

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 10 January 2024, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 10 January 2024 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Managing Director

4. **Addendum to the agenda**(Pages 3 - 42)

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

For enquiries regarding this addendum;

Contact: 01737 276182

Email: democratic@reigate-banstead.gov.uk

Published 10 January 2024



This page is intentionally left blank

ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 10th JANUARY 2024

ITEM NO: 5

PLANNING APPLICATION: 23/01119/F - FORMER GAS HOLDERS HOOLEY LANE REDHILL SURREY

Amended plans

Since the publishing of the agenda the applicant has provided some amended drawings in relation to some of flatted units in blocks 1 and 2 to reflect the change in location of the M4(3) units and resultant change in layout of buildings. Such changes are very minor and do not materially alter the scheme in terms of layout and scale/design of the buildings. The applicant has provided updated section drawings which now correctly show the proposed relationship between the rear flatted blocks and the dwellings to the north. The applicant has also provided update visuals. These documents are included at Appendix A. Condition 1 is recommended to be updated to reflect the amended plans and also address some duplication and reference errors in the original drafting.

Further consultation responses

Environment Agency

They have confirmed that they are content with the wording of the contamination conditions recommended by officers.

Surrey County Council Highway Authority

Additional condition has been recommended to ensure that the internal carriageways, footways, footpaths, shared cyclepath and footpath and landscaping are laid out within the site prior to first occupation. An additional condition is recommended below to cover this.

Updates to recommended conditions (changes in bold and *italics*)

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

Plan Type	Reference	Version	Date Received
Street Scene	022114-BEL-SL-SS01	C	22.11.2023

Agenda Item 4

Location Plan	022114-BEL-SL-06		31.05.2023
Site Layout Plan	022114-BEL-SL-01	D	12.12.2023
Site Layout Plan	022114-BEL-SL-02	D	12.12.2023
Site Layout Plan	3045-APA-ZZ-00-LA-L		
	-1001	P02	08.11.2023
Landscaping Plan	3045-APA-ZZ-00-LA-L		
	-1003	P03	08.11.2023
Site Layout Plan	3045-APA-ZZ-00-PP-L		
	-2001	P01	08.11.2023
Site Layout Plan	3045-APA-ZZ-00-PP-L		
	-2002	P01	08.11.2023
Site Layout Plan	3045-APA-ZZ-00-LA-L		
	-1001	P02	08.11.2023
Site Layout Plan	022114-BEL-SL-03	B	08.11.2023
Site Layout Plan	022114-BEL-SL-04	B	08.11.2023
Site Layout Plan	022114-BEL-SL-05	B	08.11.2023
Street Scene	022114-BEL-SL-SS02	B	08.11.2023
Proposed Plans	022114-CP02		08.11.2023
Elevation Plan	FB-3B-2S-TC-E1	A	08.11.2023
Elevation Plan	FB-3B-2S-TC-E2	A	08.11.2023
Floor Plan	LA-3B-25S-P2	A	08.11.2023
Floor Plan	LA-3B-25S-P3	A	08.11.2023
Elevation Plan	LA-3B-25S-TC-E1	A	08.11.2023
Elevation Plan	LA-3B-25S-TC-E2	A	08.11.2023
Floor Plan	MW-3B-25S-P1	A	08.11.2023
Elevation Plan	MW-3B-25S-TC-E1	B	08.11.2023
Section Plan	022114-BEL-SL-SEC-02	A	09.01.2024
Section Plan	022114-BEL-SL-SEC01	A	09.01.2024
Elevation Plan	ARA-4S-TC01-E1	A	05.01.2024
Floor Plan	ARA-TC01-P1	A	05.01.2024
Floor Plan	ARA-TC01-P2	A	05.01.2024

Agenda Item 4

Floor Plan	ARA-TC01-P3	A	05.01.2024
Floor Plan	ARA-TC01-P4	A	05.01.2024
Elevation Plan	BSA-4S-TC01-E1	A	05.01.2024
Floor Plan	BSA-TC01-P1	A	05.01.2024
Floor Plan	BSA-TC01-P2	A	05.01.2024
Floor Plan	BSA-TC01-P3	A	05.01.2024
Floor Plan	BSA-TC01-P4	A	05.01.2024
Floor Plan	FB-3B-2S-P1		31.05.2023
Floor Plan	FB-3B-2S-P2		31.05.2023
Elevation Plan	HAA-45-TC01-E1		31.05.2023
Floor Plan	HAA-TC01-P1		31.05.2023
Floor Plan	HAA-TC01-P2		31.05.2023
Floor Plan	HAA-TC01-P3		31.05.2023
Floor Plan	HAA-TC01-P4		31.05.2023
Proposed Plans	022114-CS01		31.05.2023
Proposed Plans	022114-SH01		31.05.2023

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.

25. ***No dwelling/flat hereby approved shall be first occupied unless and until the car parking space(s) and/or car port for that unit have been laid out/erected and made ready for use in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas, garages and car ports shall be retained and maintained for the purposes of parking and for no other purpose.***

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

26. ***No dwelling/flat hereby approved shall be first occupied unless and until the bicycle storage for that unit has been provided and made ready for use in accordance with the approved plans for bicycles to be stored in a***

Agenda Item 4

covered and secure location. Thereafter the bicycle storage areas shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

31. The development shall not be first occupied until details of the Local Area for Plan (LAP) between Block 2 and 3 has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the equipment, boundary treatments to be installed and details of future maintenance/management of the LAP. The LAP shall be constructed in full accordance with the agreed details prior to the first occupation of ***Block 2 or 3 (whichever is sooner)*** and shall be retained and maintained thereafter in ***accordance with the agreed maintenance/management details.***

Reason: To provide adequate open space in accordance with policy OSR2 of the Reigate & Banstead Development Management Plan 2019.

35. 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 or roof enlargements permitted by Classes A or B of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed on the ***dwellinghouses hereby approved without the express planning consent*** of the Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

36. ***Prior to the first occupation of the development, unless a phasing plan setting out an alternative schedule is submitted to and agreed in writing by the Local Planning Authority, all internal carriageways, footways, footpaths, shared cycle path and footpath shall be laid out within the red line edging of the site as shown in the approved plans 022114 BEL SL 01 Rev D and 022114 BEL SL 06. Thereafter the internal carriageways, footways, footpaths, shared cycle path and footpath shall retained and maintained for their designated purposes.***

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.”

ITEM NO: 6

PLANNING APPLICATION: 23/01937/F - LAND TO THE REAR OF 141-147 RUDEN WAY, EPSOM DOWNS

Additional Information

Archaeology

The Surrey County Council Archaeological Officer was consulted as part of the application process. As referenced in the Committee Report no objection was raised. Details of the comments were however missing within the report. For clarity the Archaeological Officer made the below comments:

'The site is not in an area identified as being of High Archaeological Potential and is well below the 0.4ha area that would require the provision of an archaeological assessment. It had been thought that prehistoric burial mounds shown on an antiquarian map were located in the vicinity of Ruden Road, but recent research indicates that these would be located further to the west of the site. I can therefore confirm that I have no archaeological concerns in this case.'

Given the comments of the Archaeological Officer it is considered that there is no concern with such matters and no archaeological condition would be necessary with any grant of permission. It is acknowledged that the related previous application (19/01673/OUT) included an archaeological condition, but it is understood that the findings from this assessment resulted in the above consultee comments.

Further consultation responses

Drainage Engineer (Patrick Parsons):

'I have looked at the information supplied, I see no reason that subject to a suitably worded drainage condition that this site should be able to be drained in accordance with sustainable drainage techniques. Please ensure that the condition includes full BRE 365 tests.'

The indicative drainage strategy was provided by way of an additional plan which is provided at APPENDIX B. This indicates that the drainage will be run in parallel to the existing site for foul drainage and by way of soakaways for surface water drainage. The applicant maintains that they have positive connection rights to the drainage and access rights to run additional pipework.

Since the writing of the Committee Report, the drainage consultant has reviewed this plan and provided the above comments. Subject to the updating of the proposed

Agenda Item 4

drainage condition it is considered by officers that the scheme will be acceptable with regard to drainage issues.

The approved plans condition proposed (1) did not include the provided drainage plan within the list of plans on the Committee Report which was omitted in error due to its late submission. Condition 1 is also therefore recommended to be updated.

Additional representations

Since the completion of the committee report the Council has received 2 further representations objecting to the application.

The issues raised relate to the additional drainage information supplied and the resultant access which would be required along Brunswick Close. The issue of access is covered within the Committee Report.

In regard to the drainage, one of the representations set out that the supplied drainage plan is inaccurate in that the existing drain is shown to connect into a point within the boundary of No. 127 Ruden Way. The indicative plan also suggests that the drainage will connect here. The representation suggests this is not accurate for the existing dwellings and would not be possible for the proposed connection. It has since been established from the developer of the scheme currently under construction the foul drain ran directly to the road under the drive way of the new development.

The applicant advises that the indicative plan was informed by the approved drainage scheme from the initial development which indicated a foul connection into an existing manhole. As required by condition 7 finalised details would be provided. This would follow surveys which will confirm exactly where the current drainage runs and therefore how the new drainage would connect into this. The applicant provided the below commentary to clarify the issue:

'Ultimately, our new connection will connect back to the public sewer in Ruden Way. The final connection point can be confirmed through the detailed design which is secured by condition. As part of that, we would carry out a survey of existing drainage to confirm the correct, suitable connection point back to the sewer in Ruden Way. The connection point can easily be changed as the foul discharge is via a pump, so is not levels dependent as it would be if it were a gravity connection.'

Agenda Item 4

It is considered that the proposed drainage condition (as updated) is sufficient to ensure that an accurate drainage strategy can be achieved prior to the commencement of any development.

Updates to recommended conditions (changes in bold and *italics*)

The approved plans condition is recommended to be updated as below:

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Site Layout Plan	CDA-341-001	B	18.09.2023
Elevation Plan	CDA-341-008	B	18.09.2023
Elevation Plan	CDA-341-007	B	18.09.2023
Proposed Plans	CDA-341-005	B	18.09.2023
Proposed Plans	CDA-341-006	C	18.09.2023
Floor Plan	CDA-341-004	B	18.09.2023
Location Plan	CDA-341-003	B	21.11.2023
Proposed Plans	CDA-341-009	A	21.11.2023
Street Scene	CDA-341-010	A	21.11.2023
Site Layout Plan	CDA-341-002	K	21.11.2023
Site Layout Plan	CDA-341-002	K	21.11.2023
Landscaping Plan	EH42 - LAND - 01		21.11.2023
<i>Other plan</i>	<i>333/2023/011</i>	<i>P1</i>	<i>19.12.2023</i>

Following consultee comment the following change is recommended to condition 7:

7. No development shall commence until a strategy ***and detailed scheme*** for the disposal of surface and foul water is submitted to and approved in writing by the Local Planning Authority. ***The strategy shall be accompanied by***

Agenda Item 4

details of full BRE 365 testing to ensure that any proposed soakaways will provide the effective drainage of surface water. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

ITEM NO: 7

PLANNING APPLICATION: 23/01085/F New Pond Farmhouse Woodhatch Road Reigate Surrey

Since the drafting of the committee report, a revised National Planning Policy Framework (NPPF) has been published (December 2023). Subsequently, references to the following NPPF paragraphs within the committee report are corrected as set out in the table below. The wording of the paragraphs has not changed so the wording within the report is correct.

NPPF (September 2023)	NPPF (December 2024)
Paragraph 148	Paragraph 153
Paragraph 151	Paragraph 156
Paragraph 158	Paragraph 163

Report

The following paragraphs of the report are amended/ corrected in *italics* to read as follows:

Summary

This is a full planning application for the installation of a total of 53 solar panels, 30 of which are to be located within the garden of New Pond Farmhouse, Woodhatch Road, Woodhatch, with a further 23 to be located on the roof of the adjacent Council depot building.

6.32 The development would allow both a residential building and a Council depot building to meet a substantial amount of their energy needs at the same time as reducing reliance on the grid. The estimated annual output from the proposed system (*PV panels only*) would 21,333 Kwh, with an expected consumption of 4,237.02 Kwh compared to the current consumption of *approx.. 10000 Kwh*. This would reduce dependency on the grid by 42.37%. This would result in an annual Co2 reduction of 5 tons, which would meet with aims of the national and local policy framework set out earlier in this report of reducing generation of greenhouse gases. The applicant has advised that any excess electricity will be stored in the batteries and any further electricity will go back to the grid via the maisonettes and depots electricity meters, which could be used by other properties within the borough.

Agenda Item 4

In addition to the above, the specification for the proposed system contained further clarifies that expected solar PV self-consumption (with EESS) is 7,943.93 Kwh, resulting in a Grid electricity independence / Self-sufficiency of 79%.

Additional information

Appendix C & D are added to the plans pack as they were omitted from the printed agenda.

Additional indicative estimates and information has been provided by the applicant with regards to the specification and projected financial return/expected figures of the proposed solar panels, which are set out below. (Appendix E is provided for information purposes and outlines the initial project quote).

	Maisonette Figures	Depot Figures	Total
Avoided Carbon P.A in Tons	2.83	2.17	5 tons
Battery Storage capacity	11.6kw	0	11.6kw
No. of Panels	30	23	53
Kilowatts (kw)	12.3	9.43	21.73
Electric Bill Saving	£7,958.49	£6,101.51	£14,060.00
Installation Cost	£18,117.74	£13,890.26	£32,008.00
Payback in Years	2.28	2.28	

As identified above, based on the projected electricity savings resulting from the installation of the proposed panels at both the maisonette and depot, the payback period would be 2.28 years. This would constitute a significant improvement on the scheme as originally proposed, with all panels placed within the garden, which would have resulted in a payback period of between 6 and 12 years.

There is an 11.6 kWh battery to be installed as part of the works. This is considerably larger than the 5.12 kWh batteries being installed on other council owned housing. There is capacity for grid give back at the site, once connected to the grid a suitable tariff can be utilised.

With regard to the matter of access to the garden from the occupier of the first-floor maisonette, the applicant has confirmed that there is no official access provision to the garden within the lease. The Council do own the freehold to the site.

The possibility of placing panels within the roof of New Pond Farm was considered by the applicant, however upon inspection of the roof it was not deemed suitable for solar

Agenda Item 4

panels at this time due to its condition. The roof is nearing the end of its functional life, and it is expected that the tiles would need replacing within 5 – 10 years. The applicant considered it preferable for the roof to have at least 15 years of life expectancy when installing solar panels in order to achieve the best financial return on the Council's investment. However, the applicant acknowledges the possibility of solar panels being installed on the roof at a future date, which would benefit the upstairs flat in future. Any such arrangements would need to be fully considered at that time.

Notwithstanding the above information, the cost and financial payback of the proposed panels are not matters which are material to the consideration of this planning application. As stated within paragraph 6.12 of the report, paragraph 163(a) of the NPPF is clear that, when determining planning applications for renewable or low carbon developments, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions, and that applications should be approved if impacts are or can be made acceptable (b). Paragraph 164 of the revised NPPF (December 2024) goes on to say that 'in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic'.

Conditions

Condition 4 is amended as follows in *italics and bold*:

4. 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 local planning authority. 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/***maintenance*** programme.

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

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

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

Agenda Item 4

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 Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

Informatives

The additional informative is added:

2. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree and landscaping conditions above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

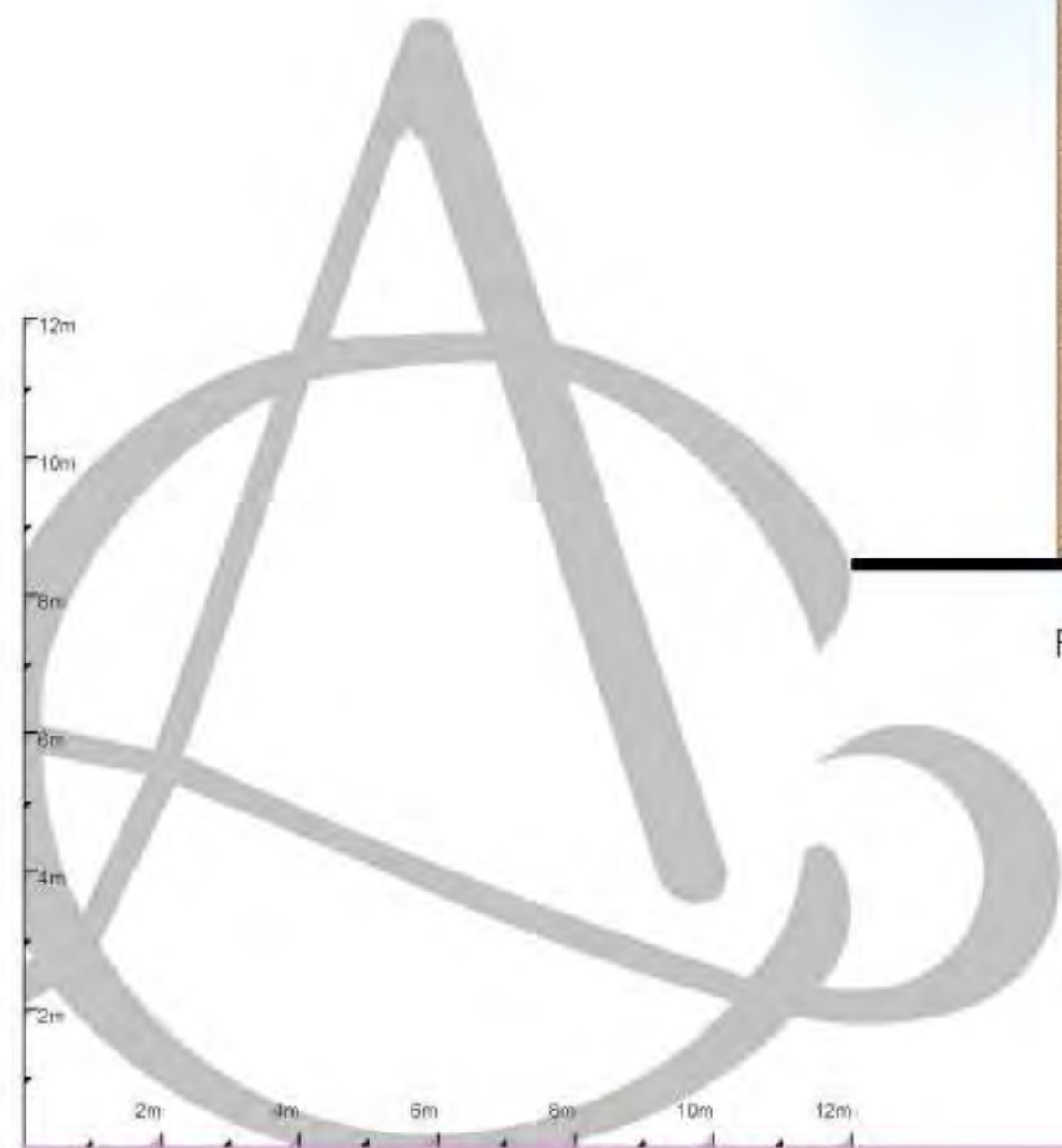
Elevations Correspond to Floor Plan Drawing:
BSA-TC01-P1 to P4



Front Elevation

Side Elevation

14



Rear Elevation

Side Elevation

Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

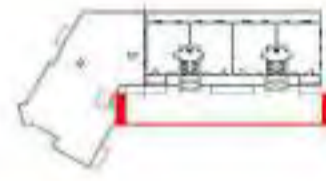
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

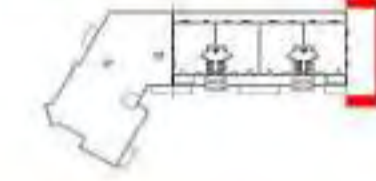
Elevations Correspond to Floor Plan Drawing:
ARA-TC01-P1 to P4



Front Elevation



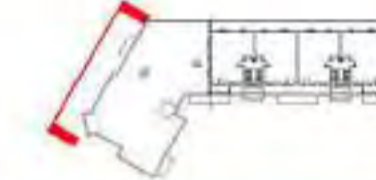
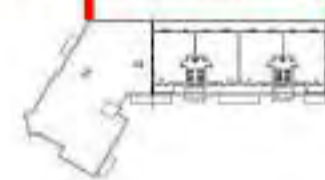
Side Elevation



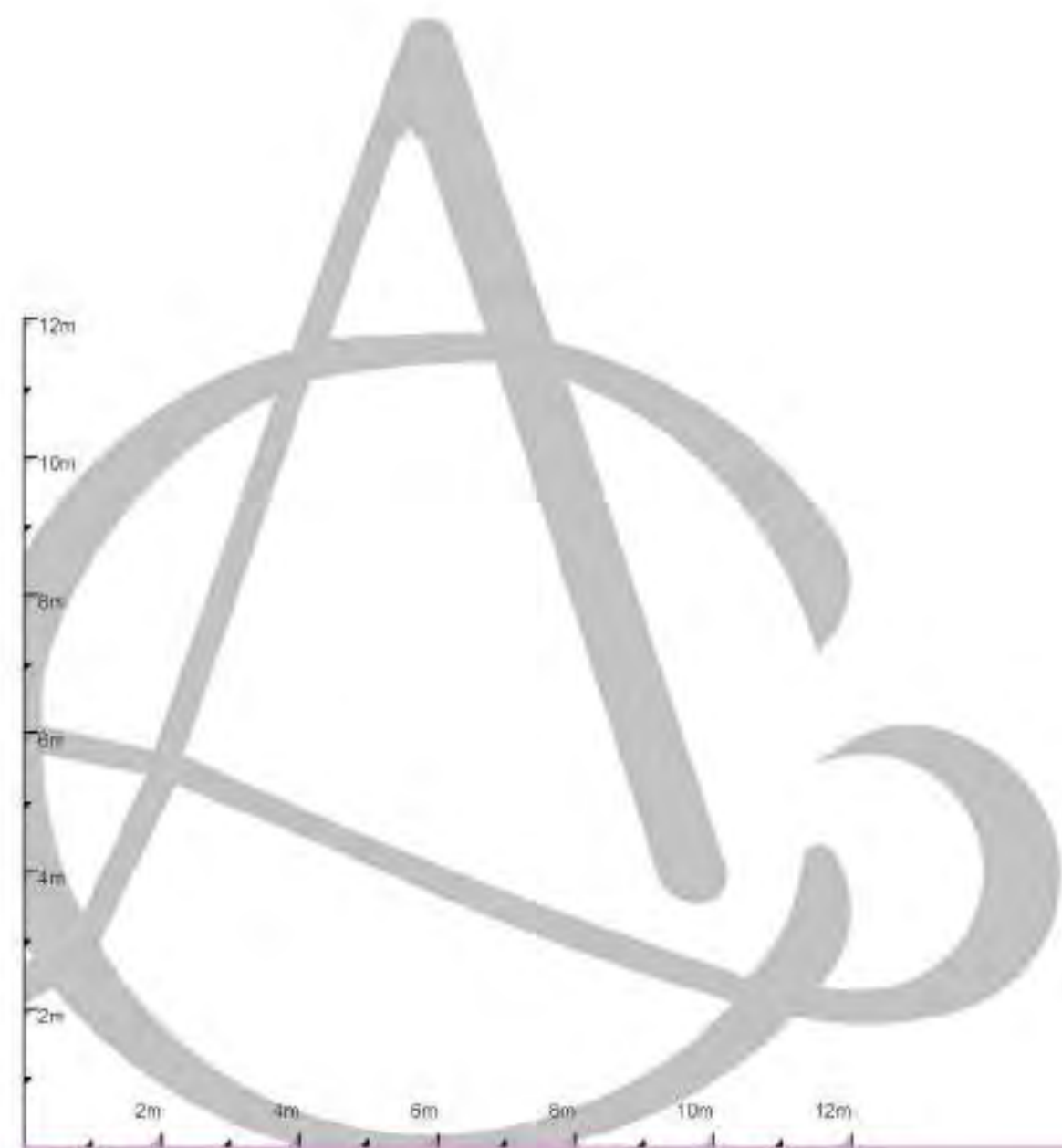
Appendix A



Rear Elevation



15



THE ARTISAN COLLECTION



Side Elevation



Side Elevation



Arrowsmith Court

ELEVATIONS: 4 Storey
Town Vernacular: Contemporary 8.1
REFERENCE: ARA-4S-TC01-E1

19.04.2023 CREATED
1:100 @ A1 SCALING
A REVISION

A 17.08.23 CC
rev date by details
Wall return updated on rear elevation.

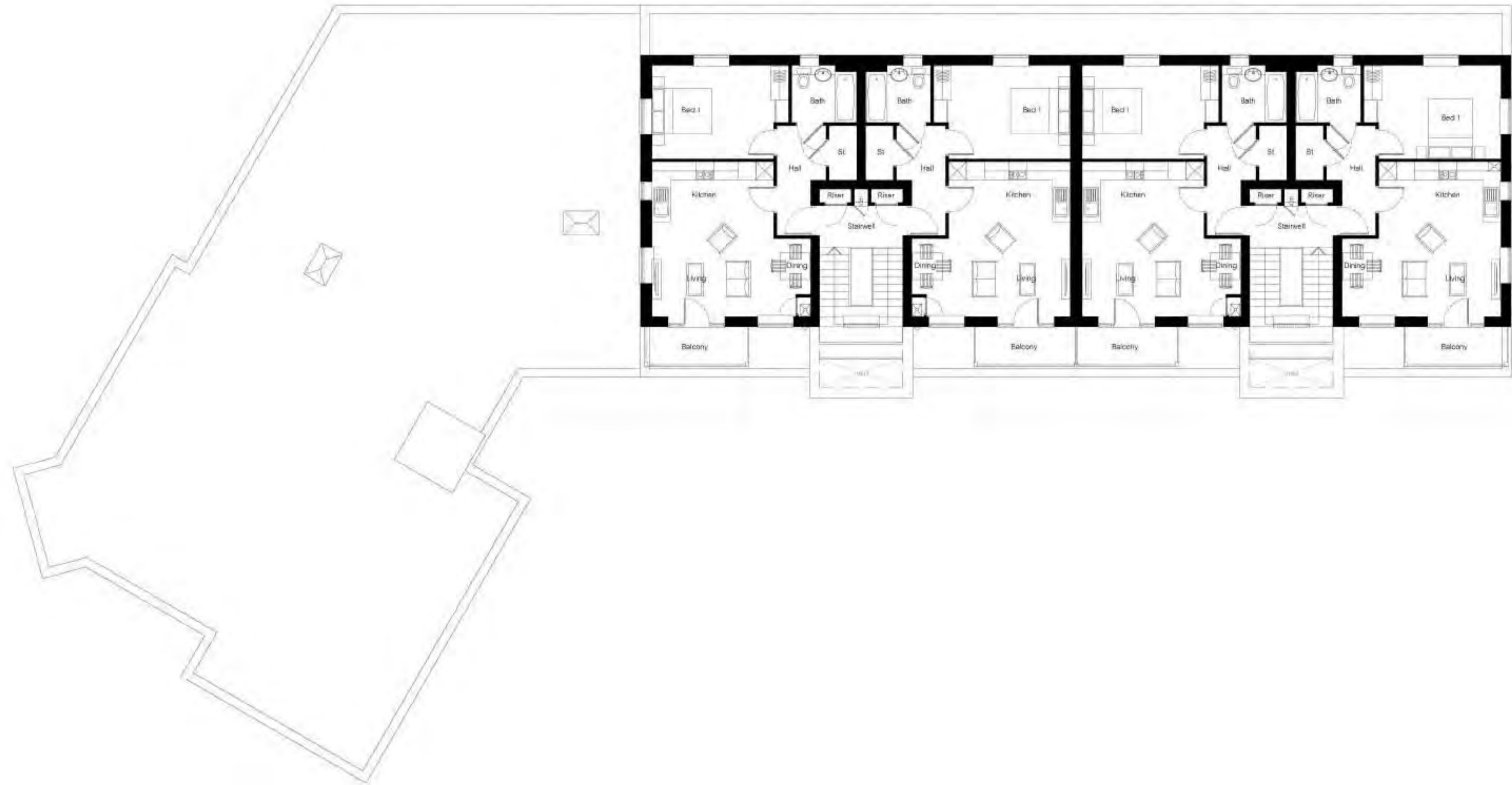
Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

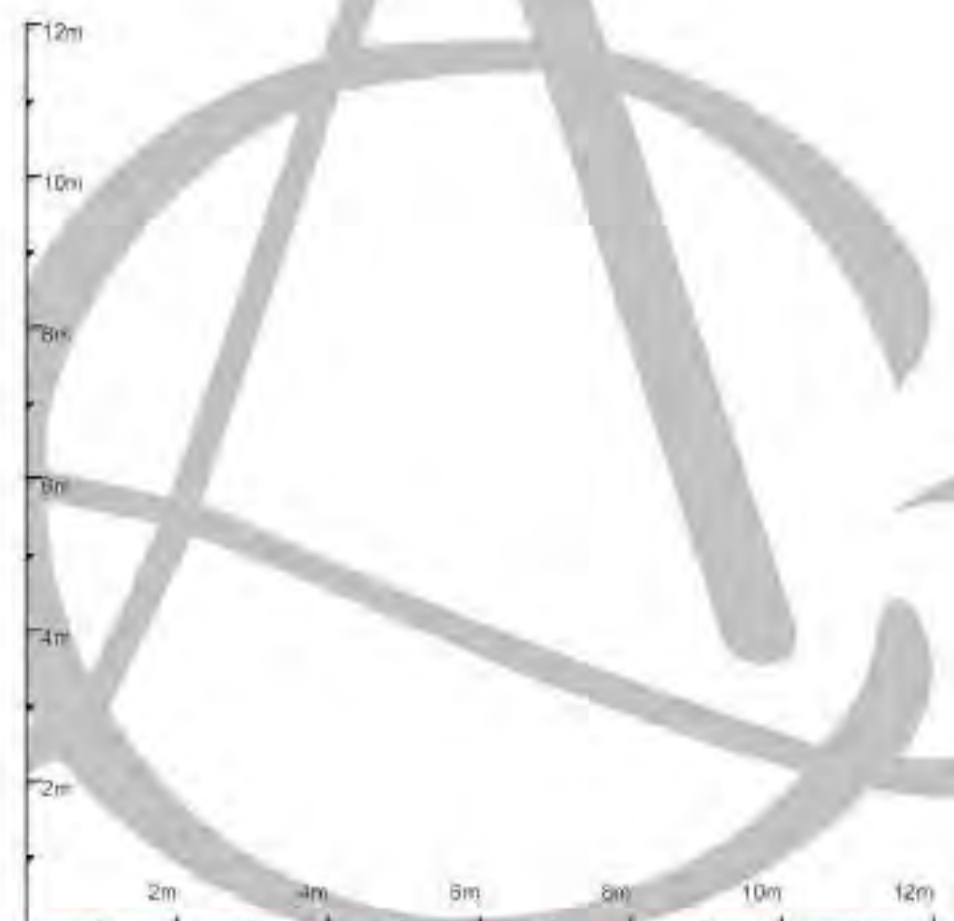
The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

Apartment Type: THE TRIPOD		Apartment Type: THE TRIPOD		Apartment Type: THE TRIPOD		Apartment Type: THE TRIPOD	
Area	52.77m ² (573)	Area	52.77m ² (573)	Area	52.77m ² (573)	Area	52.77m ² (573)
Floor area measured to face of structure above 1.5m height excluded.		Floor area measured to face of structure above 1.5m height excluded.		Floor area measured to face of structure above 1.5m height excluded.		Floor area measured to face of structure above 1.5m height excluded.	
Area	52.09m ² (562)	Area	52.09m ² (562)	Area	52.09m ² (562)	Area	52.09m ² (562)
Floor area measured to face of brickwork above 1.5m height excluded.		Floor area measured to face of brickwork above 1.5m height excluded.		Floor area measured to face of brickwork above 1.5m height excluded.		Floor area measured to face of brickwork above 1.5m height excluded.	



Top Floor

16

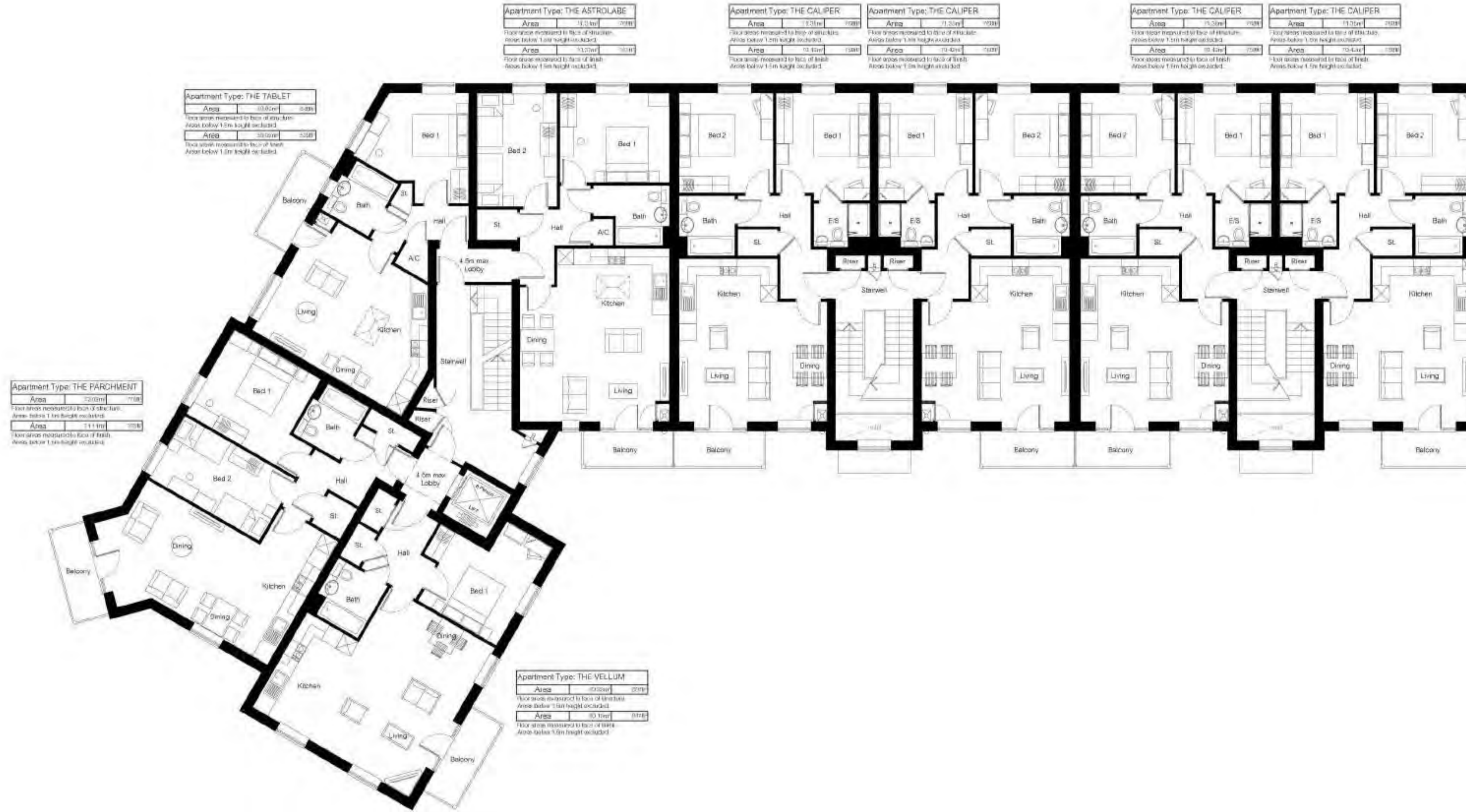


Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

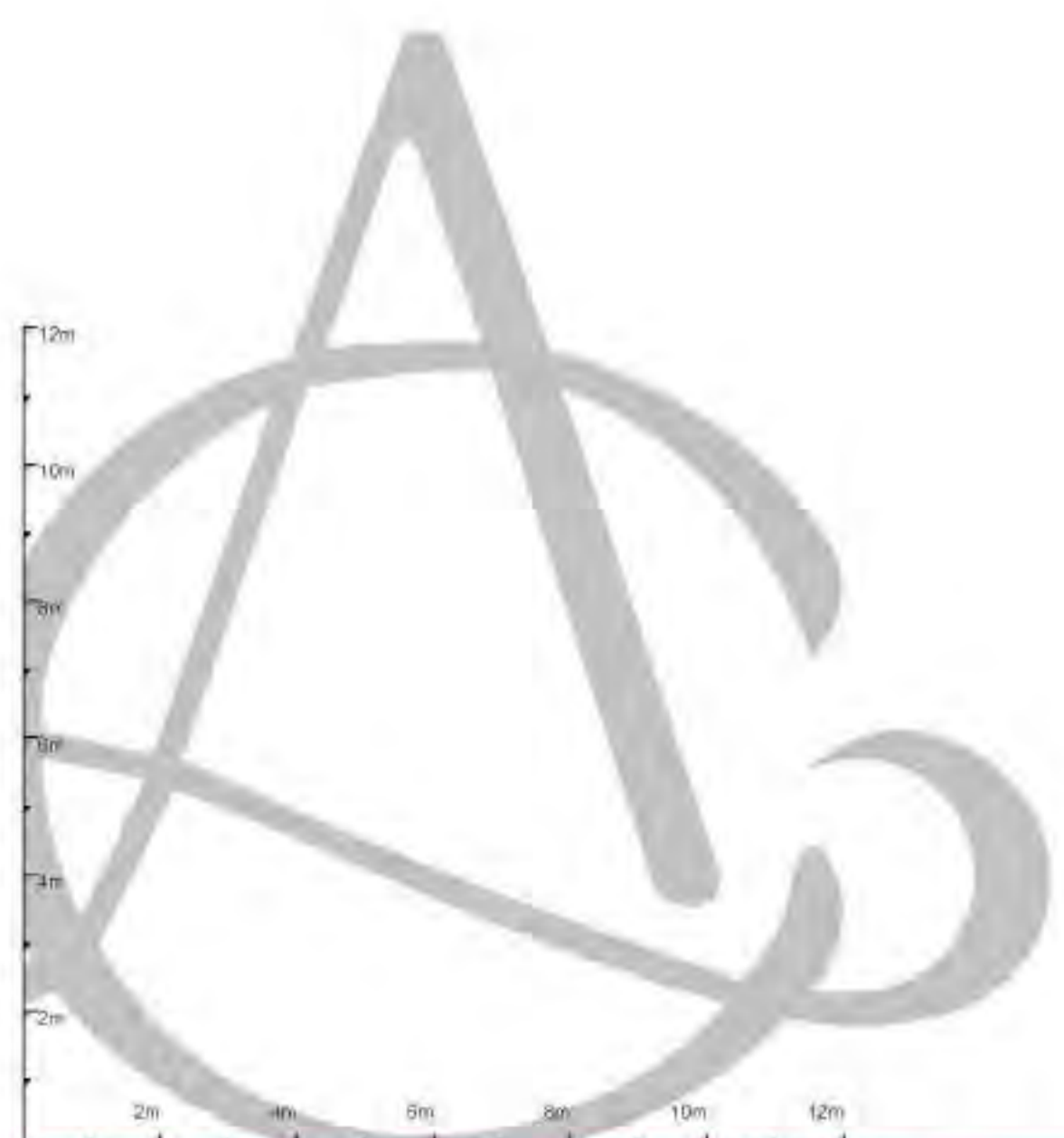
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



Second Floor

17



Do not scale other than for Local Authority Planning purposes:

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

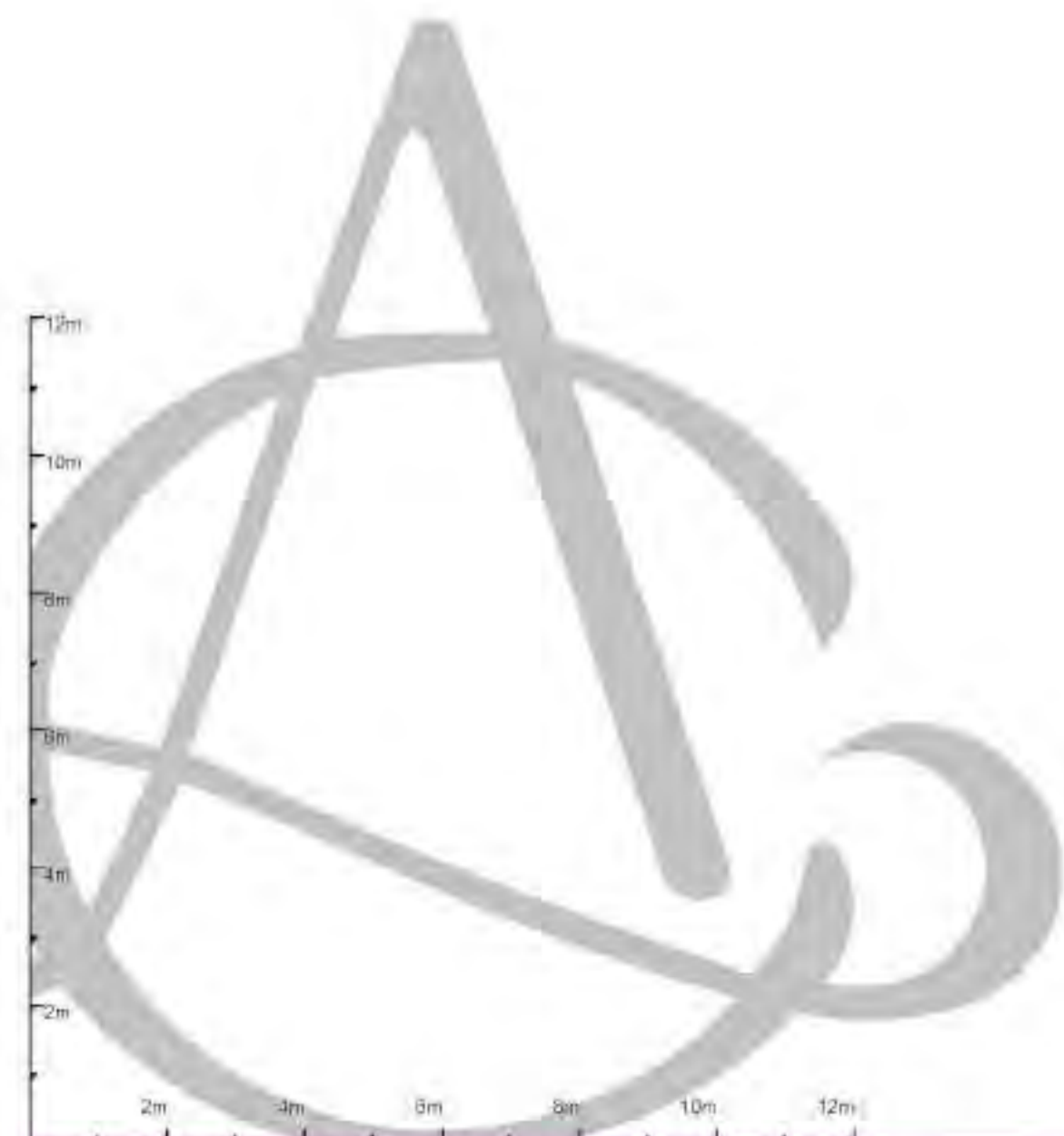
The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

<p>Apartment Type: THE TRIPPOD</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>	<p>Apartment Type: THE TRIPPOD</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>	<p>Apartment Type: THE TRIPPOD</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>	<p>Apartment Type: THE TRIPPOD</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 10.7sqm 447sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>	<p>Apartment Type: THE TEDDER</p> <p>Area: 18.7sqm 747sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 18.7sqm 747sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>	<p>Apartment Type: THE TEDDER</p> <p>Area: 18.7sqm 747sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p> <p>Area: 18.7sqm 747sqft</p> <p>Floor area measured to face of structural walls below 1.5m height excluded.</p>
--	--	--	--	---	---



Top Floor

18

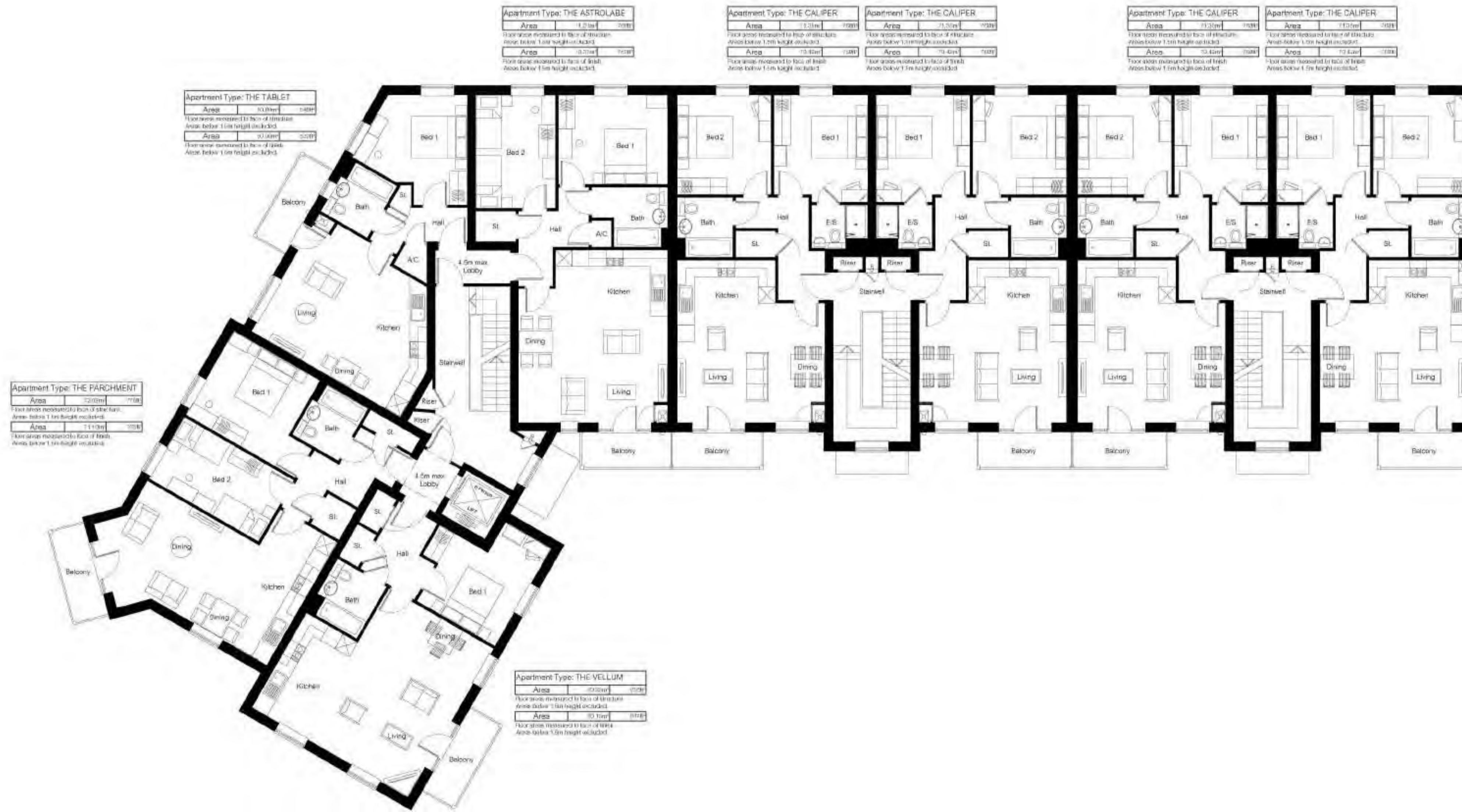


Do not scale other than for Local Authority Planning purposes:

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

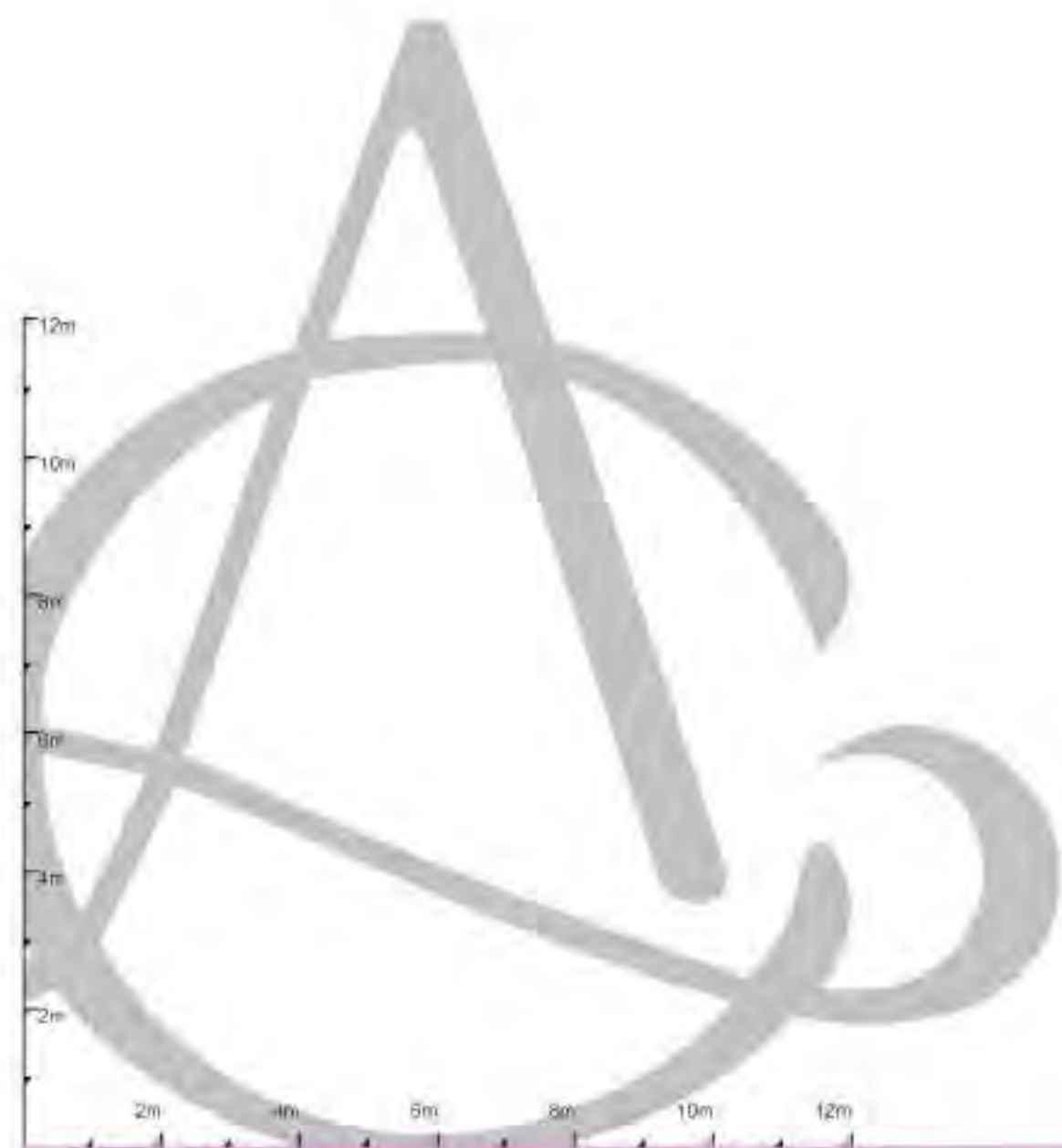
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



First Floor

19

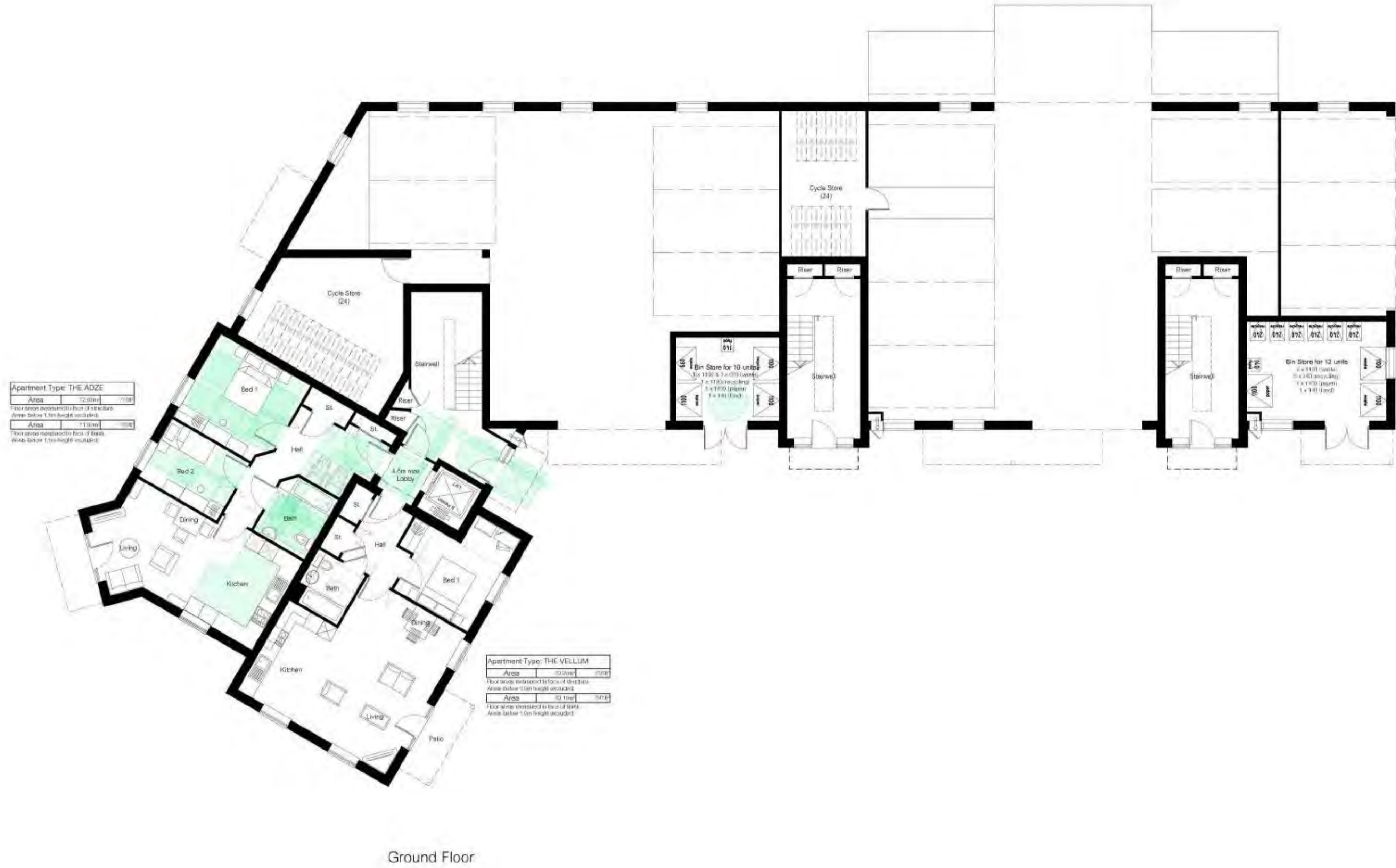


Do not scale other than for Local Authority Planning purposes.

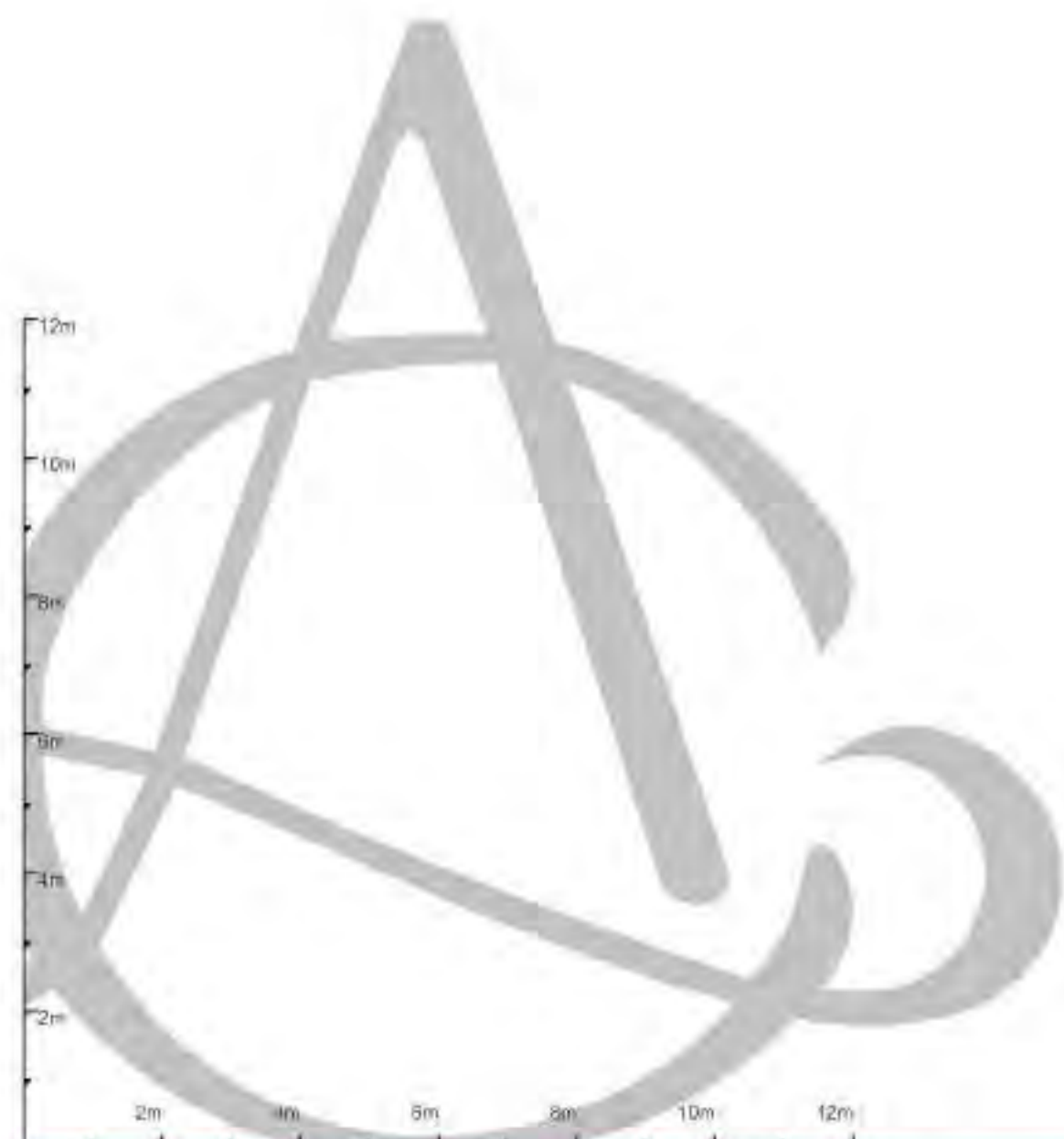
Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



20

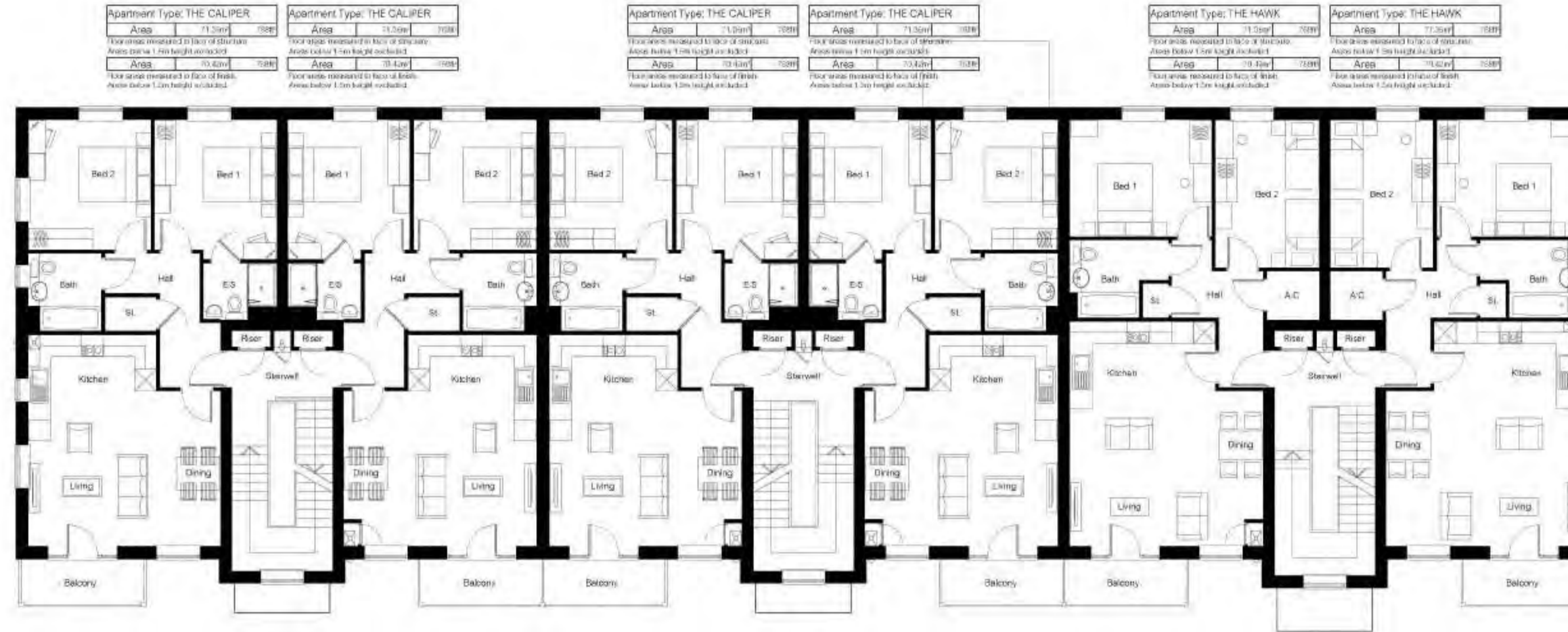


Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

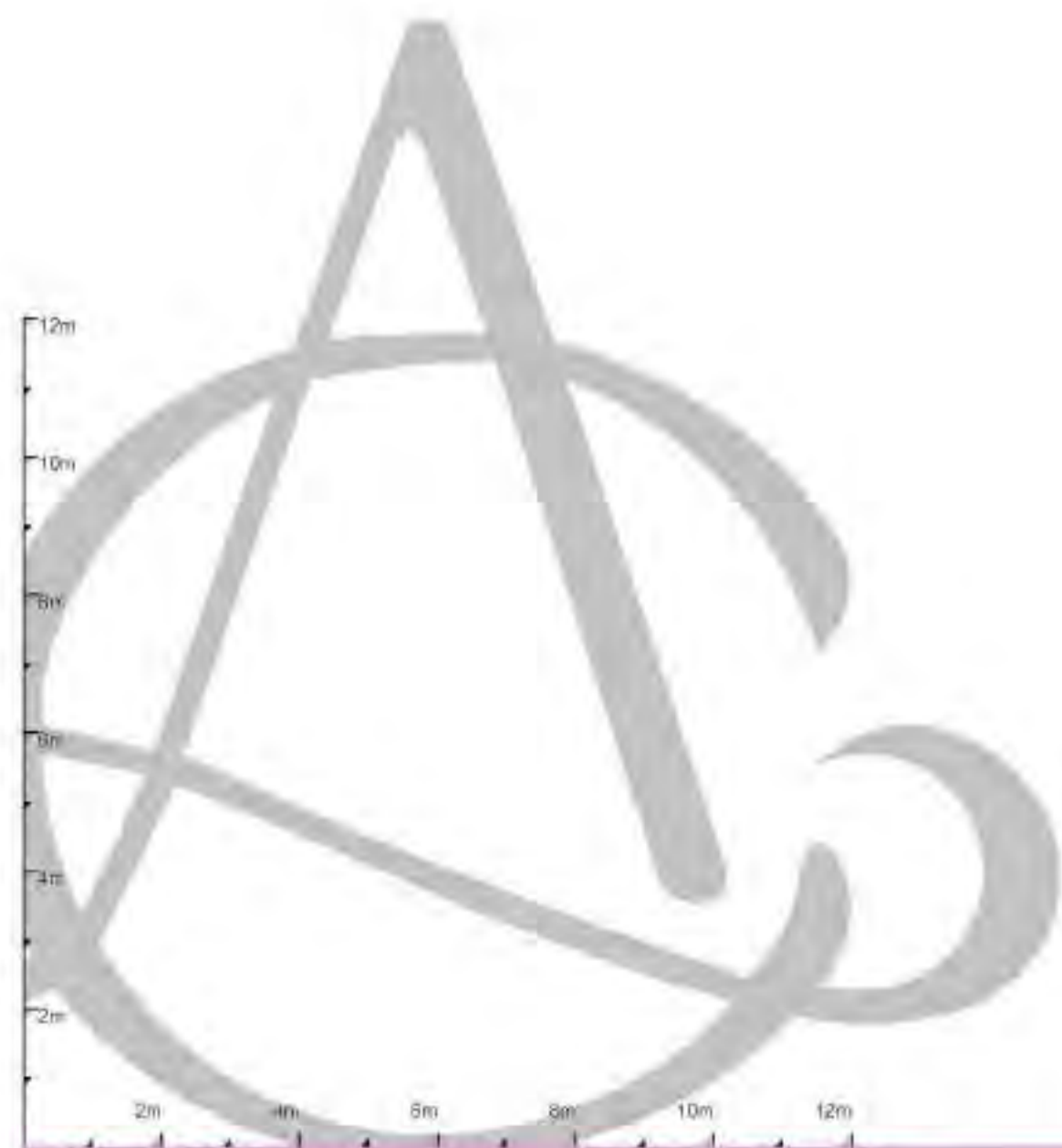
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



First Floor

21



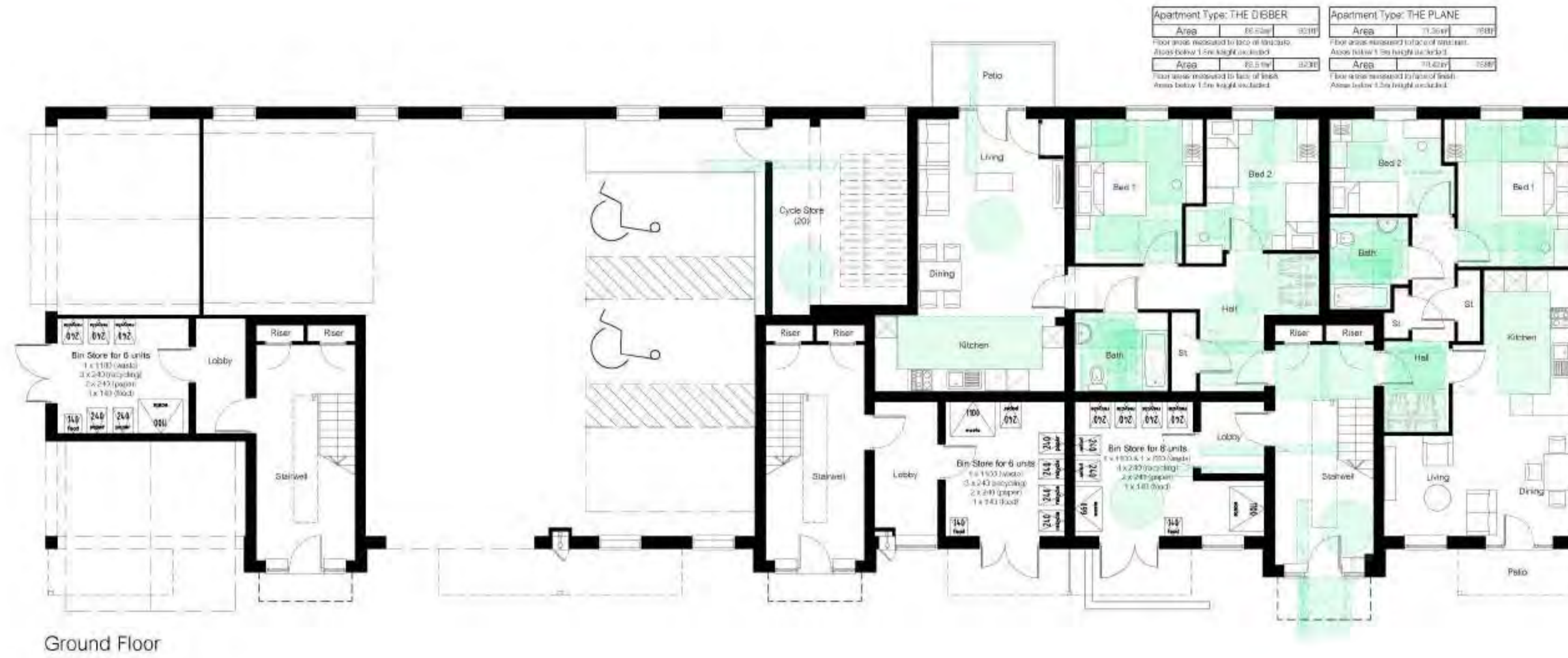
Appendix A

Do not scale other than for Local Authority Planning purposes.

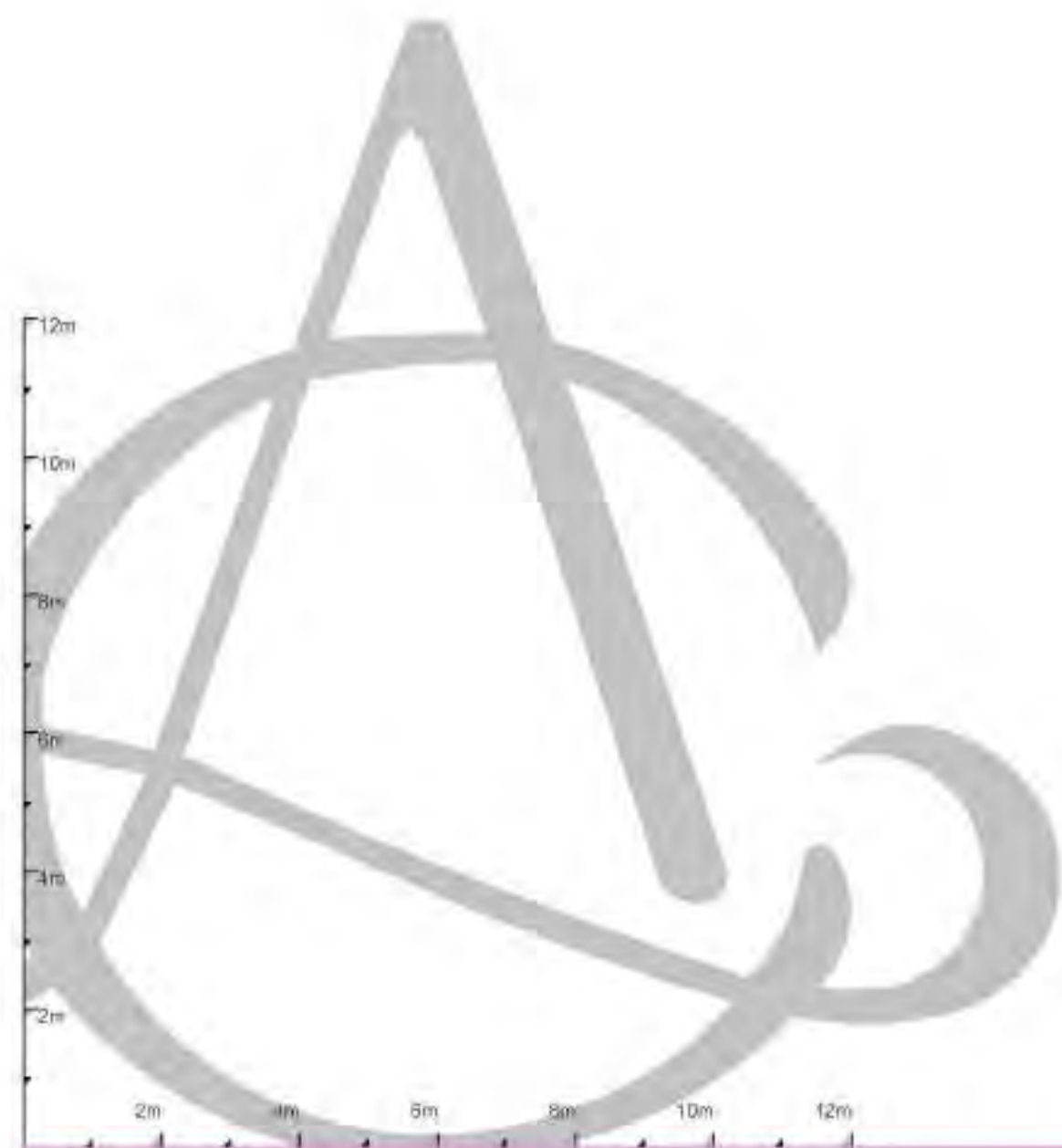
Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



22



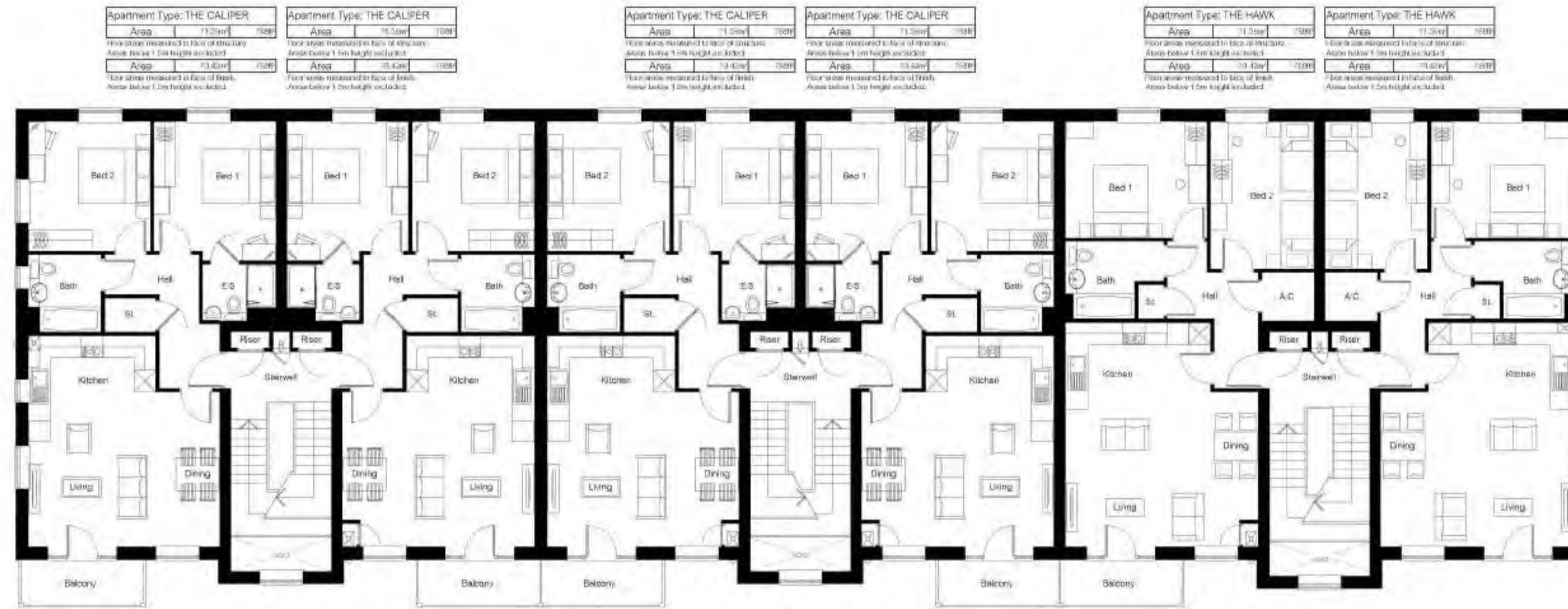
Appendix A

Do not scale other than for Local Authority Planning purposes.

Copyright © 2020 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

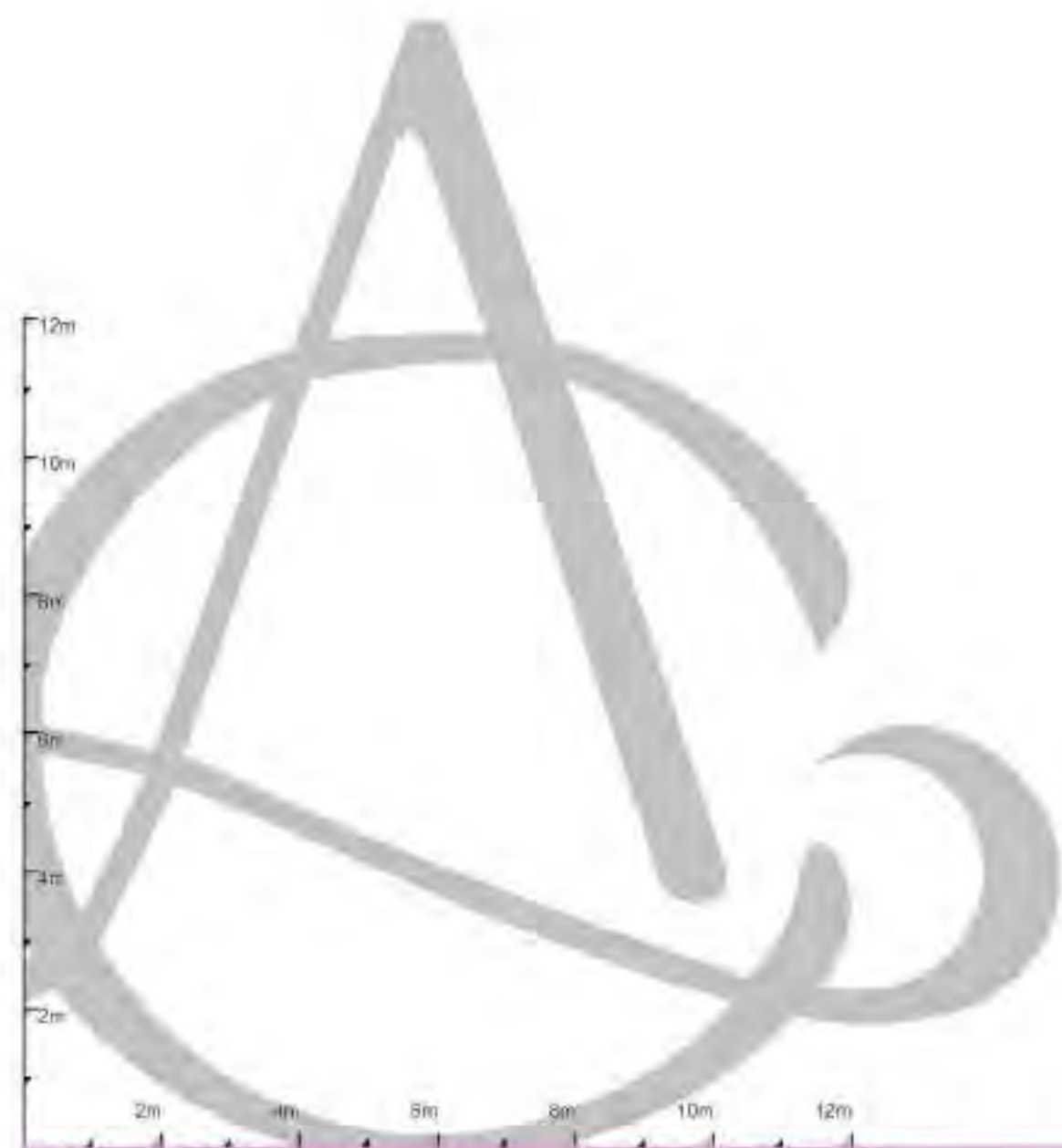
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



Second Floor

23





Appendix A

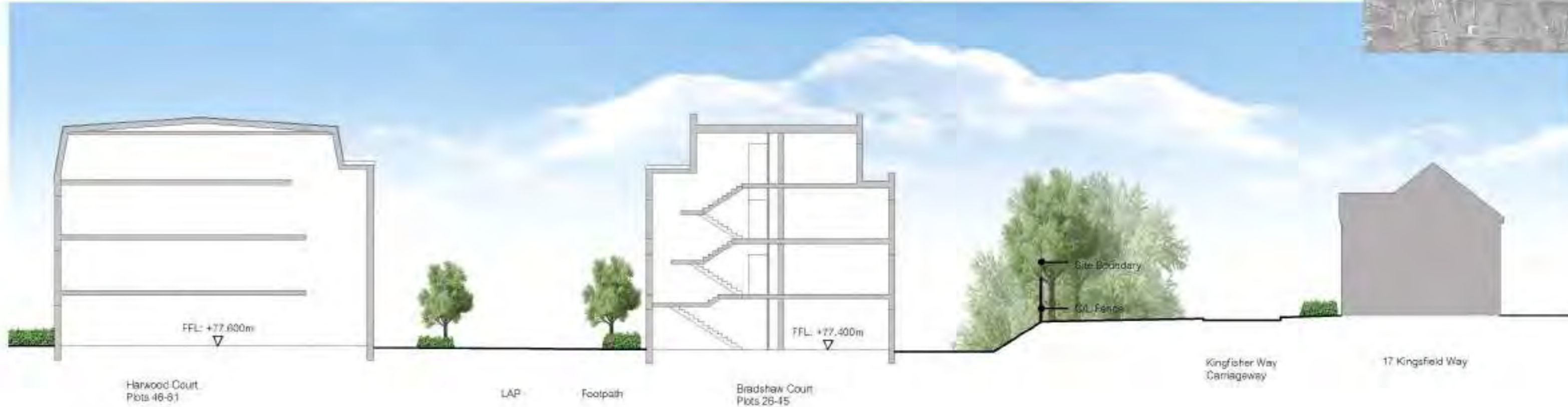


Appendix A



Appendix A

Appendix A



NOTE:
 Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.

Appendix A

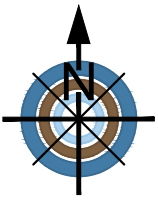


0001
10m
5m
5m
10m
site section 02

Agenda Item 4



NOTE:
 Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



DRAFT - FOR INFORMATION ONLY

Appendix B

NOTES:

1. This drawing is to be read in conjunction with GHB series 333/2023 drawings and documents and any other relevant project team documents.
2. Preliminary Issue - This drawing is not to be used for construction or detailed pricing purposes. Any work undertaken before approvals are received (in writing) are at risk of abortive works.
3. This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on information available and planning requirements at the date of issue only.



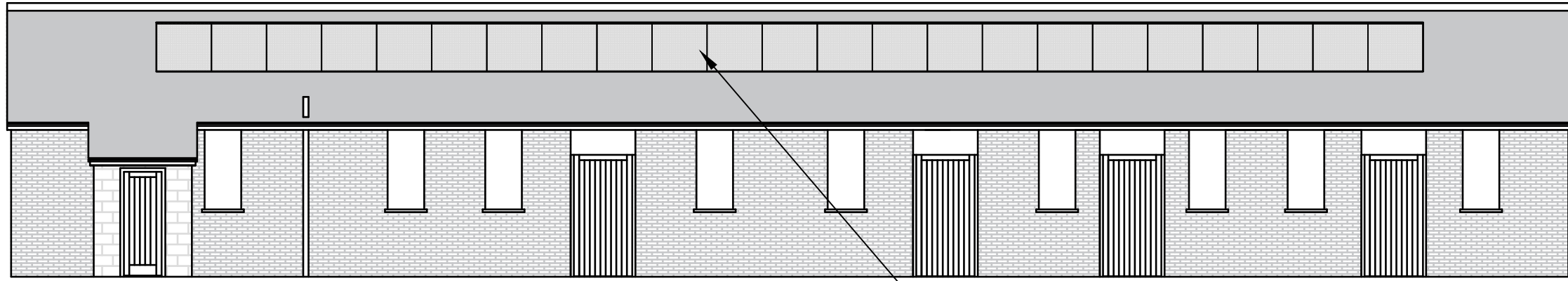
© Copyright



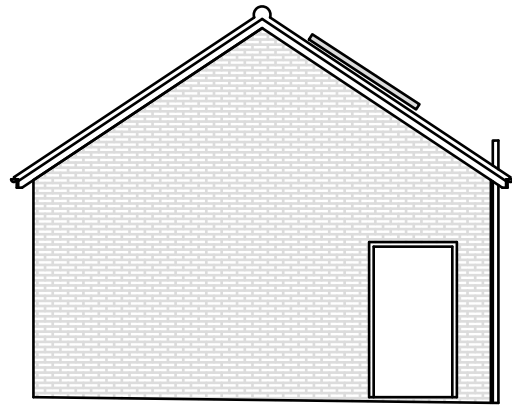
GHBullard & Associates LLP
Civil and Traffic Engineering Consultants

Sketch:	333/2023/011 - P1		
Project:	EPSOM DOWNS: RUDEN WAY		
Title:	INDICATIVE DRAINAGE STRATEGY PLAN LAYOUT		
Scale:	1:200 @ A1	Date:	DEC 2023

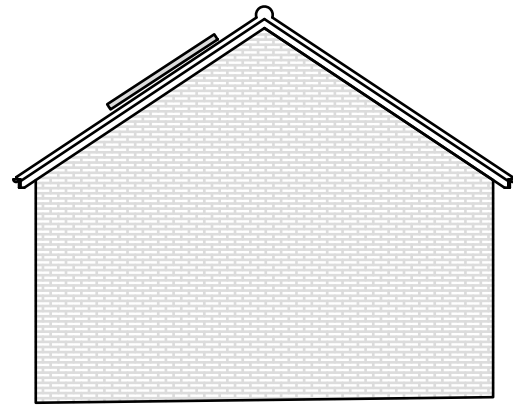
Appendix C



Proposed Elevation 'A'

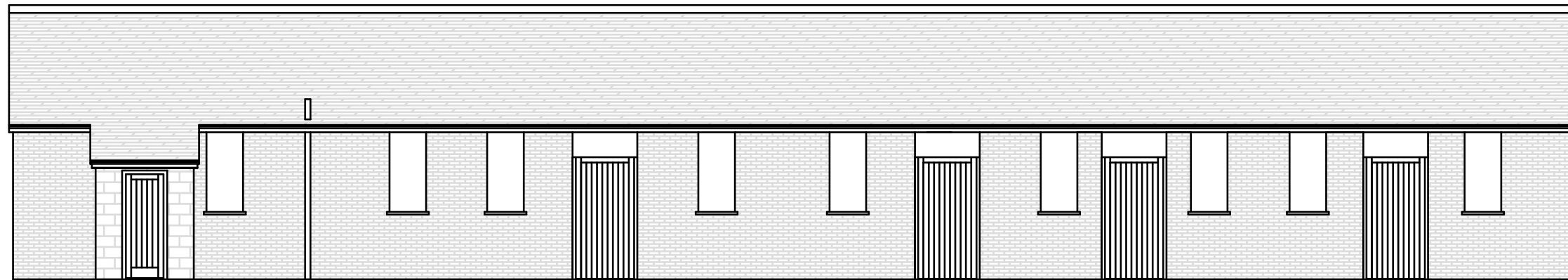


Proposed Elevation 'B'

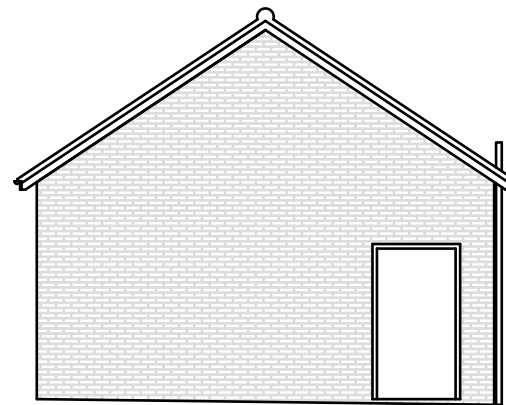


Proposed Elevation 'C'

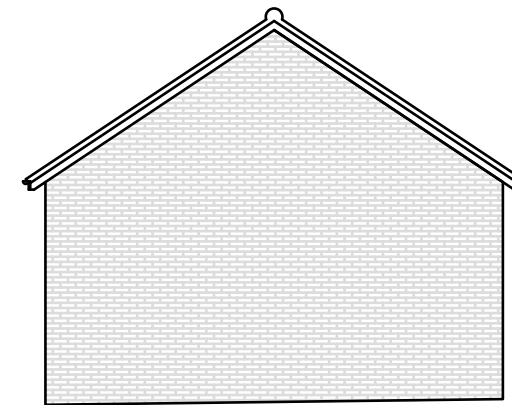
23 No. proposed Solar Panels
1038mm x 1924mm mounted on
roof @ 34 degree angle to match
existing pitch .



Existing Elevation 'A'



Existing Elevation 'B'



Existing Elevation 'C'

Prepared by:
renewables@jpecgroup.co.uk
08009552821
renewables@jpecgroup.co.uk

For: RBBC
New Pond Depot Woodhatch Road,
Reigate

Quote #: 3590684
Valid until: 2nd February 2024



Solar Energy System Proposal

Dear RBBC,

Thank you for the opportunity to present your Solar Energy System Proposal.

Best Regards,
renewables@jpecgroup.co.uk
JPEC Group

Recommended System Option

21.73_{kW}

System Size

£14,060

Estimated Annual
Electricity Bill Savings

£32,008

Total System Price
excluding VAT

£32,008

Net System Price
excluding VAT

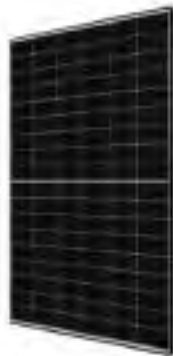


Map data and image © Google

Your Solution

JAM54S30 BF Half-Cell

21.730kW of Solar Power
53 x JAM54S30-410/MR
410 Watt panels
12 Year Product Warranty & 25 Year Linear Performance Warranty
18,937kWh per year



Inverter

SolaX Power
10.000 kW Total Inverter Rating
 2 x X1-HYBRID-5.0-D

Inverter

SolaX Power
7.600 kW Total Inverter Rating
 1 x A1-Hybrid-7.6

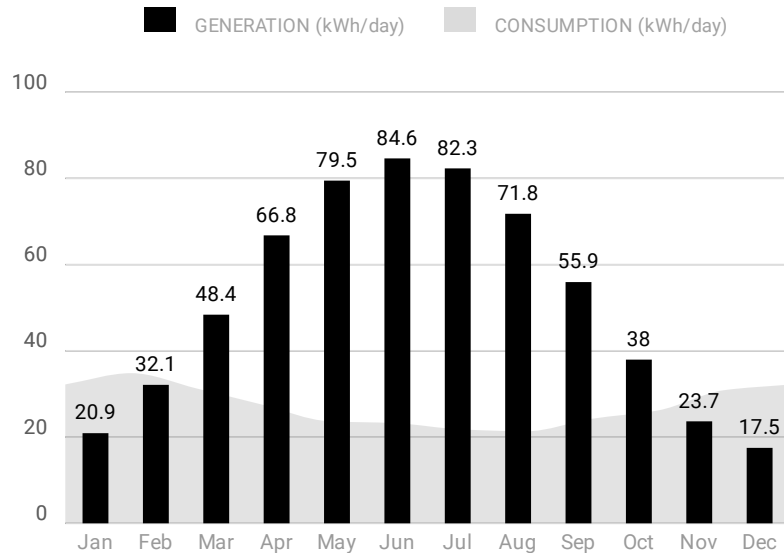
Battery

SolaX Triple Power
11.6 kWh Total Battery Storage
 2 x T-BAT H 5.8

Warranties: 12 Year Panel Product Warranty, 25 Year Panel Performance Warranty, 5-10 Year Inverter Product Warranty, 10 Year Battery Product Warranty

System Performance

189%
Energy From Solar



System Performance Assumptions: System Total losses: 0%, Inverter losses: 0%, Optimizer losses: 0%, Shading losses: 0.2%, Performance Adjustment: 0%, Output Calculator: MCS. Panel Orientations: 30 panels with Azimuth 180 and Slope 20, 23 panels with Azimuth 129 and Slope 20.

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. This estimate is based upon the standard MCS procedure is given as guidance only. It should not be considered as a guarantee of performance. The solar PV self-consumption has been calculated in accordance with the most relevant methodology for your system. There are a number of external factors that can have a significant effect on the amount of energy that will be self-consumed.

Shading will be present on your system that will reduce its output to the factor stated. This factor was NOT calculated using the MCS shading methodology, but we can confirm that the system as quoted, taking into account the shading present, will deliver at least 90% of the energy (in kWh) as set out in this performance estimate.

This system performance calculation has been undertaken using estimated values for array orientation, inclination, or shading. Actual performance may be significantly lower or higher if the characteristics of the installed system vary from the estimated values.

Important Note: The energy performance and benefits of EESS is impossible to predict with certainty due to the numerous functions a system can be programmed to perform. This estimate is based upon the standard MCS procedure and is given as guidance only. It should not be considered as a guarantee of performance.

A. Installation data		
Installed capacity of PV system - kWp (stc)	21.73	kWp
Orientation of the PV system - degrees from South	Group 1: 30 panels with Orientation: 0 ° Group 2: 23 panels with Orientation: 50 °	°
Inclination of system - degrees from horizontal	Group 1: 30 panels with Tilt: 20° Group 2: 23 panels with Tilt: 20°	°
Postcode region	1	
B. Performance calculations		

kWh/kWp (Kk) from table	Group 1: 947 Group 2: 900	kWh/kWp
Shade Factor (SF)	0.99	
Estimated annual output (kWp x Kk x SF)	18,937	kWh
C. Estimated PV self-consumption - PV Only		
Assumed annual electricity consumption, kWh	10,000.00	kWh
Assumed annual electricity generation from solar PV system, kWh	18,937	kWh
Expected solar PV self-consumption (PV Only)	4,237.02	kWh
Grid electricity independence / Self-sufficiency (PV Only)	42.37	%
D. Estimated PV self-consumption - with EESS		
Assumed usable capacity of electricity energy storage device, which is used for self-consumption, kWh	10.44	kWh
Expected solar PV self-consumption (with EESS)	7,943.93	kWh
Grid electricity independence / Self-sufficiency (with EESS)	79.0%	%

Environmental Benefits

Solar has no emissions. It just silently generates pure, clean energy.

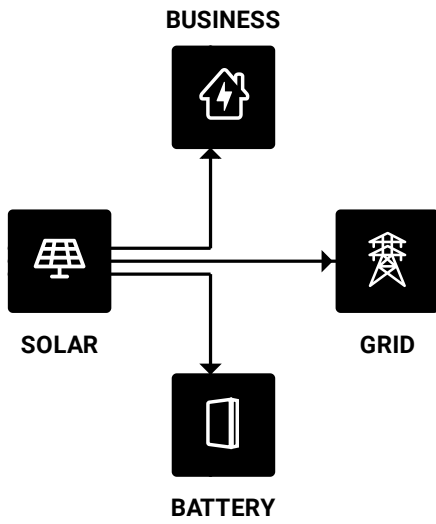


Each Year	
189%	5 tons
Of CO ₂ , SO _x & NO _x	Avoided CO ₂ per year

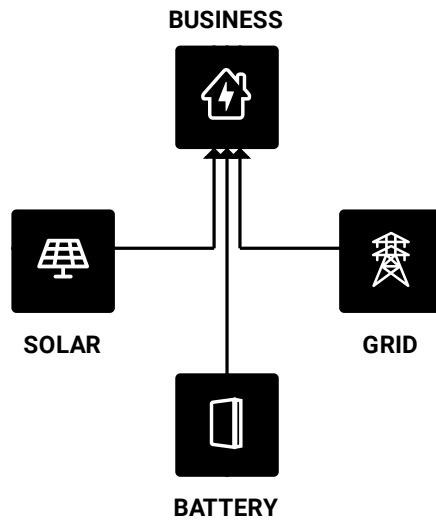
Over System Lifetime		
141,348	909	101
Car km avoided	Trees planted	Long haul flights avoided

How your system works

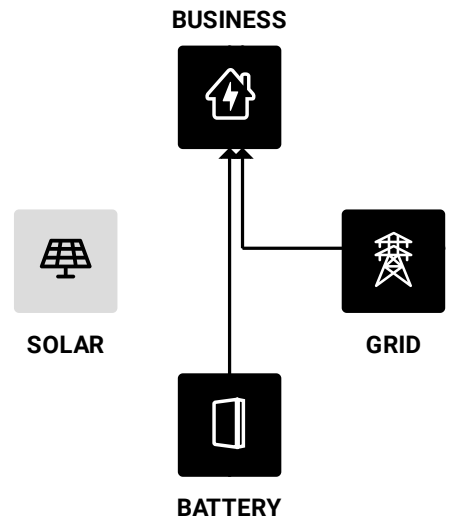
Generating Excess Solar



Partially Offset Usage

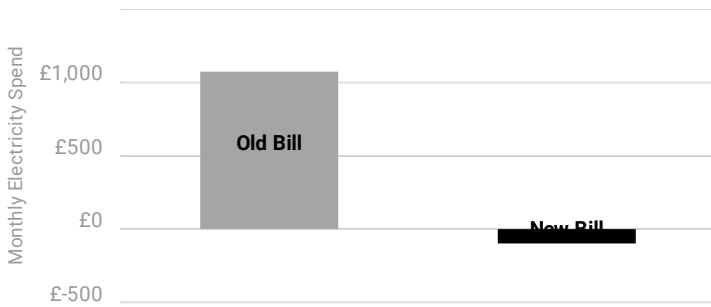


Night

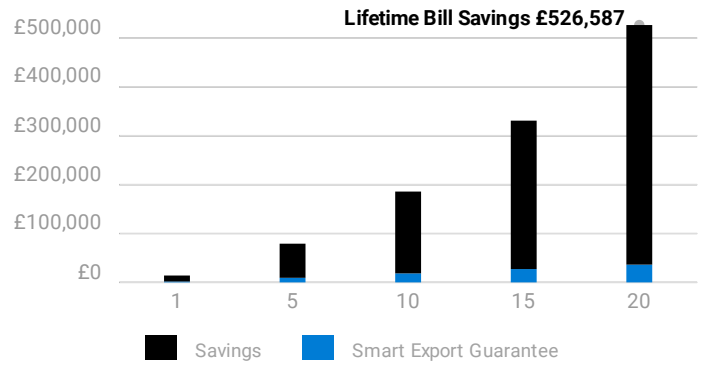


Electricity Bill Savings

First Year Monthly Bill Savings



Cumulative Bill Savings



Month	Solar Generation (kWh)	Electricity Consumption before solar (kWh)	Electricity Imported after solar (kWh)	Electricity Exported after solar (kWh)	Export Credit (£)	Utility Bill before solar (£)	Utility Bill after solar (£)	Estimated Savings (£)
Jan	648	999	414	47	8	1,181	113	1068
Feb	899	975	368	277	46	1,164	61	1103
Mar	1,500	969	264	779	133	1,162	-53	1215
Apr	2,003	824	97	1,258	217	1,068	-183	1251
May	2,464	734	4	1,715	299	1,011	-284	1294
Jun	2,539	698	0	1,827	321	986	-306	1293
Jul	2,552	676	0	1,862	328	973	-313	1286
Aug	2,225	662	0	1,549	271	964	-256	1220
Sep	1,678	728	82	1,019	174	1,006	-142	1147
Oct	1,177	812	192	542	90	1,061	-29	1089
Nov	710	926	350	118	19	1,134	84	1050
Dec	542	998	470	0	0	1,180	136	1044

Utility savings based on switch from Large Business TOU (West Sussex) to Octopus Flux

Rate not specified specified, using Large Business TOU (West Sussex) based on location.

Your projected energy cost is calculated by considering a 7.0% increase in energy cost each year, due to trends in the raising cost of energy. This estimate is based on your selected preferences, current energy costs and the position and orientation of your roof to calculate the efficiency of the system. Projections are based on estimated usage of 10000 kWh per year, assuming Large Business TOU (West Sussex) Electricity Tariff.

Your electricity tariff rates may change as a result of installing the system. You should contact your electricity retailer for further information.

Proposed Tariff Details - Octopus Energy Octopus Flux

Energy Charges

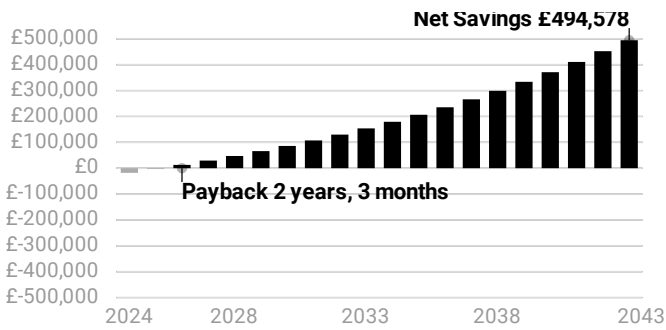
Day Rate <i>5am-4pm & 7pm-2am</i>	£0.28 / kWh
Flux Rate	£0.17 / kWh

2am-5am	
Peak Rate 4pm-7pm	£0.39 / kWh
Feed-in Tariff	
Day Rate FiT 5am-4pm & 7pm-2am	£0.17 / kWh
Flux Rate FiT 2am-5am	£0.06 / kWh
Peak Rate FiT 4pm-7pm	£0.28 / kWh
Fixed Charges	
Standing Charge	£0.48 / day

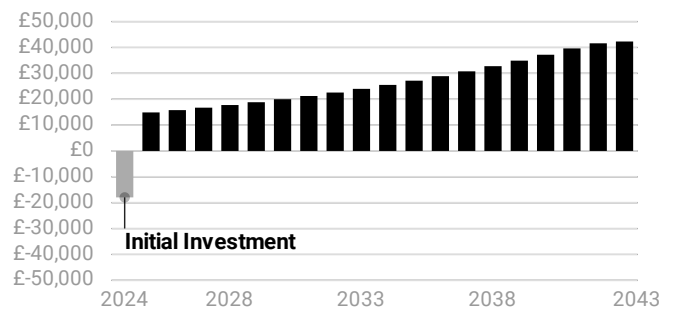
Net Financial Impact Cash

$$\begin{array}{rcl}
 \text{£526,587} & - & \text{£32,008} & = & \text{£494,578} \\
 \text{Utility Bill Savings} & & \text{Net System Cost} & & \text{Estimated Net Savings}
 \end{array}$$

Cumulative Savings From Going Solar



Annual Savings From Going Solar



Estimates do not include replacement costs of equipment not covered by a warranty. Components may need replacement after their warranty period. Financial discount rate assumed: 6.75%

Quotation

Payment Option: Cash

53 x JAM54S30-410/MR 410 Watt Panels (JA Solar) 2 x X1-HYBRID-5.0-D, 1 x A1-Hybrid-7.6 (SolaX Power) 2 x T-BAT H 5.8 (SolaX Triple Power) Tilt Racks (53 panels)	
Total System Price	£32,008.18 Excluding £3,200.82 VAT
Purchase Price	£32,008.18 Excluding £3,200.82 VAT

Price excludes Retailer Smart Meter should you want us to install your Smart Meter it will be an additional cost.
 This proposal is valid until 2nd February 2024.

Quote Acceptance

I have read & accept the terms and conditions.

Signature _____

Name _____

Date _____



This proposal has been prepared by JPEC Group using tools from OpenSolar. Please visit www.opensolar.com/proposal-disclaimer for additional disclosures from OpenSolar.

DEEP BLUE 3.0

Mono

415W MBB Half-cell Module
JAM54S30 390-415/MR Series

Introduction

Assembled with 11BB PERC cells, the half-cell configuration of the modules offers the advantages of higher power output, better temperature-dependent performance, reduced shading effect on the energy generation, lower risk of hot spot, as well as enhanced tolerance for mechanical loading.



Higher output power



Lower LCOE



Less shading and lower resistive loss

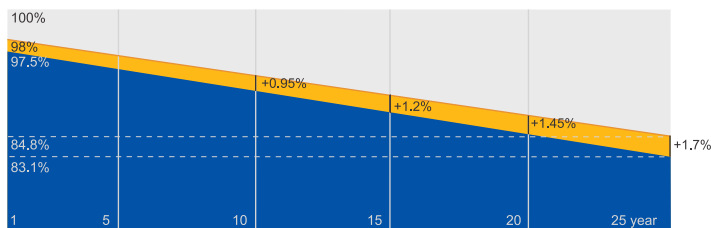


Better mechanical loading tolerance

Superior Warranty

- 12-year product warranty
- 25-year linear power output warranty

0.55% Annual Degradation Over 25 years



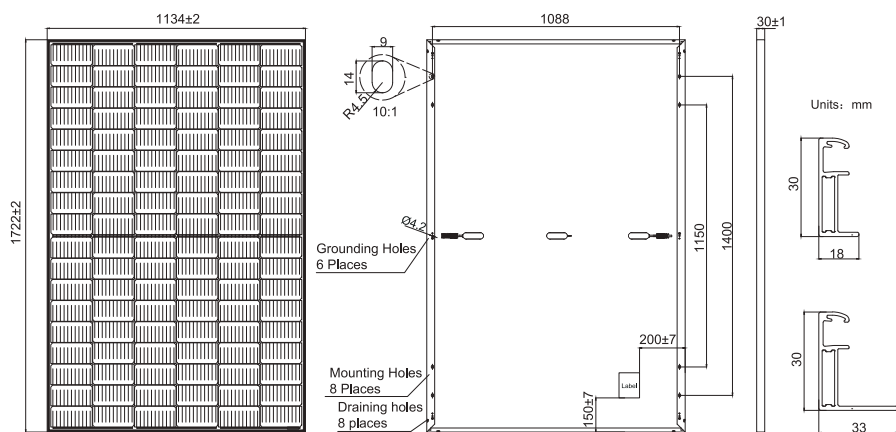
■ New linear power warranty ■ Standard module linear power warranty

Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC TS 62941: 2016 Terrestrial photovoltaic (PV) modules – Guidelines for increased confidence in PV module design qualification and type approval



MECHANICAL DIAGRAMS **SPECIFICATIONS**



Cell	Mono
Weight	21.5kg±3%
Dimensions	1722±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm ² (IEC) , 12 AWG(UL)
No. of cells	108(6x18)
Junction Box	IP68, 3 diodes
Connector	MC4(1000V) MC4-EVO2(1500V)
Cable Length (Including Connector)	Portrait: 300mm(+)/400mm(-); Landscape: 1200mm(+)/1200mm(-)
Packaging Configuration	36pcs/Pallet, 936pcs/40ft Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54S30 -390/MR	JAM54S30 -395/MR	JAM54S30 -400/MR	JAM54S30 -405/MR	JAM54S30 -410/MR	JAM54S30 -415/MR
Rated Maximum Power(Pmax) [W]	390	395	400	405	410	415
Open Circuit Voltage(Voc) [V]	36.85	36.98	37.07	37.23	37.32	37.45
Maximum Power Voltage(Vmp) [V]	30.64	30.84	31.01	31.21	31.45	31.61
Short Circuit Current(Isc) [A]	13.61	13.70	13.79	13.87	13.95	14.02
Maximum Power Current(Imp) [A]	12.73	12.81	12.90	12.98	13.04	13.13
Module Efficiency [%]	20.0	20.2	20.5	20.7	21.0	21.3
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α _{Isc})	+0.045%/°C					
Temperature Coefficient of Voc(β _{Voc})	-0.275%/°C					
Temperature Coefficient of Pmax(γ _{Pmp})	-0.350%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

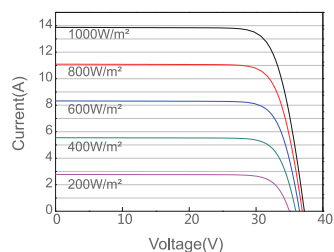
Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

ELECTRICAL PARAMETERS AT NOCT **OPERATING CONDITIONS**

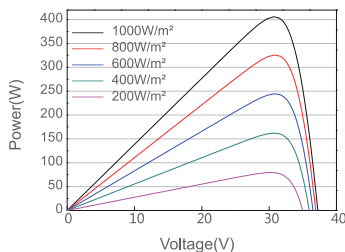
TYPE	JAM54S30 -390/MR	JAM54S30 -395/MR	JAM54S30 -400/MR	JAM54S30 -405/MR	JAM54S30 -410/MR	JAM54S30 -415/MR	OPERATING CONDITIONS	
Rated Max Power(Pmax) [W]	294	298	302	306	310	314	Maximum System Voltage	1000V/1500V DC
Open Circuit Voltage(Voc) [V]	34.62	34.75	34.88	35.12	35.23	35.37	Operating Temperature	-40°C~+85°C
Max Power Voltage(Vmp) [V]	28.87	29.08	29.26	29.47	29.72	29.89	Maximum Series Fuse Rating	25A
Short Circuit Current(Isc) [A]	10.89	10.96	11.03	11.10	11.16	11.22	Maximum Static Load, Front* Maximum Static Load, Back*	5400Pa(112lb/ft ²) 2400Pa(50lb/ft ²)
Max Power Current(Imp) [A]	10.18	10.25	10.32	10.38	10.43	10.50	NOCT	45±2°C
NOCT	Irradiance 800W/m ² , ambient temperature 20°C, wind speed 1m/s, AM1.5G						Safety Class	Class II
							Fire Performance	UL Type 1

CHARACTERISTICS

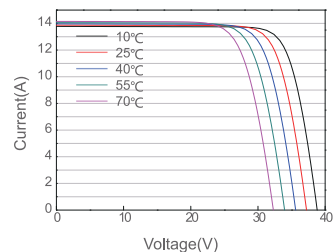
Current-Voltage Curve JAM54S30-405/MR



Power-Voltage Curve JAM54S30-405/MR



Current-Voltage Curve JAM54S30-405/MR



This page is intentionally left blank