 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	24 January 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Kingswood with 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.		
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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 from a Green Belt perspective is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment subject to there being no harm to openness. 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 Green Belt terms 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 based 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.

Notwithstanding this issue, the site is considered to form a recreational use and therefore Local Plan Policy Re1 and paragraphs 73 and 74 of the NPPF apply. At the time the application was submitted the existing use of the site was one of an equestrian use, with associated barns, stables, indoor and outdoor sand school, menage and paddocks. The equestrian centre was in use as a livery and riding school with lessons and courses offered to both adults and children of varied equestrian abilities. Where a recreational facility is to be lost as proposed by this application there is a need for assessment to prove that the loss is acceptable against para 70 of the Framework and Local Plan policy Re1. This applicant has confirmed the site has closed as of 31st December 2017, and that the viability of the site was in decline. The applicant's have chosen not to market the site for continued equestrian use and for personal issues do not wish to move, and as such marketing the site is not an option. Notwithstanding the personal circumstances of the applicant, the loss of the use of the site should still be considered against the relevant policies and in the absence of justification for the loss of the recreational facility, the proposal is considered to conflict with the aims of Local Plan policy Re1 and paragraph 73 and 74 of the NPPF.

The proposed is therefore considered to conflict with the aims of Local Plan Policy Re1 and the NPPF.

RECOMMENDATION

Planning permission is **REFUSED**.

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.

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.

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 6.29
Light pollution	See paragraph 6.26
Increase in traffic and congestion	See paragraph 6.32
Noise and disturbance	See paragraph 6.26
Hazard to highway safety	See paragraph 6.31
Poor design	See paragraph 6.17 – 6.22
Out of character with surrounding area	See paragraph 6.19
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 6.11 – 6.16
Loss of buildings	See paragraph 6.21
Contaminated Land	See paragraph 6.33
Inadequate parking	See paragraph 6.30 – 6.30

Plot size	See paragraph 6.19
Loss of a private view	See paragraph 6.33
Air pollution	See paragraph 6.26
Harm to wildlife habitat	See paragraph 6.26
Refuse collections	See paragraph 6.33
Harm to Conservation Area	See paragraph 6.33
Inconvenience during construction	See paragraph 6.27
No need for the development	See paragraph 6.8
Overlooking/loss of privacy	See paragraph 6.24
Overdevelopment	See paragraph 6.21
Increase in traffic and congestion	See paragraph 6.26 – 6.27
Visual amenity benefits	See paragraph 6.31 – 6.32
Benefit to housing need	See paragraph 6.8
Community regeneration	See paragraph 6.34
Lack of affordable housing	See paragraph 6.35 – 6.36

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.

4.6 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
Recreation	Re1

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
- Loss of recreational use
- 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 in terms of Green Belt 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 on this basis 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.

Impact on the AONB and AGLV

- 6.9 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.
- 6.10 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.

Loss of recreational use

- 6.11 The Glossary of Terms in the Local Plan clarifies the interpretation of the term recreation and leisure that are important as to whether this policy is a material consideration, it states: *"Recreation and Leisure - The term "leisure" refers to the time available to the individual when sleep and other basic needs have been met. "Recreation" refers to any activity engaged upon during leisure time."* It is considered that this site falls to be a recreation and leisure use and therefore Policy Re1 (Retention of Existing Recreation Uses) is a material consideration. This consideration has been informed by a site visit where clear community recreational benefits were observed, including use by a children's riding school as well as local knowledge gleaned from local Councillors and representations received.
- 6.12 At the time the application was submitted the existing use of the site was one of an equestrian use, with associated barns, stables, indoor and outdoor sand school, menage and paddocks. The equestrian centre was in use until 31st December 2017 as a livery and riding school with lessons and courses offered to both adults and children of varied equestrian abilities and also offered a cross country courses and show jumping in the paddocks in the summer months. The site is considered a recreational facility and was in use for the children's riding lessons at the time of a site visit.
- 6.13 Paragraph 73 of the NPPF acknowledges *'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.'* Paragraph 74 of the NPPF states: *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 6.14 Policy Re1 of the Borough Local Plan states: *"The Borough Council will normally resist the loss of land, water and buildings used or proposed to be used for recreation and leisure. Exceptionally where such a loss does occur then alternative facilities should normally be provided nearby. The Borough Council will encourage the maintenance and enhancement of existing recreation and leisure facilities, where these are appropriately located and will give priority to those which meet identified shortfalls."* The supporting text to the policy states that the Council will normally expect any proposal which would result in the loss or partial loss of an existing recreational

facility to be supported by evidence of reasonable attempts to dispose of the land and or buildings for an alternative recreational or community use.

- 6.15 Where a recreational facility is to be lost as proposed by this application there is a need for assessment to prove that the loss is acceptable against para 74 of the Framework and Local Plan policy Re1. This applicant has confirmed the site has closed as of 31st December 2017, and that the viability of the site was in decline. The applicant's have chosen not to market the site as for personal issues they do not wish to move, and as such marketing the site is not an option. Notwithstanding the personal circumstances of the applicant, the loss of the use of the site should still be considered against the relevant policies and in the absence of justification for the loss of the recreational facility, the proposal is considered to conflict with the aims of Local Plan policy Re1 and paragraph 74 of the NPPF.
- 6.16 It is noted that the site is not a type or scale of recreational facility for which the Planning Practice Guidance identifies consultation with Sport England is required or advised.

Design and Character

- 6.17 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.
- 6.18 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.
- 6.19 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.
- 6.20 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.

- 6.21 Therefore the proposed is considered to be acceptable with regards its design and impact upon the character and appearance of the area. The design successfully achieves rural principles appropriate to the locality and is therefore acceptable on this basis. 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, on an architectural level. However their functionality forms part of the use of the site, and this issue has been discussed above.
- 6.22 Were the application to be recommended for approval, conditions would be 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

- 6.23 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.
- 6.24 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.
- 6.25 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.
- 6.26 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.

- 6.27 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.
- 6.28 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

- 6.29 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

- 6.30 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.
- 6.31 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.
- 6.32 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

- 6.33 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. Refuse collection would be managed as per the Council's refuse collection policies.

Community Infrastructure Levy

- 6.34 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.

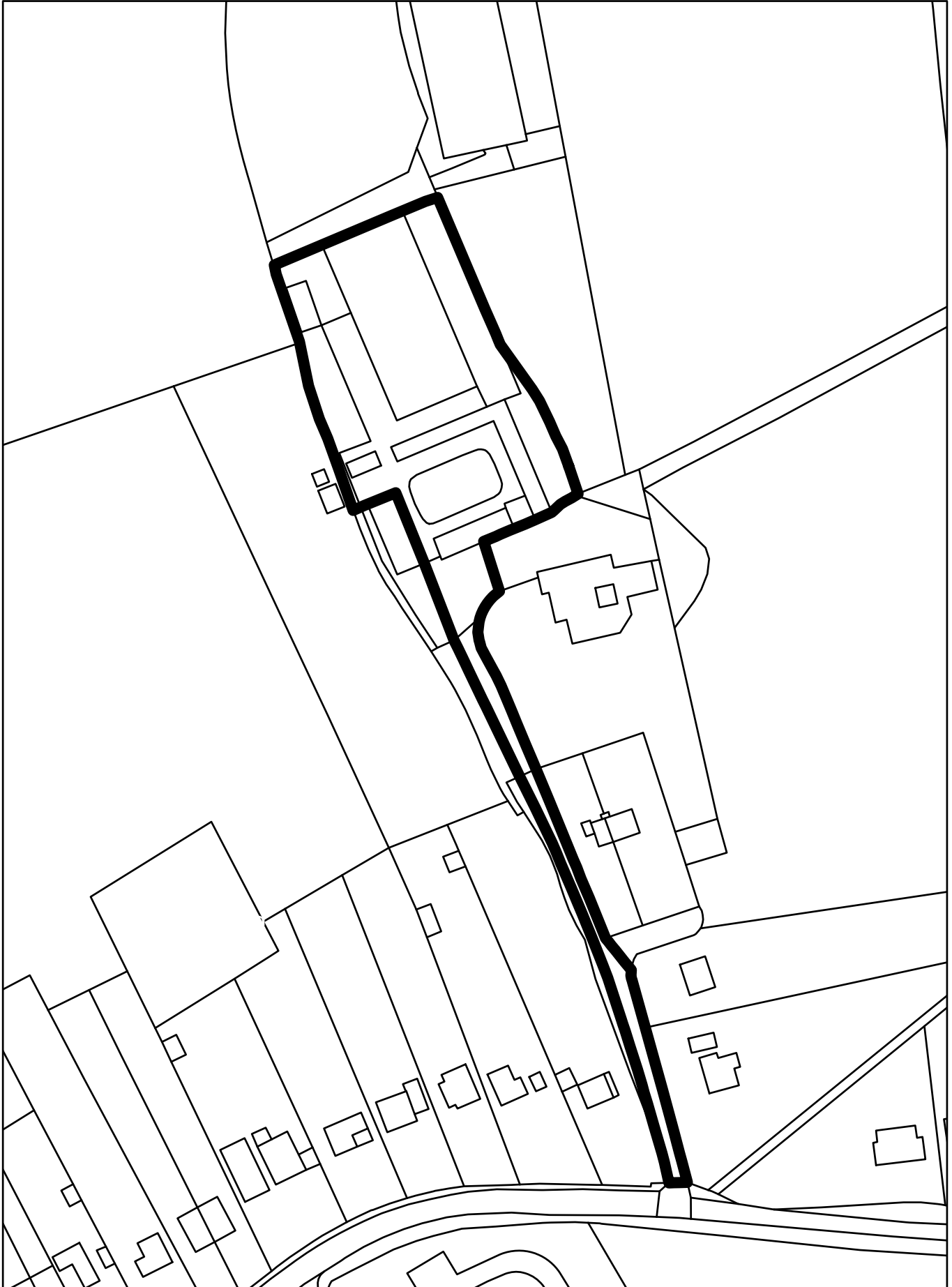
Affordable Housing

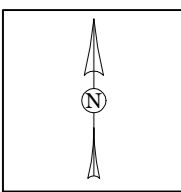
- 6.35 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes 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.
- 6.36 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.

RECOMMENDED REASON FOR REFUSAL

1. The proposed residential development would result in the loss of the recreational use of the site. In the absence of evidence of reasonable attempts to dispose of the land and buildings for an alternative recreational use, the proposal is contrary to policy Re1 of the Reigate and Banstead Borough Local Plan 2005 and the National Planning Policy Framework.

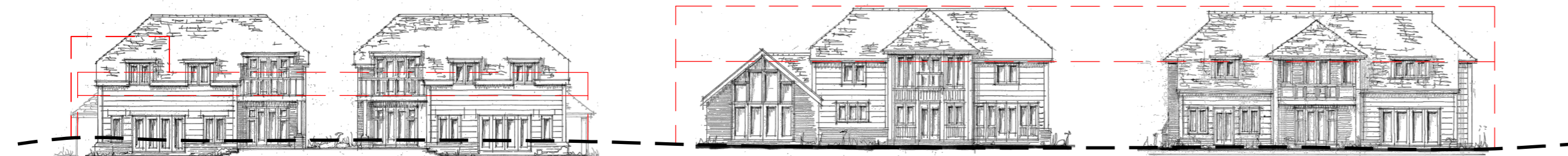
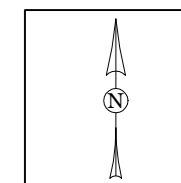
17/01779/F - Orchard Cottage Riding Stables, Babylon Lane,
Lower Kingswood





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

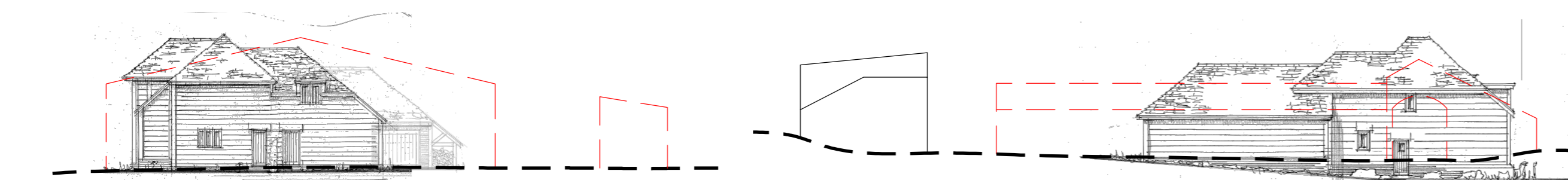
	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Site Layout Plan
SCALE 1:250 (A2)	DRAWING NO. P301 / PL / 1001
DATE Jul 2017	REVISION B
DRAWN FC	



Elevation A-A



Elevation B-B

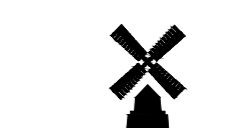


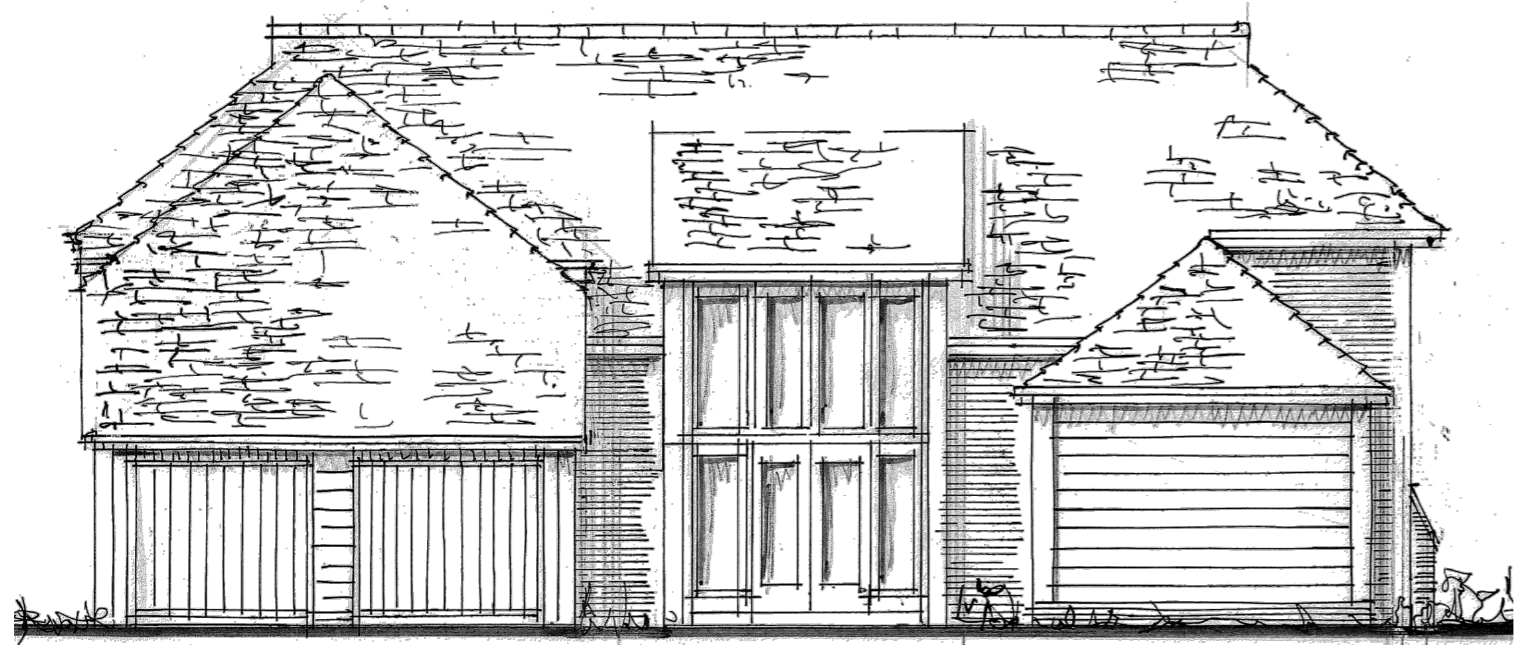
Elevation D-D

Elevation C-C



Key Plan (1:500 @ A2)

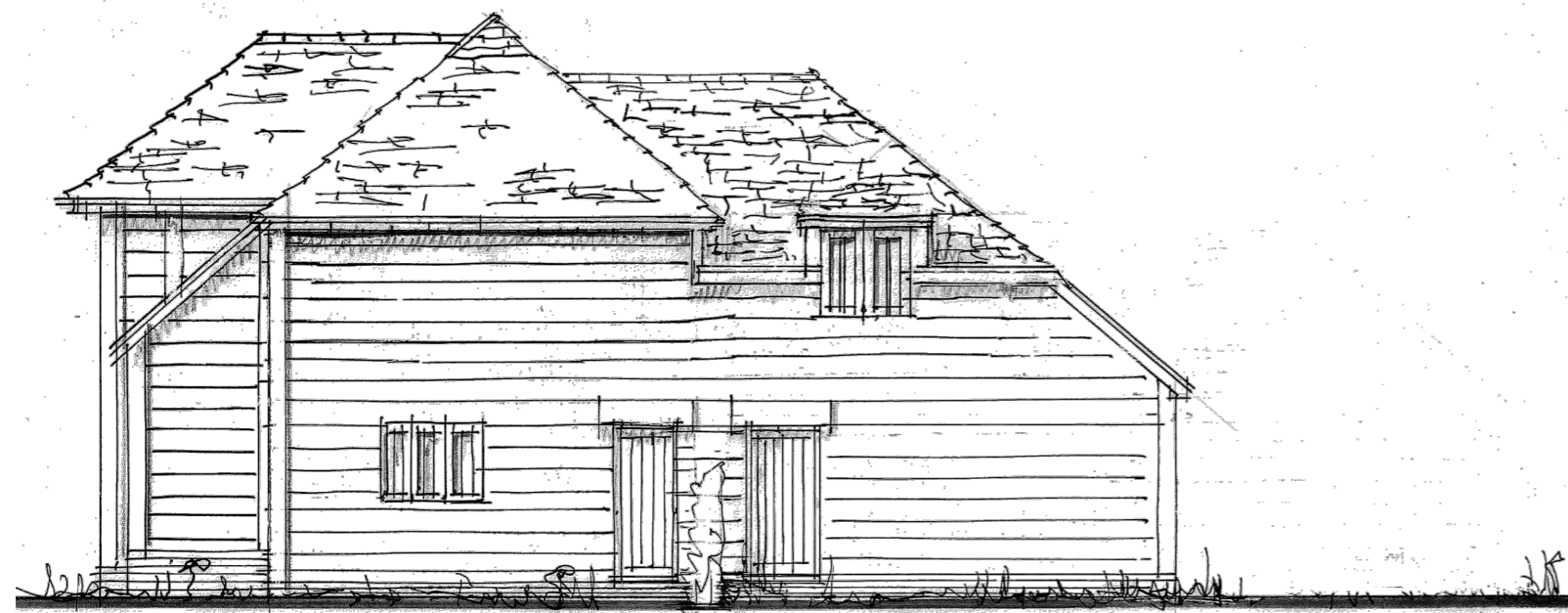
REV.	DESCRIPTION	REF.
A	Minor amendments	Jul '17 FC
 <p>MILLWOOD designer homes</p>		<p>PROJECT Orchard House Lower Kingswood Surrey</p>
<p>SCALE 1:250 (A2)</p> <p>DATE Jul 2017</p> <p>DRAWN FC</p>		<p>TITLE Site Elevations</p> <p>DRAWING NO. P301 / PL / 1005</p> <p>REVISION A</p>



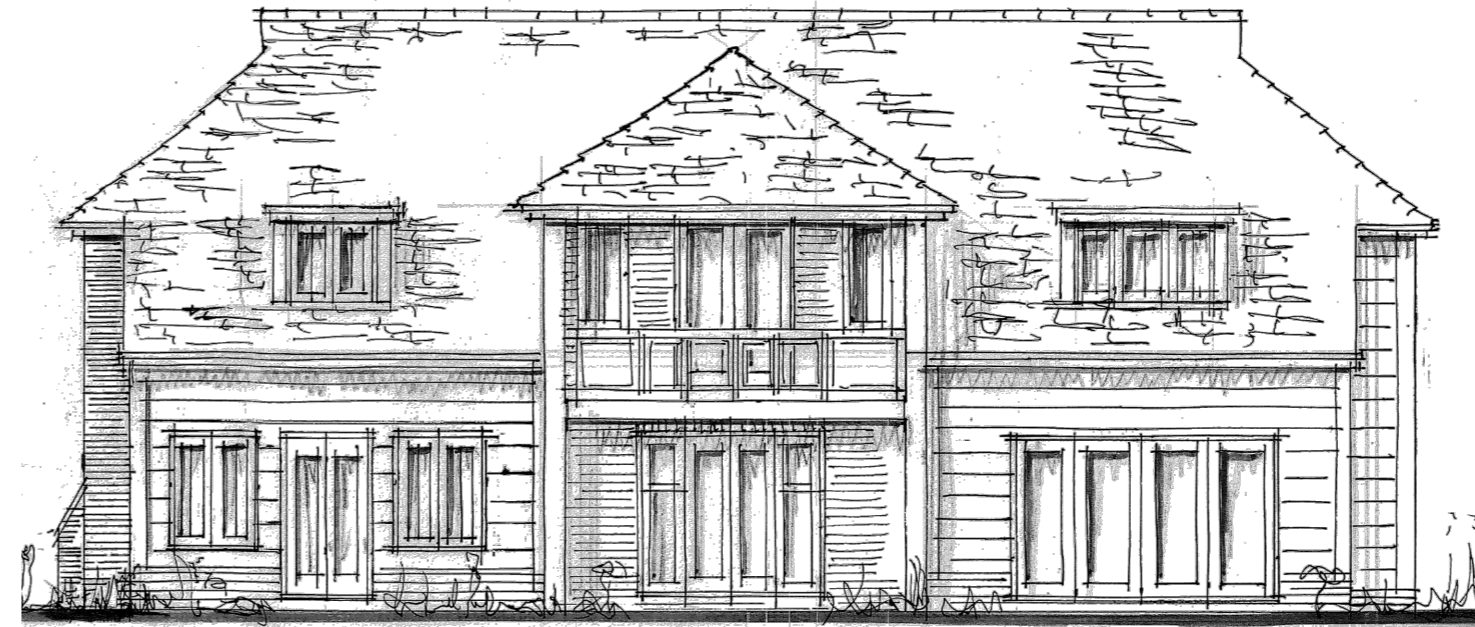
Front Elevation



Side Elevation




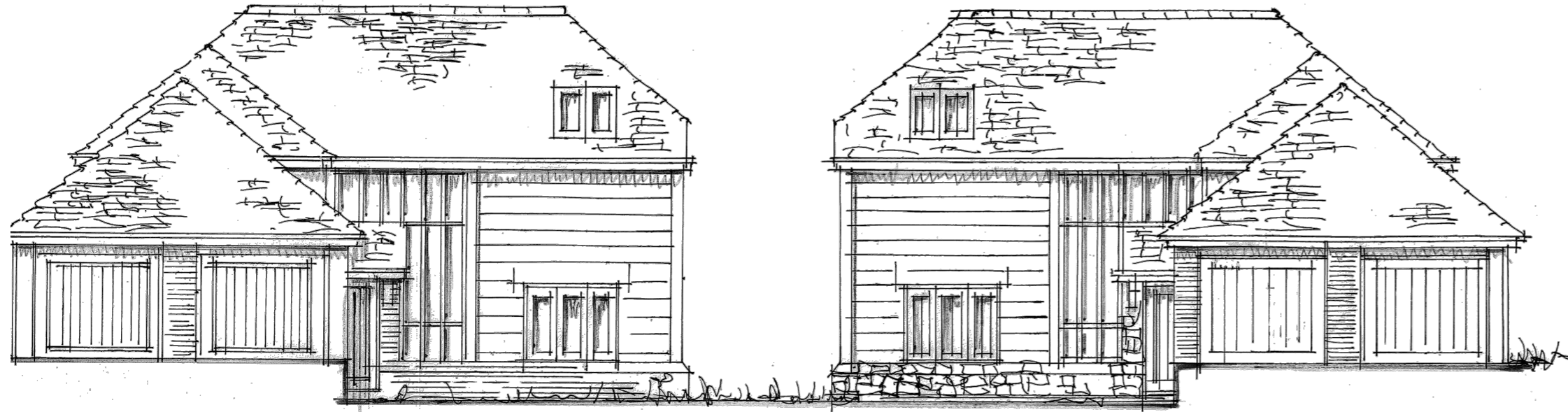
Side Elevation



Rear Elevation

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

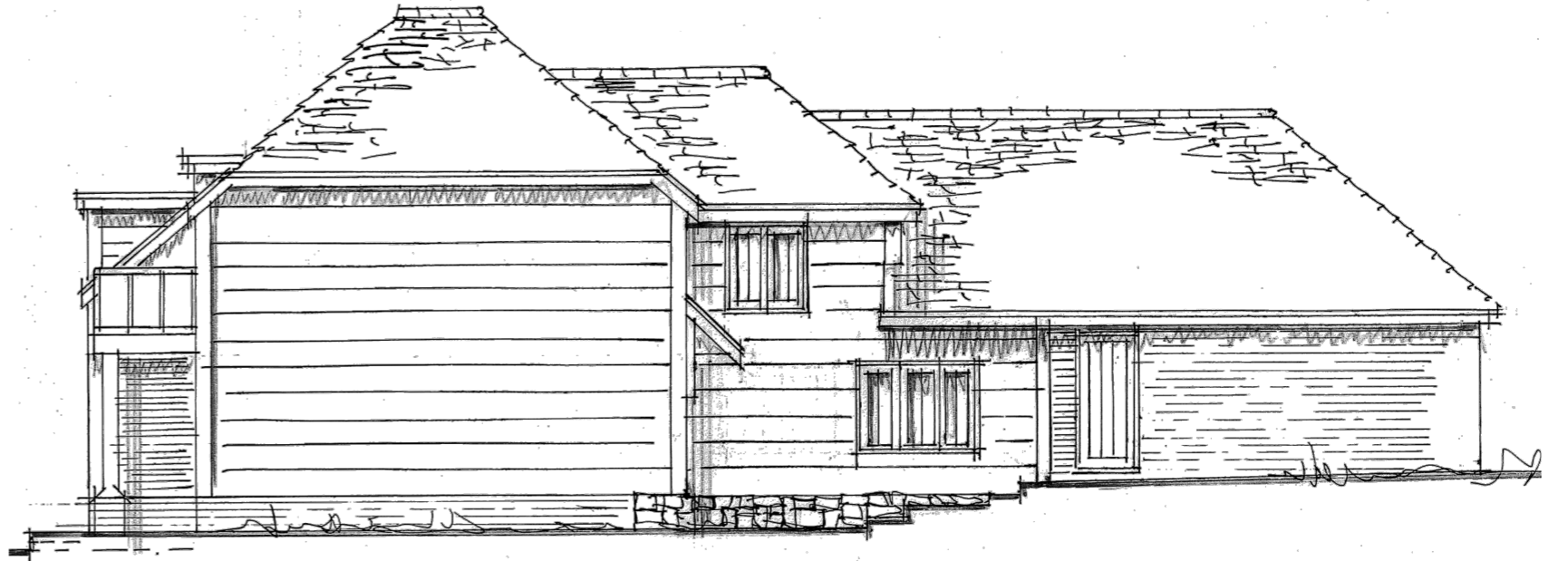
 MILLWOOD <small>designer homes</small>	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Plot 4 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1052
DATE Jul 2017	REVISION B
DRAWN JN	78



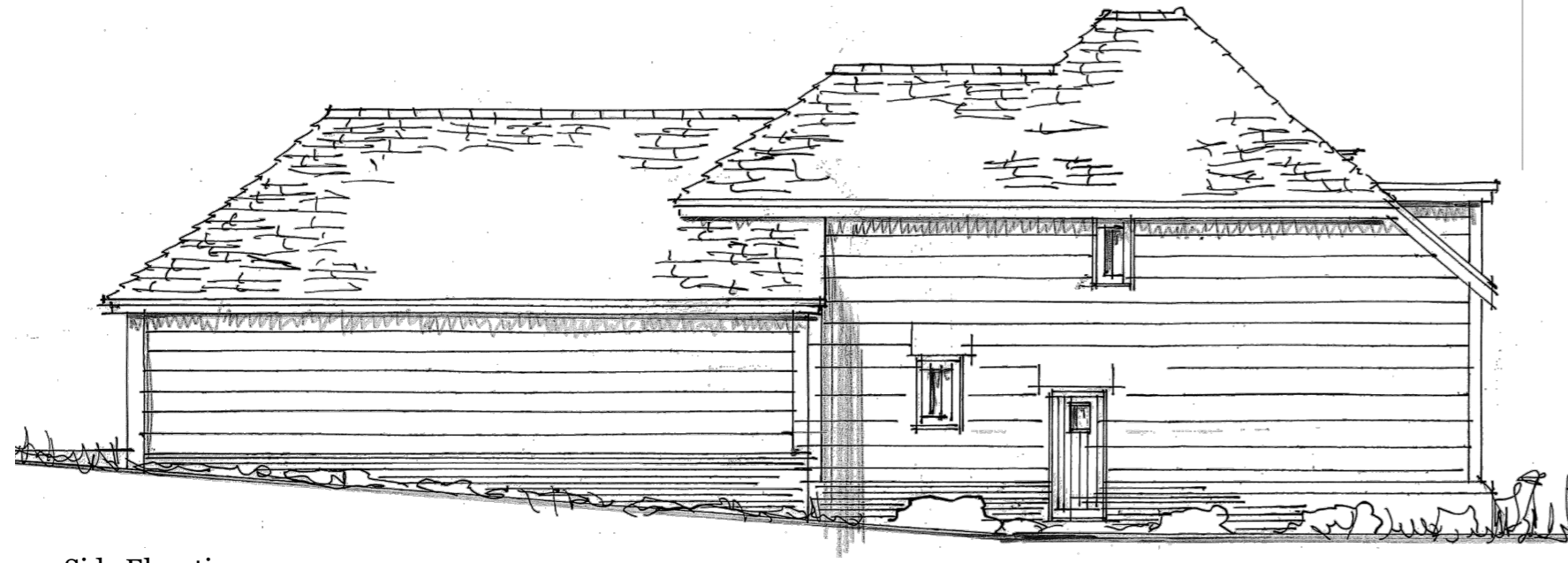
Front Elevation

Plot 2

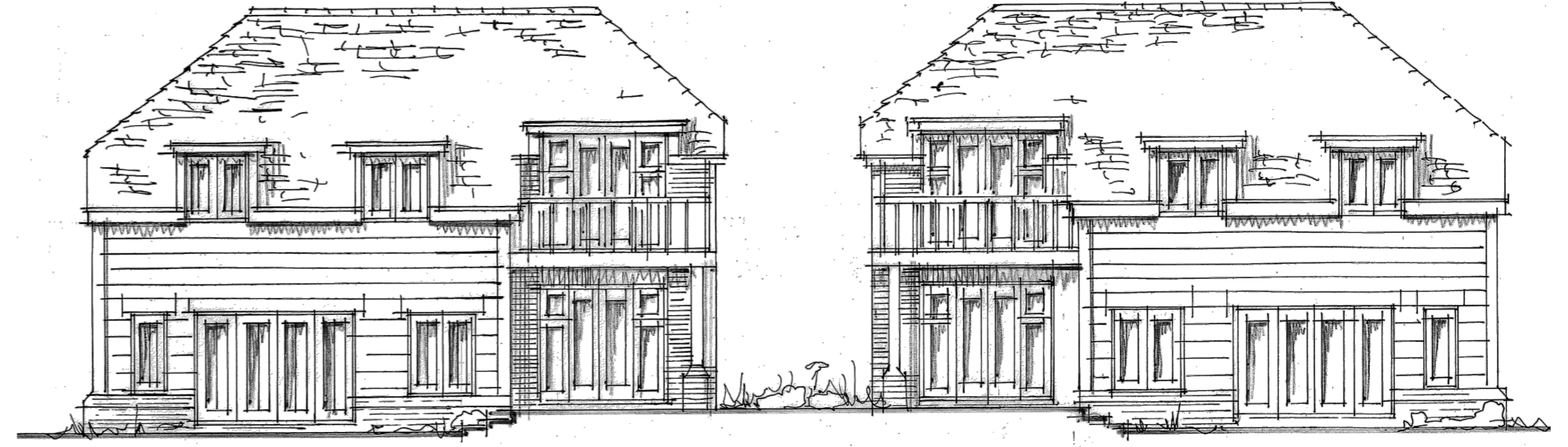
Plot 1



Side Elevation

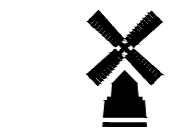


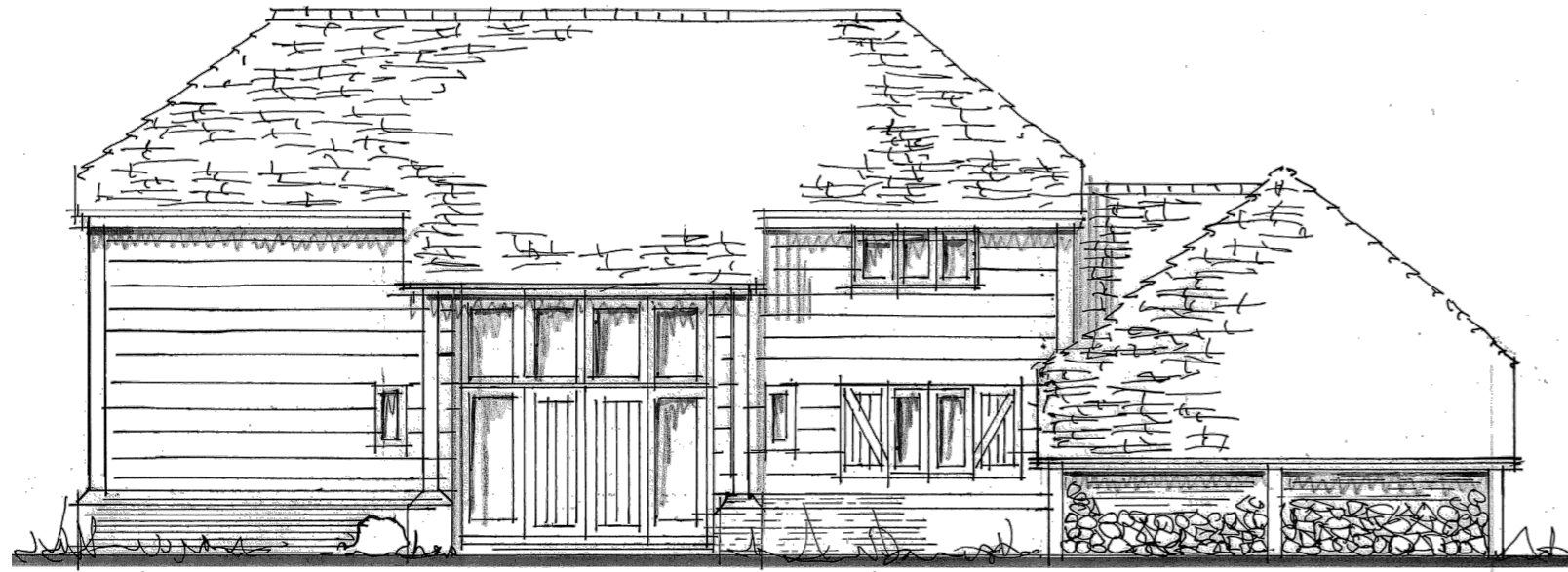
Side Elevation



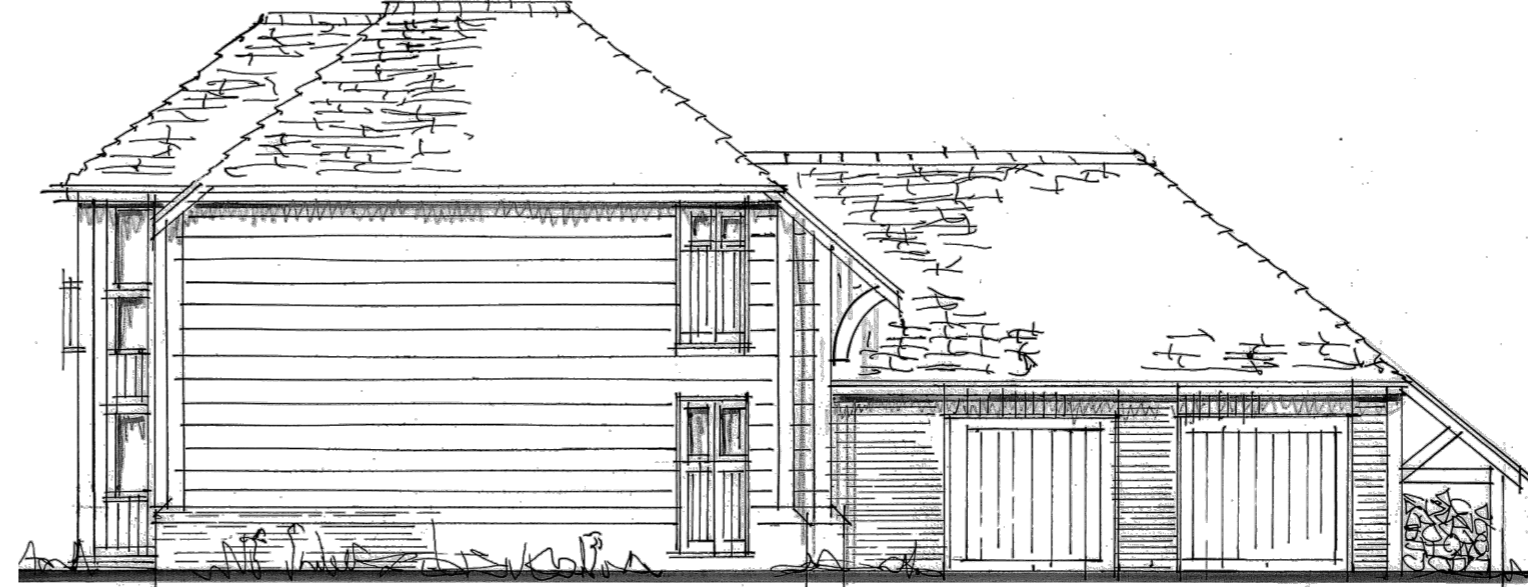
Rear Elevation

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

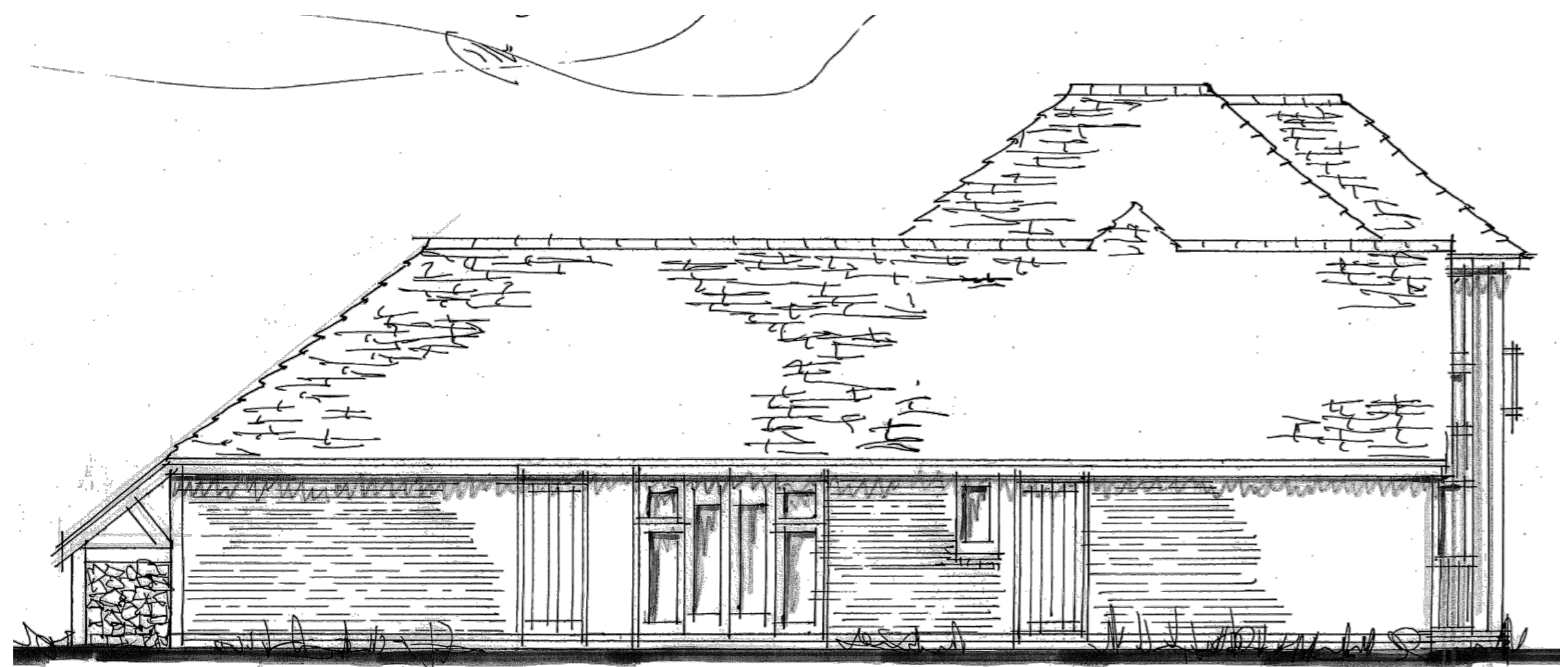
 MILLWOOD <small>designer homes</small>	PROJECT Orchard House Lower Kingswood Surrey
	TITLE Plots 1&2 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1022
DATE Jul 2017	REVISION B
DRAWN JN	



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 3 Elevations
SCALE 1:100 (A2)	DRAWING NO. P301 / PL / 1042
DATE May 2017	
DRAWN JN	REVISION B