

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 January 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Chipstead, Hooley & Woodmansterne

<b>APPLICATION NUMBER:</b>	16/02328/F	<b>VALID:</b>	27 May 2016
<b>APPLICANT:</b>	Mr & Mrs Sparrowhawk	<b>AGENT:</b>	WS Planning & Architecture
<b>LOCATION:</b>	<b>COURTLANDS FARM, PARK ROAD, BANSTEAD</b>		
<b>DESCRIPTION:</b>	<b>Removal of hardstanding and buildings, erection of 9 detached houses and retained bunker with associated access, parking and landscaping. As amended on 21/10/2016</b>		
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## SUMMARY

The proposed development seeks planning permission for the erection of 9 detached dwellings, following demolition of various existing structures – including the majority of the ammunition bunkers – on the site which is within the Metropolitan Green Belt between Banstead and Chipstead.

In view of the case presented by the applicant, including the 2003 Lawful Development Certificate, and an inspection of the site, it is considered to be previously developed for the purposes of the National Planning Policy Framework (NPPF). In these circumstances, the provisions of paragraph 89 of the NPPF are engaged; these allow for the *“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”*. The development is therefore appropriate in principle subject to it not having a greater impact on the openness of the Green Belt and the assessment of all other planning issues.

The development proposed would bring about a reduction in the overall scale, volume and number of buildings and structures present on the site, would also reduce the extent of hardstanding, with large areas given back over to soft landscaping (albeit as part of subdivided private curtilages) and would see a cessation of the harmful vehicle storage activity. It is therefore concluded that the development would not have a greater impact on

the openness of the Green Belt, and would potentially have a lesser one, and is therefore acceptable in this regard.

The proposal would result in the loss of all but one of bunker structures which are locally listed but in a poor condition, with one bunker – close to the site entrance –retained. Whilst concerns have been raised by the County Archaeologist and Historic England, it is considered that based on the Conservation Officer's investigations and information provided by the applicant, the significance of the historic asset is sufficiently understood - as required by the NPPF – to enable determination.

Based on the evidence available, the site is considered to be an asset of local significance owing to the historical and cultural associations with the Second World War. The proposed development would impact on the heritage interest of the site due to the removal of most of the existing poorly preserved bunkers. However, this would be outweighed by the retention, full restoration and future maintenance of one bunker at the entrance of the site resulting in a single well-preserved example which would be representative of the historical role of the area in the Second World War military effort. Enabling development would also reduce the risk of total dereliction and loss of the site, thus better securing the local historic significance for the long term, and provide for greater public enjoyment of the asset. On balance, refusal on heritage grounds is not felt to be warranted.

The design and layout of the site is considered to be acceptable and would create a distinctive and high quality development which fits into its landscaped, woodland setting. Whilst contemporary in nature, the design approach is considered to be appropriate, particularly in view of the unique position of the site and the advice in national policy that decisions should not stifle innovation through unsubstantiated requirements to conform to certain architectural styles. The relationship of the development to, and separation distances with, neighbouring properties are such that the proposed development would have no adverse impact on the amenity of neighbouring properties.

The site is separated from the built up area, albeit in reasonable proximity to services and facilities in Banstead Town Centre. It is however acknowledged that due to the nature of the site residential development would be unlikely to promote sustainable travel choices and that occupants would be reliant on private car. In this respect there would be some conflict with policy which weighs against the scheme; however, the harm arising is not considered to be so significant and prejudicial as to outweigh the positive benefits arising from a development which is compliant with local and national policy in other respects.

The proposed development is therefore considered to strike a balance between retaining and restoring the heritage interest of the site in a way which is consistent and appropriate with its significance and providing housing through the effective redevelopment of a brownfield site in a way which is appropriate to its location within the Green Belt.

## **RECOMMENDATION(S)**

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

## **Consultations:**

County Highway Authority: No objection on highway safety or capacity grounds subject to conditions but raises comments/concerns in relation to sustainability/accessibility of the development:

*In respect of promoting sustainable transport, the National Planning Policy Framework (2012) states that the transport system needs to be balanced in favour of sustainable transport modes, giving people real choice about how they travel. It also states that local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, and that developments should be located where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The NPPF does, however, recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*

*Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy (2014) states that the Council will work with Surrey County Council and developers to manage demand and reduce the need to travel, by directing development to accessible locations in the borough; and to facilitate sustainable travel choices, by promoting walking and cycling as the preferred travel option for shorter journeys, and by promoting non-car travel.*

*The County Highway Authority considers that the site is not sustainable in transport terms for a new residential development of 9 dwellings, when assessed against policies. The site lies outside the built up areas of the borough, is remote from key services and facilities, and is not easily accessible by modes of transport other than the private car. The nearest bus stop is over 1km away from the site, and the nearest railway station is approximately 2km from the site. There is no desirable cycle route and no footways along Park Road leading to the site. For these reasons, the CHA considers that the principle means of access to the site would be private car; hence the proposed development would not comply with the sustainable transport objectives in the NPPF, or with policy CS17 of the Core Strategy.*

*The CHA objected to a previous proposal for a development of 14 dwellings on this site on sustainability grounds (planning application 07/01743). This application was refused by the Local Planning Authority, and it was subsequently dismissed at appeal (appeal decision APP/L3625/A/08/2063537). The Planning Inspector supported the CHA's views that the site was unsustainable in transport terms for a residential development stating: "I have found that there would be a net harm to sustainability" and "I give significant weight to the harm through housing development in an unsustainable location". It should be noted that there has been a change in planning policy since the time of the appeal, with the Planning Policy Guidance Notes being replaced by the NPPF (2012). However, one of the objectives of the NPPF is still to promote and encourage travel by sustainable modes of transport.*

*The CHA acknowledges that the application site is currently used for the open storage of motor vehicles and caravans, for which a Certificate of Lawfulness was granted in 2003, and it is accepted that the proposed development would likely lead to a reduction in vehicle movements to and from the site. Nevertheless, it is still considered that the site is unsuitable and unsustainable for a residential development. The Planning Inspector took*

*the current use of the site into account, and was of the view that if the appeal was allowed and the current activity was displaced, this would lead to a comparable number of car journeys elsewhere. The proposed development, on the other hand, could be located in an alternative, more sustainable location where it could potentially generate less car journeys. He therefore concluded: "I am not persuaded that the harm caused by the fallback position would be so substantially extinguished that it would outweigh the harm the proposed houses would cause by encouraging travel by private car".*

*Notwithstanding all of the above advice, the CHA acknowledges that there are three dimensions to sustainable development – economic, social and environmental – hence the sustainability of the site should be assessed purely in terms of transport mode and distance. Therefore, it is for the Local Planning Authority to weigh up the CHA's sustainable transport advice against the other policies in the NPPF and the Core Strategy, particularly those relating to rural areas, to determine whether or not the proposed development would be sustainable in its wider sense.*

Tree Officer: No objection subject to conditions

Environmental Health: No objection subject to conditions regarding contaminated land investigation and remediation

Historic England: Comments that there is no definitive answer about the significance of the extant WWII ammunition stores on site and whether they have sufficient historic interest to be listed buildings. Recommends determination of the proposal is deferred pending assessment of the significance of the asset by the HE listing team.

County Archaeologists: Comments that the historic significance of the site is not fully understood and recommends further consideration of the site by Historic England designation team.

Conservation Officer: No objection subject to conditions. Having investigated the building type, does not consider that further clarification as to the significance of the asset is necessary before determination.

Park Road Residents Association: Support on the grounds that the existing brownfield site is an eyesore, the development would not be visible from public roads or footpaths and would not reduce the openness of the Green Belt.

Banstead History Research Group: no comments

UK Power Networks: no objection

Representations:

Letters were sent to neighbouring properties on 15<sup>th</sup> December 2015 and 11 May 2015, a site notice was posted 23<sup>rd</sup> December 2015 and 12 May 2016 and advertised in local press on 23<sup>rd</sup> December 2015.

5 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Harm to Green Belt/countryside	See paragraphs 6.4 – 6.13 and conditions 8 and 9
Harm to listed building	See paragraphs 6.14 – 6.22 and condition
Harm to wildlife habitat	See paragraph 6.50 and conditions 5 and 6
Out of character with surrounding area	See paragraphs 6.23 – 6.28
Loss of buildings	See paragraphs 6.14 – 6.22 and conditions 10-14
Increase in traffic and congestion	See paragraph 6.29 – 6.33
Inconvenience during construction	See paragraph 6.51
Noise & disturbance	See paragraphs 6.34 – 6.37
Harm to Conservation Area	Not located in conservation area
No need for development	All applications must be considered on own merits

## **1.0 Site and Character Appraisal**

- 1.1 The application site is the former Banstead Anti-Aircraft Ammunition Depot together with the long private access road linking the site to Park Road.
- 1.2 The site consists of the Second World War military storage bunkers along with a number of more recent agricultural/industrial structures and extensive hardstanding which has until recently been lawfully used for vehicle storage. The bunkers and the site generally, are in a relatively poor state of repair.
- 1.3 The site is well screened by tree cover on the outer boundaries and surrounded by open fields. Adjacent to the site and served by the same shared access road are three detached properties. To the south on Park Road are a number of substantial detached properties set within large plots. Further north on Park Road is the Park Road/Mint Road Conservation Area, including Mint Cottages, the public house and the Queen Elizabeth Foundation Rehabilitation complex. The site is distinct from the wider locality.
- 1.4 As a whole, the application site, excluding the access road, comprises a site area of approximately 2.5ha.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice relating to the redevelopment of the site has been sought on several occasions since 2011, most recently in 2015 relating to the latest proposals. Advice was given in relation to the Green Belt, further investigation/evidence regarding the heritage assets and the design approach.

- 2.2 Improvements secured during the course of the application: A programme for full restoration of the retained bunker, retention of the adjoining bund to provide an appropriate setting to the bunker and a plan for long term management/public access has been secured.
- 2.3 Further improvements could be secured: Condition would control landscaping, materials and other improvements as well as ensuring the restoration and maintenance of the bunker are secured in full accordance with the submitted details.

### **3.0 Relevant Planning and Enforcement History**

03/00700/CLE	For an existing use of land, excluding former ammunition bunkers and buildings hatched on 'document 2', for a mixed use of agriculture and the storage of motor vehicles and caravans, not including repairs or dismantling	Approved 23 May 2003
03/01952/OUT	Demolition of emergency ammunition bunkers and storage buildings. Erection of 76 new dwellings plus new internal access road and parking	Refused 24 November 2003 Appeal dismissed
07/01743/OUT	Demolition of the existing buildings and erection of 12 x two storey detached dwelling and 2 x chalet style bungalows	Refused 19 October 2007 Appeal dismissed

### **4.0 Proposal and Design Approach**

- 4.1 The proposed development seeks planning permission for the removal of hardstanding and substantial demolition of existing buildings and structures, the retention and restoration of one existing bunker and their replacement with nine detached houses with associated access, parking and landscaping.
- 4.2 The dwellings would be concentrated in a compact group around the central access road in a courtyard layout, each with a large private garden area to the rear. Soft landscaping and tree planting would be provided to the front of the dwellings, along with soft boundary treatments to the rear gardens. Addition planting is also proposed to reinforce the wooded outer boundaries of the site.
- 4.3 The buildings would be of distinctive modern design, materials and detailing with flat roofs and a combination of low single storey and two storey components.
- 4.4 The existing structures, including all but one of the ammunition bunkers, would be demolished. The retained bunker would be repaired and restored within its setting, including adjacent bund, with a small car park provided to the front for public access.

- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site is well screened and surrounded by open fields and areas of woodland. Scattered detached properties with extensive grounds are located to the south west of the site.
	A single bunker, its adjacent bund and existing significant tree cover on the boundaries were considered worthy of retention.
Involvement	No community consultation took place.
Evaluation	The other development options considered were [insert]
Design	The applicant's reasons for choosing the proposal from the available options were to create a unique and distinctive development with a sense of place which respected the sites location within the Green Belt (and trying to reduce the impact on it).

- 4.7 Further details of the development are as follows:

Site area	2.82ha (2.5ha excl. access road)
Existing use	Mixed agricultural, commercial and vehicle storage
Proposed use	Residential
Proposed parking spaces	36 (inc. garages)
Parking standard	18 (maximum)
Net increase in dwellings	9
Proposed site density	3.6 dph
Density of the surrounding area	Park Road (south of site) – 2 dph Park Road/Yewlands Close – 18 dph

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Locally Listed Building  
Site of Archaeological Importance

## 5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)  
CS3 (Green Belt)  
CS4 (Valued townscapes and historic environment)  
CS5 (Valued people/economic development),  
CS10 (Sustainable development),  
CS11 (Sustainable construction),  
CS12 (Infrastructure delivery)  
CS13 (Housing delivery)  
CS15 (Affordable housing)  
CS17 (Travel options and accessibility)

## 5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage	Pc8, Pc10
Countryside	Co1
Housing	Ho9, Ho13
Movement	Mo4, Mo5, Mo7,

## 5.4 Other Material Considerations

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

## 6.0 **Assessment**

6.1 The application site comprises a previously developed site within the Green Belt which is identified as a locally listed building and designated as a site of archaeological importance. The site is not adjacent to the existing built up area.

6.2 The main issues to consider are therefore:

- impact upon the Metropolitan Green Belt
- effect on the historic interest of the site
- accessibility, parking and traffic implications
- design and character
- effects on the amenity of neighbouring properties,

- affordable housing
- infrastructure contributions.

#### Impact upon the Metropolitan Green Belt

- 6.4 Being within the Green Belt, paragraph 89 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed site (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. The site meets the definition of previously developed land by virtue of the extent of non-agricultural use of several of the structures and the significant areas of hardstanding (as confirmed by the 2003 lawful development certificate).
- 6.5 The test is therefore whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. In this regard, the site comprises a number of buildings, some which are substantial in size and scale, the bunker structures and significant areas of hard landscaping. In addition, until recently, the site was lawfully used (granted in 2003 under 03/00700/CLE) for open storage of a significant number of vehicles, a use which in itself, represents an intrusion on the openness of the Green Belt. Overall, the existing buildings and lawful use are considered to have a significant impact on the openness of the Green Belt, albeit it is relatively well screened from view by tree cover.
- 6.6 There is no definitive test by which to consider the openness of the Green Belt. However, a number of factors are considered to be relevant and these are discussed below.
- 6.7 The existing buildings In this instance the applicants have provided an assessment with regard to the existing and proposed buildings in terms of volumetric calculations, which demonstrates that the removal of existing structures and replacement with the nine detached dwellings results in an overall decrease in volume of buildings (from approximately 16,250cu.m to around 10,750cu.m). Whilst, volumetric calculations alone do not necessarily translate into an actual reduction in openness; they are informative in the overall consideration of the scheme. It is also important to note that some of the existing buildings will have been associated with agricultural use and therefore fall outside of the definition of previously developed land; however, even excluding these, there would be a modest reduction in footprint and volume.
- 6.8 In addition to a reduction in built structures, the proposed development would also bring about a reduction in the footprint of hardstanding and hard landscaping on the site. The layout concentrates the built form and associated works in the central portion of the site with the remainder kept more open and natural. Analysis by the applicant shows that the areas of the site covered by buildings, hard surface and the like would be reduced by 62% under the proposed scheme, with the equivalent to 1.13 hectares given back over to soft landscaping. Whilst it is acknowledged that the majority of this additional open land would be within the form of sub-divided private rear gardens (which reduces the benefit somewhat), there is nonetheless considered to be a net benefit to the openness of the Green Belt.

- 6.9 Furthermore, the redevelopment proposals would secure cessation of the vehicle storage activities which have previously been lawfully carried out on the site. The proposed residential use is considered to be an improvement over the vehicle storage which, both in terms of the intensity of activity/movements and the visual impact, is considered to be more harmful to the openness and purposes of the Green Belt.
- 6.10 The buildings proposed have been designed to largely follow the height envelope of the existing buildings on the site which would be removed. These range typically from around 3.5m to 6.5m, with the majority around 4-4.5m in height. By comparison, proposed dwellings would be of flat roofed design, with single storey and two storey elements ranging from around 3.5m to 6.5m. Some elements would be partially recessed into the ground such that they would be expressed as 1/1.5 storey from the access road.
- 6.11 The conclusions reached by the Inspector determining the 2007 appeal in respect of the Green Belt are noted and a consideration in this case. However, the situation now both in terms of the nature of development now proposed and changes in national policy since that decision, are such that it is not unreasonable to reach a different conclusion in this instance.
- 6.12 Overall, the proposal would bring about a reduction in the overall scale, volume and number of buildings and structures present on the site. The scheme would also reduce the extent of hardstanding, with large areas given back over to soft landscaping, albeit as part of sub-divided private curtilages. Development will also bring an end to the vehicle storage operations on the site which in themselves are considered harmful to the Green Belt. It is therefore considered that, in accordance with paragraph 89 of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it.
- 6.13 For these reasons, the development would not be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the NPPF.

#### Effect on the historic interest of the site

- 6.14 Courtlands Farm is the former Banstead Anti-Aircraft Ammunition Depot of 1938. The site comprises eight Second World War ammunition store bunkers and some associated paraphernalia which are in a relatively poor state of repair. The depot is a Locally Listed Building and Site of Archaeological Importance, with land surrounding the site also a Site of High Archaeological Potential.
- 6.15 The proposal would result in the loss of all but one of bunker structures which are in a poor condition, with one bunker – close to the site entrance –retained. In view of the historic interest on the site, the Council's Conservation Officer, Historic England and the County Archaeologist were all consulted on the application.

- 6.16 The County Archaeologist raises concerns that the significance of the Depot as a heritage asset has not been adequately assessed. Historic England's original response to the proposals also raised uncertainty about the national historic significance of the site and, as a result, the body has undertaken – at a late stage in the consideration of the application – to review whether the ammunition stores meet the current criteria for listing. However, no clear timeframe has been provided by Historic England for such a review and the Council risks being found to have behaved unreasonably if it delays determination of the application for such a significant and unspecified period of time.
- 6.17 In assessing applications affecting heritage assets, the NPPF guides local planning authorities to consider the significance of the heritage asset and the harm which might arise from any development proposals, taking account of the available evidence. In view of this, and the position of Historic England and the County Archaeologist on the application, the Council's Conservation Officer has undertaken further investigations into examples of this building type. Through these investigations he notes one well preserved site in the United Kingdom (Lyness, Scotland) which is already listed as well as other better preserved but unlisted examples elsewhere in England and the wider United Kingdom.
- 6.18 In this context, the Conservation Officer considers that the historic interest of this type of facility is preserved through the existing listed (and better unlisted) examples elsewhere. As the local significance of the asset is derived from its historical, evidential and cultural associations with the Second World War military effort, the Conservation Officer concludes that retention of one bunker is sufficient for the purposes of preserving the local historical interest of the site and that there would be limited visual, architectural, artistic or other interest to necessitate preservation in repeated form.
- 6.19 Paragraph 17 of the Framework sets out that one of the core principles that planning should "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to quality of life of this and future generations*". Through the course of the application, improvements have been secured from the applicant in the form of a survey and programme of works for the repair and full restoration of the retained bunker which is currently experiencing signs of concrete decay and carbonation. Amended plans also secure preservation of the bund/grass bank adjacent to the retained bunker to enhance its setting. In addition, a management plan setting out a commitment to long term care for the structure and arrangements for limited public and educational access have been proposed. These improvements will ensure that, whilst some historic fabric would be lost through demolition, the retained structure would be a well preserved example and would be maintained as such into the future. Conditions to secure the restoration and long-term maintenance as proposed will be imposed and a further condition to withdraw permitted development rights for demolition on the remaining bunker is considered to be a reasonable and necessary safeguard.
- 6.20 The retention of one well preserved example through allowing enabling development on the remainder of the site is considered to be preferable to the risk of continued dereliction, decay and eventual complete loss of the site as well as decline in the setting of the site in the meantime (including for example through

resumption of unsympathetic uses e.g. vehicle storage) which would ultimately be more harmful to its historic interest in the long term. In this regard, it finds support in the form of Core Strategy Policy CS4.

- 6.21 Overall, based on the evidence available, the site is considered to be an asset of local significance owing to the historic associations with the Second World War. The proposed development would result in the removal of most of the existing poorly preserved bunkers which would, in isolation, be harmful to the integrity and local listing of the site. However, this would be outweighed by the fact that development would ensure one bunker would be retained, fully restored and maintained resulting in a single well-preserved example which would be representative of the historical role of the area in the Second World War military effort. Enabling development would also reduce the risk of total dereliction and loss of the site, thus better securing the local historic significance for the long term.
- 6.22 The proposal would therefore generally preserve the local historic interest and significance of the site, would support the enjoyment of the retained part for future generations, and is considered to comply with Policy CS4 of the Core Strategy, the thrust of Borough Local Plan 2005 policy Pc10 and the provisions of the NPPF.
- 6.23 If, in the course of time, a statutory listing of the bunkers was made by Historic England, this would mean that the planning permission could not be implemented until a listed building consent had been granted for the demolition or alteration of the structures (if they remain standing at the point the listing is made). In these circumstances, the consideration and determination of any listed building consent application would have to take account of the statutory listed status.

#### Design and character

- 6.24 The site is accessed by a long sweeping access road and well screened by landscaping and trees on the boundary such that it does not have a strong physical or visual relationship with development in the surrounding area. Given this, there is no immediate context for the development to follow in terms of architectural and stylistic conventions, form or grain of development. There is therefore scope for the site to derive its own character, albeit, there within the parameters of the requirement to reflect and reinforce local distinctiveness in accordance with local and national policies.
- 6.25 The buildings would be arranged in a compact layout around the central access road. The layout would be relatively open-plan, with each dwelling having a front garden, providing opportunity for soft landscaping and tree planting which give the development a 'courtyard' feel. Each dwelling would have two off street parking spaces to the front; these spaces are well laid out and would be screened by either the buildings themselves and/or softened by landscaping such that cars would not be a dominant feature in views along the street.
- 6.26 The design of the proposed dwellings would be contemporary in nature, with low pitch (almost flat roofs) and modern detailing. The use of this roof form assists in keeping the new buildings within the height envelope of the existing structures on the site in this sensitive Green Belt location whilst also bearing some reference to

the form of the military structures which define the history of the site. The variation in height of the buildings as viewed from the access road, through the use of two storey and single storey elements provides a staggered eaves line which helps to break up the bulk of the buildings and adds visual interest in the roof scape.

- 6.27 The materials palette would include a combination of brick and vertical timber cladding to the elevations. Whilst it is recognised that timber cladding of this form is not typical of this part of Surrey, its use within this scheme alongside brick is considered to add variety, complement the woodland setting of the site and, over time, will help to soften the buildings into their landscape. Coupled with the detailing and fenestration, the buildings are considered to be well-articulated and represent an appropriate solution in this setting.
- 6.28 Additional landscaping is proposed, including significant tree planting on the boundaries and within the site to reinforce and enhance the landscape setting of the site. Submission of a full landscaping scheme for approval will be secured by condition.
- 6.29 National policy advises that planning decisions should not stifle innovation or original design through unsubstantiated requirements to conform to certain development forms and architectural styles. In this case, whilst undoubtedly modern, the design approach would create a high quality development with a distinctive, high character which would be appropriate to the landscaped and historic setting of the site. The proposal is therefore considered to comply with policy Ho9 of the 2005 Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

Accessibility, parking and traffic implications

- 6.30 The development would be accessed by the existing private driveway/access road which serves the Courtlands Farm complex, with no changes proposed to the present arrangements. Each dwelling would be served by two off-street parking spaces and would have a double garage providing further opportunity for parking. Overall, the access and parking provision is considered to be appropriate.
- 6.31 The County Highway Authority has assessed the application and has raised no objection on highway safety/capacity grounds. However, they have advised of concerns regarding the accessibility of the proposal by modes other than private car. This matter therefore warrants further discussion.
- 6.32 The County Highway Authority response draws attention to the fact that the site is remote from key services and is not easily accessible by modes of transport other than the private car, with the nearest bus stop some distance from the site and no desirable or continuous cycleways/footpaths to the site. Reference is also made to a previously dismissed appeal on the site (for 14 units – 07/01743/OUT), in which the Inspector stated gave “*significant weight to the harm through housing in an unsustainable location*”.
- 6.33 These observations, and the previous Inspectors views, are undoubtedly material considerations in this case. Notwithstanding the CHA views, it is notable that the

site is within 1km of Banstead Town Centre and as such future occupants would be an acceptable distance from a wide range of retail provision, services (health, dentist), community facilities and primary school provision. It is however accepted that, given the situation of the site, there would be a reliance on private car to access the town. Compared to the scheme before the Inspector at the previous appeal, the number of units has been reduced and as such the harm arising from this reliance on private car would be lessened by virtue of the fact that there would be fewer new residents on the site.

- 6.34 Both the Framework and local policy – chiefly Core Strategy Policy CS17 – seek to maximise accessibility to services and the use of sustainable travel modes. On balance, whilst there would be some conflict with these requirements, given the scale of the development it is not considered to be so harmful to the overall strategy for promoting and enabling sustainable travel options in the borough. This policy conflict and harm arising from the development does however need to be weighed in the overall balance.

#### Effects on the amenity of neighbouring properties

- 6.35 As discussed above, the site is well screened by landscaping and for the most part is physically divorced from neighbouring properties. The closest properties to the development are Alvis House, The Courtyard and Courtlands Farm Bungalow which are served by the same shared access drive as the development site.
- 6.36 The Courtyard and Alvis House are closest to the site. However, both would be more than 35m at the closest point from the new dwellings (Plot 1). In addition, particularly in relation to Alvis House, there would be significant existing and new boundary landscaping between it and the new dwelling which would further reinforce the separation. Courtlands Bungalow would be a considerable distance from the nearest of the proposed units such that the amenity of its occupants would not be materially altered. The dwelling is also significantly set back from the access road such that there would not be an unacceptable noise and disturbance impact arising from the vehicle movements to the new dwellings. At any rate, it is notable that the site was previously used for vehicle storage (a use which could lawfully be resumed), which would have generated significantly more vehicular movements.
- 6.37 All other neighbours along the Park Road frontage are considered to be sufficiently distant from the new units such that they would not experience any discernible change in amenity.
- 6.38 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 of the Borough Local Plan 2005.

#### Trees and landscaping

- 6.39 The existing tree stock provides screening and must continue to do so if the site is to be developed.

- 6.40 Basic arboricultural information was submitted with the application and the Tree Officer has commented that the layout of the development is such that each plot will have a generous size garden and there will be little post development pressure to carry out excessive works which may affect their appearance and contribution to the surrounding landscape. As a result, the Tree Officer has raised no objection.
- 6.41 In addition, significant additional tree planting is shown on the plans which would reinforce the existing boundary screening and enhance the landscape setting of the site.
- 6.42 Accordingly subject to conditions requiring submission and implementation of a landscaping scheme and tree protection the proposal would not have an undue impact on the arboricultural interest of the site and would comply with policy Pc4 of the Borough Local Plan 2005.

#### Affordable housing

- 6.43 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.
- 6.44 However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement (WMS) and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.45 In view of the above, subsequent local appeal decisions and the recent resolution of the Planning Committee, greater weight is therefore given to the national policy position in the WMS than the Council's adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

#### Community Infrastructure Levy (CIL) and requested contributions

- 6.46 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development.
- 6.47 As it involves the creation of new dwellings, this development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission. In absence of evidence regarding the use of the existing buildings on the site, it is difficult to determine the potential charge which might be due.
- 6.48 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed

development acceptable in planning terms; and (iii) directly related to the proposed development.

- 6.49 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. No such contributions have been requested in this case.

#### Other matters

- 6.50 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough. Although within the Green Belt, the development would make effective use of a previously developed (brownfield) site, consistent with national and local policy. Both of these are considered to add further, albeit modest, weight in favour of the proposal.
- 6.51 The site is not subject to any specific nature conservation designations and no significant or specific harm has been identified in relation to wildlife or habitat. Other legislation exists to protect specific species of animals and as discussed above, significant trees would be retained and additional landscaping will secured through condition.
- 6.52 Whilst some disturbance might arise during the construction process, this would by its nature be a temporary impact. Other environmental and statutory nuisance legislation exists to protect neighbours and the public should any particularly issues arise.

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	PL01		27.04.2016
Arboricultural Plan	TPP01		27.04.2016
Floor Plan	PL04		27.04.2016
Elevation Plan	PL13		27.04.2016
Other Plan	PL20		27.04.2016
Floor Plan	PL11		27.04.2016
Location Plan	UNNUMBERED		27.04.2016
Landscaping Plan	679/01		27.04.2016
Roof Plan	PL06		27.04.2016

Floor Plan	PL05		27.04.2016
Roof Plan	PL09		27.04.2016
Roof Plan	PL12		27.04.2016
Site Layout Plan	UNNUMBERED		27.04.2016
Survey Plan	PL02		27.04.2016
Site Layout Plan	PL25	A	27.05.2016
Combined Plan	PL27		27.05.2016
Combined Plan	PL28		27.05.2016
Combined Plan	PL29		27.05.2016
Section Plan	PL30		27.05.2016
Elevation Plan	PL07	A	19.10.2016
Floor Plan	PL08	A	19.10.2016
Elevation Plan	PL10	A	19.10.2016
Elevation Plan	PL14	A	19.10.2016
Other Plan	PL21	A	19.10.2016
Other Plan	PL22	A	19.10.2016
Other Plan	PL23	A	19.10.2016
Combined Plan	PL24	A	19.10.2016
Section Plan	PL26	A	19.10.2016
Section Plan	PL30	A	19.10.2016
Site Layout Plan	PL03	C	07.12.2016

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. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

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

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

Reason:

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

7. The development hereby approved shall not be first occupied unless and until the space has been laid out within the site in with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn (including refuse vehicles) so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose

Reason:

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

8. No 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.

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 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 demolition shall take place until a binding contract has been signed with a building contractor for building the permitted scheme within four months of signing the contract.

Reason:

To preserve the historic interest of the site with regard to Reigate and Banstead Borough Local Plan policy Pc10.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no demolition of the retained bunker identified as building no. 4 on the approved drawing number: J002196/PL 25 A permitted by Class B of Part 11 of the Second Schedule of the 2015 Order shall be undertaken without the prior written approval of the Local Planning Authority.

Reason:

In the interests of safeguarding the identified historic fabric of the retained bunker with regard to Reigate and Banstead Borough Local Plan policy Pc10 and the provisions of the National Planning Policy Framework.

12. Before works commence a full specification and drawings for the restoration and repair of the retained bunker shall be submitted to and approved in writing by the LPA including reinstatement of the grass banks to the bunker, additional supporting walls required for this grass bank, a grille over the void between bunker and embankment, a metal roof covering to the main roof, treatment of the carbonation and any other repairs for the stabilising and full restoration of this bunker. All the repairs in the approved specification shall be carried out before any dwellings are occupied.

Reason:

To preserve the historic interest of the site with regard to Reigate and Banstead Borough Local Plan policy Pc10.

13. Before works commence a full management plan shall be submitted to and approved in writing by the LPA and the retained bunker shall be retained,

maintained and managed in accordance with this management plan unless otherwise agreed in writing by the LPA.

Reason:

To preserve the historic interest of the site with regard to Reigate and Banstead Borough Local Plan policy Pc10.

14. The two one person metal air raid shelters, also known as guard posts, shall be retained and relocated adjacent to the retained bunkers before works commence. Details of how these shelters shall be protected during their removal and details of their proposed new location shall be submitted to and approved in writing by the LPA before works commence.

Reason:

To preserve the historic interest of the site with regard to Reigate and Banstead Borough Local Plan policy Pc10.

15. Before demolition commences the site shall be fully archaeologically record including building archaeology in a scheme submitted to and approved in writing by the LPA in consultation with Surrey County Council and Historic England and the resulting record placed in archives agreed by the LPA.

Reason:

To ensure the proper investigation, preservation and recording of the archaeological interest in the site with regard to Reigate and Banstead Borough Local Plan policy Pc8.

16. A. 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 any relevant regulatory consultations 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. Should the study identify a sufficiently low risk then the remaining contaminated land related conditions may not be required to be fulfilled.

B. In follow-up to the environmental desktop study report, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling and analyses 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.

C. 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), 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.

D. 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.

Reason:

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

17. 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.

Reason:

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

18. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site, shall result in all development ceasing 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 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](http://www.firesprinklers.info).

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

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

4. Environmental Health would like to remind the applicant of the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specific of the planning conditional wording can lead to delay in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

5. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
6. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;

- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

- 7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 8. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
- 9. The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

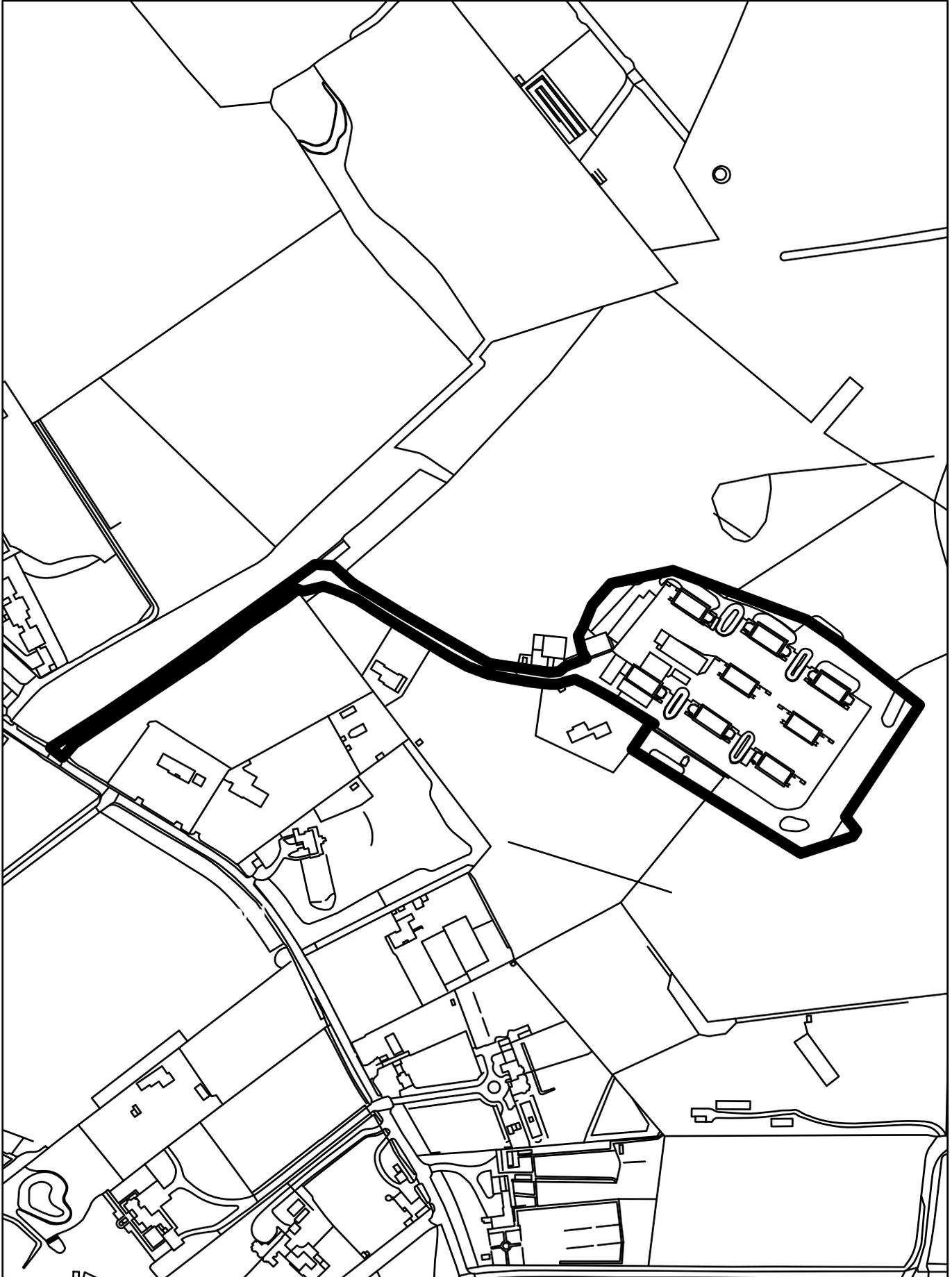
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Cs1, Cs4, Cs5, Cs10, Cs11, Cs12, Cs15, Pc4, Ho9, ho13m Ho16, Cf1, Mo4, Mo5, 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.

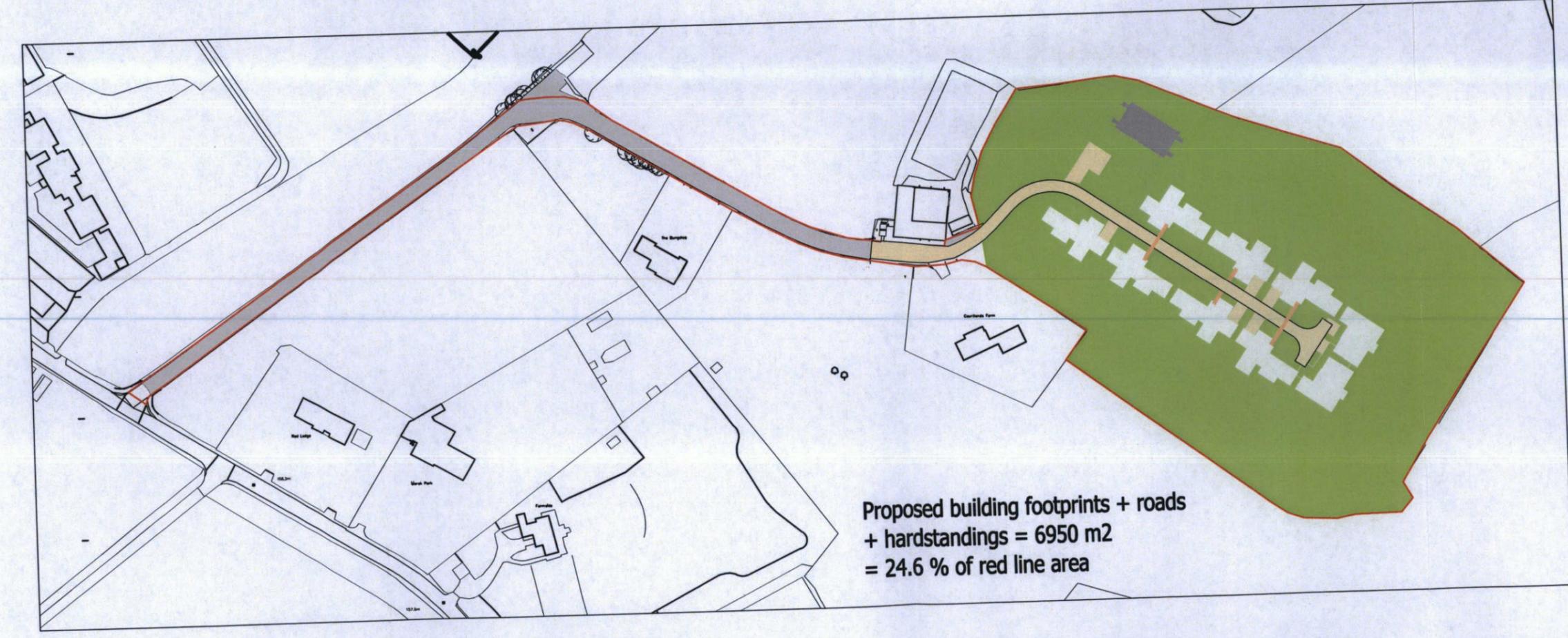
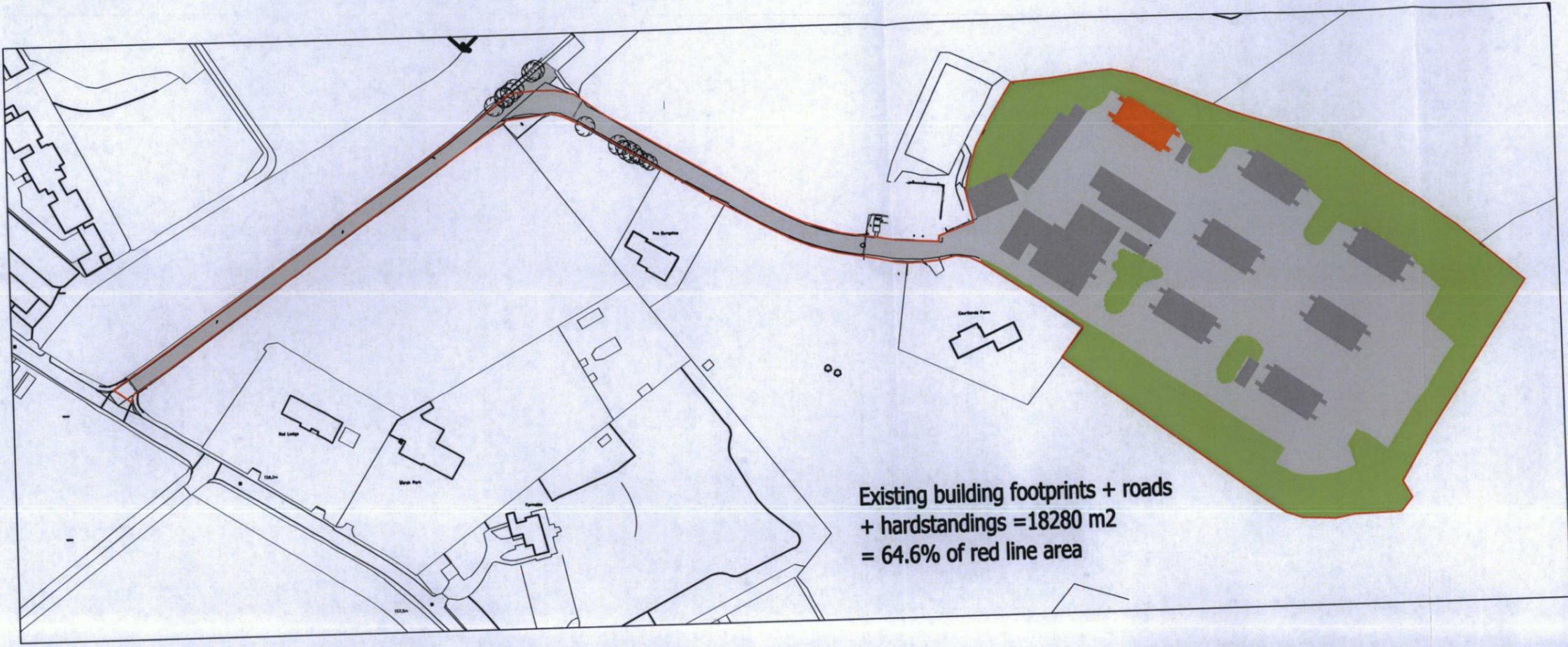
## **Proactive and Positive Statements**

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.

# 16/01013/F - Courtlands Farm, Park Road, Banstead



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Rev	Date	Description
A	Sept 2016	Layout amended to retain blast bund

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 Banicroft Road,  
 Reigate  
 Surrey, RH2 7RP  
 T. 01737 225711  
 F. 01737 226311  
 www.wspla.co.uk

Date: March 2016  
 Scale: 1:2000 @ A3  
 Drawn By: KA  
 Checked: \*

Client: Mr & Mrs Sparrowhawk

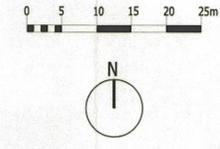
Project: Courtlands Farm  
 Banstead  
 Surrey

Title: Footprint Comparison

Drawing No.: J002196 / PL 24 A

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- Plot 1 Type 1 2 storey 6 bed 375 m2
- Plot 2 Type 1 2 storey 6 bed 375 m2
- Plot 3 Type 2 1½ storey 5 bed 287 m2
- Plot 4 Type 2 1½ storey 5 bed 287 m2
- Plot 5 Type 3 1 storey 4 bed 211 m2
- Plot 6 Type 3 1 storey 4 bed 211 m2
- Plot 7 Type 2 1½ storey 5 bed 287 m2
- Plot 8 Type 2 1½ storey 5 bed 287 m2
- Plot 9 Type 1 2 storey 6 bed 375 m2



NOTE: For proposed sections see drawing J002196 / PL 30

Rev	Date	Description
C	23.11.16	Landscaping updated
B	13.9.16	Layout amended to retain blast bund
A	27.5.16	Proposed section refs added

**WS PLANNING & ARCHITECTURE**  
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Date	March 2016	Drawn By	KA
Scale	1:500 @ A1	Checked	LB

Client  
 Mr & Mrs Sparrowhawk

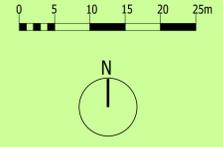
Project  
 Courtlands Farm  
 Banstead  
 Surrey

Title  
 Proposed Site Plan

Drawing No.  
 J002196 / PL 03 C

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- Plot 1 Type 1 2 storey 6 bed 375 m<sup>2</sup>
- Plot 2 Type 1 2 storey 6 bed 375 m<sup>2</sup>
- Plot 3 Type 2 1½ storey 5 bed 287 m<sup>2</sup>
- Plot 4 Type 2 1½ storey 5 bed 287 m<sup>2</sup>
- Plot 5 Type 3 1 storey 4 bed 211 m<sup>2</sup>
- Plot 6 Type 3 1 storey 4 bed 211 m<sup>2</sup>
- Plot 7 Type 2 1½ storey 5 bed 287 m<sup>2</sup>
- Plot 8 Type 2 1½ storey 5 bed 287 m<sup>2</sup>
- Plot 9 Type 1 2 storey 6 bed 375 m<sup>2</sup>



Rev	Date	Description

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Date	March 2016	Drawn By	KA
Scale	1:500 @ A1	Checked	LB

Client  
 Mr & Mrs Sparrowhawk

Project  
 Courlands Farm  
 Banstead  
 Surrey

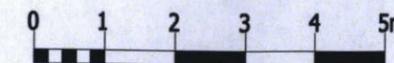
Title  
 Peoposed Site Plan

Drawing No.  
 J002196 / PL 03

FRONT



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NOTE: Plot 2 as shown  
Plots 1 & 9 handed

LEFT



RIGHT



REAR



Rev	Date	Description
A	Sept 2016	Lower ground elevation shown

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Date	March 2016	Drawn By	KA
Scale	1:100 @A3	Checked	*

Client  
Mr & Mrs Sparrowhawk

Project  
Courtlands Farm  
Banstead  
Surrey

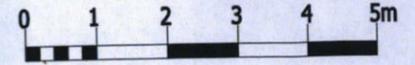
Title  
House Type 1  
Elevations

Drawing No.  
J002196 / P1207 A

FRONT



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NOTE: Plots 4 & 8 as shown  
Plots 3 & 7 handed

LEFT



RIGHT



REAR



Rev	Date	Description
A	Sept 2016	Lower ground elevation shown

**WS** WS PLANNING & ARCHITECTURE

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Date	March 2016	Drawn By	KA
Scale	1:100 @A3	Checked	*

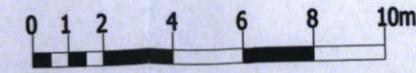
Client  
Mr & Mrs Sparrowhawk

Project  
Courtlands Farm  
Banstead  
Surrey

Title  
House Type 2  
Elevations

Drawing No.  
J002196 / PL 10 A  
113

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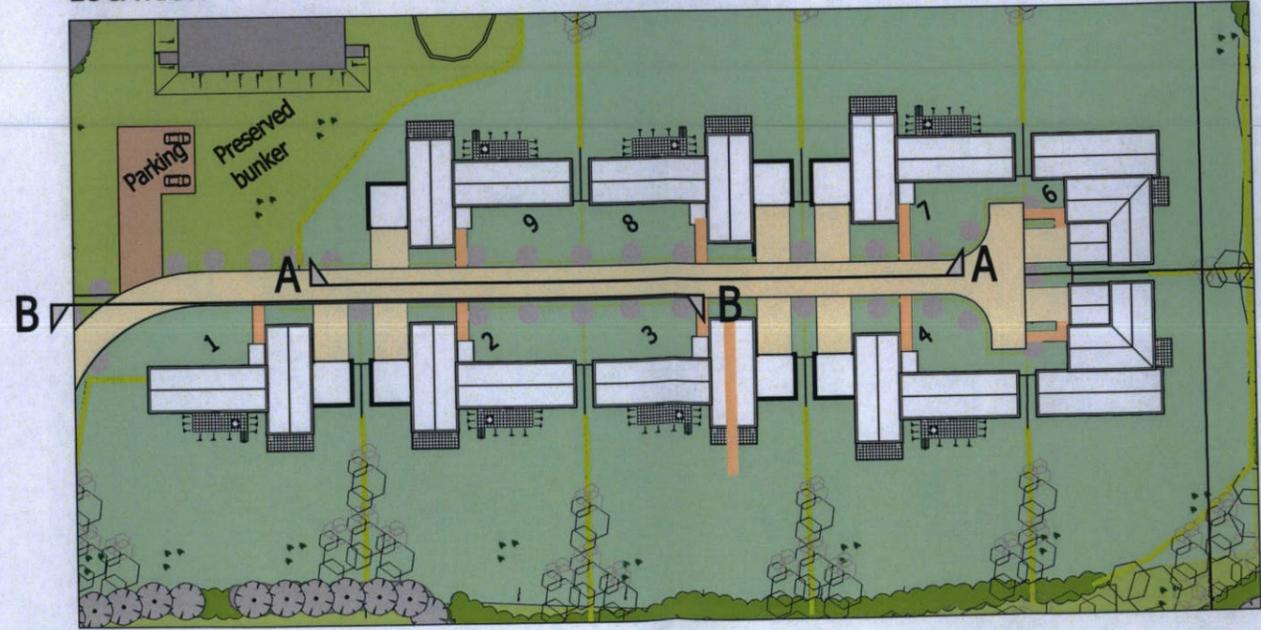
ELEVATION A-A



ELEVATION B-B



LOCATION



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Rev	Date	Description
A	Sept 2016	Site plan amended to retain blast bund

**WS PLANNING & ARCHITECTURE**

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Surrey. RH2 7RP

T. 01737 22511  
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www.wspa.co.uk

Date: March 2016  
Scale: 1:100 @A3

Drawn By: KA  
Checked: \*

Client: Mr & Mrs Sparrowhawk

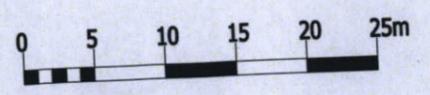
Project: Courtlands Farm  
Banstead  
Surrey

Title: Typical Street Elevations

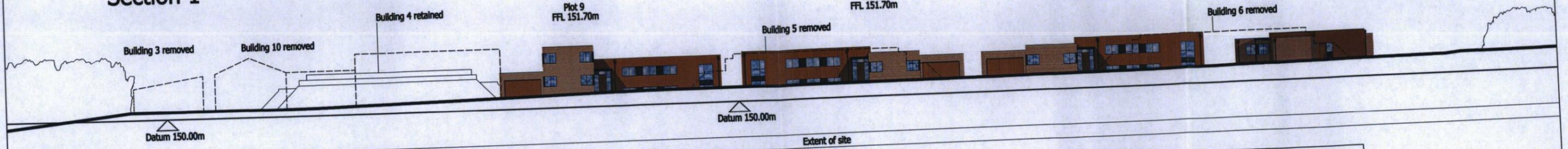
Drawing No.: J002196 / PL 14 A

Do not scale from this drawing, except for planning purposes.  
 Any discrepancies are to be reported to WS Planning & Architecture.  
 Refer to Structural Engineers details for structural design criteria.  
 This drawing remains the copyright of WS Planning & Architecture.

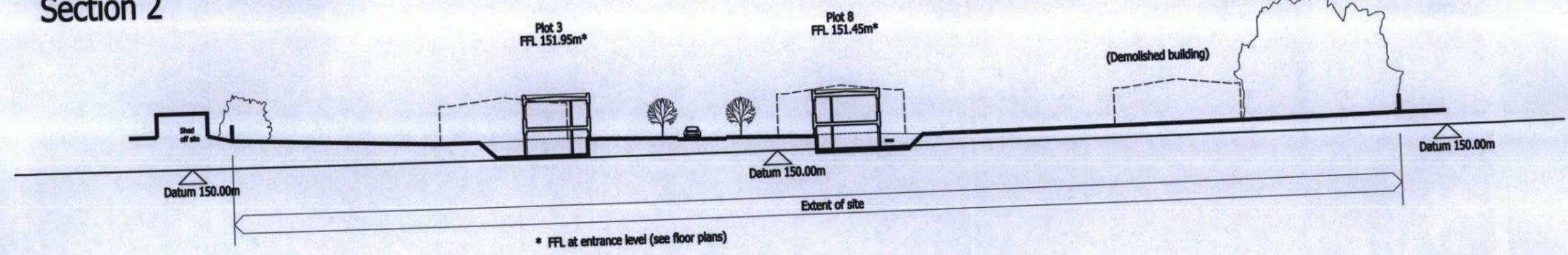
Note: for section locations see drawing J002196/PL 04



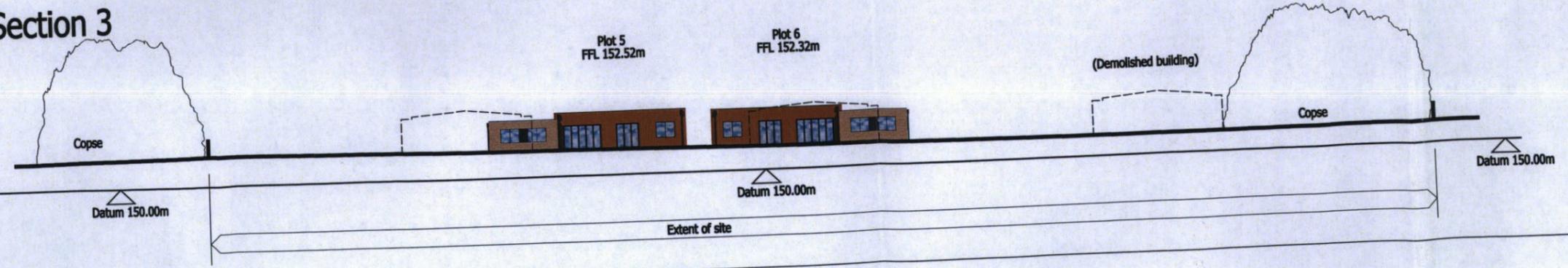
### Section 1



### Section 2



### Section 3



Rev	Date	Description
A	Sept 2016	Layout amended to retain blast bund

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Date: March 2016  
 Scale: 1:500  
 Drawn By: KA  
 Checked: \*

Client: Mr & Mrs Sparrowhawk

Project: Courtlands Farm  
 Banstead  
 Surrey

Title: Proposed Site Sections

Drawing No. J002196/5 PL 30 A









