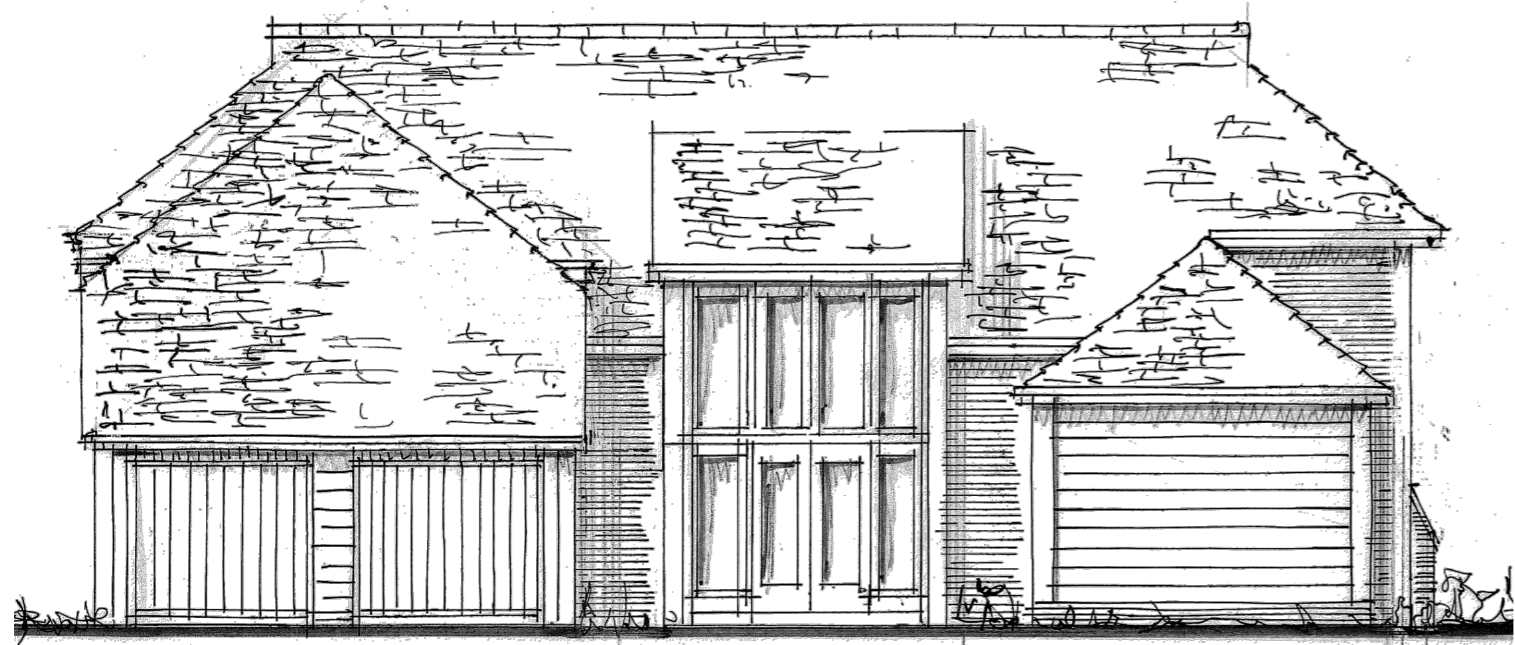
Side Elevation



Rear Elevation

B	Amendments following pre-application response	Jul '17	JN
A	Minor amendments following HT meeting	Jul '17	JN
REV.	DESCRIPTION	REF.	

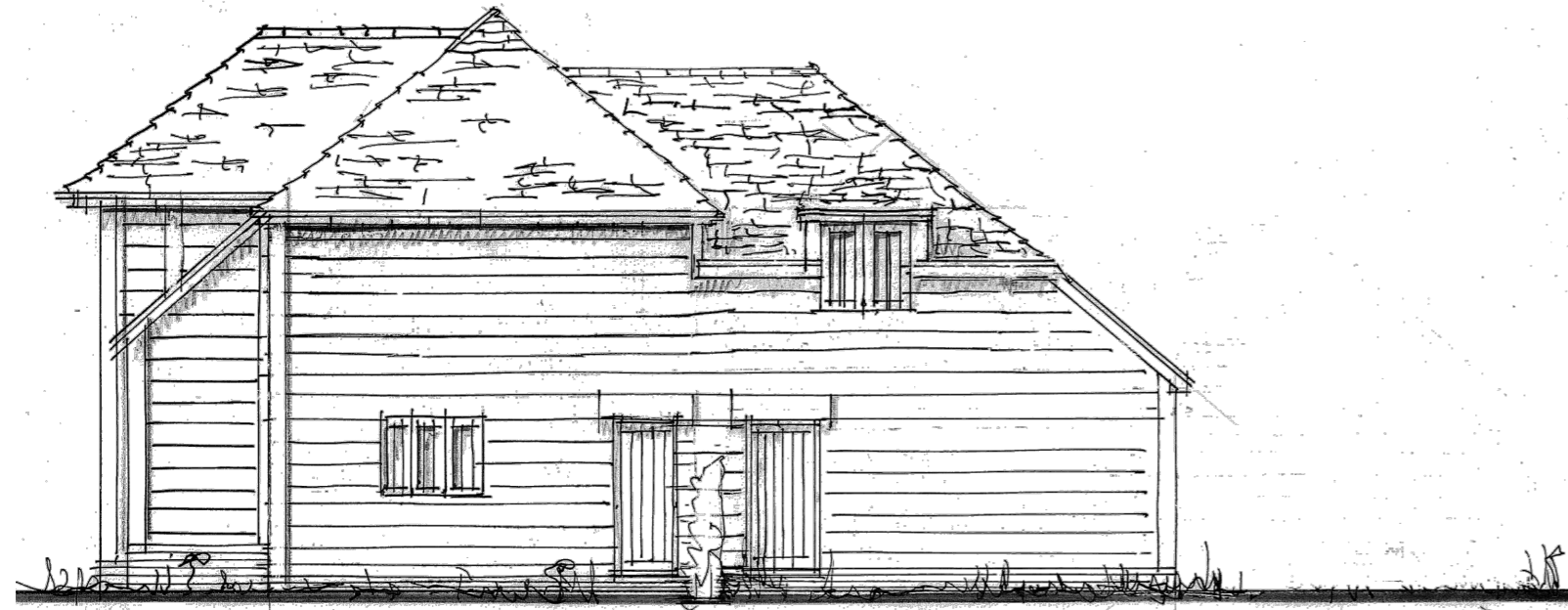
	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Plot 3 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1042
DATE May 2017	REVISION B
DRAWN JN	71



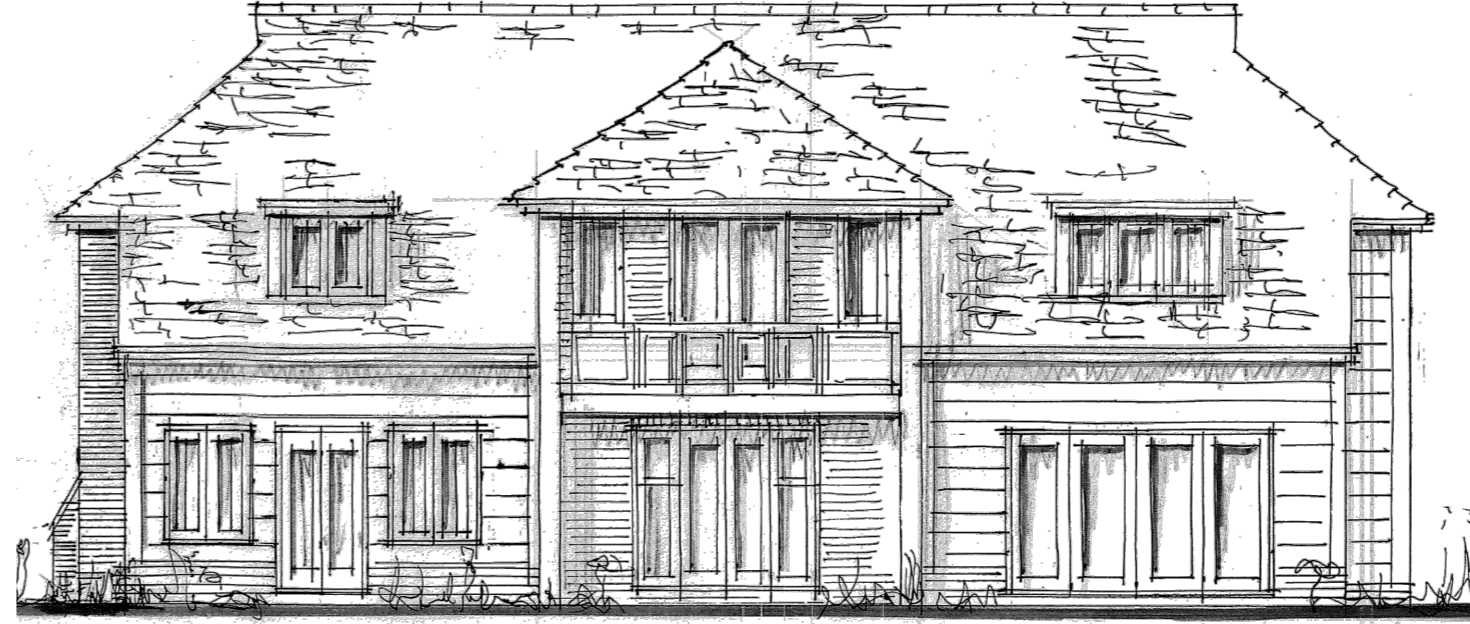
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

B	Amendments following pre-application response	Jul '17	JN
A	Minor amendments following HT meeting	Jul '17	JN
REV.	DESCRIPTION	REF.	

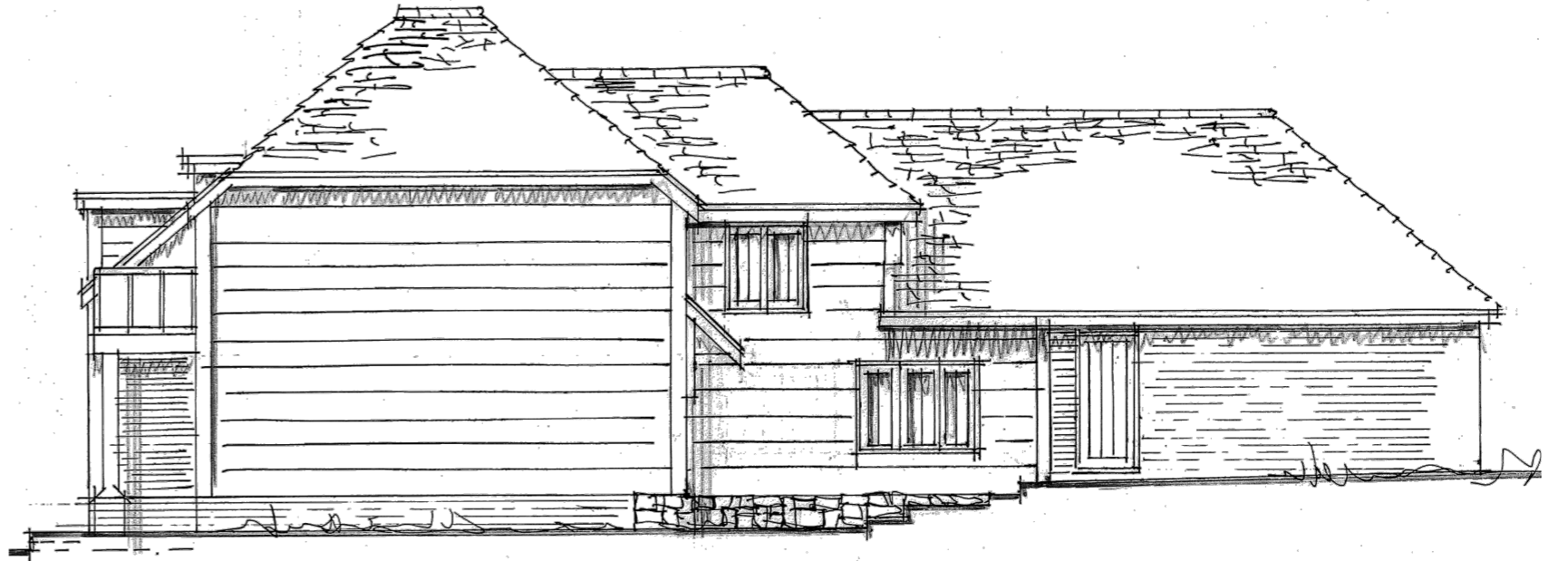
 MILLWOOD <small>designer homes</small>	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Plot 4 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1052
DATE Jul 2017	REVISION B
DRAWN JN	72



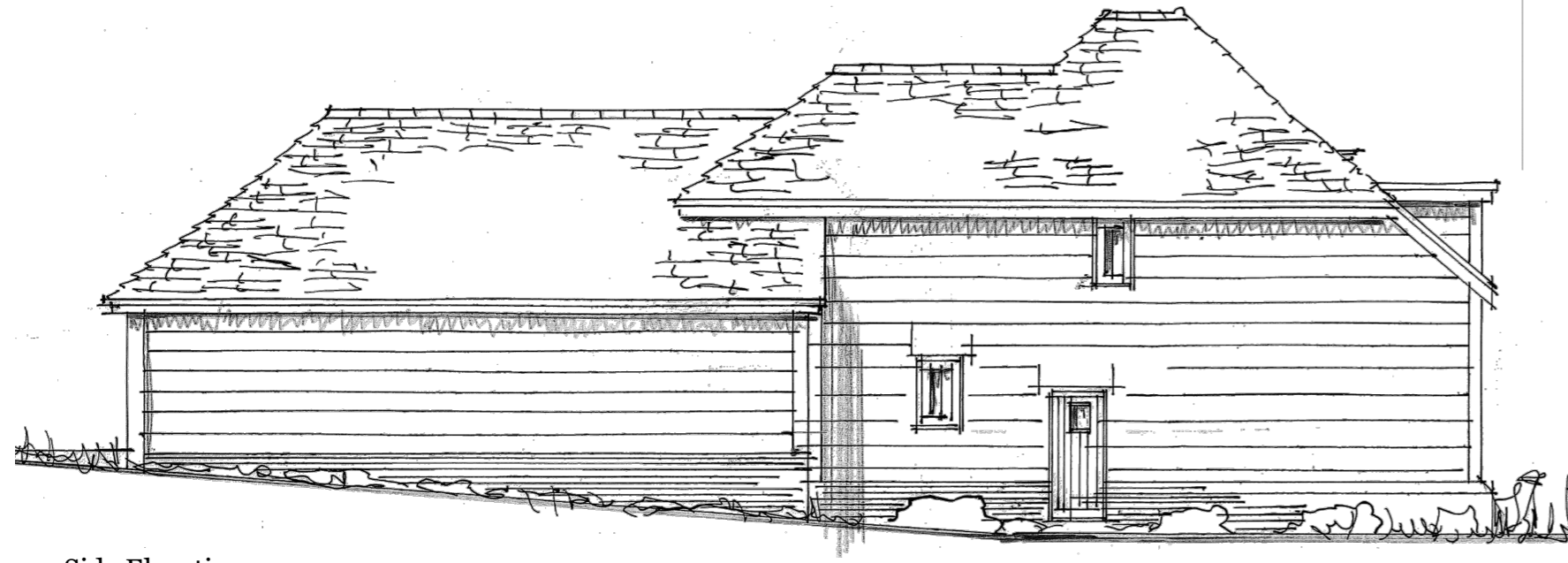
Front Elevation

Plot 2

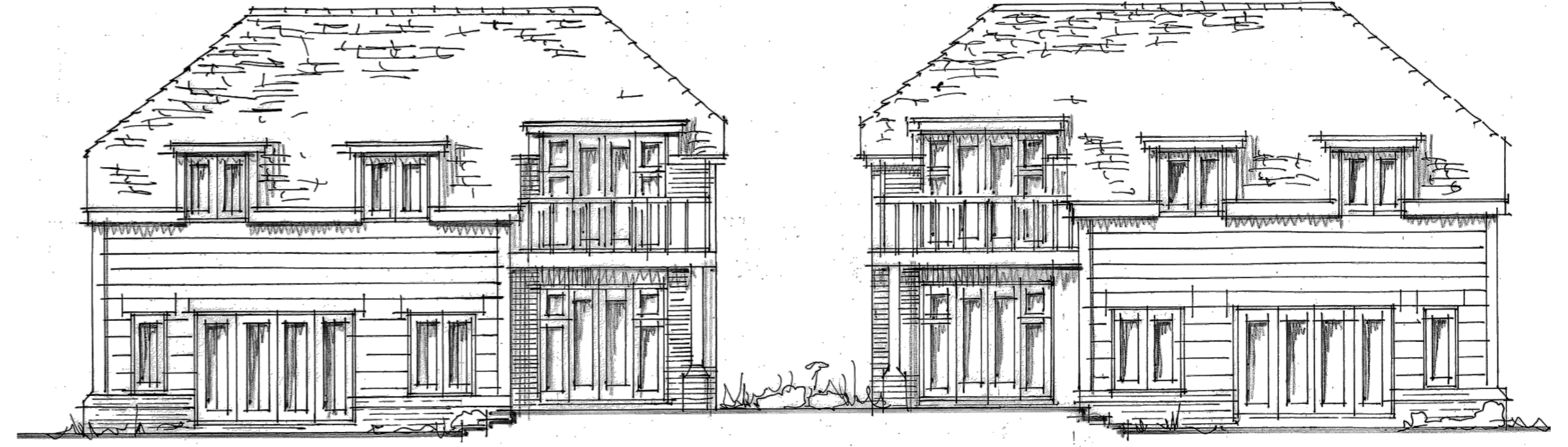
Plot 1



Side Elevation

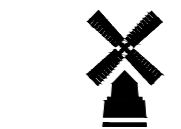


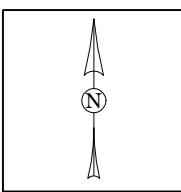
Side Elevation



Rear Elevation

B	Amendments following pre-application response	Jul '17	JN
A	Minor amendments following HT meeting	Jul '17	JN
REV.	DESCRIPTION	REF.	

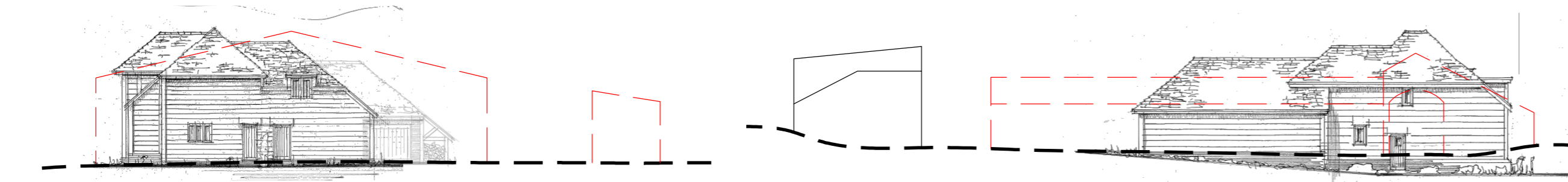
 MILLWOOD <small>designer homes</small>	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Plots 1&2 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1022
DATE Jul 2017	
DRAWN JN	REVISION B



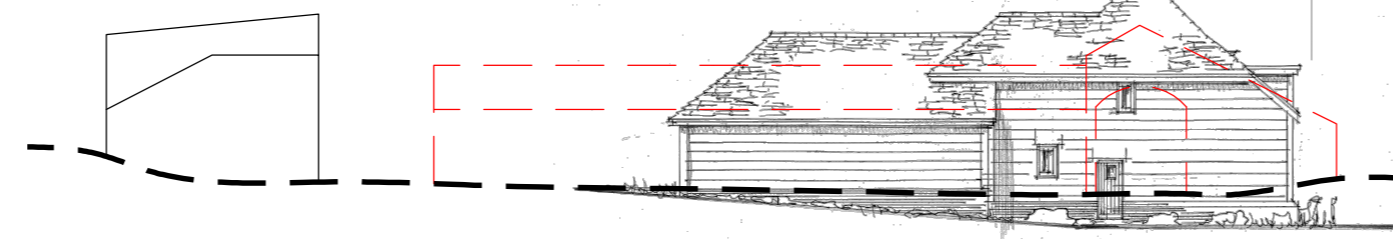
Elevation A-A



Elevation B-B



Elevation D-D



Elevation C-C



Key Plan (1:500 @ A2)

REV.	DESCRIPTION	REF.
A	Minor amendments	Jul '17 FC
<p>MILLWOOD designer homes</p>		<p>PROJECT Orchard House Lower Kingswood Surrey</p>
<p>SCALE 1:250 (A2)</p> <p>DATE Jul 2017</p> <p>DRAWN FC</p>		<p>TITLE Site Elevations</p> <p>DRAWING NO. P301 / PL / 1005</p> <p>REVISION A</p>