

Agenda

Planning Committee

Wednesday, 6 April 2022 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in accordance with Government guidance. The Committee will assemble at the Town Hall, Reigate. Members of the public, Officers and Visiting Members should attend remotely.

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Members:

S. Parnall (Chairman)

M. S. Blacker
G. Adamson
J. Baker
Z. Cooper
R. Harper
A. King
F. Kelly

J. P. King
S. A. Kulka
S. McKenna
R. Michalowski
R. Ritter
C. Stevens
S. T. Walsh

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Published 29 March 2022

Substitutes:

Conservatives:	R. Absalom, A. C. J. Horwood, J. Hudson, M. Tary and R. S. Turner
Residents Group:	R. J. Feeney, P. Harp, N. D. Harrison and C. T. H. Whinney
Green Party:	J. Booton, P. Chandler, J. C. S. Essex, S. Sinden and D. Torra
Liberal Democrats	M. Elbourne

Mari Roberts-Wood
Head of Paid Service

1. Minutes (Pages 5 - 8)

To confirm as a correct record the Minutes of the previous meeting.

2. Apologies for absence

To receive any apologies for absence.

3. Declarations of interest

To receive any declarations of interest.

4. Addendum to the agenda (To Be Tabled)

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

PLANNING APPLICATIONS:

NOTES:

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

5. 21/02724/F - Land at Laburnham and Branscombe, 50 Haroldslea Drive, Horley (Pages 9 - 64)

Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022 and on 16/03/2022.

6. 21/02357/F - Garage block to the rear of 25 Albury Road, Merstham (Pages 65 - 98)

Demolition of garages and erection of two detached dwellings.

7. 22/00196/HHOLD - 31 Ashdown Road, Reigate (Pages 99 - 110)

Two storey side and single storey front extensions.

8. 22/00545/HHOLD - 17 Vogan Close, Reigate (Pages 111 - 118)

Proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling.

9. Report back - Tadworth Conservation Area (Pages 119 - 136)

To report back the results of the public consultation on the proposed Tadworth Conservation Area extension and to consider the designation of the proposed extension of the Tadworth Conservation Area.

10. First Homes Interim Policy Statement (Pages 137 - 150)

To note the requirements of this new national planning housing policy, and the need to apply it in the borough as set out in this Interim Policy Statement;

- Agree the recommended local eligibility criteria; and
- Authorise the relevant Heads of Service alongside portfolio-holder to amend this Interim Policy Statement as required to reflect lessons learnt through implementing the policy.

11. Any other urgent business

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.



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Notice is given of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

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BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 9 March 2022 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Z. Cooper, R. Harper, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, P. Chandler (Substitute), A. C. J. Horwood (Substitute), R. S. Turner (Substitute) and C. T. H. Whinney (Substitute).

87. MINUTES

It was **RESOLVED** that the minutes of the meeting held on 9 February 2022 be approved with one amendment in minute 73, apologies for absence.

88. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Adamson, Kelly, Ritter and Walsh. Councillors Whinney, Horwood, Chandler and Turner attended as their respective substitutes. An apology for absence was also received from Councillor Baker.

89. DECLARATIONS OF INTEREST

Councillor Turner declared a non-pecuniary interest in item 8 as she was a former employee of The Children's Trust.

90. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

91. 21/02160/F - CULLIGAN INTERNATIONAL UK LTD, PROSPECT WELLS HOUSE, OUTWOOD LANE, CHIPSTEAD

The Committee considered an application at Culligan International UK Ltd, Prospect Wells House, Outwood Lane, Chipstead for the demolition and comprehensive redevelopment of the site for a 3 storey building to provide a mixed use development comprising a shop (Use Class A1) at ground floor with 10 residential units (Use Class C3) at first and second floors, car parking, landscaping and associated works. As amended on 18/10/2021 x 2 and 22/11/2021.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

92. A) 21/00468/F AND B) 21/00469/LBC - THE OMNIBUS BUILDING, LESBOURNE ROAD, REIGATE

The Committee considered applications at Omnibus Building, Lesbourne Road, Reigate for external alterations comprising 8 no. conservation rooflights. As amended on 16/02/2022.

Daniel Chapman, the applicant, spoke in support of the application, explaining that they wanted to provide high-quality office space, promoting worker wellbeing.

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Significant investment in the quality of the office space and public areas of the building had been made, at a total cost of over £1.25 million. Potential tenants confirmed that they would only be interested in taking the space if rooflights were installed, as this would provide natural daylight and external views. This modest alteration to the roof has been developed alongside an experienced heritage specialist and the rooflights were of the same type used by Heritage England in their headquarters which was also Grade II-listed. Considerable effort had gone into considering alternatives to this proposal; however, they could not address the issues which this application sought to resolve. The benefits of the alterations were outlined. The Omnibus building itself was not a converted bus garage, but an almost entirely new building, constructed in the late 1990s, with only the original back wall remaining. The roof into which the rooflights would be inserted had been rebuilt with an entirely new structure.

A reason for permission was proposed by Councillor Michalowski and seconded by Councillor Blacker, whereupon the Committee voted on each application in turn (21/00468/F and 21/00469/LBC) and **RESOLVED** that planning permission be **GRANTED** on the grounds that:

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, DES1, NHE9, TAP1 and material considerations, including third party representations. It has been concluded that although the development would cause harm to the listed building, such harm is outweighed by the economic benefits and the proposal is therefore 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.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	0200 P-00		25.02.2021
Floor Plan	0201 P-00		25.02.2021
Floor Plan	0202 P-00		25.02.2021
Floor Plan	0203 P-00		25.02.2021
Roof Plan	0204 P-00		25.02.2021
Elevation Plan	0205 P-00		25.02.2021
Elevation Plan	0306 P-01		27.01.2022

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.

2. 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.

3. Notwithstanding the drawings, the rooflights shall be black painted metal rooflights with glazing bars of traditional profile. Details of the proposed conservation rooflights including colour and detailing and drawings showing the details and position flush with plane of roof shall be submitted and approved in writing of the Local Planning Authority before the rooflights are installed. Metal wrapped timber rooflights will be unacceptable due to their large profile.

Reason: To minimise harm to the character of the Grade II listed building with regards Development Management Plan Policies DES1, NHE9 and TAP1.

93. 21/02145/F - HEYSHAM CHURCH LANE, COULSDON

The Committee considered an application at Heysham Church Lane, Coulsdon for the demolition of existing substantial 1.5 Storey dwelling and replacement with 4 x new dwellings with associated car parking and private amenity space. As amended on 20/09/2021, 23/09/2021, 21/10/2021, 13/12/2021, 31/12/2021, 19/01/22, 21/01/2022, 08/02/2022 and on 18/02/2022.

A reason for refusal was proposed by Councillor Blacker and seconded by Councillor Horwood, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposal, by reason of the size and number of dwellings proposed and the resultant sub division of the site would result in plots which are narrower than those of the surrounding area and an incongruous and cramped overdevelopment of the site which is out of keeping with and harmful to the character and appearance of the locality contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019, advice within the Local Distinctiveness Design Guide SPD 2020 and chapter 12 of the NPPF.

94. 21/02090/F - THE CHILDREN'S TRUST, TADWORTH COURT, 2 TADWORTH STREET, TADWORTH

The Committee considered an application at The Children's Trust, Tadworth Court, 2 Tadworth Street, Tadworth for the demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical needs (use class f1) along with associated hard and soft landscaping, car drop off bays and ancillary works.

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RESOLVED that planning permission be **GRANTED** as per report and addendum and following change to condition:

4c – include Ward Members

*Details submitted on ecology, landscaping and construction to be forwarded to ward members for consideration.

95. REPORT BACK - WRAY COMMON CONSERVATION AREA

The Committee considered the comments received following designation of the extension to Wray Common Conservation Area on the 16 December 2020.

RESOLVED that there be no change to the designation.

96. REPORT BACK - REIGATE HILL CONSERVATION AREA

The Committee considered the comments received following designation of the extension to Reigate Hill Conservation Area on the 16 December 2020.

RESOLVED that there be no change to the designation.

97. REPORT BACK - MEATH GREEN CONSERVATION AREA

The Committee considered the comments received following designation of the extension to Meath Green Conservation Area on the 16 December 2020.

RESOLVED that there be no change to the designation.

The Committee thanked Mr McNally on his continued work.

98. ANY OTHER URGENT BUSINESS


There was none.

The Meeting closed at 9.46 pm

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	TO:	PLANNING COMMITTEE
	DATE:	6 th April 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Horley Central And South

APPLICATION NUMBER:	21/02724/F	VALID:	25 October 2021
APPLICANT:	Earlswood Homes	AGENT:	-
LOCATION:	LAND AT LABURNUM AND BRANSCOMBE 50 HAROLDSLEA DRIVE HORLEY SURREY RH6 9DU		
DESCRIPTION:	Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022 and on 16/03/2022.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The site is in south east Horley and includes part of Haroldslea Drive east from its junction with Castle Drive, up to no. 50 Haroldslea Drive and Laburnum. As well as including these two properties, the application site also includes land to the rear of No. 50, 52 and 54 Haroldslea Drive and land to the south of Laburnum. The south and south-east part of the site adjoin land designated by Development Management Plan (DMP) 2019 Policy NHE1(3) as “Gatwick Open Setting”, whilst the south west boundary of the application site adjoins the northern boundary of DMP allocated site SEH4: Land off the Close and Haroldslea Drive.

The site is located on the south east point of Horley town, adjoining land designated by Policy NHE7 “Rural Surrounds of Horley” and “Gatwick Open Setting”.

Until the adoption of the DMP in September 2019, this site was also designated in the Rural Surround of Horley, but the DMP re-draw the boundary of Rural Surround of Horley designation to exclude Thomas Waters Road, The Close, and this land, which are now all within the urban area of Horley.

This is a full application for demolition of existing buildings and erection of 40 homes, including affordable housing, with access from haroldslea drive and associated parking and open space.

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A new access road with footway is proposed to be created from Haroldslea Drive, following demolition of the existing bungalow at no.50. Additional pedestrian connections will be created into the existing public right of way which runs along the eastern boundary of the site.

12 of the 40 dwellings would be affordable units (30%). The proposed mix would be:

- 6 x 1 bed apartment (4 affordable)
- 6 x 2 bed apartment (4 affordable)
- 2 x 2 bed house (2 affordable)
- 20 x 3 bed house (2 affordable)
- 6 x 4 bed house.

The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.

The proposed mix and level of affordable housing is considered to be in accordance with the requirements of the development plan.

In terms of the design and scale of the scheme whilst the scheme would result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets. The density of development is consistent with that developed at the Inholms Farm site, allowed at appeal after public inquiry in 2013. That case related to a site under the Rural Surrounds of Horley designation whereas this is now urban area.

The proposal is considered to have an acceptable relationship to the surrounding residential properties.

Subject to conditions the scheme is considered acceptable with regard to quality of accommodation for future residents, contamination, drainage, ecology, trees, crime, and sustainable construction. A mature oak is proposed for felling at the site entrance but this is in poor condition with the Tree Officer considering it unsafe in the long-term and the application therefore provides opportunity to secure replacements.

The scheme would provide 12 spaces more than the Council's adopted minimum parking standards require with 86 parking spaces proposed within the site. 66 parking spaces allocated for the proposed dwellings and 20 further visitor spaces.

With regard to flooding the applicant has provided a Flood Risk Assessment and Drainage Strategy to demonstrate that the site meets the policy and NPPF requirements. Both the EA and Surrey Local Lead Flood Authority (LLFA) have raised no objection to the proposal. Conditions are recommended to secure further

details of the surface water drainage (Suds) system and a flood management and evacuation plan.

It is therefore the view of officers that the scheme is acceptable in principle. The scheme is considered to meet the requirements of the Development Plan and guidance set out within the NPPF. The scheme would provide a meaningful contribution to the housing needs of the borough and follow the “urban areas first” approach set out within the Core Strategy. The scheme would also provide economic benefits to the borough during the construction period and would provide significant contributions towards local infrastructure. There are condition to be no substantive grounds to refuse the application and as such it is recommended for approval.

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) 12 units of affordable housing in the following tenure mix
 - Reigate Living Rent – 8 units – 2 x 2B houses, 2 x 3B houses and 4 x 1B apartments
 - Shared Ownership OR First Homes – 4 x 2B apartments
- (ii) The Council’s legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 27 July 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

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Consultations:

Environment Agency: no objection. The proposed houses are entirely within Flood Zone 1 (area of lowest flood risk). The proposed access route has a low risk of surface water flooding (1 in 1000) and a medium risk of fluvial flooding (Flood Zone 2). The EA notes that the access to the site experienced flooding in 2013/14. Advise that a suitable evacuation and flood management plan should be provided due to flooding.

Environmental Health (Contaminated Land): recommends contaminated land conditions

Environmental Health (Air Quality): site is within an Air Quality Management Area (AQMA) but this is Gatwick related. Therefore no concerns from an air quality perspective other than requirement to restrict biomass burning/wood burning stoves.

Horley Town Council: objects on the following grounds –

- Site access is subject to flooding, therefore concerns regarding access and egress
- Concerns regarding cost and maintenance of proposed Suds and Foul sewerage pump
- Ecology report requires further surveys to be undertaken
- Concern regarding additional cars requiring access onto Balcombe Rd
- The Scale will have an adverse impact on the character and visual amenity of the local area
- Limited natural surveillance raising security concerns
- Site not allocated with Development Management Plan (DMP) for housing. Allocated sites should be developed first.
- Overdevelopment of the site

NATS: no safeguarding objection to the proposal

Neighbourhood Services: no objection subject to conditions.

Reigate North – Reigate Ramblers: no Public Right of Way directly crosses the application site but two paths run along two boundaries of the site. Expectation that the development does not reduce the amenity of the two paths concerned.

Regulatory Support Services (Noise Consultants): recommend condition to mitigate against potential noise from Gatwick air traffic at night.

Surrey County Council Archaeology Officer: no objection subject to condition to secure implementation of a programme of archaeological work.

Surrey County Council Highway Authority (CHA): The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to conditions.

Surrey County Council Lead Local Flood Authority: Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition

recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Minerals and Waste Planning Authority: No comments to make

Surrey Police Designing Out Crime Officer: recommends a Secure by Design condition.

Surrey Wildlife Trust: conditions recommended were the application to be approved

Thames Water: no objection in relation foul water sewerage capacity or surface water.

Representations:

47 Notification letters were originally sent to neighbouring properties on 2nd November 2021 and a site notice was posted 4th November 2021 and advertised in local press on 11th November 2021. A further notification letter for sent out on 16 March given recipients 14 days to comment on the amended set of drawings.

To date 309 responses have been received. 4 in support, 301 objecting and 4 neutral representations. The following issues have been raised:

Issue	Response
Property devaluation	This is not a material planning consideration
Covenant conflict	This is not a material planning consideration
Noise & disturbance	See paragraphs 6.22 to 6.27
Overshadowing	See paragraphs 6.22 to 6.27
Overlooking and loss of privacy	See paragraphs 6.22 to 6.27
Overbearing relationship	See paragraphs 6.22 to 6.27
Out of character with surrounding area	See paragraphs 6.4 to 6.9
Overdevelopment	See paragraphs 6.4 to 6.9
Poor design	See paragraphs 6.4 to 6.9
Harm to Listed Building and heritage	See paragraphs 6.4 to 6.9 and 6.58 to 6.60
Harm to Conservation Area	Site is not within Conservation Area
Harm to Green Belt/Countryside	Site is in designated urban area, not within Green Belt or Rural Surrounds of Horley
Inconvenience during construction	See paragraphs 6.22 to 6.27
Increase in traffic and congestion	See paragraphs 6.28 to 6.36

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Hazard to highway safety	See paragraphs 6.28 to 6.36
Inadequate parking	See paragraphs 6.28 to 6.36
Drainage and sewage capacity	See paragraphs 6.41 to 6.48
Flooding	See paragraphs 6.41 to 6.48
Harm to wildlife habitat	See paragraphs 6.50 to 6.57
Crime fears	See paragraphs 6.61 to 6.63
Impact on/lack of infrastructure and facilities/amenities in local area to support increased population	See paragraphs 6.64 to 6.65
Loss of/harm to trees	See paragraphs 6.50 to 6.57
Loss of green space	Site is not protected open space
Loss of private view	Not a material planning consideration
Health fears	See paragraphs 6.22 to 6.27 and 6.49
No need for the development	Each scheme must be assessed on its own planning merits
Alternative location/scheme preferred	Submitted scheme must be assessed on its own planning merits
Loss of buildings	See paragraphs 6.4 to 6.9

Letters of Support made the following comments:

- Benefit to housing need
- Economic growth / jobs
- Community/regeneration benefit
- Good design
- Good to see meets 30% affordable housing criteria
- Good mix of house sizes

1.0 Site and Character Appraisal

- 1.1 The site is in south east Horley and includes part of Haroldslea Drive east from its junction with Castle Drive, up to no. 50 Haroldslea Drive and Laburnum. As well as including these two properties, the application site also includes land to the rear of No. 50, 52 and 54 Haroldslea Drive and land to the south of Laburnum. The south and south-east part of the site adjoin land designated by Development Management Plan (DMP) 2019 Policy NHE1(3) as "Gatwick Open Setting", whilst the south west boundary of the application site adjoins the northern boundary of DMP allocated site SEH4: Land off the Close and Haroldslea Drive.

- 1.2 The site is located on the south east point of Horley town, adjoining land designated by Policy NHE7 “Rural Surrounds of Horley” and “Gatwick Open Setting”.
- 1.3 Until the adoption of the DMP in September 2019, this site was also designated in the Rural Surround of Horley, but the DMP re-drew the boundary of Rural Surround of Horley designation to exclude Thomas Waters Road, The Close, and this land, which are now all within the urban area of Horley.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant submitted a pre-application proposal for 42 dwellings. The layout and issues of access, flooding and other technical requirements were discussed.
- 2.2 Improvements secured during the course of the application: Amended plans submitted with the following changes:
 - a) Plot 21 in the original scheme has been omitted, providing more space for landscaping and allowing introduction of 2 additional visitor spaces in the south-east part of the site. The scheme is therefore now for 40 units not 41.
 - b) Vast majority of car barns removed to reduce built form
 - c) Block C moved back to provide a bit more space for landscaping to the front of the building
 - d) Separation distance between Plots 5-6 and the site boundary to the neighbour has been increased to approx. 4m
 - e) Car barns in the parking court adjacent to Plot 8 have been reduced
 - f) Central village green terrace redesigned. Reduced the 2.5 storey elements and introduced more variety to give more of an organic village feel
 - g) Car barn to the back of Plot 17-18 has been reduced and no longer attached to the garage as a continuous built form
 - h) Roofs to the apartment buildings have been hipped to further reduce bulk
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Various conditions are recommended to control materials, details and landscaping to ensure a high quality development. A legal agreement will be required to secure the on-site affordable housing provision. Various conditions are recommended to secure appropriate information with regard to flooding, ecology, noise, contamination and highway matters.

3.0 Relevant Planning and Enforcement History

- 3.1 None relevant

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.

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- 4.2 A new access road with footway is proposed to be created from Haroldslea Drive, following demolition of the existing bungalow at no.50. Additional pedestrian connections will be created into the existing public right of way which runs along the eastern boundary of the site.
- 4.3 Moving into the site, a small grouping of 4 dwellings is proposed at the rear of land currently within the curtilage of no.50 to provide a gateway to the scheme. The access road would then turn into the main part of the site, with a further 36 dwellings proposed, arranged around a central “village green” which provides a focal point and identity at the heart of the development.
- 4.4 The majority of the proposed dwellings are two storeys with only two of the units which provide the backdrop to the central “village green” being 2.5 storey.
- 4.5 12 of the 40 dwellings would be affordable units (30%). The proposed mix would be:
- 6 x 1 bed apartment (4 affordable)
 - 6 x 2 bed apartment (4 affordable)
 - 2 x 2 bed house (2 affordable)
 - 20 x 3 bed house (2 affordable)
 - 6 x 4 bed house
- 4.6 The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards, as shown on the submitted drawings.
- 4.7 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The proposal provides a total of approximately 0.22ha of open space. The ‘village green’ will include the provision of a Local Area for Play (LAP)
- 4.8 The submitted drawings show that 8 units have been designed to meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units have been designed to meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30, both affordable apartments).
- 4.9 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.
- 4.10 Evidence of the applicant’s design approach is set out below:

Assessment	The submitted Planning Statement provide details of the
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	Site Context at Section 2. Including a description of the site (para 2.1 to 2.8) and details of the Location & Context of the site within the wider area (para 2.9 to 2.12)
Involvement	Paragraphs 4.40 to set out details of pre-application consultation and community involvement. A Statement of Community Involvement from Curtin and Co is included as part of the submission.
Evaluation	The statement says the final design has taken in to account the comments from the pre-application process and community involvement. The main changes being: <ul style="list-style-type: none"> • Reduction in the total number of units from 45 to 41 homes; • Amendments to the design and siting of Plots 1-4; and • Additional boundary landscaping along the access road and on the boundaries with Plots 1-4.
Design	The statement sets out details of the proposed development at Section 3 and an evaluation of the design and layout at paragraphs 5.18 to 5.23.

4.11 Further details of the development are as follows:

Site area	1.8ha
Existing use	Residential – 2 units
Proposed use	Residential – 40 units
Proposed parking spaces	86 (20 visitor)
Parking standard	74 (minimum including 8 visitor)
Number of affordable units	12 (30%)
Net increase in dwellings	38
Proposed site density	22 dph
Density of the surrounding area	Varied 19dph – Haroldslea Close 17dph – No's 49 to 91 Castle Drive (east side) 18dph - No's 1 to 47 Haroldslea Drive (north side) 18dph - No's 30 to 46 Haroldslea Drive (south side) 22dph – Thomas Waters Way

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5.0 Policy Context

5.1 Designation

Urban Area
Partly within Flood Zone 2 (access road)
Parking Standards – Medium accessibility

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS8 (Area 2a:Redhill),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS13 (Housing Delivery)
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)
DES2 (Residential garden land development)
DES4 (Housing mix)
DES5 (Delivering high quality homes)
DES6 (Affordable Housing)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and contamination land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
INF1 (Infrastructure)
INF3 (Electronic communication networks)
NHE2 (Protecting and Enhancing Biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage assets)
OSR2 (Open Space in new developments)

5.4 Other Material Considerations

National Planning Policy Framework
2021 (NPPF)

National Planning Practice Guidance
(NPPG)

Supplementary Planning
Guidance/Documents

Surrey Design
Local Character and Distinctiveness

Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
Horley Design Guide SPD 2006
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Human Rights Act 1998

Community Infrastructure Levy
Regulations 2010

Other

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. Appropriate residential growth is actively encouraged by the Core Strategy, in line with the “urban areas first” approach in Policy CS6. This is reinforced within the Introduction section of the Development Management Plan 2019 which states that the Core Strategy is an ‘urban areas first’ strategy. Where priority is given to the identified regeneration areas and main settlements. The urban extension developments such as the one allocated to the south of the site (Policy SEH4) are intended to only be released for development once the opportunities within the urban areas start to become more limited and the Council is unable to demonstrate a five year supply of housing land available.

6.2 There is therefore no in principle objection to the proposal which would count towards the overall aim Core Strategy aim of providing at least 815 homes throughout the borough on windful sites.

6.3 The main issues to consider are:

- Design appraisal and impact on heritage assets
- Housing Mix, Affordable Housing and Standard of Accommodation
- Neighbour amenity
- Highway matters
- Sustainable construction
- Flooding and Drainage
- Contamination
- Ecology and trees
- Archaeology
- Crime
- Community Infrastructure Levy

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Design appraisal and impact on heritage assets

- 6.4 The application Planning Statement states “The proposed development has been designed to fit within the landscape features of the site, with the existing mature boundary tree and hedgerow belts retained to maintain local landscape character and provide visual enclosure to the site” and the “The layout has been designed to address the requirements of Policy DES1 as well as the principles and approaches advocated within the “countryside edge” case study within the Local Character & Distinctiveness Design Guide.”
- 6.5 I would agree with the applicant’s statement in this case. The density of the scheme at 22 dph is the commensurate with the densities within the surrounding area which vary between 17 and 22 dph. This density is also lower towards the eastern part of the site which abuts the countryside edge with the provision of the large detached homes with larger gardens to enable a more gradual transition to the designated Horley Surrounds
- 6.6 The layout is well thought out. The access road is wide enough to allow a significant amount of soft landscaping and trees to soften the visual impact of the access road. The development has a large ‘village green’ which will include a LAP that helps to create a focal point and sense of place for the future residents. The properties to the east and south are orientated to have their rear gardens facing out of the site. This helps to provide a softer edge to the proposal, particularly for the properties which do not have hard boundaries proposed. Even with a layout that provides in excess of the minimum car parking standards the layout provides plenty of areas of soft landscaping and front gardens to help reflect the lower density edge of countryside location of the site and for the dwellings the front garden areas provides a defensible edge to help provide privacy and better amenity in terms of outlook and reduced noise levels from car movements. The plots which front on to the village green (plots 9-16) have parking courts to the north and south which helps move car movements away from the main area of open space which has both visual and safety highways benefits. The units that are sited on corners have also be successfully design to turn the corners to provide activity and articulation on public facing elevations. The proposed plots sizes, whilst notably smaller than the adjoining plots which front Haroldslea would be on par if not better than the majority of the units in Thomas Waters Way and the resultant garden spaces are considered to be generous for modern standards. The proposal has therefore been design in such a way as to not result in an unacceptably cramp or urban development and one which successfully reflects the edge of urban area location.
- 6.7 In terms of scale and design as set out above there would only be 2 units which are 2.5 stores in height. The scale of the dwellings would therefore be appropriate for this edge of urban area location. The row of houses fronting on to the village green has been amended so that the dwellings are now smaller in scale and more individual in design, heights and orientation. This provides a good setting for the village green. The dwellings would be of traditional form with hipped, gables and half-hipped roofs and the materials would be a mixture of brick, clay/slate tiles and timber weatherboarding.

Such materials are considered appropriate in this context. Conditions are recommended to secure finalised details of the proposed materials as well as details of boundary treatments and means of enclosure.

- 6.8 With regard to heritage considerations the site is not within a Conservation Area and there are no designated or non-designated heritage assets on site. There is therefore no objection to the loss of the existing dwellings. The nearest listed buildings to the site are Yew Tree Cottage and Inholms Farmhouse. Both properties are located some distance from the site, 25m and 80m respectively, to the south of the site. The Council's Conservation Officer has raised no concern regarding the setting of these heritage assets. Given the separation distance and the intervening features between the sites and heritage assets and the lack of evidence of any known historical association with the application site it is considered that the proposed would not result in a material impact on the setting of the designated heritage assets. Archaeology matters are considered separately later in the report.
- 6.9 Overall, whilst the scheme would result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.10 The proposed mix is:
6 x 1 bed apartment (4 affordable)
6 x 2 bed apartment (4 affordable)
2 x 2 bed house (2 affordable)
20 x 3 bed house (2 affordable)
6 x 4 bed house
- 6.11 In terms of overall housing mix Policy DES4 states that on sites of 20 homes or more, at least 30% should be provided as smaller (one and two bedroom) homes and at least 30% must be larger (three+ bedroom) homes. In this case the proposal would provide 35% smaller units (14% market) and 65% larger units (86% market would be larger units). Therefore overall the proposal would comply with the policy requirement.
- 6.12 In terms of affordable housing the application proposes to provide 12 affordable housing units with the following tenure mix. Reigate Living Rent – 8 units – 2 x 2B houses, 2 x 3B houses and 4 x 1B apartments. Shared Ownership OR First Homes – 4 x 2B apartments. The Council's Affordable Housing Officer is satisfied that the proposed mix would successfully contribute towards meeting the latest assessment of affordable housing needs as set out in the Council's Affordable Housing SPD and taking in to the account the latest guidance on First Homes.

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- 6.13 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.14 The drawings submitted demonstrate that each dwelling would accord with the relevant space standard including storage space. The houses have been designed to ensure that habitable rooms would receive good levels of light and would provide acceptable outlook. There are no concerns in terms of relationship between dwellings given the layout of the site.
- 6.15 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The gardens are all considered to be of a good and useable size. The proposal provides a total of approximately 0.22ha of open space in excess of the OSR2 requirement and the 'village green' will include the provision of a Local Area for Play (LAP) as per OSR2.
- 6.16 In respect of noise, Environmental Health officers have noted that due to the site's location in relation to Gatwick a large part of the site falls within the 20 events or more N60 night contour. The WHO advises that 10 or more can have health implications. As a result a condition is recommended by the Council's Noise Consultants to secure further details of noise mitigation.
- 6.17 The site is also located within an Air Quality Management Area (AQMA) due to its proximity to Gatwick. As a result the Council's Environmental Health officer has recommended a condition which prevents the use of biomass burning/wood burning stoves.
- 6.18 It is also noted that the site, due to its size, and parking areas are likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.
- 6.19 It is therefore considered that the scheme would provide good living conditions for future occupants and would comply with the requirements of DMP Policy DES5.
- 6.20 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings' and that on sites of 25 or more homes, at least 4% of homes should be designed to be adaptable for wheelchair users in accordance with the Building Regulations requirements for 'wheelchair user dwellings'.

- 6.21 The submitted drawings show that 8 units have been designed to meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units have been designed to meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30, both affordable apartments). The proposal would therefore comply with the requirements of DES7. A condition is recommended to secure compliance.

Neighbour amenity

- 6.22 The site would adjoin residential sites to the west (48A Haroldslead Drive), east (Little Cranleigh and 52-56 Haroldslea Drive) and to the south (Yewtree bungalow). To the east and south-east are fields.
- 6.23 With regard to the properties which front Haroldslea Drive the provision of an access road will result in a significant change in the relationship with the existing site. However the proposed area for the access is wide ensuring that the access road would be set well away from the eastern and western boundaries (approximately a minimum of 5m immediately adjacent to the dwellings and their immediate garden areas). This allows for a significant level of landscaping and trees and will ensure that there is not an unacceptable impact on the occupants of these dwellings from noise and disturbance. The nearest dwellings would be over 40 metres from these properties and would not directly face these properties. Plots 1 and 2 would abut the rear most part of no.56 but there would remain a separation distance of approximately 14 metres. Ensuring no unacceptable impact from overlooking, loss of light and overbearing impact.
- 6.24 Little Cranleigh and its outbuildings would abut plots 1-4 and plot 5. Plot 5 would be approximately 3.5m from the southern boundary and over 40 metres from the main dwelling and would not directly face the main dwelling or outbuilding. Plots 1-4 would be over 40 metres from the main dwelling. These units would be closer to an outbuilding but they would still be a minimum of 16 metres from this building at two storey level and the elements which directly face this outbuilding would be a over 20metres from away. As such the proposal would not have an unacceptable impact on Little Cranleigh with regard to overlooking, loos of light and overbearing impact.
- 6.25 To the south the proposed development would be a minimum of approximately 8 metres from Yewtree Bungalow and over 28 metres from Yewtree Cottage. Given the positioning of Block A and B, scale and separation to these neighbouring properties, they are not considered to give rise to unacceptable effects on neighbour amenity with regard to overbearing impact, overlooking and loss of light..
- 6.26 Taking the above into account, whilst neighbouring properties would experience some change as a result of the development, the proposals would not give rise to a serious detriment to their living conditions and thus comply with policy DES1 of the DMP and the general provisions of the NPPF (para 127) which seeks to ensure that developments provide a high standard of amenity for existing and future occupants.

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- 6.27 The proposed site access and route for construction traffic is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such as working hours and potential disruption from noise and pollution.

Highway matters

- 6.28 The application proposes to access the site from Haroldslea Drive. With regard to highway safety and capacity following comments from the County Highway Authority an updated Transport Statement was submitted. This includes consideration of the impact of the proposed access, the increase in traffic movement and the impact on the capacity of the road and that of the Haroldslea Drive/Balcombe Road junction and also a consideration of on street parking. The proposed access has been designed with 43 metre visibility splays and the access includes separate pedestrian footpath and is wide enough to ensure that a car can pass a heavy goods vehicle.
- 6.29 A number of local improvements are proposed by the applicant to preserve and enhance safety and usability of the road. This includes signage and line marking to highlight the existing road humps, 'Pedestrian in road' signs, widening of part of footpath 381 as well as cutting back of vegetation along the same path. These measures can be secured by condition.
- 6.30 In terms of traffic generation the report concludes that there would be a negligible increase in trips and that the Haroldslea Drive/Balcombe Road priority junction will continue to operate well within its theoretical capacity.
- 6.31 The County Highway Authority (CHA) has considered the proposed access arrangement and details set out within the Transport Statement and has advised that there is no highway safety issue noting that "The access has adequate geometry to accommodate a refuse vehicle and within the site there is space to accommodate the turning movements of refuse vehicles. The access would be able to accommodate the simultaneous entry and exit of two cars and a refuse vehicle and a car, this is considered adequate for this proposed development".
- 6.32 In terms of refuse Tracking diagrams have been provided which demonstrate that a refuse freighter could manoeuvre within the site and enter and exit in forward gear. Neighbourhood Services have raised no objection to the proposal and are satisfied that they could enter and exit the site successfully. They have asked for there to be parking restrictions on the access road and also asked for the provision of a number of bin collection points within the site as well as a slight widening of the turning head area. It is considered that such measures are minor and could be secured by a suitably worded condition. Given the width of the access road emergency services would also be able to access the site.

- 6.33 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm.
- 6.34 In this case a total of 86 parking spaces are proposed within the site, 66 parking spaces allocated for the proposed dwellings and 20 further visitor spaces. The total is well above the minimum 74 spaces required by the DMP. As such the parking provision on this site is considered to be acceptable and would ensure that parking on the main access road would be kept to a minimum.
- 6.35 Conditions are recommended to secure the provision of the agreed car and cycle parking provision. A condition is also recommended to secure electric charging points, Travel Statement and Construction Transport Management Plan.
- 6.36 Therefore, subject to the conditions recommended by the Highway Authority and a condition to secure adequate refuse provision, the proposal is considered to be acceptable in transport, parking and highway terms and thus complies with policy DES1 and TAP1 of the DMP.

Sustainable construction

- 6.37 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.38 The application includes a Sustainability Statement. The report demonstrates that through the use of Air Source Heat pumps (ASHP) and Solar PV panels the scheme would achieve an average reduction of 21.3% in on-site regulated emissions. The report also states that the Water consumption would be limited to 110 l/p/d Incorporating water saving measures and equipment and designing domestic development so that mains water consumption would meet a target of 105 litres or less per head per day (excluding an allowance of 5 litres or less per head per day for external water consumption).
- 6.39 In the event that planning permission is to be granted, a condition would be imposed to secure the finalised details and implementation of the recommended measures in order to comply with DMP Policy CCF1.
- 6.40 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

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Flooding and Drainage matters

- 6.41 The majority of the site and the area of proposed housing is within Flood Zone 1 (FZ1) which is the lowest risk level for flooding. An area in the north of the site is within Flood Zone 2 (FZ2), therefore the only access and egress to and from the site is to be located firmly within FZ2.
- 6.42 The application is accompanied by a Sequential Test Assessment which applies the requirement for an Exception Test. The Sequential Test considered over 120 sites and was unable to identify any sequentially preferable sites which are reasonably available to accommodate the development proposed. The sequential test is considered to be thorough and officers are satisfied that there are no other available sites for a scheme of this size in the borough that is not at a lesser risk of flooding. The need for an Exception Test is not required in accordance with the NPPF 2021 and the Flood Risk Vulnerability Classification set out in Annex 3.
- 6.43 A site specific Flood Risk Assessment and Drainage Strategy is provided in accordance with DMP Policy CCF2: 'Flood risk'. The assessment concludes low or very low risks from various flood sources and includes the impacts of climate change. The report concludes overall in para 7.9 that the "proposed development can be managed onsite without creating a risk to the proposed development or creating a risk to any neighbouring developments or downstream areas."
- 6.44 With regard to fluvial flooding the Environment Agency (EA) has raised no objection to the proposal advising that "The proposed houses are entirely within Flood Zone 1. The proposed access route has a low risk of surface water flooding (1 in 1000) and a medium risk of fluvial flooding (Flood Zone 2)."
- 6.45 The EA notes that the access to the site experienced flooding in 2013/14 and advise that a suitable evacuation and flood management plan should be provided due to flooding. The submitted strategy does not include details on safe access and egress because the properties will remain dry in a most serious of flood events. However there should be consideration of safe access and egress if there is an emergency and the site needs to be accessed by emergency services or in the unlikely event people need to evacuate. The applicant has provided an indicative safe access and egress plan which shows that in the event of a significant flood event where the road is flooded and not passable occupants have a dry route via public footpaths to the south and south east. These paths lead to Balcombe Rd and Peeks Brook Lane – both routes about 0.5mile walk. Such routes could present some challenges to access for emergency services and elderly or disabled residents. The Council's Emergency Planning Officer has not raised an objection to the proposal but would want further details of emergency procedures for the site in the form of an evacuation and flood management plan. This can further explore the issue of dry access to the site, on site flood management procedures and other alternative means of accessing the site during flooding events. This can be secured by condition.

- 6.46 In terms of surface water flooding the submitted Flood Risk Assessment and Drainage Strategy has been considered by Surrey County Council as the Lead Local Flood Authority (LLFA). The LLFA initially raised concerns due to the lack of information regarding the outfall(s) from the development site. Further information was subsequently provided in the form of the following document 'Technical Note 2: Watercourse connectivity'. This Technical Note according to the submission:
- "confirms the existing watercourse network in the vicinity of the site and demonstrates that the proposed development has a right to continue to drain into this system.
 - Although it has not been possible to fully trace the downstream network it is the responsibility of the downstream landowners to accept the flow of water from the site and not obstruct the flow in anyway.
 - If downstream riparian owners fail to fulfil their duties SCC as the LLFA has enforcement powers under the Land Drainage Act to ensure that the downstream network continues to accept the flows from the site unobstructed.
 - The developer has confirmed that they will ensure that the watercourses where they are riparian owners will be maintained throughout the lifetime of the development and will comply with their duties as riparian owners.
 - This report confirms that the water discharging from the site to the network can be positively conveyed and therefore should not be an impediment to the site being granted planning permission for the proposed development.
- 6.47 The LLFA has considered the additional document and has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.48 Thames Water has raised no objection in relation foul water sewerage capacity or surface water.

Contamination

- 6.49 The Council's Environmental Protection Officer does not have any concerns regarding ground contamination as there is no evidence of historic uses which would cause concern. The officer has recommended a condition is included regarding asbestos due to the proposed demolition of the existing dwellings on site. Subject to this condition the proposal would be acceptable in relation to contamination.

Ecology and Trees

- 6.50 The site and surrounding sites are not subject to any ecology designation or statutory or non-statutory protections for ecology, biodiversity or nature conservation. Nevertheless due to the nature of the proposal and its surrounds and the size of the site the application is supported by a Preliminary Ecological Appraisal and Phase 2 Survey Report in relation to

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bats, reptile presence/absence, Great Crested Newts and dormice presence/absence.

- 6.51 The Phase 2 surveys observed no presence of bat species roosting in any buildings but did identify low to moderate levels of commuting and foraging with the site concluded to be of local importance. The reptile refugia surveys identified a low population of grass snakes. GCN eDNA surveys indicate that GCN are likely absent from the two ponds on site. Hazel dormice surveys did not identify any presence of indications of dormice.
- 6.52 Surrey Wildlife Trust (SWT) has assessed the submitted information. Initial concerns were raised regarding the loss of a protected tree (this is discussed in the tree section below), the method used for the bat surveys and reptile surveys. Following further clarification from Darwin Ecology (letter dated 15/12/2021) Surrey Wildlife Trust has advised that were the application to be approved conditions should be included to secure a Landscape Environmental Management Plan (LEMP), a Construction Environmental Management Plan (CEMP) and Reptile Mitigation Strategy.
- 6.53 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. The applicant has offered to off set this through providing a contribution towards off site provision as allowed under policy NHE2(b). Currently the Council has no mechanism to allow for such a contribution, with no projects or sites currently identified for this. It is noted that the NPPF (para 180 d) requires that when determining planning application Local Planning Authorities should apply the following principle “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” However the NPPF does not require a measurable net gain and policy NHE2 5b. states that schemes will be expected to “be designed, wherever possible, to achieve a net gain in biodiversity.” In this case the applicant has set out that it is not possible to achieve a net gain in biodiversity and given the national and local policy position it is not considered that this could form a reasonable reason for refusal. The proposal does however include a number of on-site enhancement measures and the LEMP condition recommend by SWT would secure further details of these measures as well as future maintenance.
- 6.54 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.
- 6.55 In terms of the impact on trees the submitted information shows that only 7 trees will be impacted by the proposed works. 5 are to be removed and 2 pruned. All those to be removed are category U or C trees. the Council’s Tree Officer has assessed the submitted arboricultural information and has provided the following comments:
“The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.

The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this and the Arboricultural Method Statement and Tree Protection Plan can be conditioned to be implemented as is should planning permission be granted.

Notwithstanding any comment on the location and context, the proposed layout appears sympathetic to the existing landscape and the retention of the majority of boundary trees. These trees appear largely off-site and at a proximity to the built environment that is commonly found.

The Arboricultural Method Statement (AMS) from David Archer Associates is straightforward but includes some areas of complexity where there is encroachment into the Root Protection Areas (RPAs) of retained trees. This is suitably dealt with in the AMS but there is only value in the technical solutions provided in these areas if the steps in the AMS are followed correctly. The supervision and monitoring detail by the retained Arboricultural Consultant (AC) as explained in the AMS must be followed to ensure correct implementation of the instructions in the AMS.

The submitted Illustrative Landscape Masterplan sets the right tone for the landscaping at the site, the further specific detail of which must be required by condition as necessary.

- 6.56 Concerns have been raised regarding the loss of the tree at the site access by third parties and SWT. As the result the Tree Officer carried out a site visit and provided the following further comments:

“I had a look at the protected oak tree at the front of 50, Haroldslea Drive last week (17/12). This tree is scheduled for removal should planning permission be granted for 21/02724/F. This tree is T4 on the DAA Arb Survey, T48 on the site TPO and, I believe, mis-identified as Oak 50 in the Surrey Wildlife Trust consultation response.

I agree with the Arb [Arboricultural] report comments about this tree and it is in a poor condition. The old main crown of the tree has almost completely died back and there are pockets of decay at the stem base on the south, north and east aspects. In a few contexts this tree could be retained – it’s a great feature – but it would not be safe practice to retain the tree should the new access be permitted nor, in the long term, at the side of the existing highway. If the current owner made an application to remove the tree it would be given consent. It would not be suitable for the retention of this tree to be an impediment to the grant of planning permission and it fits the category ‘U’ from BS: 5837 given to it in the Arb Survey – ‘Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management’.”

- 6.57 Therefore, whilst there would be some tree losses, subject to conditions to secure tree protection and soft landscaping details to replace removed trees, the arboricultural impacts of the development are not considered to warrant

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refusal. Reports of pre-emptive tree felling prior to the making of the application are reported in representations. Whilst any such felling is regrettable, none of the trees were protected and it appears related mostly to moderate value specimens with no significant amenity or ecological value which can be more than mitigated for in the replacement landscaping strategy.

Impact on Archaeology

- 6.58 The site is over the 0.4 hectares threshold set out in policy NHE9 of the Development Management Plan which requires an archaeological assessment to be submitted. In accordance with the policy the application is accompanied by a desk based archaeological assessment produced by Pre Construct Archaeology.
- 6.59 The County Archaeological Officer (AO) has assessed the submitted information and can confirm that the report has consulted all available sources. The report concludes that the site generally has low potential for archaeological remains but that there is a possibility of some archaeological remains. Further archaeological investigations may therefore be required. The County AO agrees with this conclusion and advises that the further investigation should be in the form of a trial trench.
- 6.60 On the basis that any remains are unlikely to be of national significance the County AO advises that the programme of archaeological investigation and recording can be secured by a pre-commencement condition rather than being provided at this stage. A pre-commencement condition is therefore recommended to secure the agreement of an appropriate Written Scheme of Investigation and its implementation.

Crime

- 6.61 Policy DES1 requires that development: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design."
- 6.62 Surrey Police has considered the submitted plans and have noted areas which could be improved from a security perspective including natural surveillance for the parking courts between Plots 9-13 and Plots 38-40. As well as access between plots 6-7 and 12-13. They recommend a condition in relation to Secure by Design to secure further details to help reduce the opportunity for crime and fear of crime.
- 6.63 The comments from the Surrey Police are noted. The layout of the scheme has been slightly amended since their comments. It is considered that there is a degree of natural surveillance for the mentioned parking courts. The access between plots 6-7 and 12-13 could be better restricted with additional boundary fencing and other security measures. Therefore overall the scheme is considered to be adequately designed so as to avoid undue risk or fear of

crime. No issues have been identified which would set this aside from any other residential redevelopment. A condition as recommended by Surrey Police would ensure further details of security measures across the site can be secured.

Community Infrastructure Levy (CIL)

- 6.64 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, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission it is estimated that the scheme would contribute approximately £1.0m towards local infrastructure through CIL

Infrastructure Contributions

- 6.65 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, affordable housing provision is required in line with the details set out in the report. No other contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Existing Plans	47625	0	25.10.2021
Location Plan	1000	C	18.10.2021
Site Layout Plan	1000.1	C	18.10.2021
Existing Plans	47626	0	18.10.2021
Landscaping Plan	LMSL/25/EH_HD_001/AH		18.10.2021
Site Layout Plan	1005 PL	B	16.03.2022
Street Scene	1010 PL	B	16.03.2022
Proposed Plans	3000 PL	A	16.03.2022
Proposed Plans	3001 PL	A	16.03.2022
Proposed Plans	3005 PL	A	16.03.2022
Proposed Plans	3006 PL	A	16.03.2022

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Proposed Plans	3010 PL	B	16.03.2022
Proposed Plans	3011 PL	B	16.03.2022
Proposed Plans	3012 PL	B	16.03.2022
Proposed Plans	3013 PL	A	16.03.2022
Proposed Plans	3015 PL	A	16.03.2022
Proposed Plans	3016 PL	A	16.03.2022
Proposed Plans	3020 PL	A	16.03.2022
Proposed Plans	3025 PL	A	16.03.2022
Proposed Plans	3030 PL	A	16.03.2022
Proposed Plans	3065 PL	A	16.03.2022
Proposed Plans	3070 PL	A	16.03.2022

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.

2. 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.

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 Development Management Plan DES1.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved by the Local Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to policy NHE9 of the Reigate and Banstead Borough Development Management Plan 2019. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

- (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: 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 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan September 2019 policies TAP1 and DES8.

6. Notwithstanding the submitted drawings no part of the development shall be commenced unless and until the proposed vehicular access to Haroldslea Drive and the first 10 metres of the access road have been constructed and provided with a means within the private land of preventing private water from entering Bridleway 372 in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: 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.

7. No development shall commence until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact

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on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

8. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement and the Tree Protection Plan ref. TPP 01 from David Archer Associates. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

9. 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 programme.

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

Any trees shrubs or plants planted or retained 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 and 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 Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

10. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
 - a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction

- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) Reporting process to provide evidence that CEMP requirements have been actioned

The development shall only be carried out in accordance with the agreed mitigation measures.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

11. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Darwin Ecology Reports and shall include, but not be limited to following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
 - k) Sensitive lighting strategy
 - l) Measures to enhance habitats for protected species and species of conservation concern including: Bird boxes, Bat boxes, Bat tiles, Soffit box and fascia board features, Hedgehog houses, Hedgehog "highways", Bee bricks (or similar), Planting schedule for the proposed landscaping; and
 - m) Other bio-diversity enhancement measures

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

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Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. No development shall commence until an appropriately detailed reptile mitigation strategy has been submitted to and approved in writing by the LPA. The reptile mitigation strategy shall be actioned in accordance with the approved details. Prior to the first occupation of the development evidence that the reptile mitigation strategy has been actioned, that the works have been completed in line with the strategy and that the works have been signed off being as completed to the required standard by a suitably qualified ecologist shall be submitted to and agreed in writing by the LPA.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

13. Prior to the commencement of the development the developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers.

The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved in writing prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

14. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10%

allowance for urban creep, during all stages of the development.
Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 7.3 l/s.

- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

- 15. No development shall take place above slab level 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 Development Management Plan 2019 policy DES1.

- 16. Notwithstanding the drawings, the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. Such details shall include any works, repairs or refurbishment to the existing front boundary retaining wall on Hooley Lane. The boundary treatment shall be completed before the occupation of the development hereby permitted.

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Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE3.

17. The development shall be implemented in accordance with the submitted drawings so that 8 units meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30). Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7

18. No part of the development shall be occupied unless and until the proposed bridleway and footpath improvements as shown on the submitted Motion Proposed Highway/Public Rights of Way Package have been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: 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.

19. No part of the development shall be occupied unless and until the proposed pedestrian accesses to Footpath 381 have been provided in accordance with the approved plans.

Reason: 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.

20. No part of the development shall be occupied unless and until the proposed footways within the development have been provided in accordance with the approved plan

Reason: 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.

21. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

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.

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

23. Notwithstanding the submitted Travel Plan Statement dated 03 12 21 prior to the occupation of the development a revised travel Plan Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan Statement shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety and to ensure 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.

24. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management scheme, including storage, collection points (and pulling distances where applicable), and any works to the access road throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings and thereafter retained in accordance with the approved details.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

25. The development hereby approved shall not be occupied unless and until each of the proposed 12 flats and each of the proposed 28 houses are

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provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

26. Prior to commencement of construction above ground a scheme of active mechanical ventilation sufficient to ensure thermal comfort and minimise the need to open bedroom windows of the properties hereby approved shall be submitted to and approved by the local planning authority. The scheme as approved shall be implemented prior to occupation of each dwelling and shall be retained and maintained for the duration of the use hereby approved.

Reason: To minimise the impact of aircraft noise on future residents sleep in accordance with WHO community noise guidelines and The Professional Practice Guidance on Planning & Noise (ProPG) regards mitigation of night time LAmax noise events with regard to Policy DES1 and DES5 of the Reigate and Banstead Development Management Plan 2019 and policy CS10 of the Reigate and Banstead Core Strategy.

27. The development hereby approved shall be carried out in accordance with the Renewable Energy Reporting document by Build Energy (dated 8/10/2021 Issue V1) to ensure that the development:
- a) Restricts potential water consumption by occupants to maximum of 110 litres per person per day;
 - b) Achieves not less than 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations; and
- All measures for each dwelling shall be implemented, installed and operational prior to first occupation of that block.

Details of the final siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) and Solar PV panels shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development. Thereafter, the panels/Pumps shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and has an acceptable final appearance with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 of the Reigate & Banstead Development Management Plan 2019.

28. The development shall not be first occupied until details of the Local Area for Plan (LAP) within the 'village green' space 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 of the LAP. Thereafter the LAP shall be constructed in full accordance with the agreed details prior to the first occupation of the development and shall be retained and maintained thereafter.

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

29. The development shall not be occupied until a scheme demonstrating compliance with the principles of 'Secured by Design' has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

30. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

31. Prior to the first occupation of the development an evacuation and flood management plan shall be submitted to and agreed in writing by the Local Planning Authority. The agreed management plan shall be implemented in accordance with the agreed details and retained in operation thereafter.

Reason: to ensure that the site will be safe for its lifetime and can provide safe access and egress to the site in a flood event in accordance with policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

32. Prior to the first occupation of the development a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the

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national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls) and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details.

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

33. No external lighting shall be installed on the buildings hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019.

34. 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 biomass burning/wood burning stoves shall be installed or operated at any of the properties hereby approved.

Reason: To restrict additional air pollution sources in an AQMA so as to safeguard the amenities of neighbouring occupiers with regard to Policy DES1 and DES9 of the Reigate and Banstead Development Management Plan 2019.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

Further information can be found on the Council website at : [Climate Change Information](#).

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance
4. You are advised that the Council will expect the following measures to be included as part of the Construction Management Statement required by condition:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site

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manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land

Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

10. The developer is reminded that in order to discharge the travel plan condition confirmation is required in paragraph 2.13 that the bus stops have shelter and time table information. Confirmation is also required in Paragraph 2.14 that Horley station has 76 covered bike parking spaces. This rail station bike parking information needs to be included in paragraph 2.14 and the travel information pack section at paragraph 3.5. The developer should also note the travel information pack needs to include employment as well as health, education, retail and leisure amenities within 2km walking distance and 5 km cycle distance of the site.
11. 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).
12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
13. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
14. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
15. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

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REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS8, CS10, CS11, CS12, CS14, CS17 and EMP4, DES1, DES4, DES5, DES6, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3, NHE9, OSR2 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.

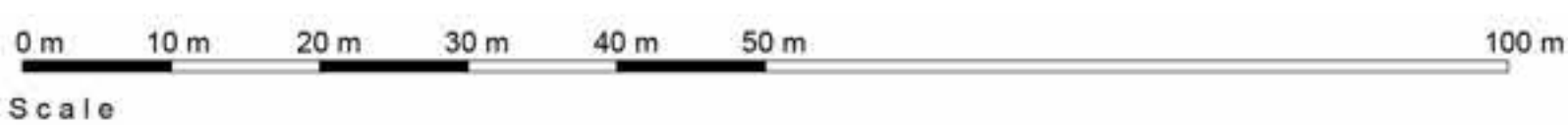
Proactive and Positive Statements

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.



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- KEY**
- SITE BOUNDARY
 - - - AFFORDABLE DWELLINGS BOUNDARY
 - RETAINED EXISTING TREES
 - RPA
 - TREES TO BE REMOVED
 - PROPOSED TREES
 - BUFFER



Client:				
Earlswood Homes				
Project:				
Haroldslea Drive, Horley				
Drawing Title:				
Site Layout				
Scale:	Revision:	Drawn:	Checked:	Date:
1:500 @ A1	A	AC	TJ	07.03.22
Project No:	Class:	Draw No.:	Status:	Rev:
2992	C	1005	PL	B



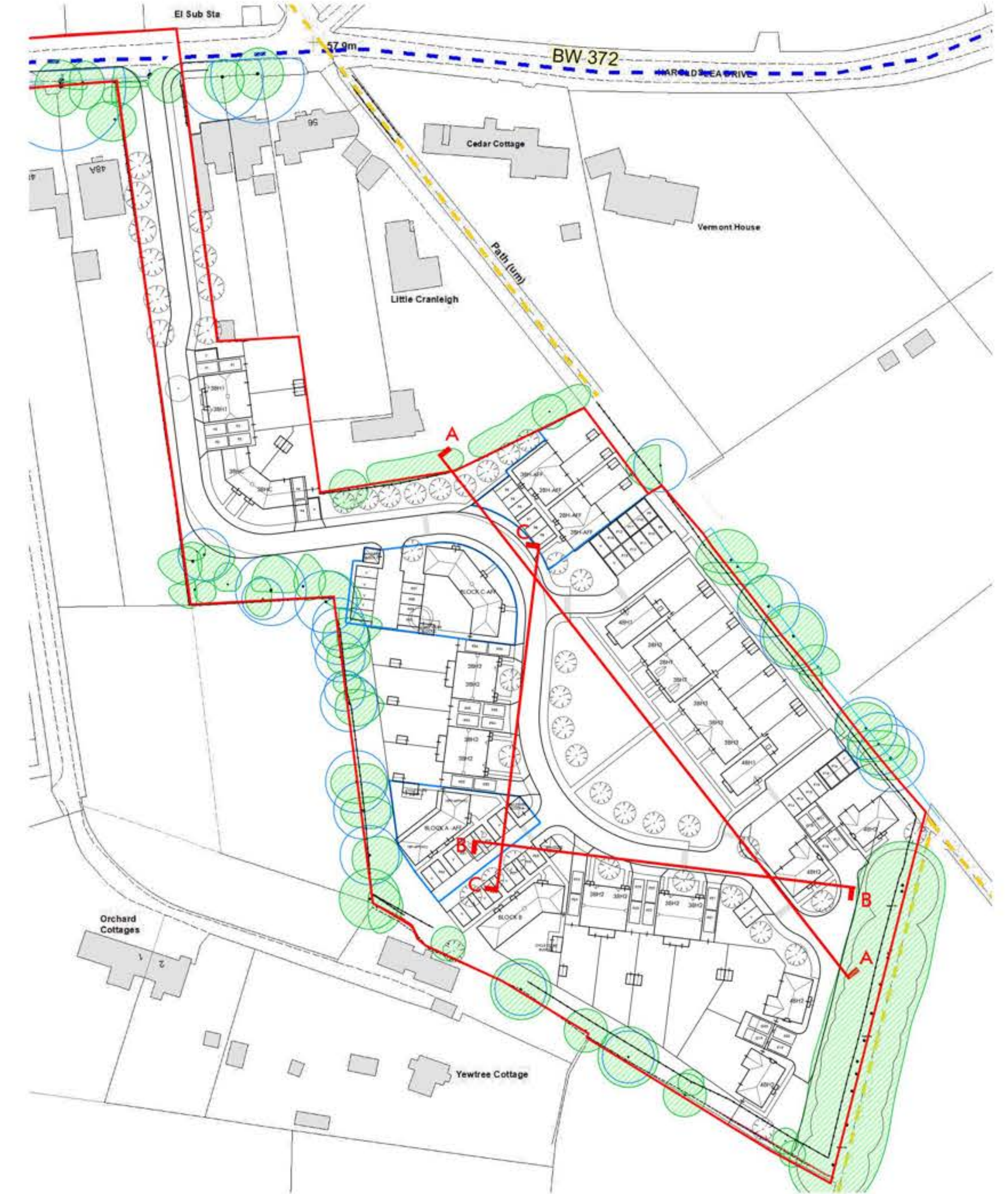
STREET ELEVATION A - A



STREET ELEVATION B - B



STREET ELEVATION C - C



KEY PLAN SCALE 1:750



Check: Earlswood Homes		Drawing Title: Street Elevations		Project No: 2992		Class: C		Dwg No: 1010		Status: PL		Rev: B	
Project: Haroldsea Drive, Horley		Scale: 1:200 @ A1		Revision: A	Drawn: AC	Check: TJ	Date: 07.03.22	Omega Architects The Foundry, 124 Manor Road North, Thomas Duffus, KT7 0BH Tel: 01372 470313 W: www.omega-architects.co.uk					

50



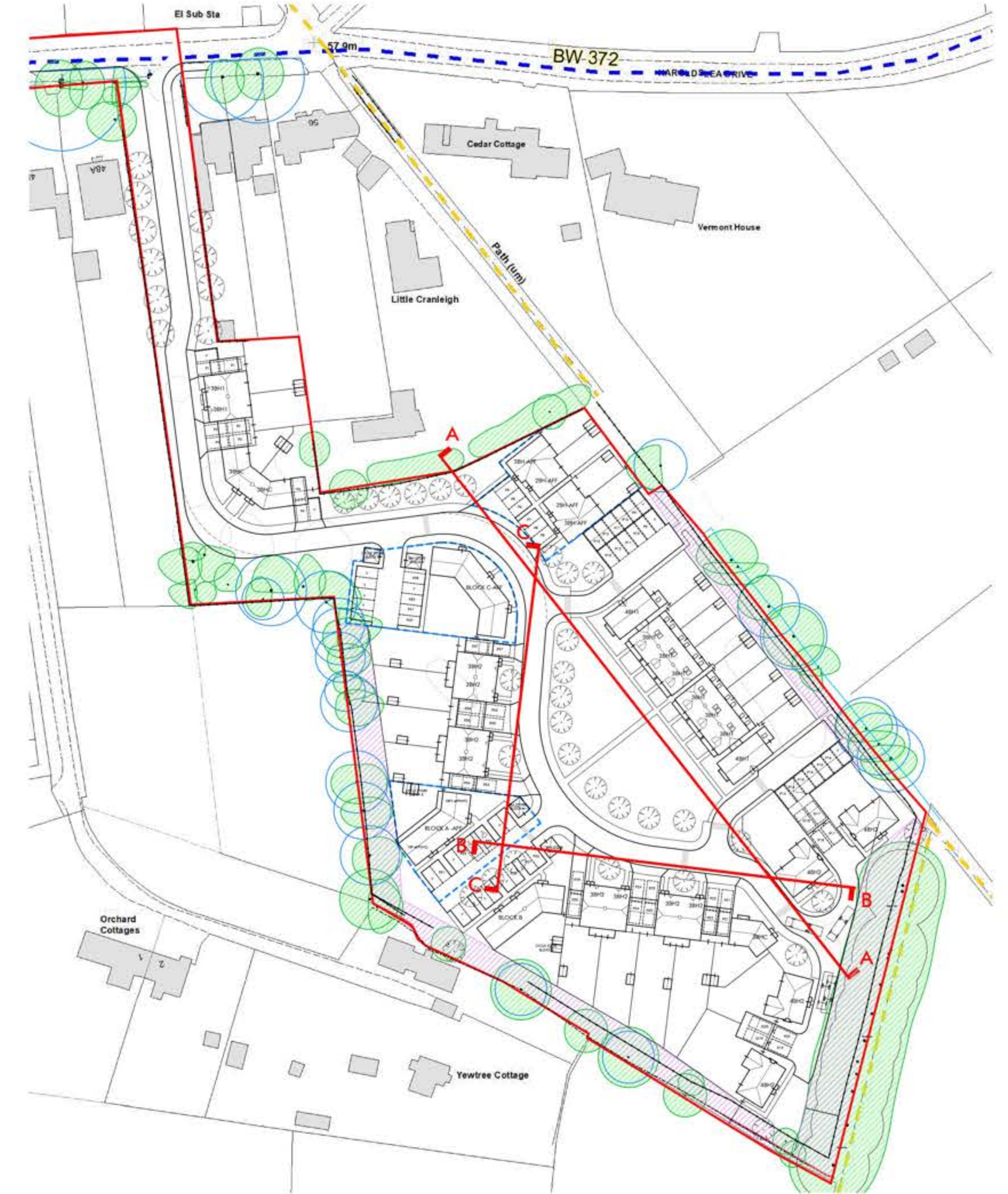
STREET ELEVATION A - A



STREET ELEVATION B - B



STREET ELEVATION C - C



KEY PLAN SCALE 1:750

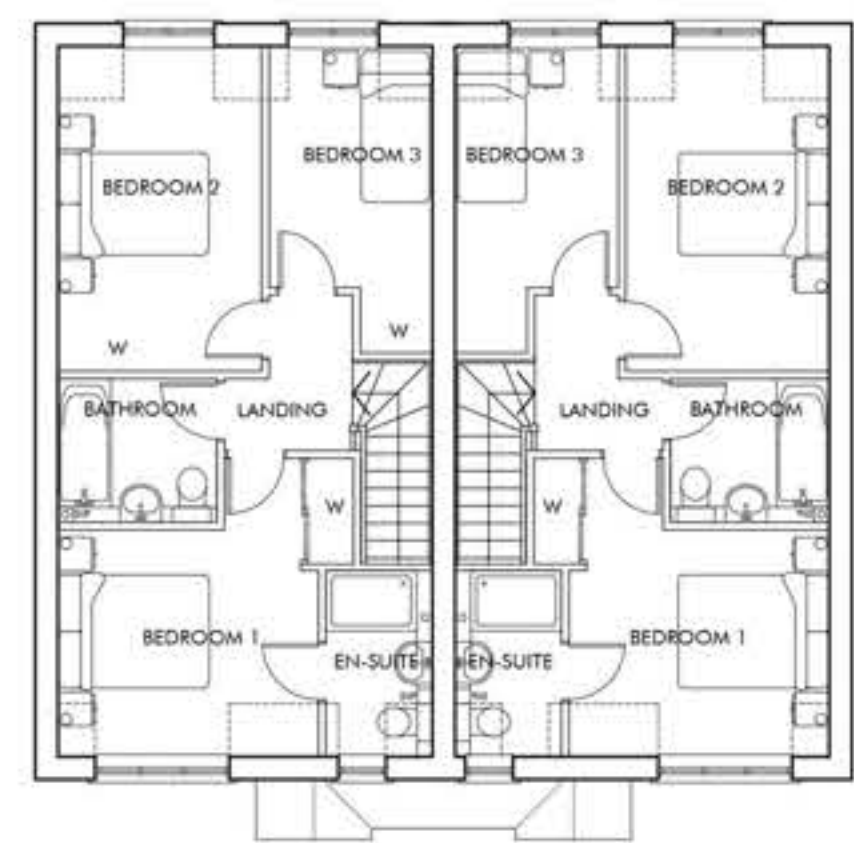


Client Earlwood Homes		Drawing Title Street Elevations		Project No/ Class/ Draw No/ Status/ Rev 2992 C 1010 PR B		
Project Haroldsea Drive, Horley		Scale 1:200 @ A1	Revision A B	Drawn KB TJ	Check TJ TJ	Date 28.09.21 29.09.21
				<small>The Foundry, 124 Alton Road North, Totton, Dorset, KT7 0BH Tel: 01372 470313 W: www.omega-architects.co.uk</small>		

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
1, 2	3BH1	93.00	1001

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

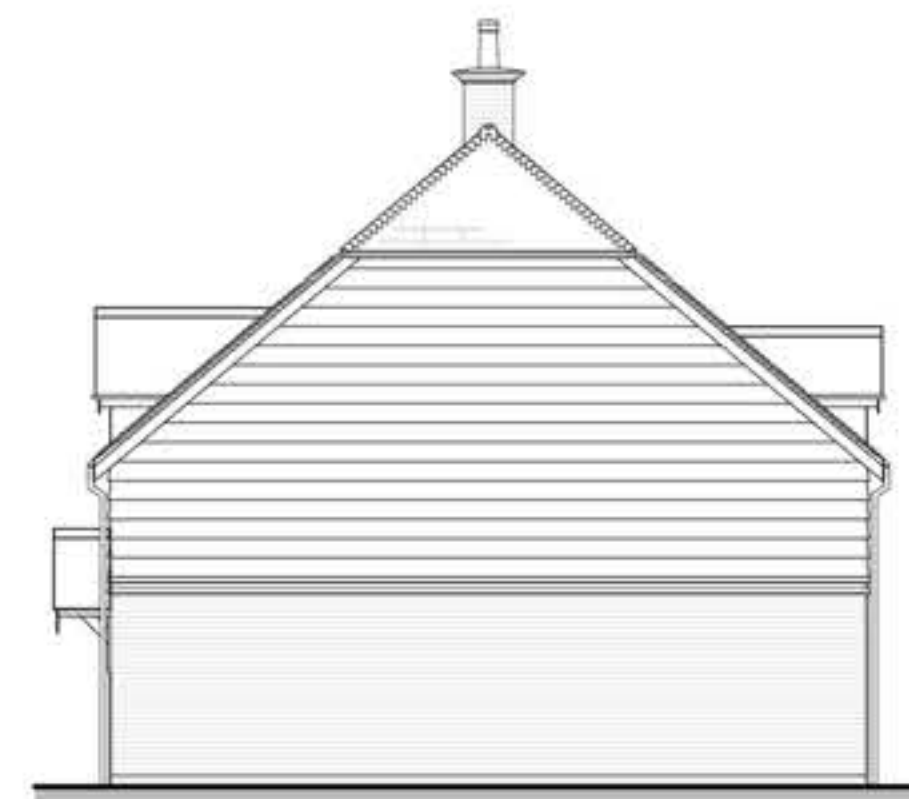
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



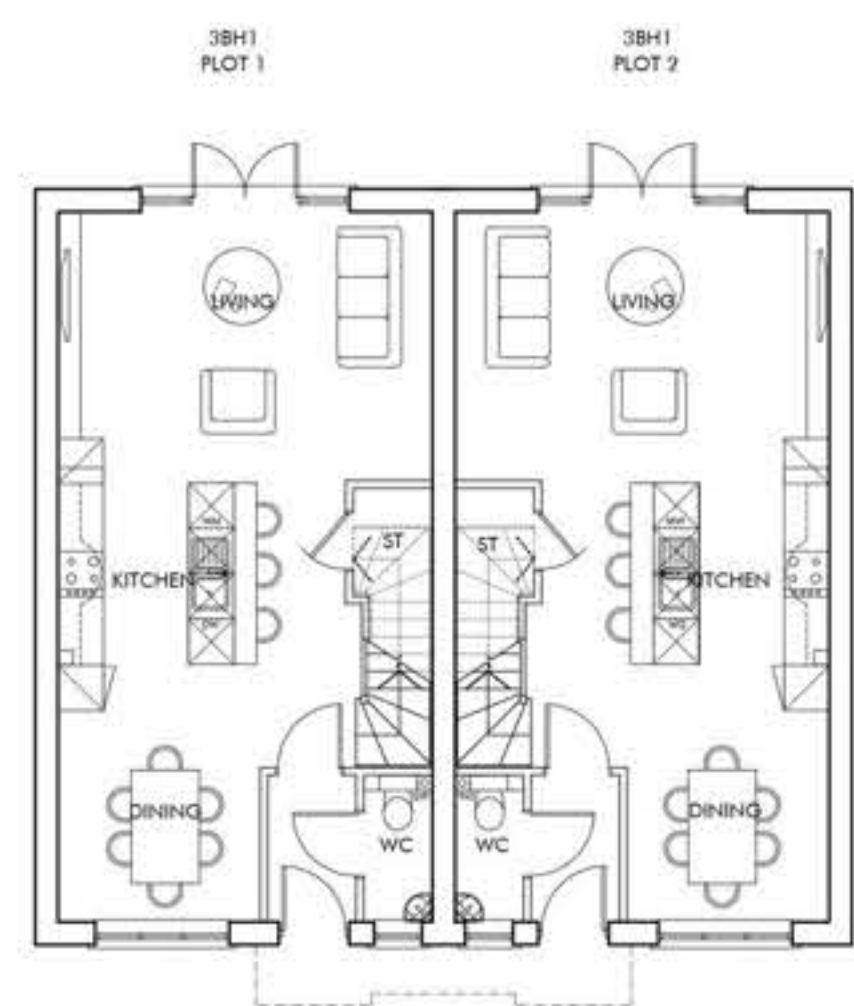
FIRST FLOOR PLAN



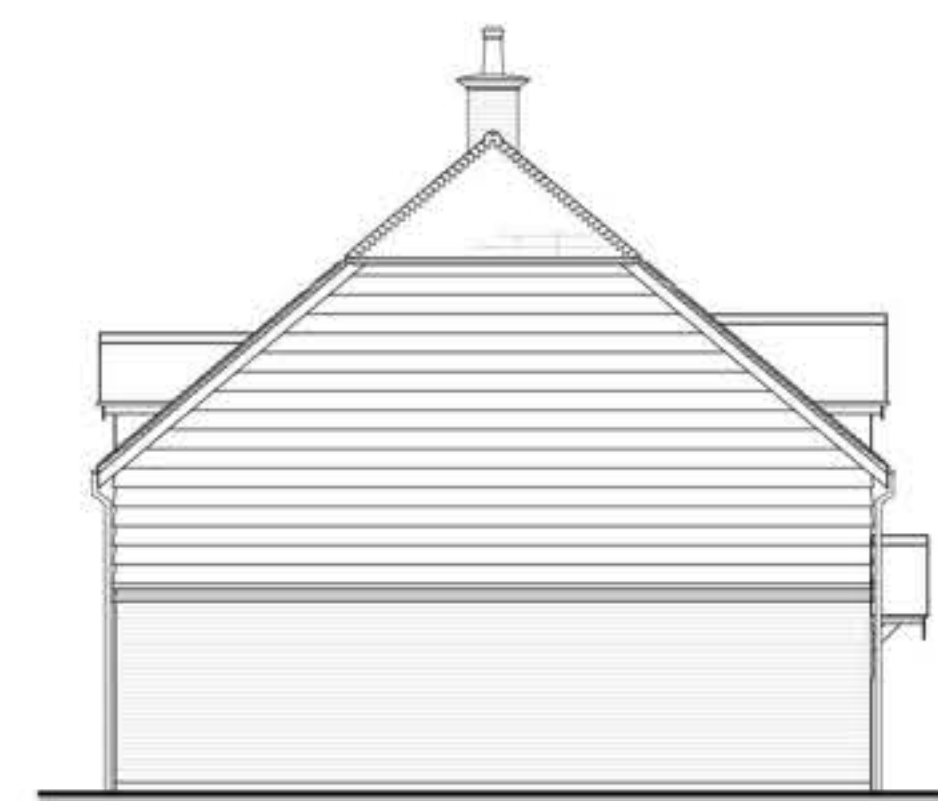
FRONT ELEVATION A



SIDE ELEVATION B



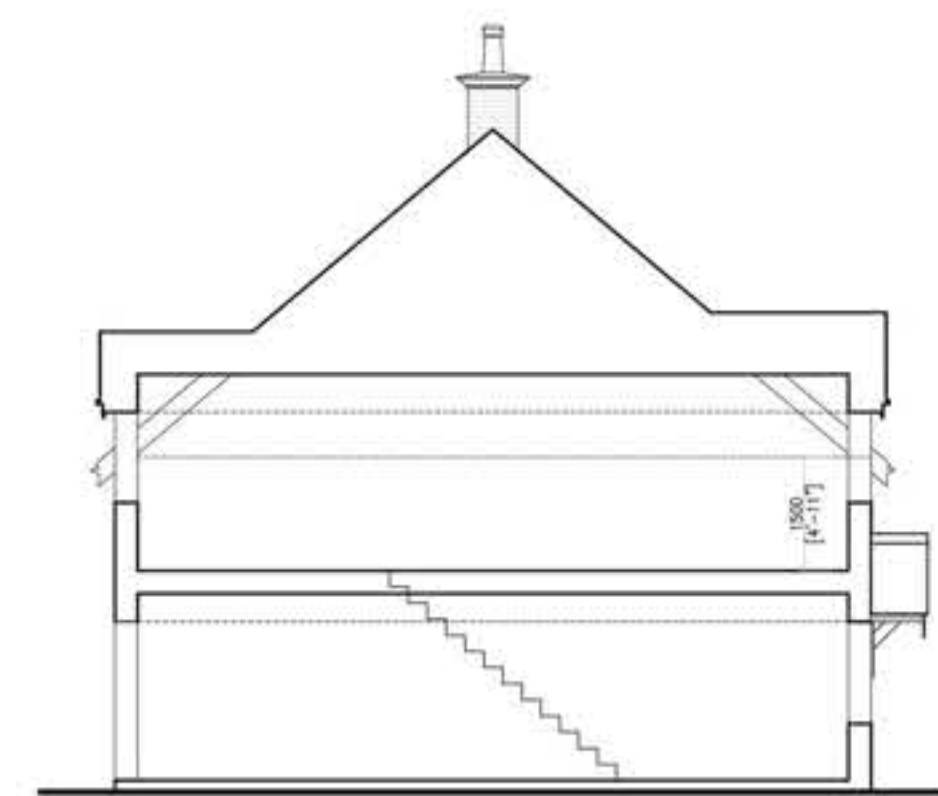
GROUND FLOOR PLAN



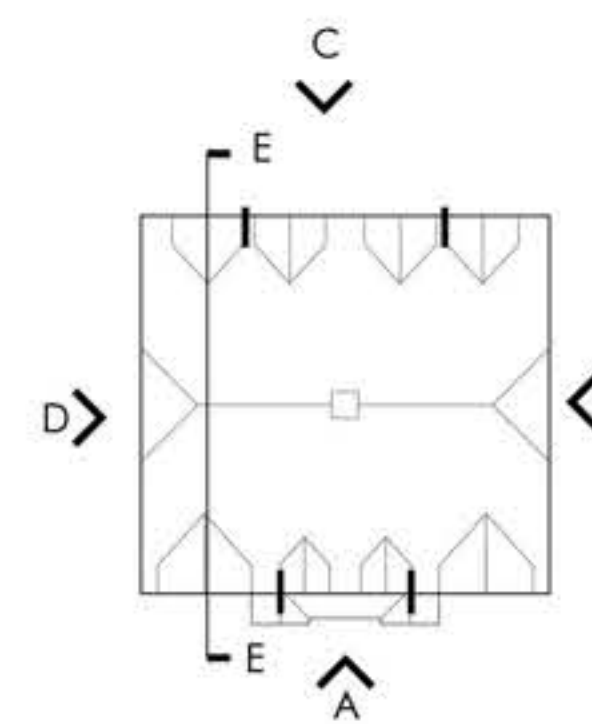
SIDE ELEVATION D



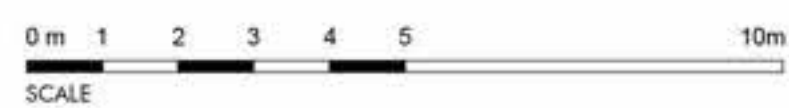
REAR ELEVATION C



SECTION E-E



ROOF PLAN - 1:200



Omega Architects
The Fossil Barn, 124 Manor Road North, Thomas Ditton, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

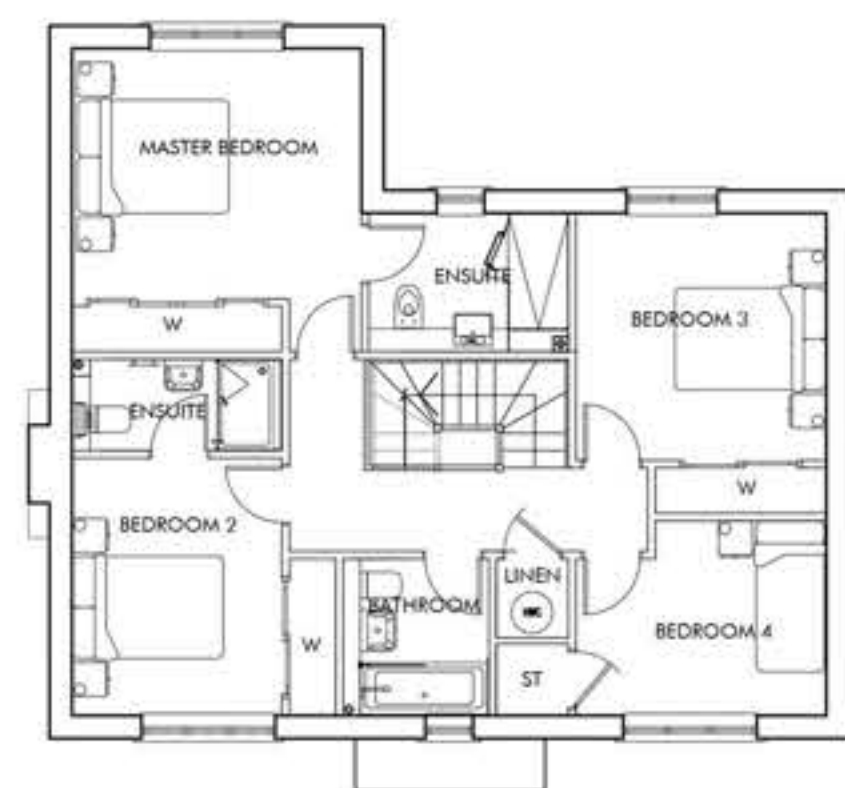
Client: Earlwood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 3BH1 - Plots 1-2 Plans & Elevations				
Scale: 1:100 @ A1	Revision: A	Drawn: RB/AC	Check: TJ	Date: 04.03.22
Project No: 2992	Class: C	Usage No: 3000	Status: PL	Rev: A

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PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
17, 20	4BH2	149.30	1608

4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

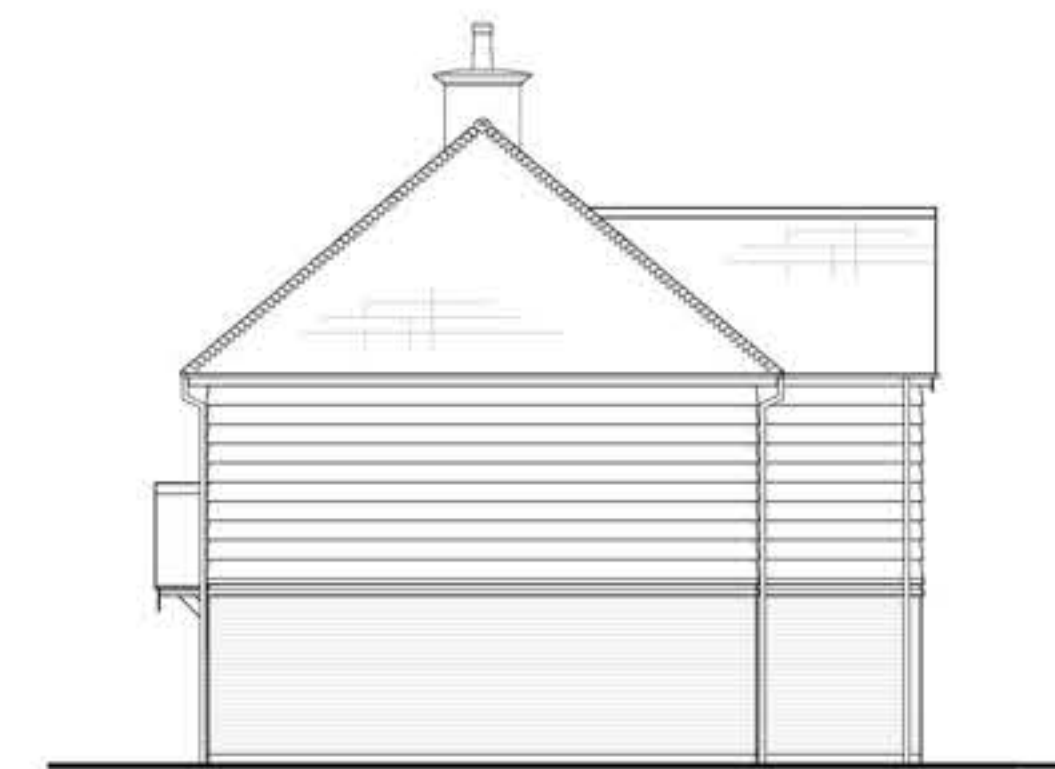
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (118m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 3.0m ²	✓



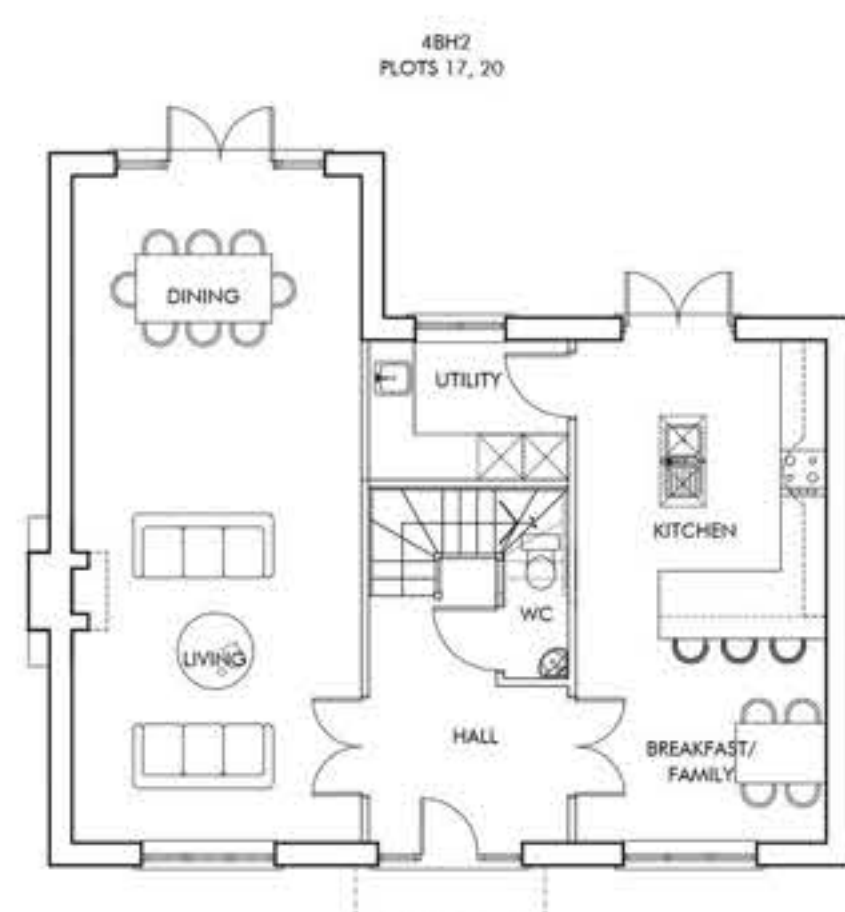
FIRST FLOOR PLAN



FRONT ELEVATION A



SIDE ELEVATION B



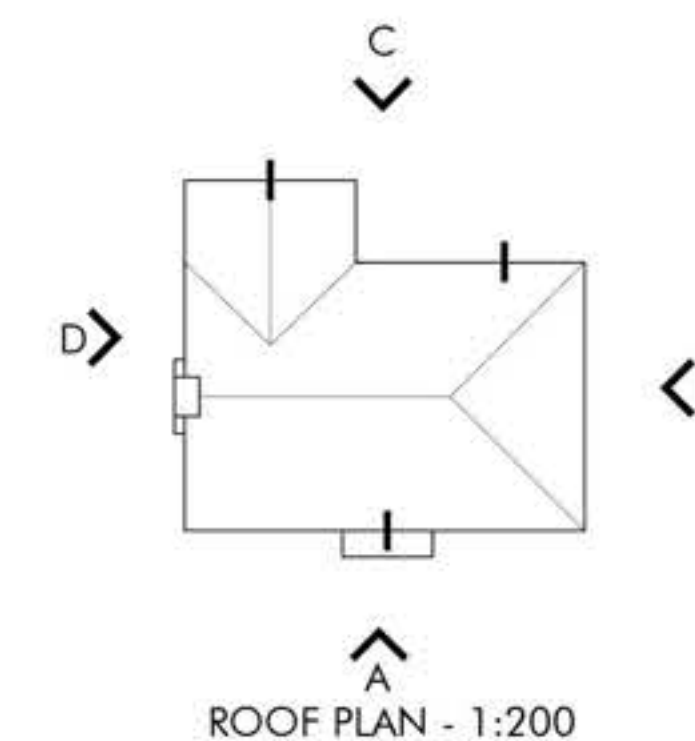
GROUND FLOOR PLAN



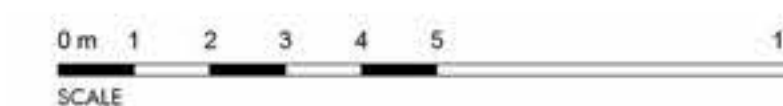
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Omega Architects
The Fossil Barn, 124 Manor Road North, Thomas Ditton, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

Client: **Earlswood Homes**

Project: **Haroldsea Drive, Horley**

Drawing Title: **4BH2 Plots -17, 20 Floor Plans and Elevations**

Scale:	Revision	Drawn	Check	Date
1:100 @ A1	A	RB/AC	TJ	03.09.22

Project No:	Class	Draw No:	Status	Rev:
2992	C	3015	PL	A

Scale of drawings in metric units unless otherwise stated. Omega Architects Ltd. Registered in England. No. 10177288. Registered office: Suite 401, Fossil Barn, Fossil Lane, Ditton, Surrey, KT7 0BH.

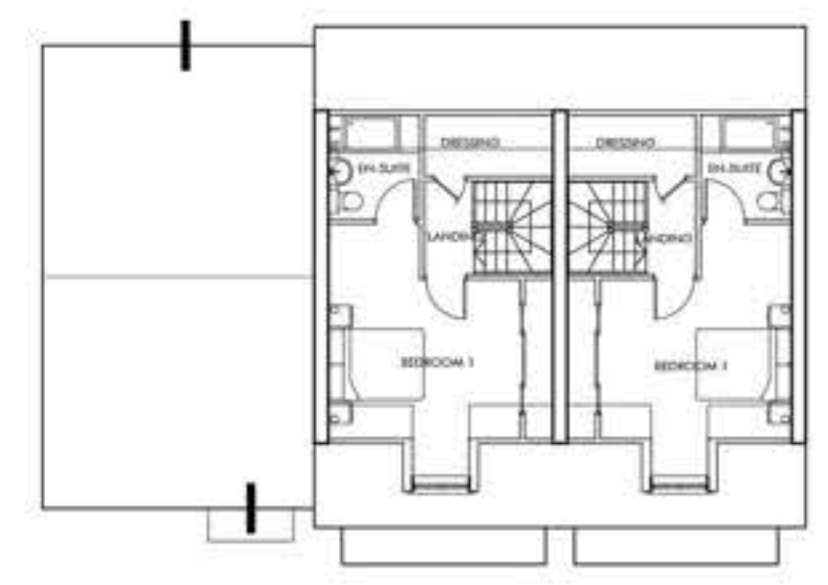
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
10	3BH3	100.28	1079
11, 12	3BHT	129.68	1396

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

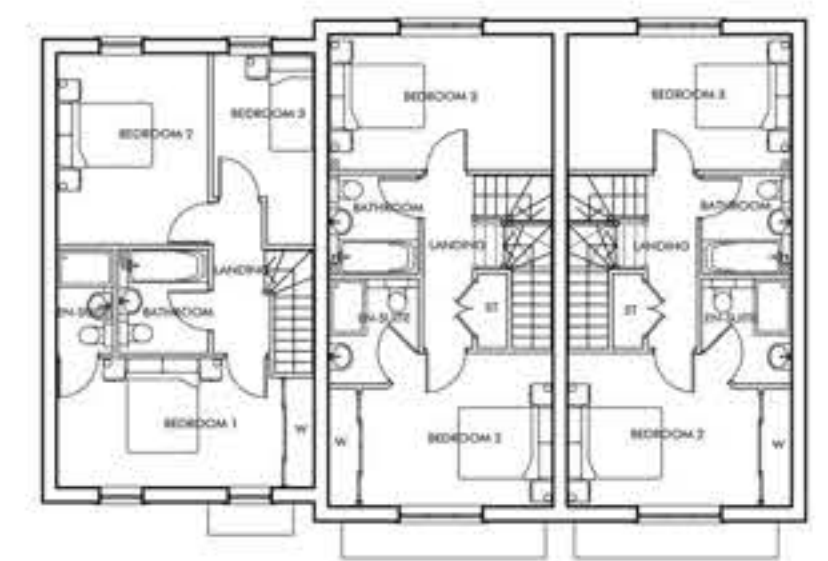
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓

3 BEDROOM HOUSE, 6 PERSONS
(3 STOREY)

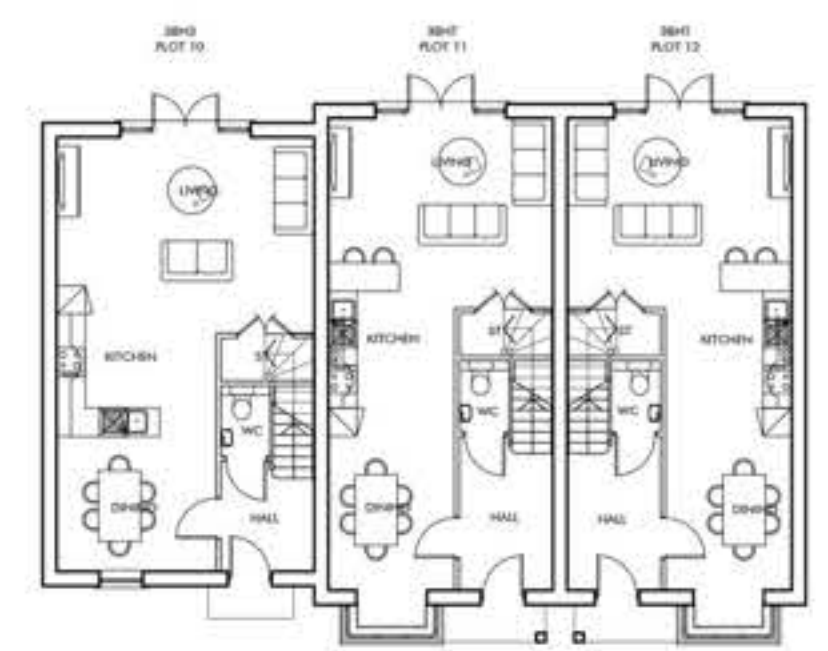
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (108m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



SECOND FLOOR PLAN



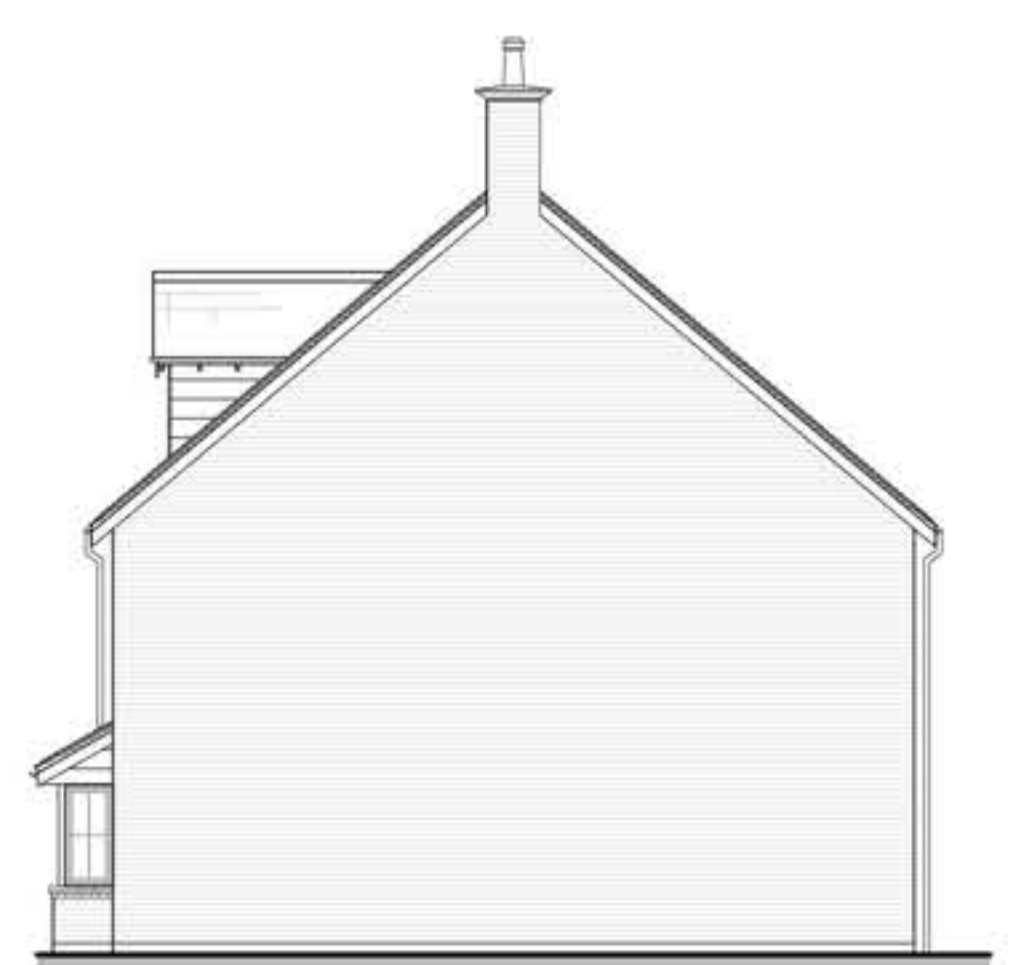
FIRST FLOOR PLAN



GROUND FLOOR PLAN



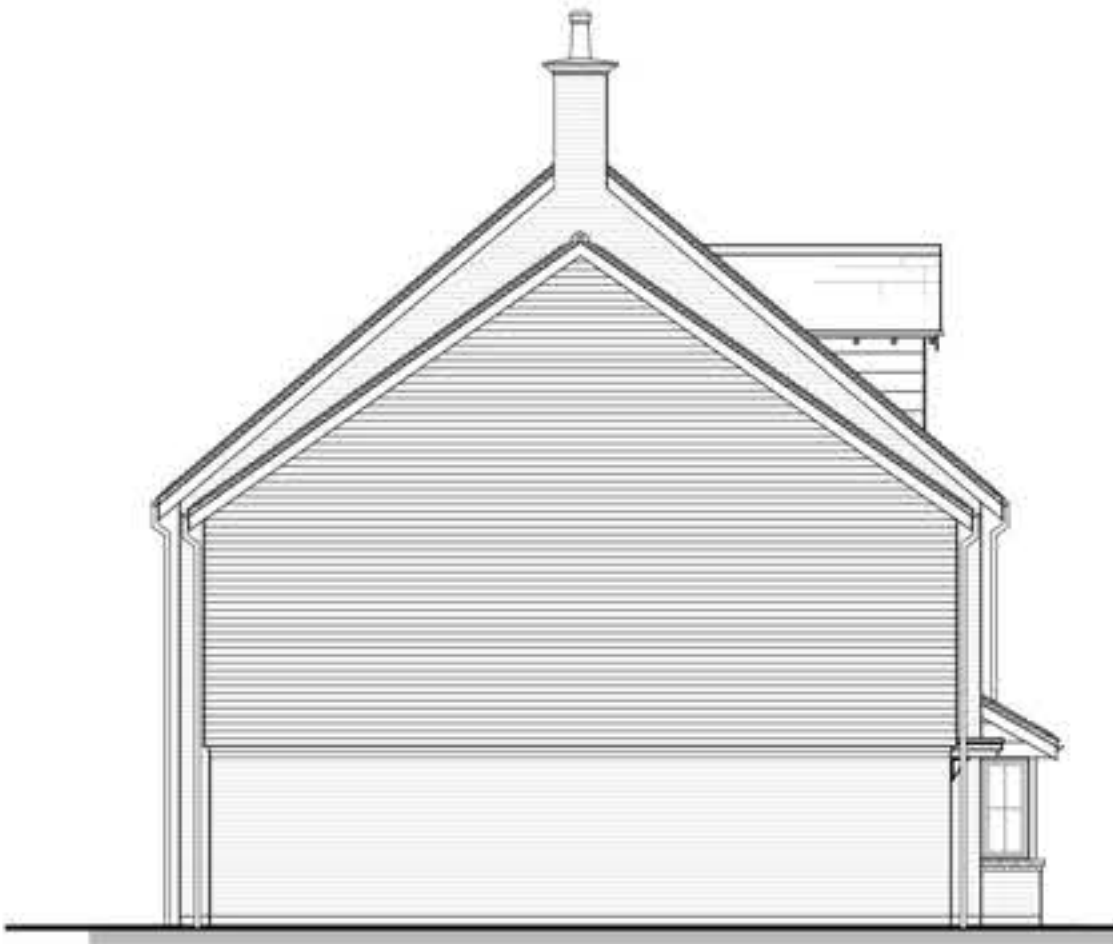
FRONT ELEVATION A



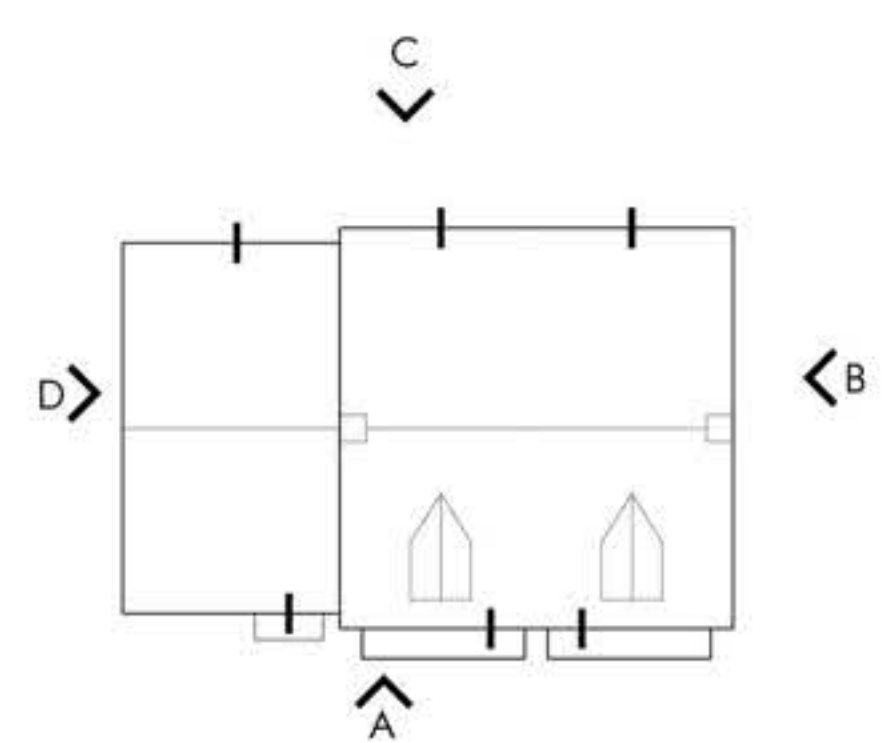
SIDE ELEVATION B



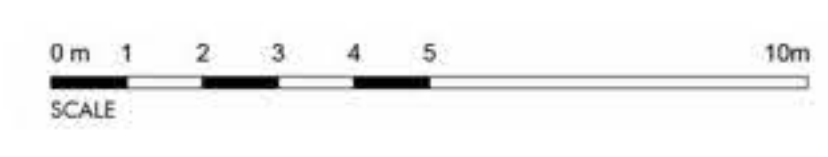
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE



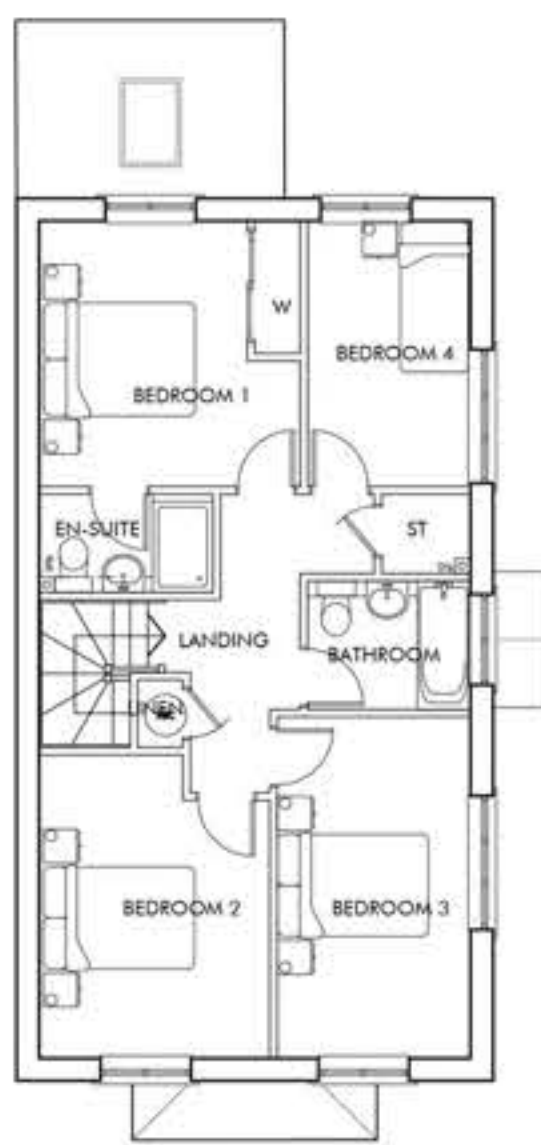
Omega Architects
The Frost Barn, 124 Manor Road North, Thomas Ditton, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

Client: Earlwood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 3BH3 & 3BHT - Plots 10-12 Floor Plans & Elevations				
Scale:	Revision:	Drawn:	Checked:	Date:
1:100 @ A1	A	AC	TJ	04.03.22
	B	AC	TJ	14.03.22
Project No:	Class:	Design No:	Status:	Rev:
2992	C	3012	PL	B

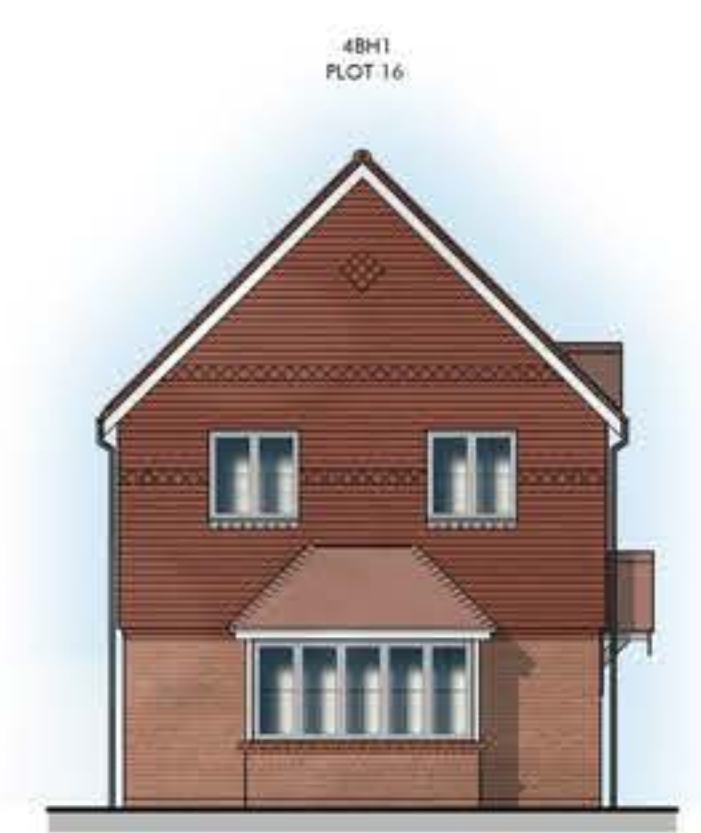
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
16	4BH1	135.23	1456

4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (115m ²)	✓
Double bedroom min. 11.5m ² Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 3m ³	✓



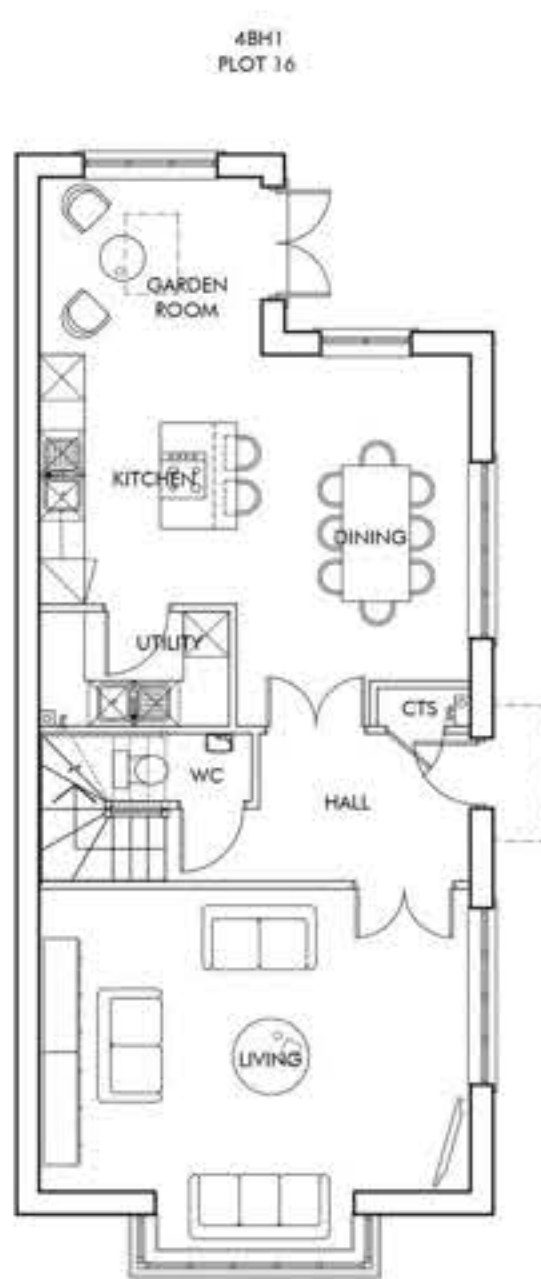
FIRST FLOOR PLAN



FRONT ELEVATION A



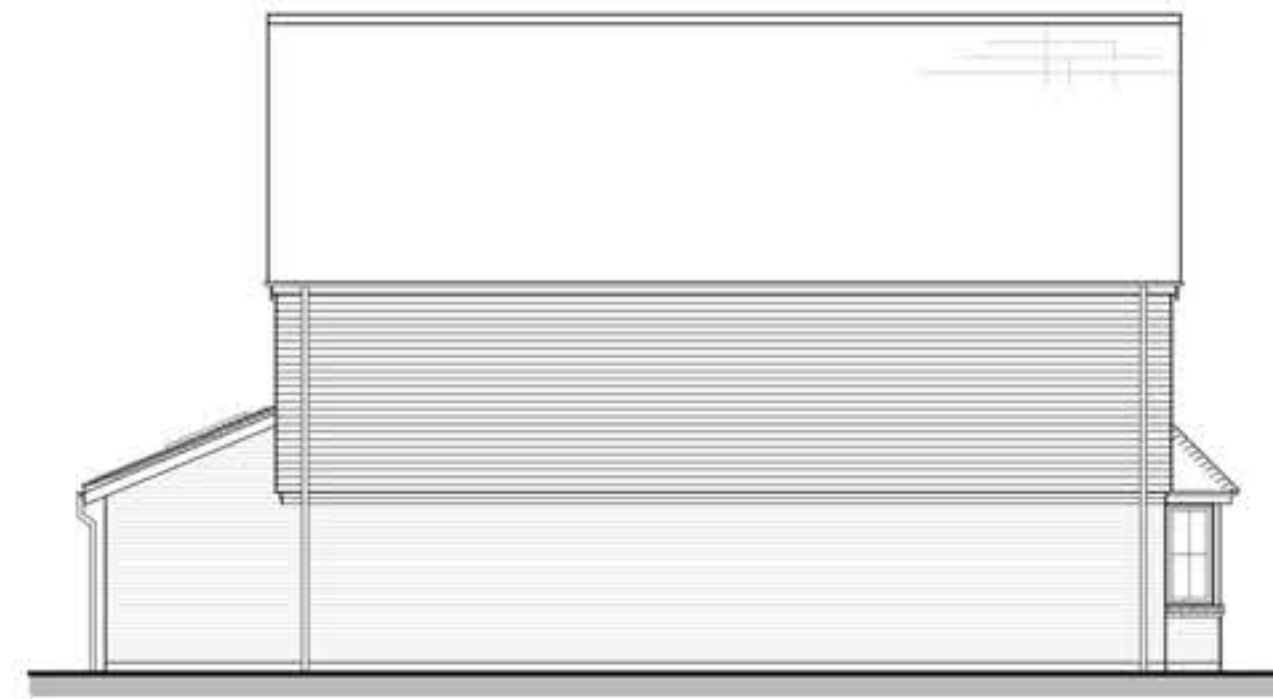
SIDE ELEVATION B



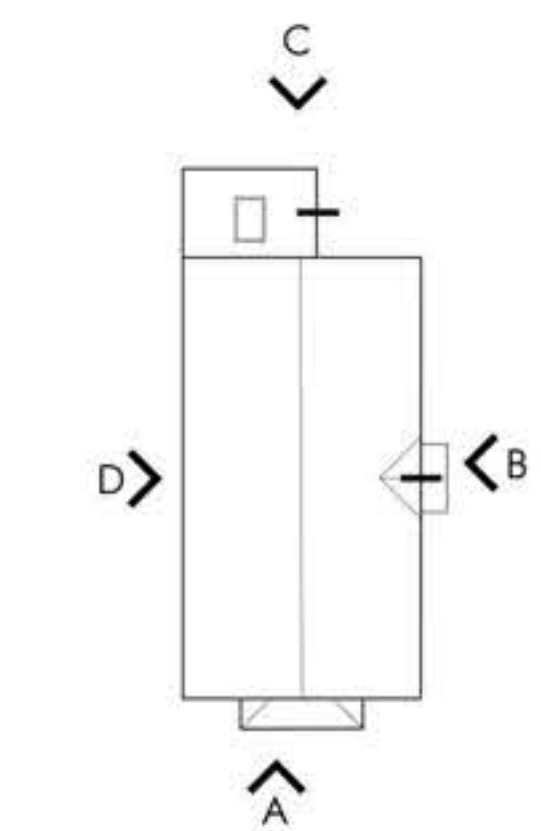
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Omega Architects
The Frost Barn, 124 Manor Road North, Thimes Ditton, KT7 0BH
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Client: Earlwood Homes
Project: Haroldsea Drive, Horley

Drawing Title: 4BH1 - Plot 16
Floor Plans & Elevations

Scale	Revision	Drawn	Checked	Date
1:100 @ A1	A	AC	TJ	04.03.22
	B	AC	TJ	14.03.22

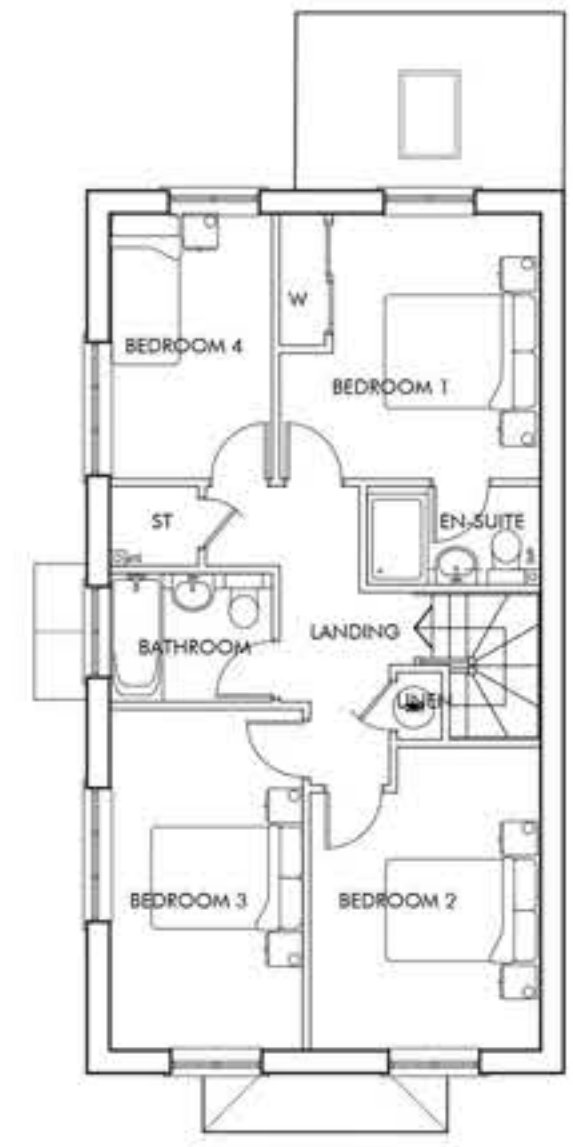
Project No	Class	Design No	Status	Rev
2992	C	3011	PL	B

Agenda Item 5

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
9	4BH1	135.23	1456

4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

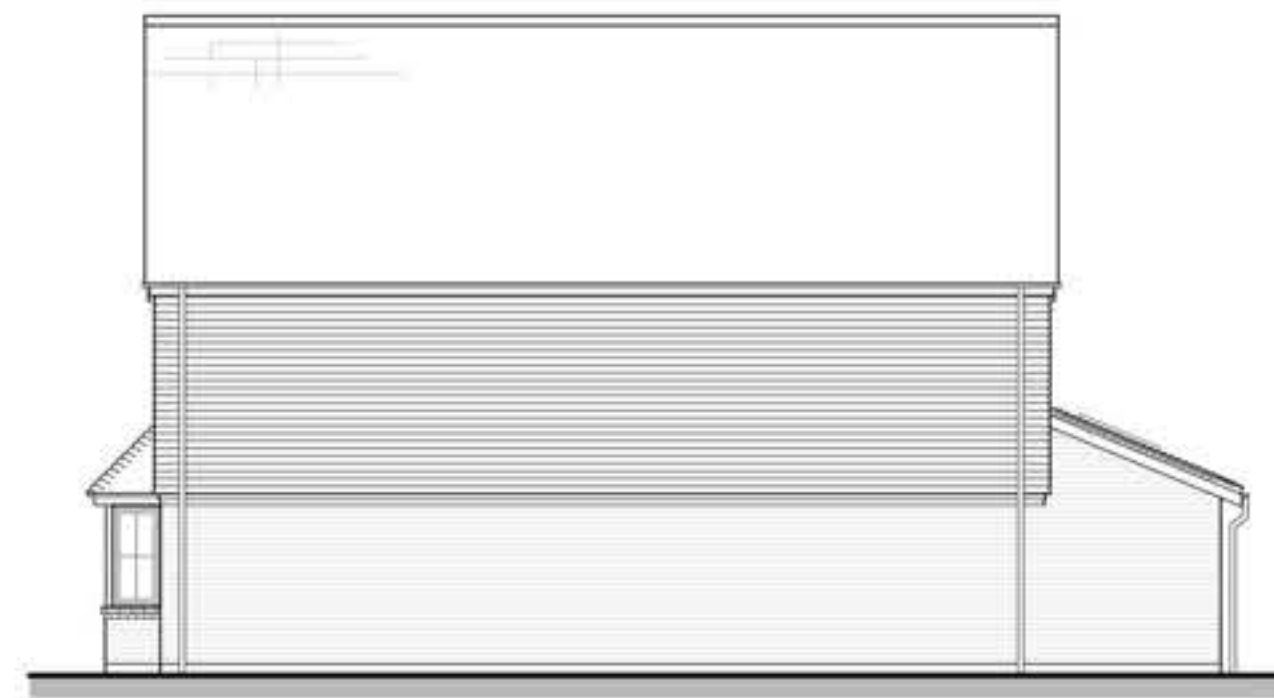
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (115m ²)	✓
Double bedroom min. 11.5m ² Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 3m ³	✓



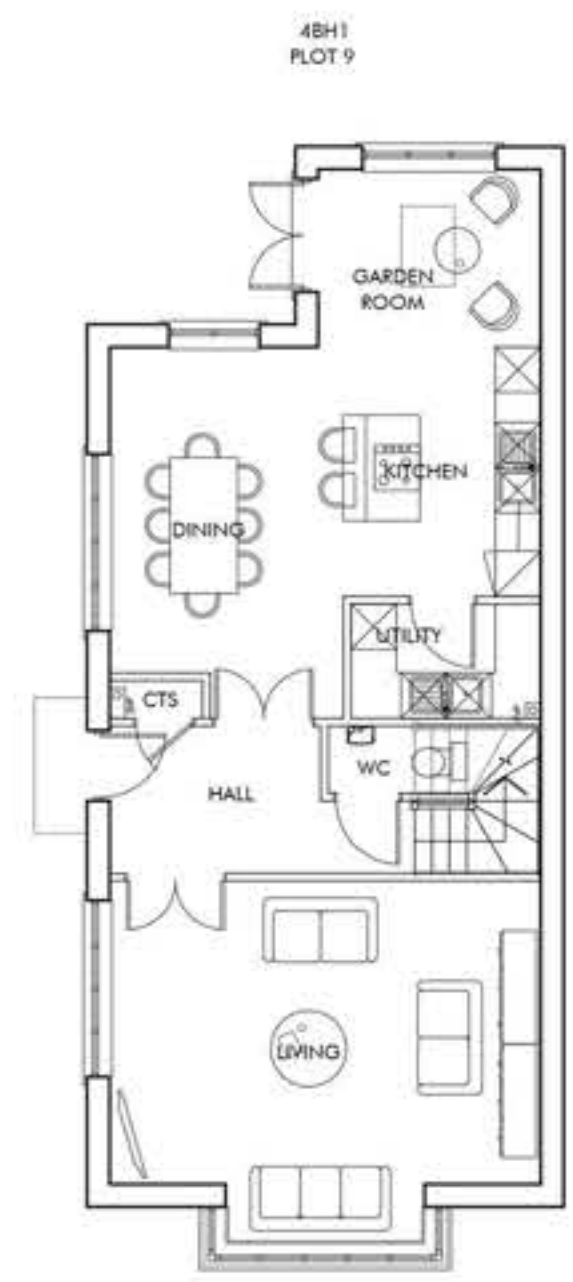
FIRST FLOOR PLAN



FRONT ELEVATION A



SIDE ELEVATION B



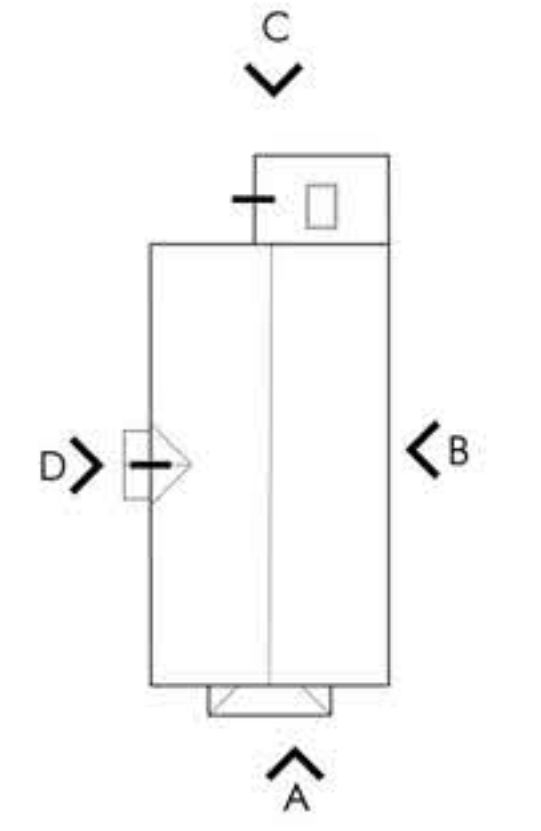
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D

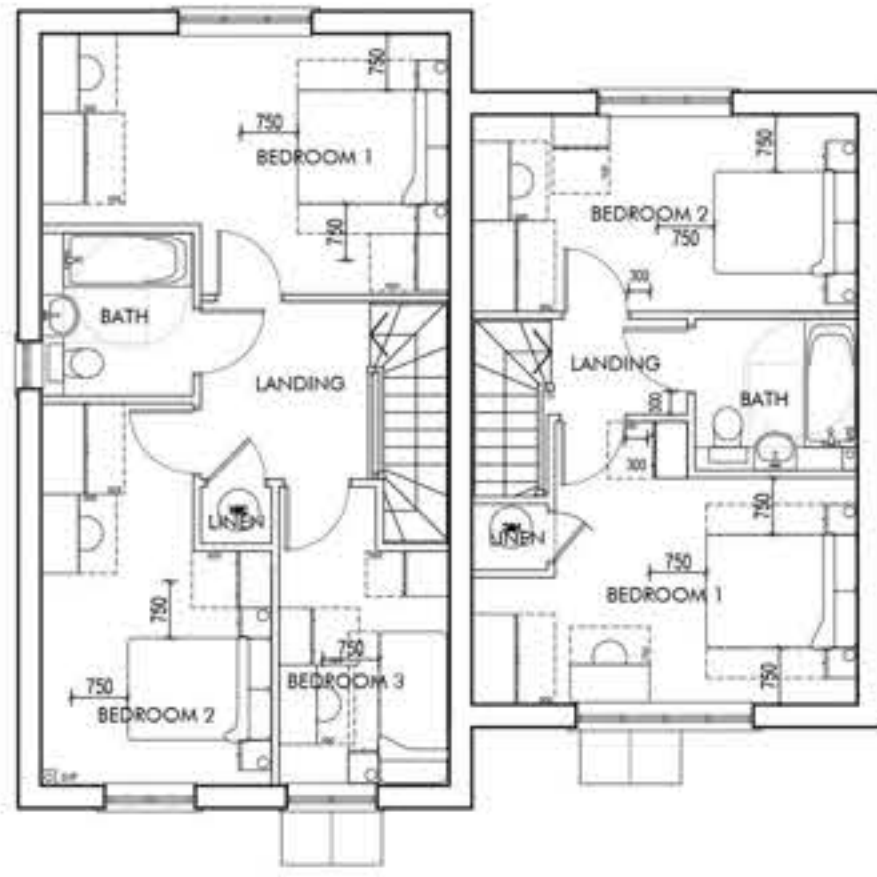


ROOF PLAN - 1:200



Client: Earlwood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 4BH1 - Plot 9 Floor Plans & Elevations				
Scale:	Revision:	Drawn:	Checked:	Date:
1:100 @ A1	A	AC	TJ	04.03.22
	B	AC	TJ	14.03.22
Project No:	Class:	Design No:	Status:	Rev:
2992	C	3010	PL	B

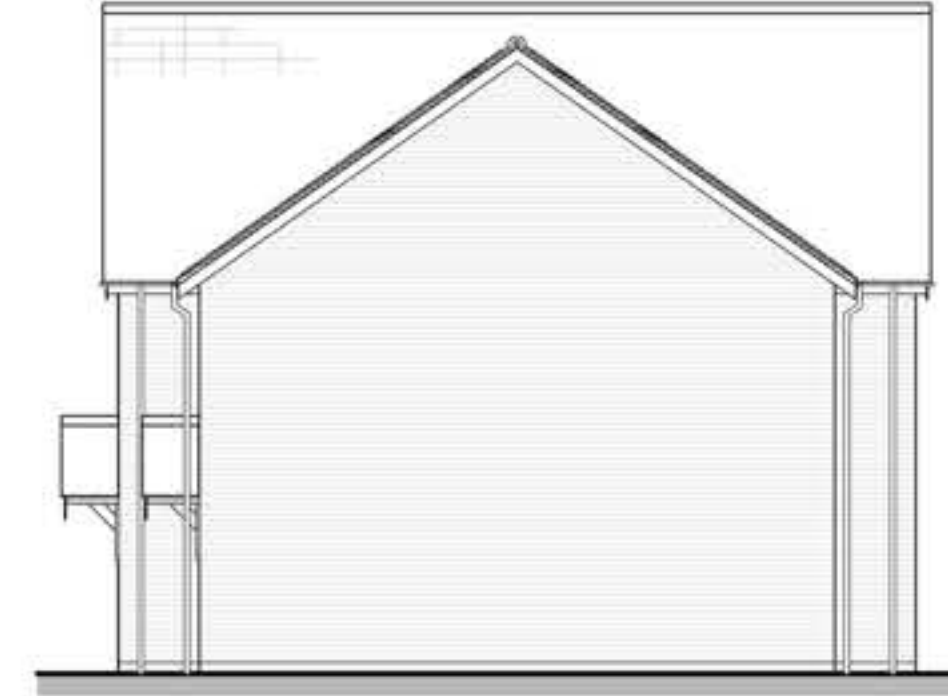
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
5	3BH-AFF	107.43	1156
6	2BH-AFF	79.60	857



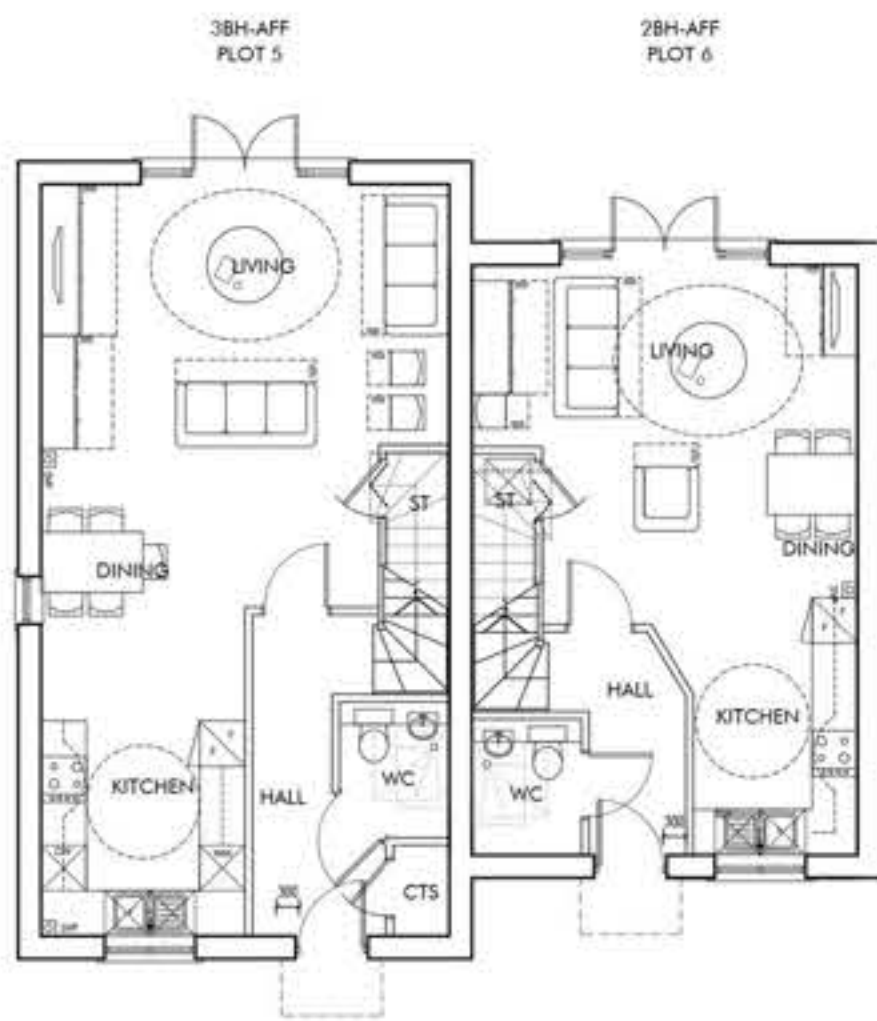
FIRST FLOOR PLAN



FRONT ELEVATION A



SIDE ELEVATION B



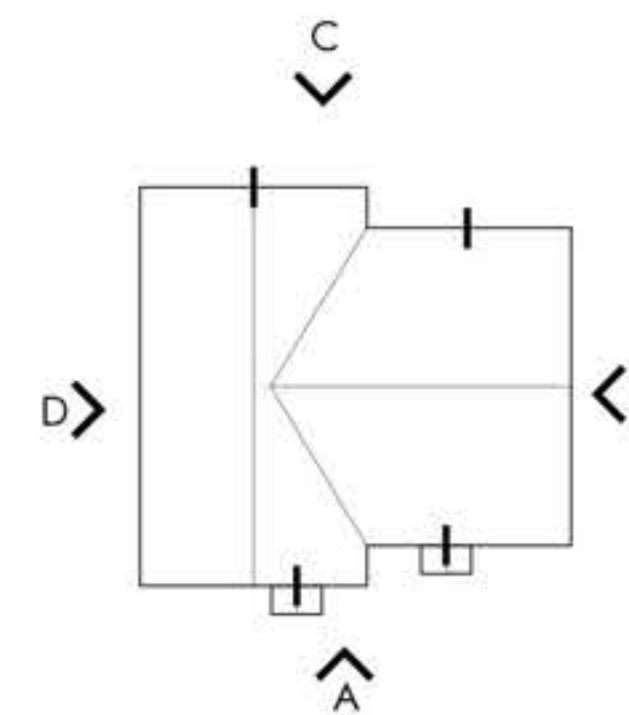
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200

2 BEDROOM HOUSE, 4 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (79m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m ²	✓

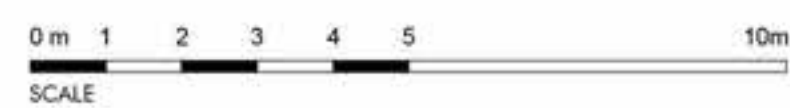
3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



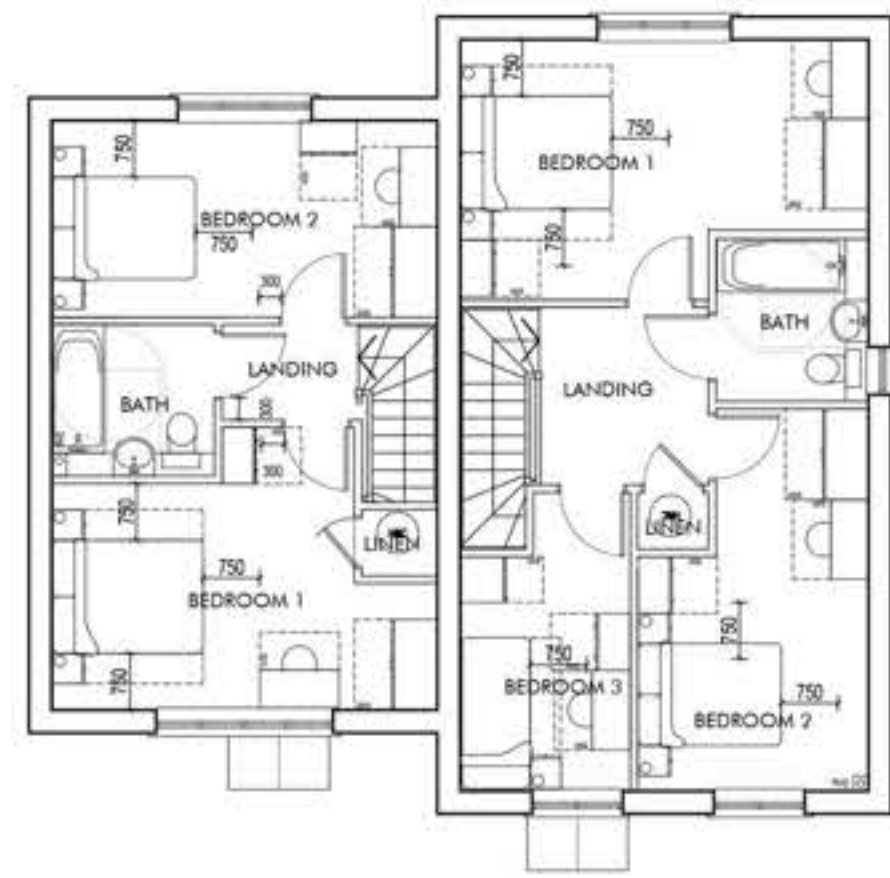
Omega Architects
The Fossil Barn, 124 Manor Road Norfolk, Thomas Ditch, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

Client: Earlswood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 2BH-AFF & 3BH-AFF - Plots 5-6 Floor Plans and Elevations				
Scale:	Revision:	Drawn:	Check:	Date:
1:100 @ A1	A	RB/AC	TJ	04.03.22
Project No:	Class:	Draw No:	Status:	Rev:
2992	C	3005	PL	A



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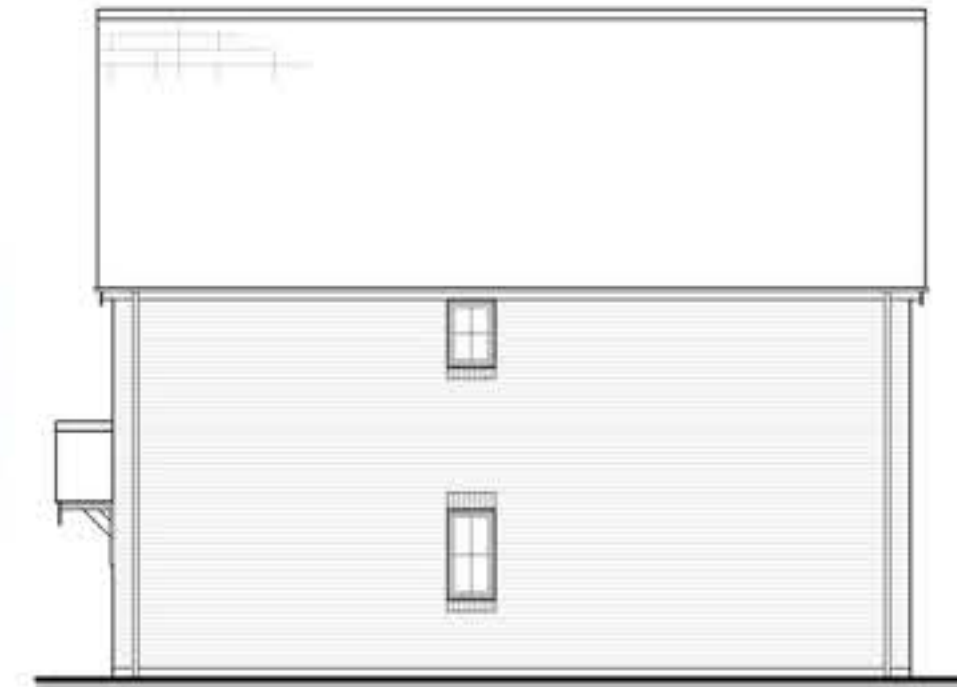
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
8	3BH-AFF	107.43	1156
7	2BH-AFF	79.60	857



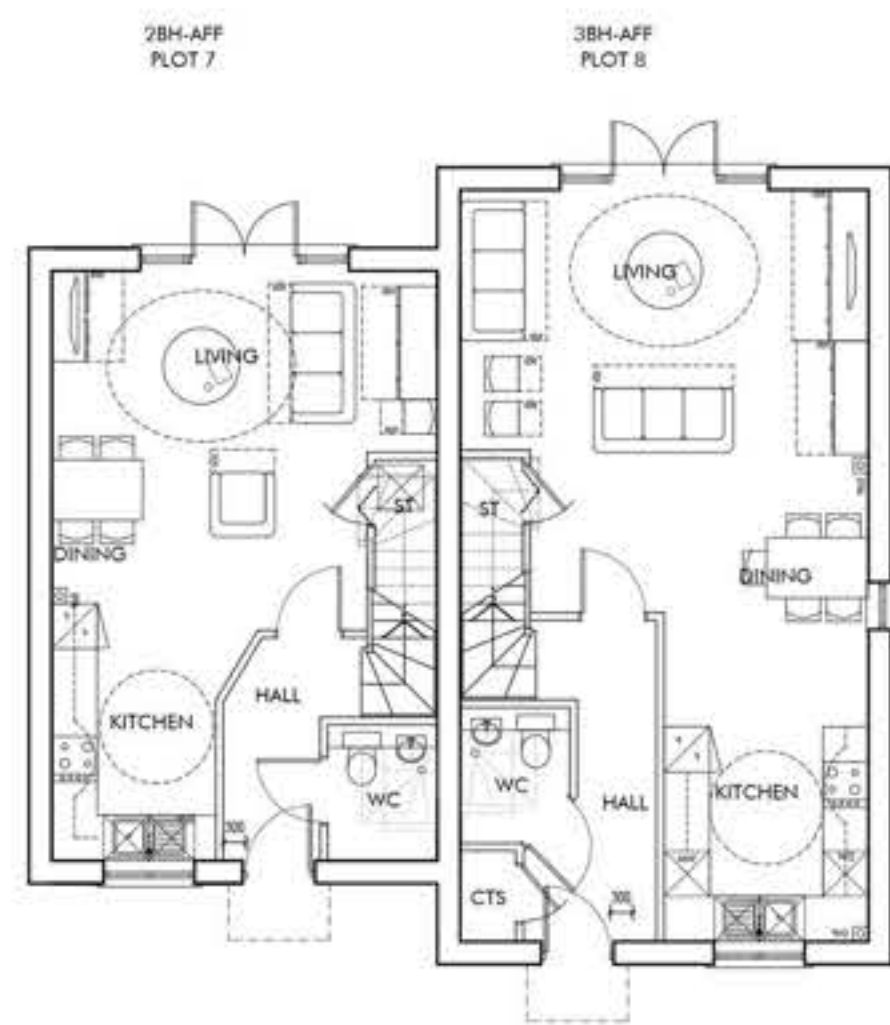
FIRST FLOOR PLAN



FRONT ELEVATION A



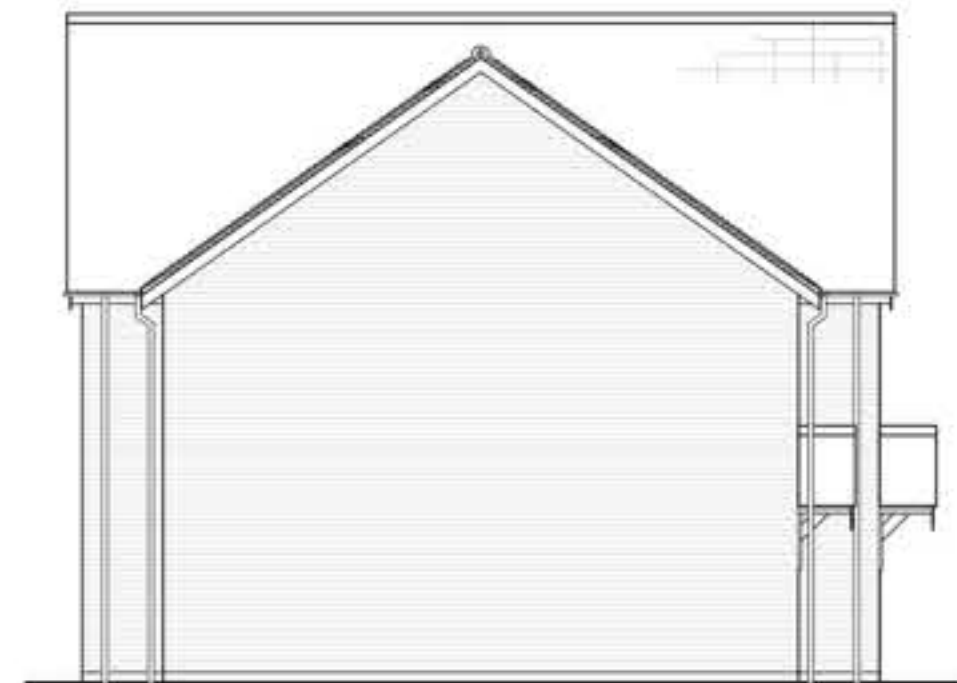
SIDE ELEVATION B



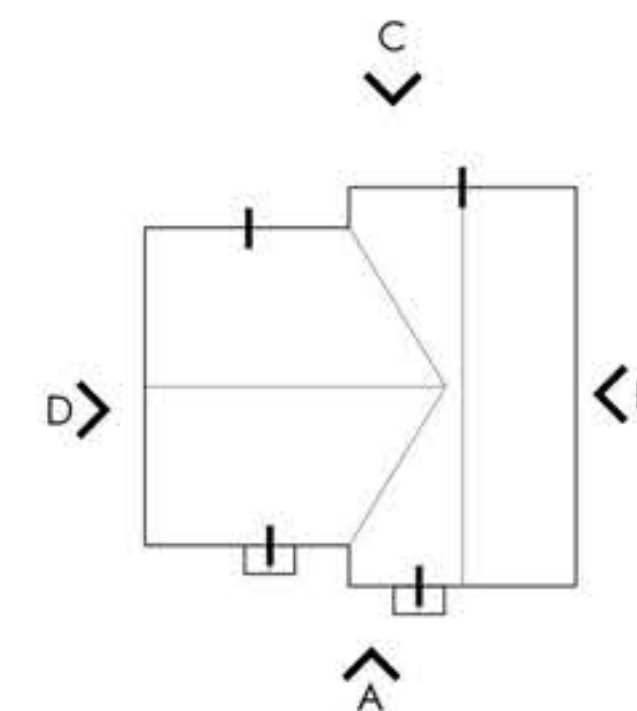
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



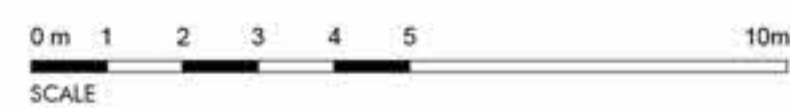
ROOF PLAN - 1:200

2 BEDROOM HOUSE, 4 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (79m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m ²	✓

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



Omega Architects
The Front Barn, 124 Manor Road North, Thomas Ditton, KT7 0BH
T: 01372 470313 W: www.omega-architects.co.uk

Client: **Earlwood Homes**

Project: **Haroldsea Drive, Horley**

Drawing Title: **2BH-AFF & 3BH-AFF - Plots 7-8 Floor Plans and Elevations**

Scale:	Revision	Drawn	Checked	Date
1:100 @ A1	A	RB/AC	TJ	04.03.22

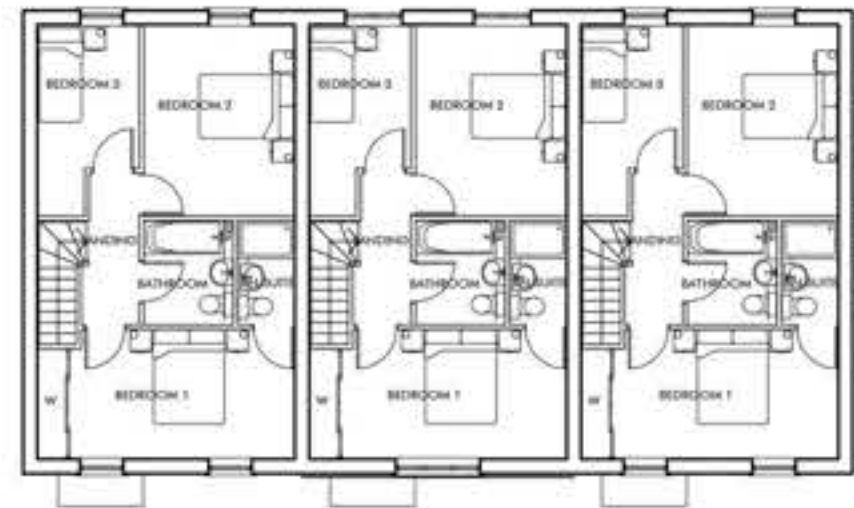
Project No:	Class	Design No:	Status	Rev
2992	C	3006	PL	A

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PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
13, 14, 15	3BH3	100.28	1079

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

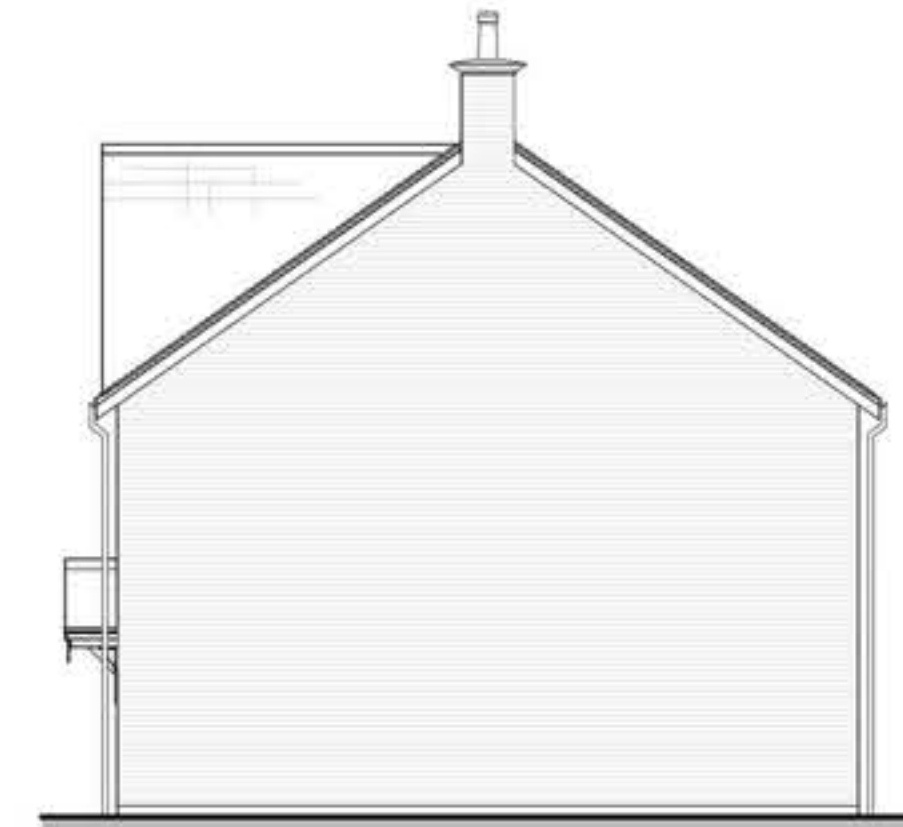
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



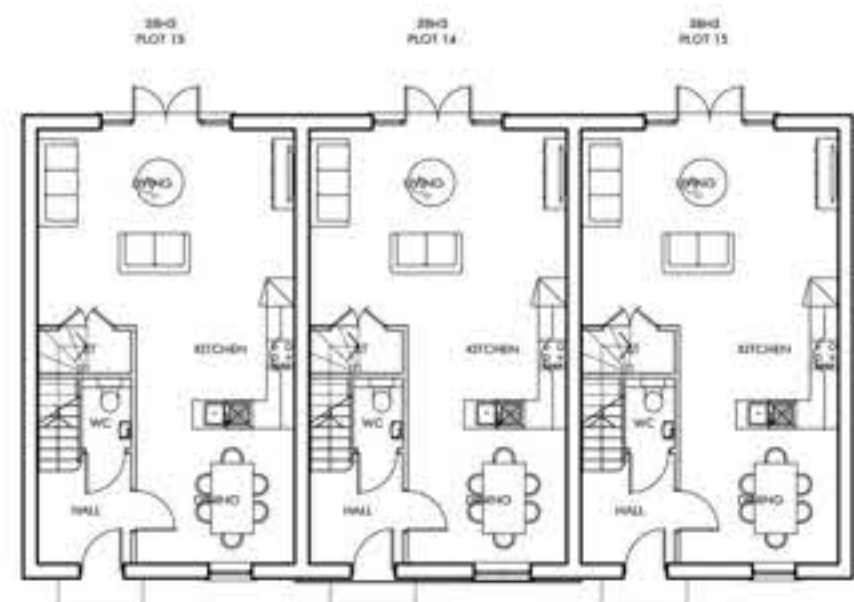
FIRST FLOOR PLAN



FRONT ELEVATION A



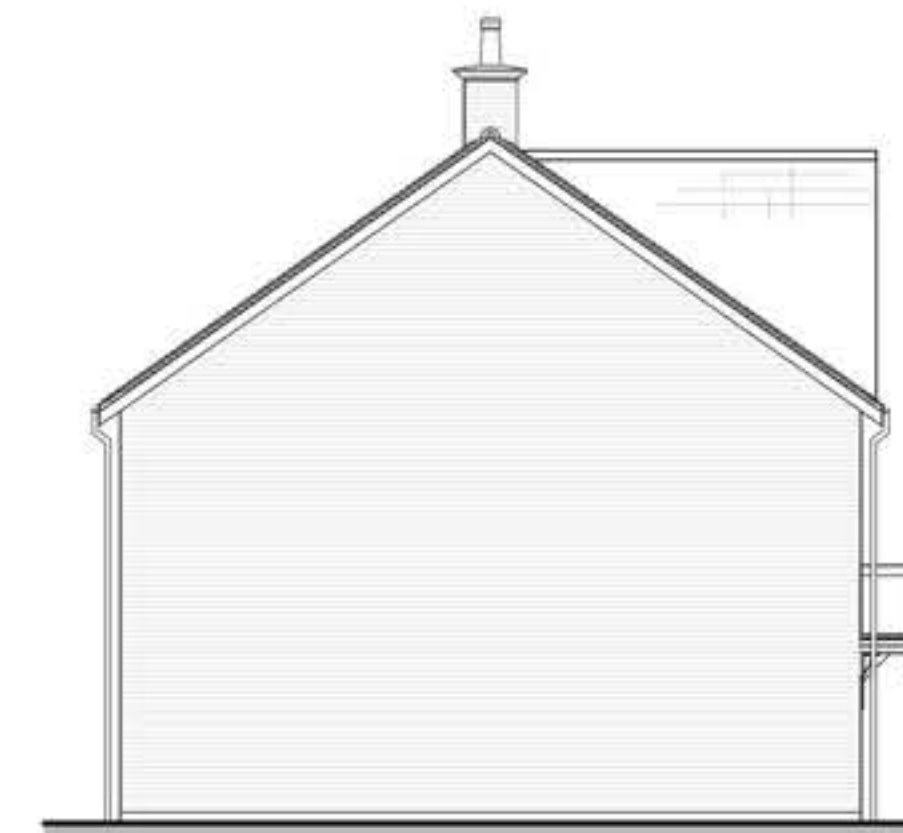
SIDE ELEVATION B



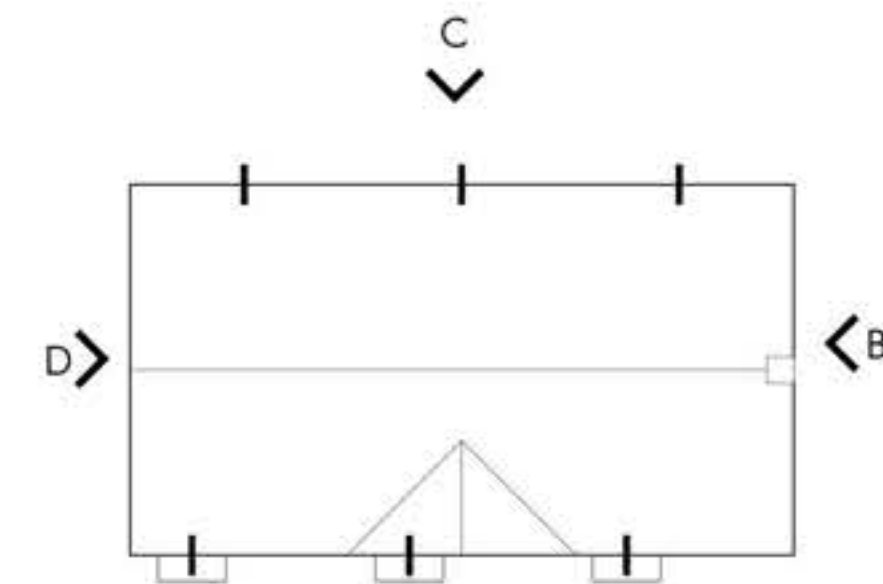
GROUND FLOOR PLAN



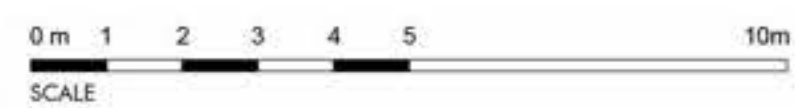
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE



Omega Architects
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T: 01372 470 313 W: www.omega-architects.co.uk

Client: Earlwood Homes
Project: Haroldsea Drive, Horley

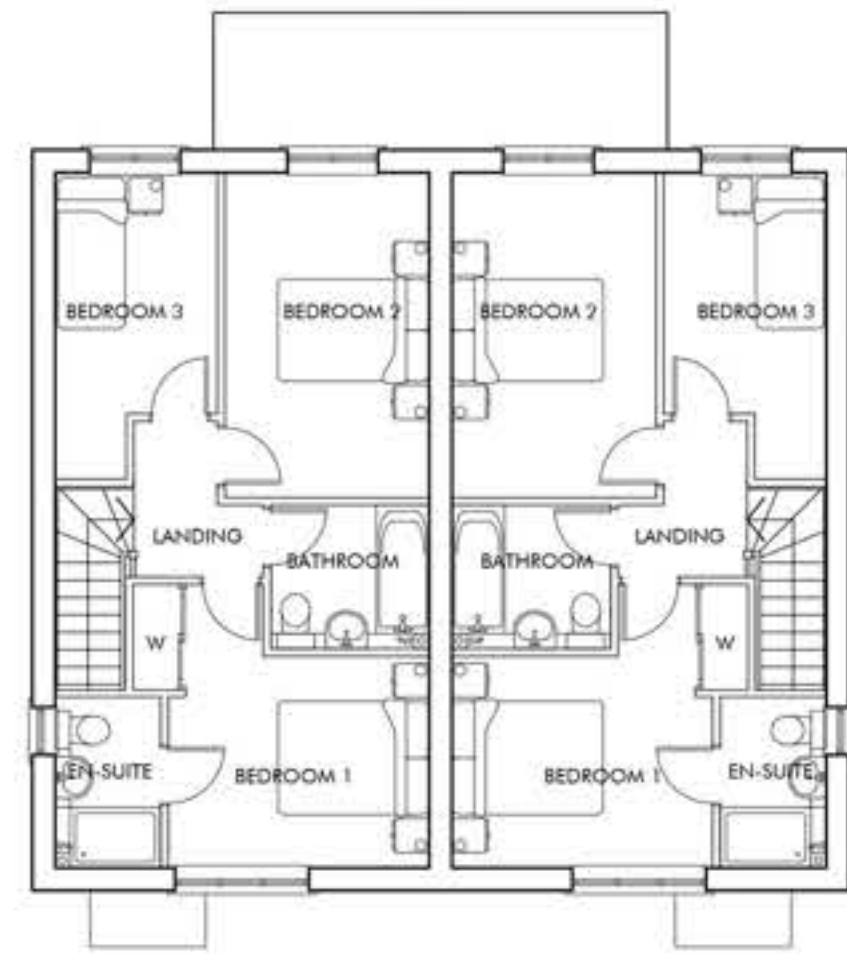
Drawing Title: 3BH3 x3 - Plots 13-15
Floor Plans & Elevations

Scale	Revised	Drawn	Checked	Date
1:100 @ A1	A	AC	TJ	04.03.21

Project No	Class	Design No	Status	Rev
2992	C	3013	PL	A

DATE: 03-CONCRETE & RAFTS & FORTH
DRAWN BY: JAMES W. WILSON/AC, T.J. KENNEDY/TK
CHECKED BY: JAMES W. WILSON/AC, T.J. KENNEDY/TK

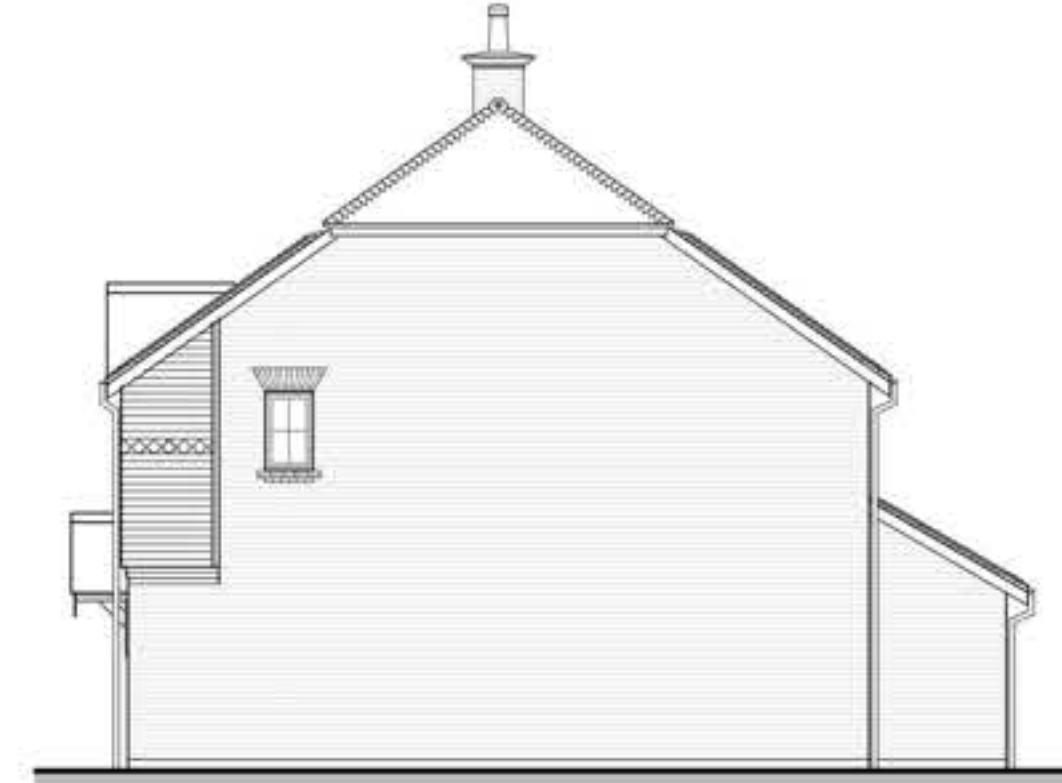
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
21-22, 23-24, 33-34, 35-35	3BH2	95.73	1030



FIRST FLOOR PLAN



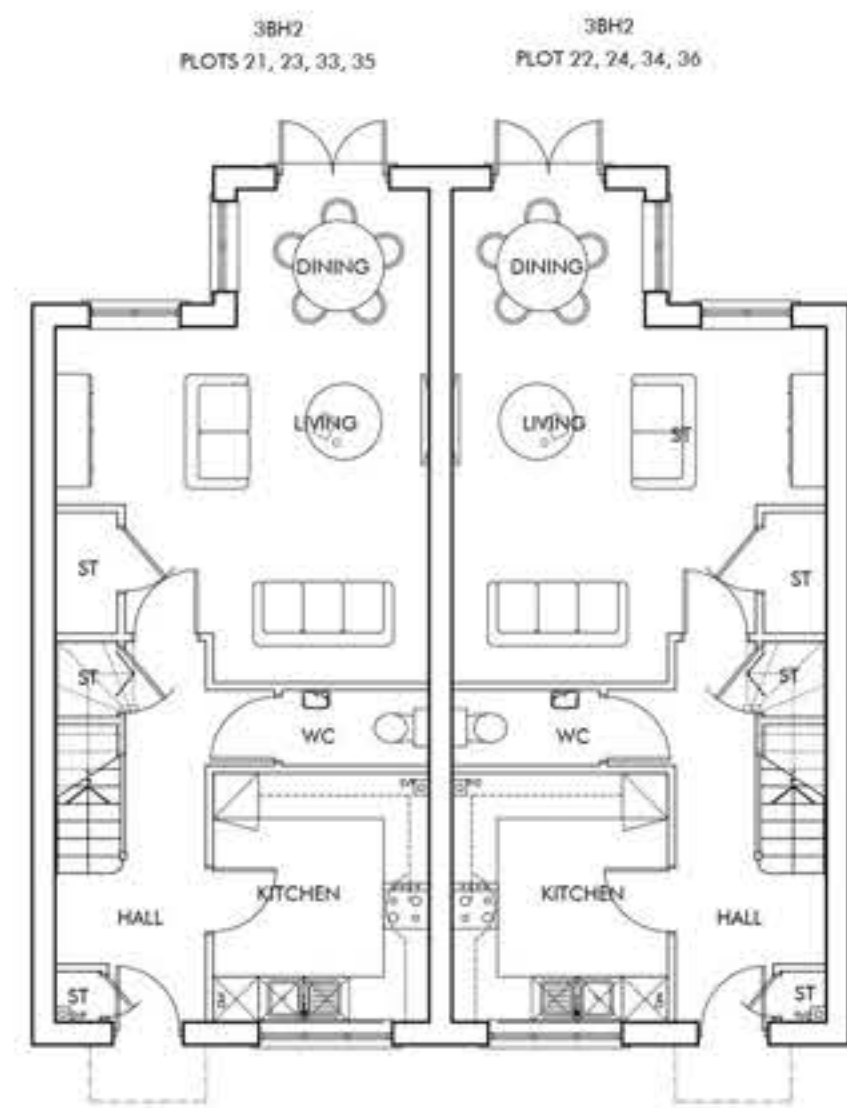
FRONT ELEVATION A



SIDE ELEVATION B

3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)

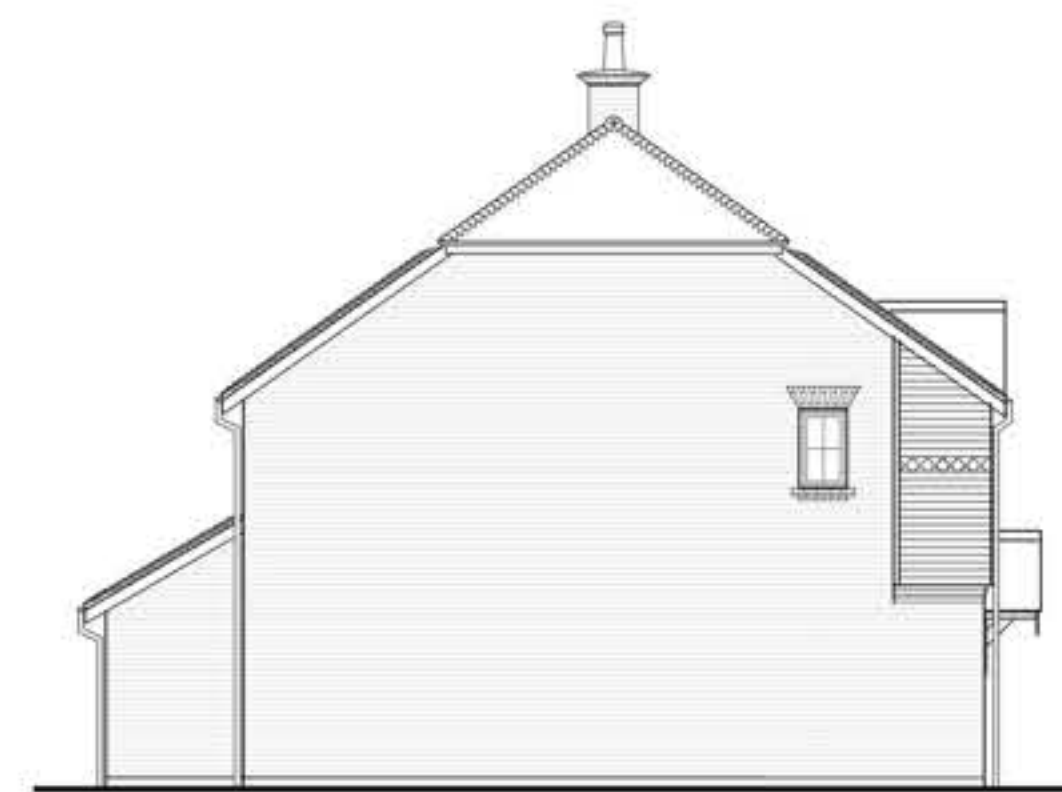
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ³	✓



GROUND FLOOR PLAN



REAR ELEVATION C



FRONT ELEVATION D



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Client: Earlwood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 3BH2 - Plots 21-24, 33-36 Floor Plans				
Scale:	Revision:	Drawn:	Check:	Date:
1:100 @ A1	A	RB/AC	TJ	04.03.22
Project No:	Class:	Design No:	Status:	Rev:
2992	C	3020	PL	A

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
18, 19	4BH2	149.30	1608

4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

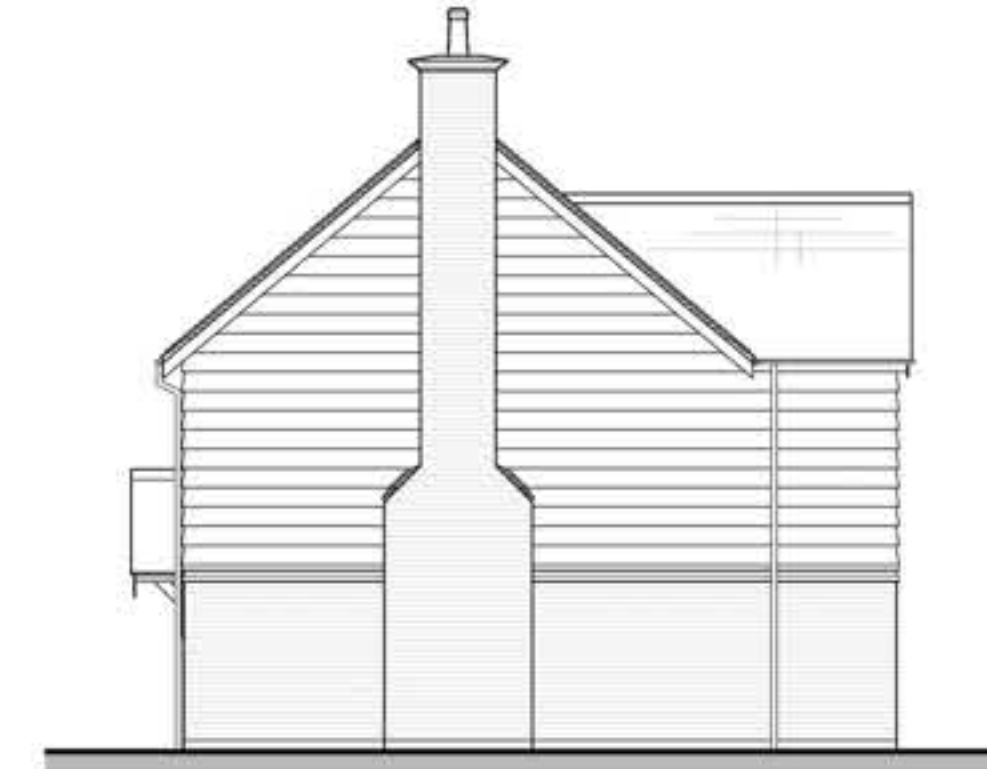
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (115m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m	✓
2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 3.0m ²	✓



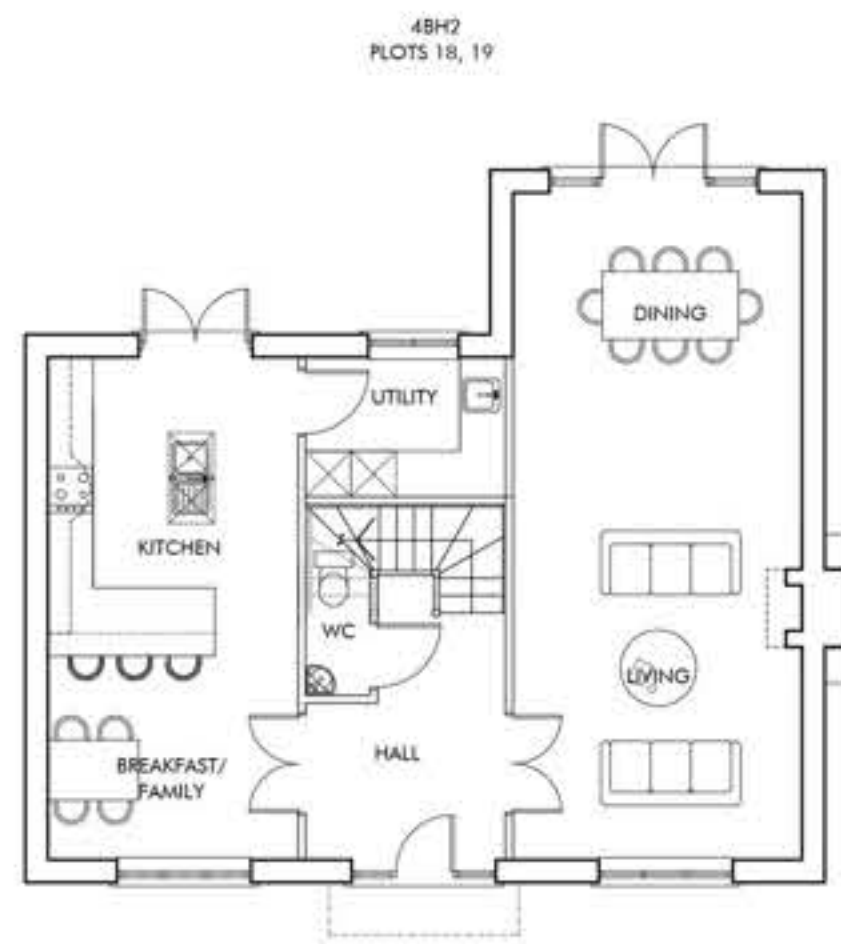
FIRST FLOOR PLAN



FRONT ELEVATION A



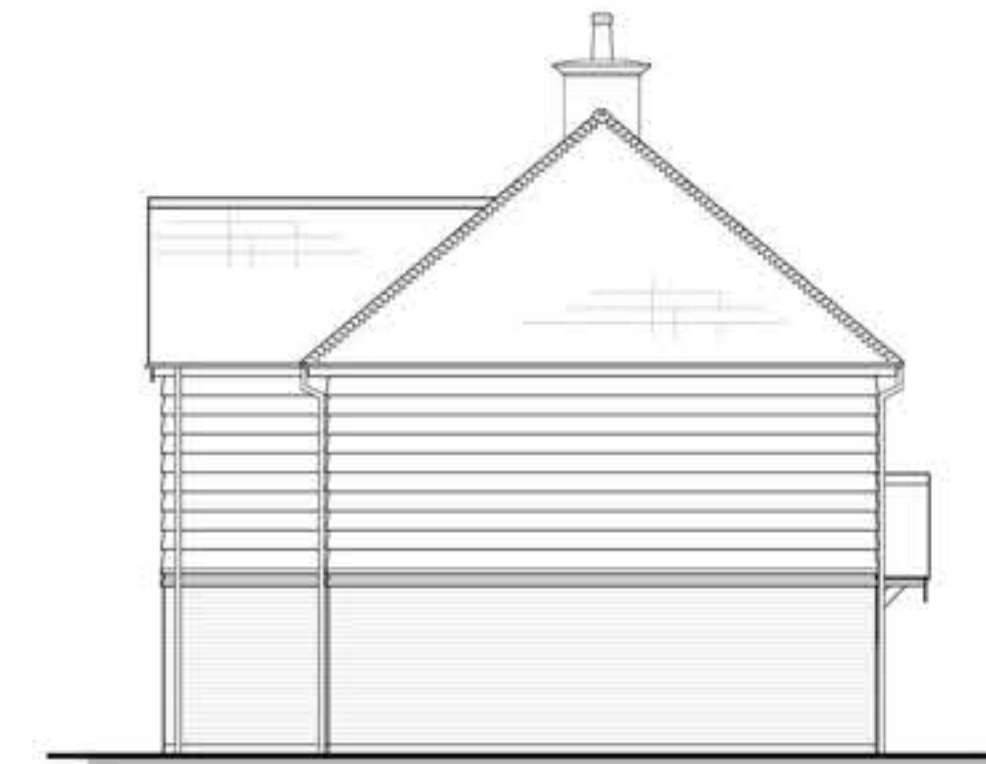
SIDE ELEVATION B



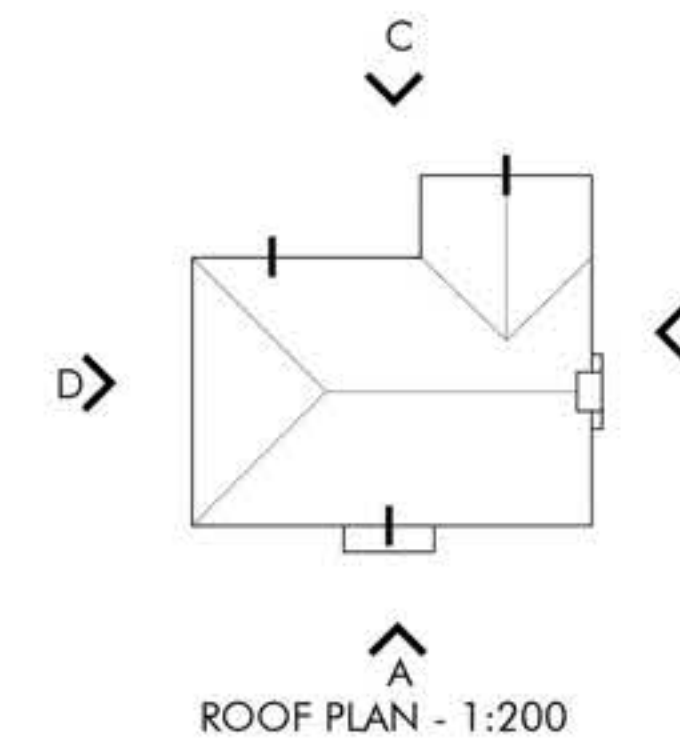
GROUND FLOOR PLAN



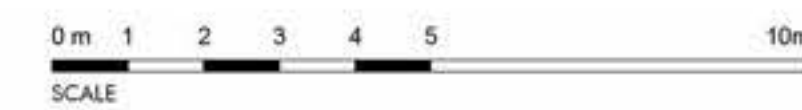
REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Client: Earlswood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 4BH2 - Plots 18, 19 Floor Plans and Elevations				
Scale: 1:100 @ A1	Revision: A	Drawn: RB/AC	Check: TJ	Date: 03.09.22
Project No: 2992	Class: C	Draw No: 3016	Status: PL	Rev: A

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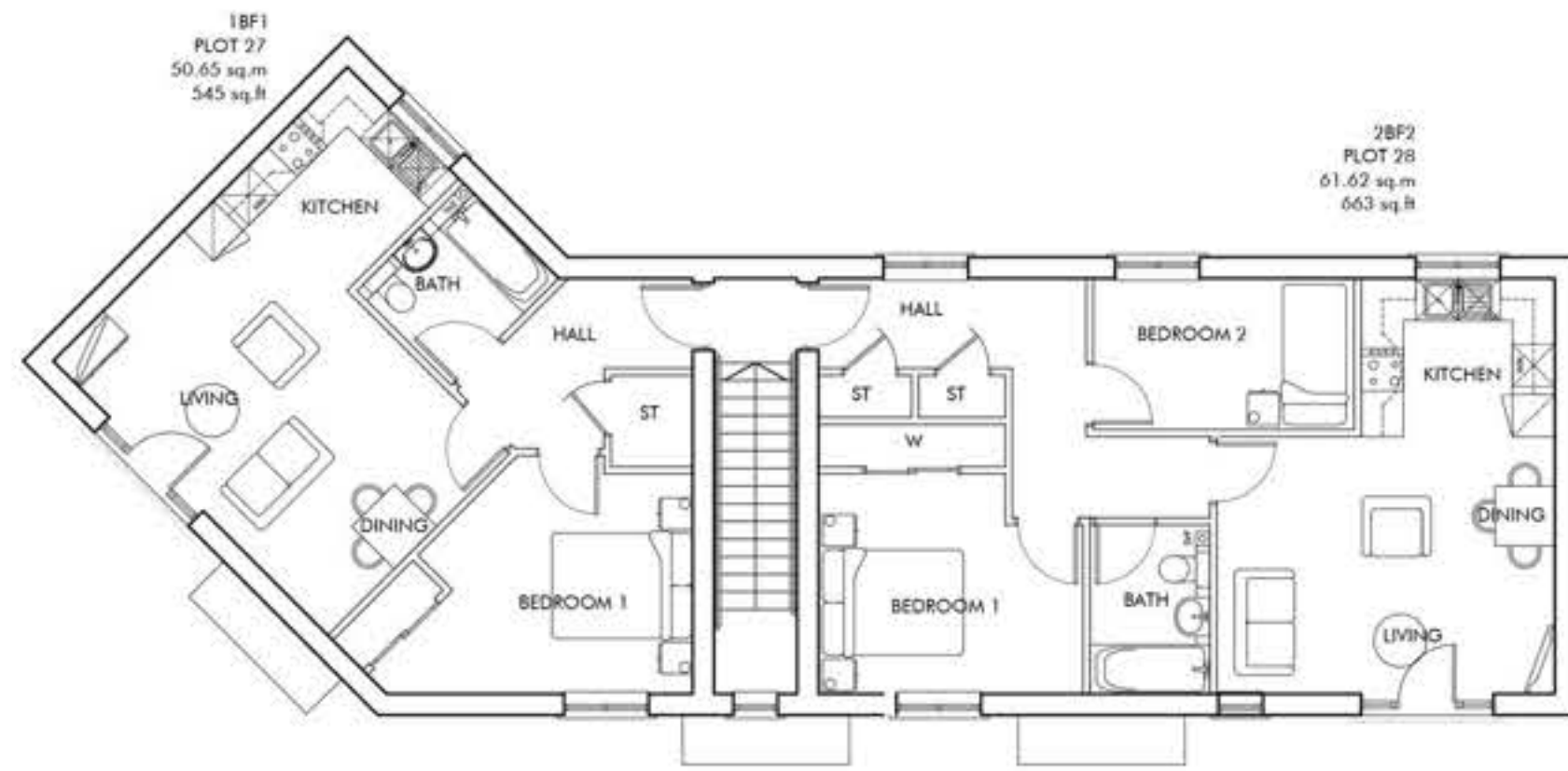
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
25, 27	1BF1	50.65	545
26	2BF1	61.13	658
28	2BF2	61.62	663

1-BEDROOM FLAT, 2 PERSONS

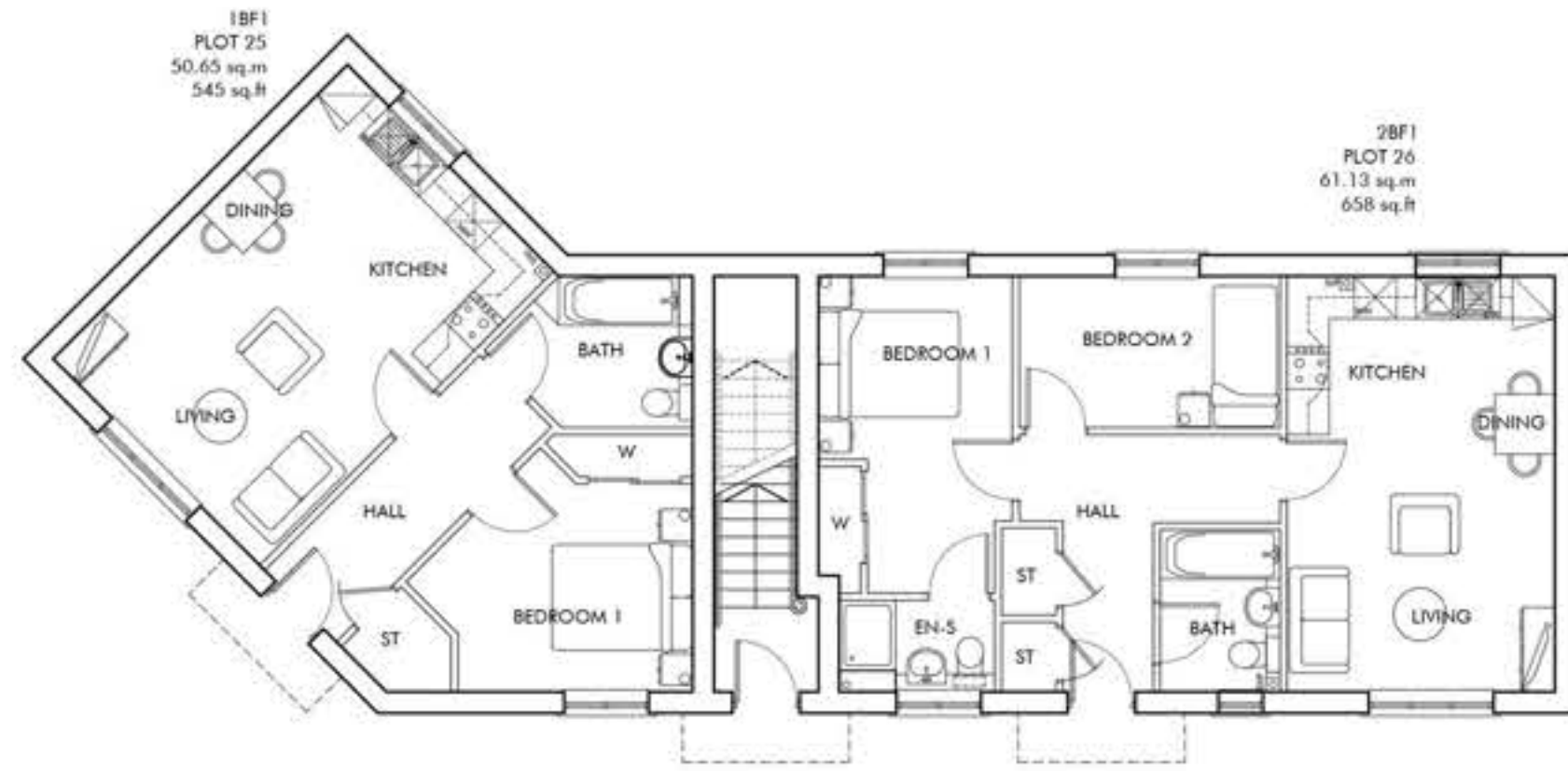
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (50m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Minimum storage 1.5m ²	✓

2-BEDROOM FLAT, 3-PERSONS

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (61m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.0m ²	✓



FIRST FLOOR PLAN



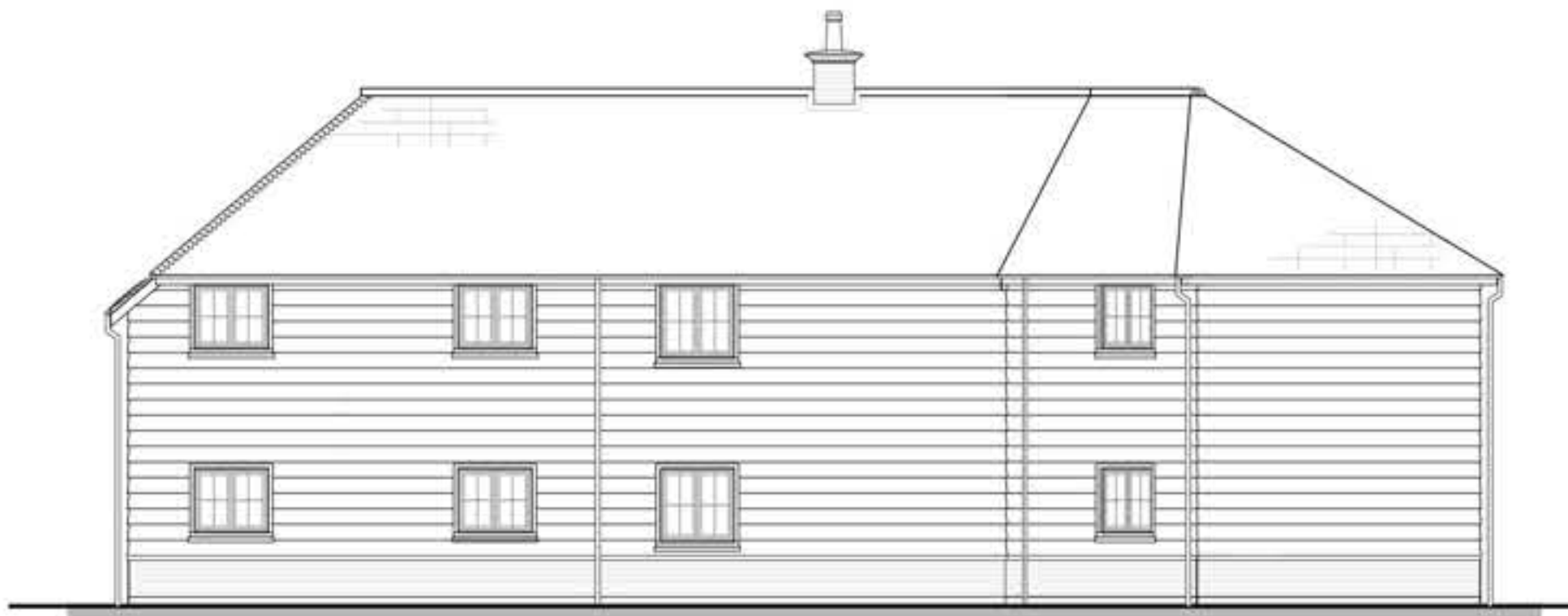
GROUND FLOOR PLAN



FRONT ELEVATION A



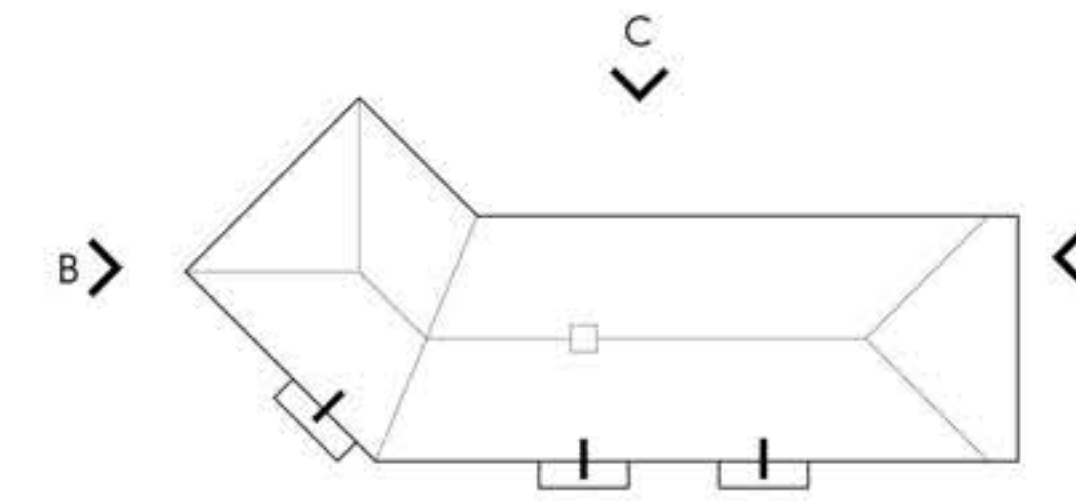
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



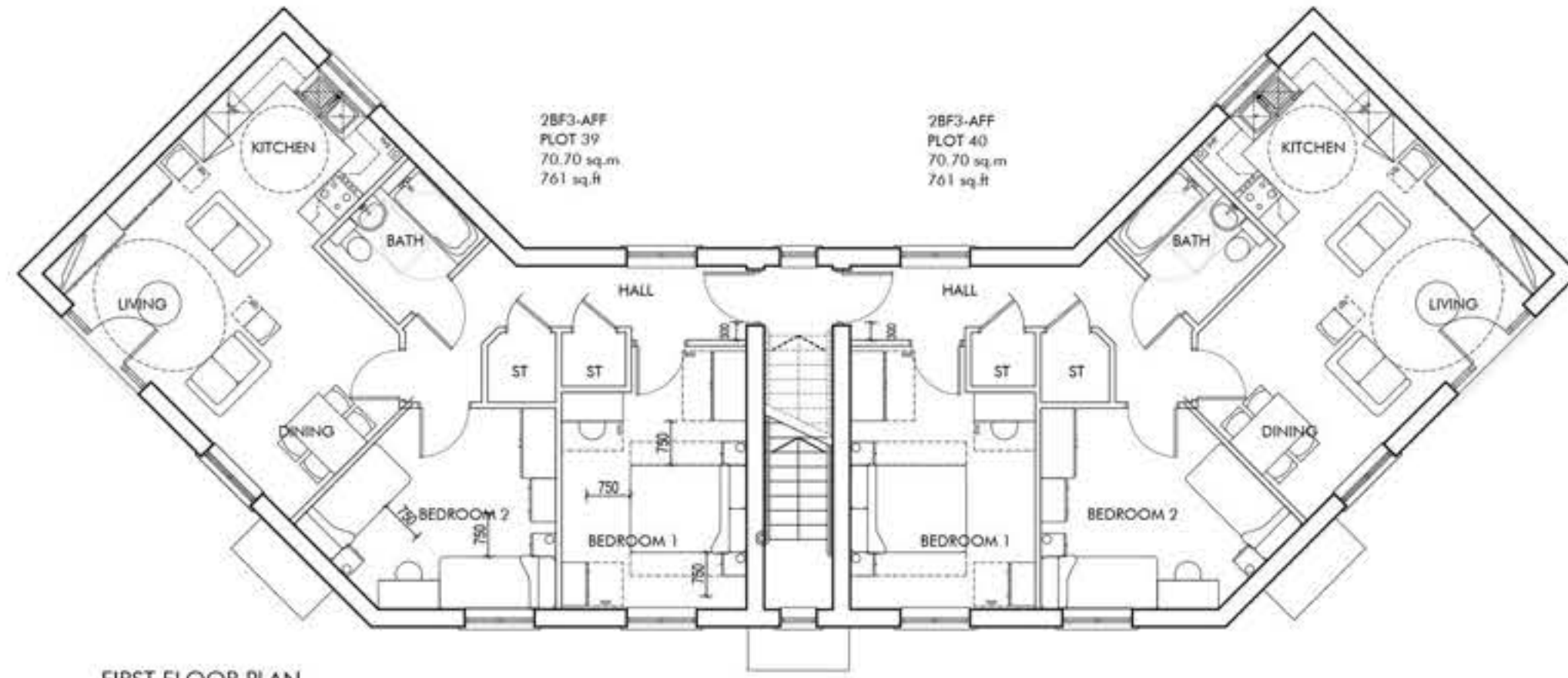
ROOF PLAN - 1:200



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The Front Room, 124 Manor Road North, Thomas Drove, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

Client: Earlswood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: BLOCK B - Plots 25-28 Floor Plans & Elevations				
Scale:	Revision:	Drawn:	Check:	Date:
1:100 @ A1	A	RB/AC	TJ	04.03.22
Project No:	Class:	Obj No:	Status:	Rev:
2992	C	3025	PL	A

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
37	2BF1-AFF	70.15	755
38	2BF2-AFF	70.70	761
39, 40	2BF3-AFF	70.70	761



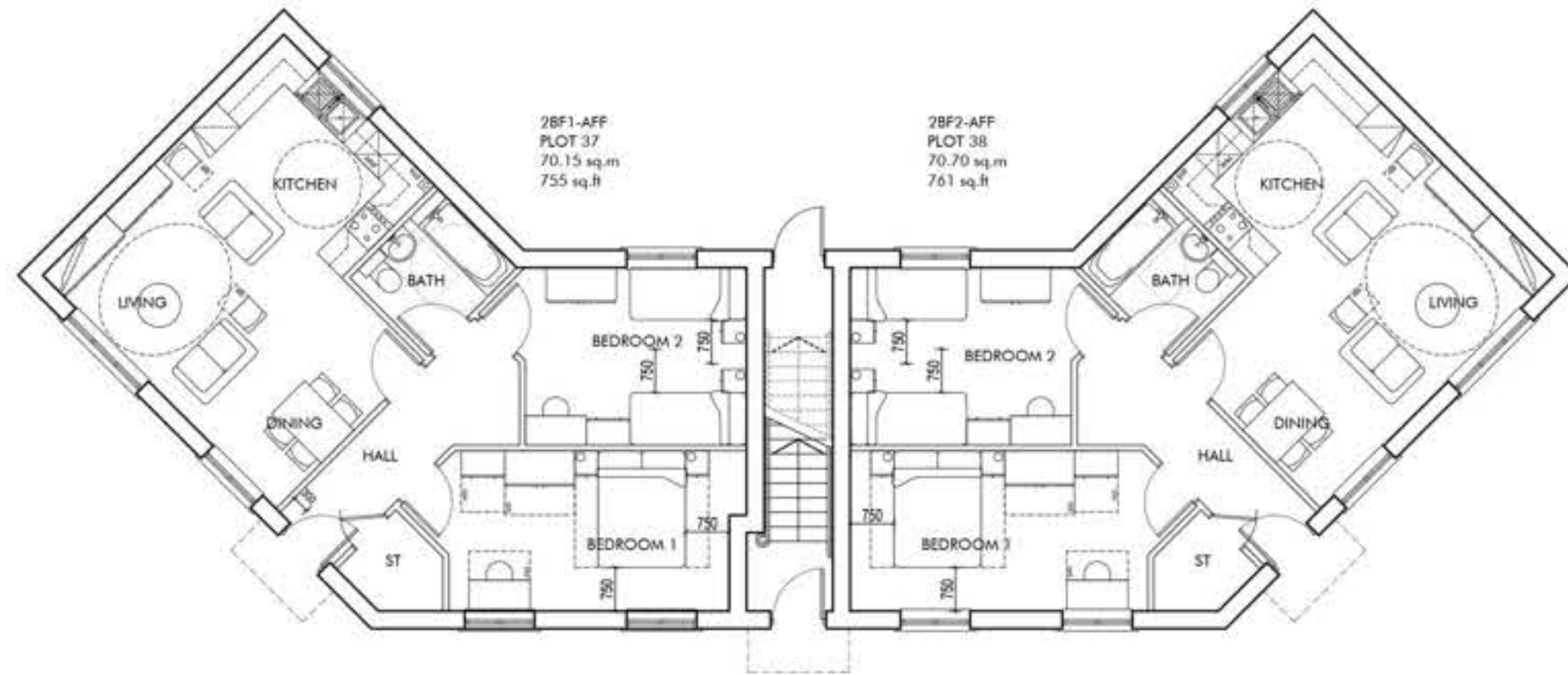
FIRST FLOOR PLAN



FRONT ELEVATION A

2-BEDROOM FLAT, 4-PERSONS

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (70m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m ²	✓



GROUND FLOOR PLAN



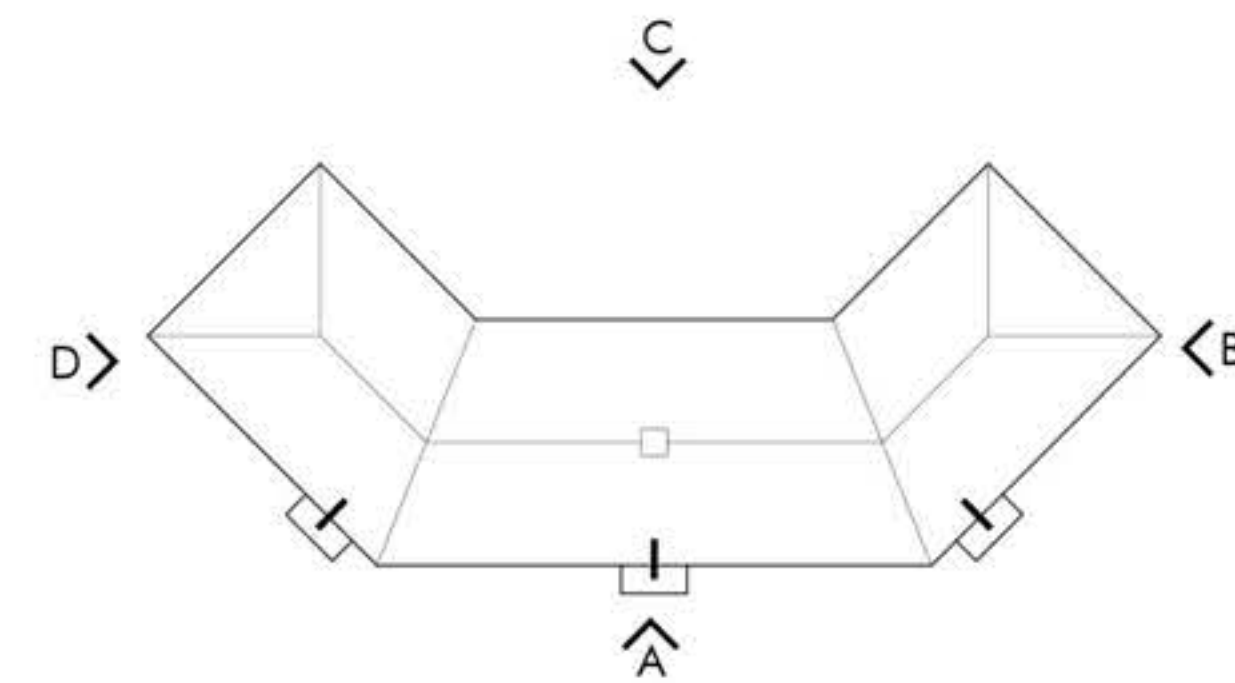
REAR ELEVATION C



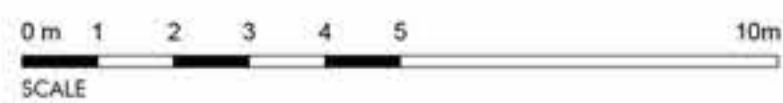
SIDE ELEVATION D



SIDE ELEVATION B



ROOF PLAN SCALE 1:200



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T: 01372 470 313 W: www.omega-architects.co.uk

Client: Earlwood Homes
Project: Haroldsea Drive, Horley

Drawing Title: Block C-AFF - Plots 39-40
Floor Plans & Elevations

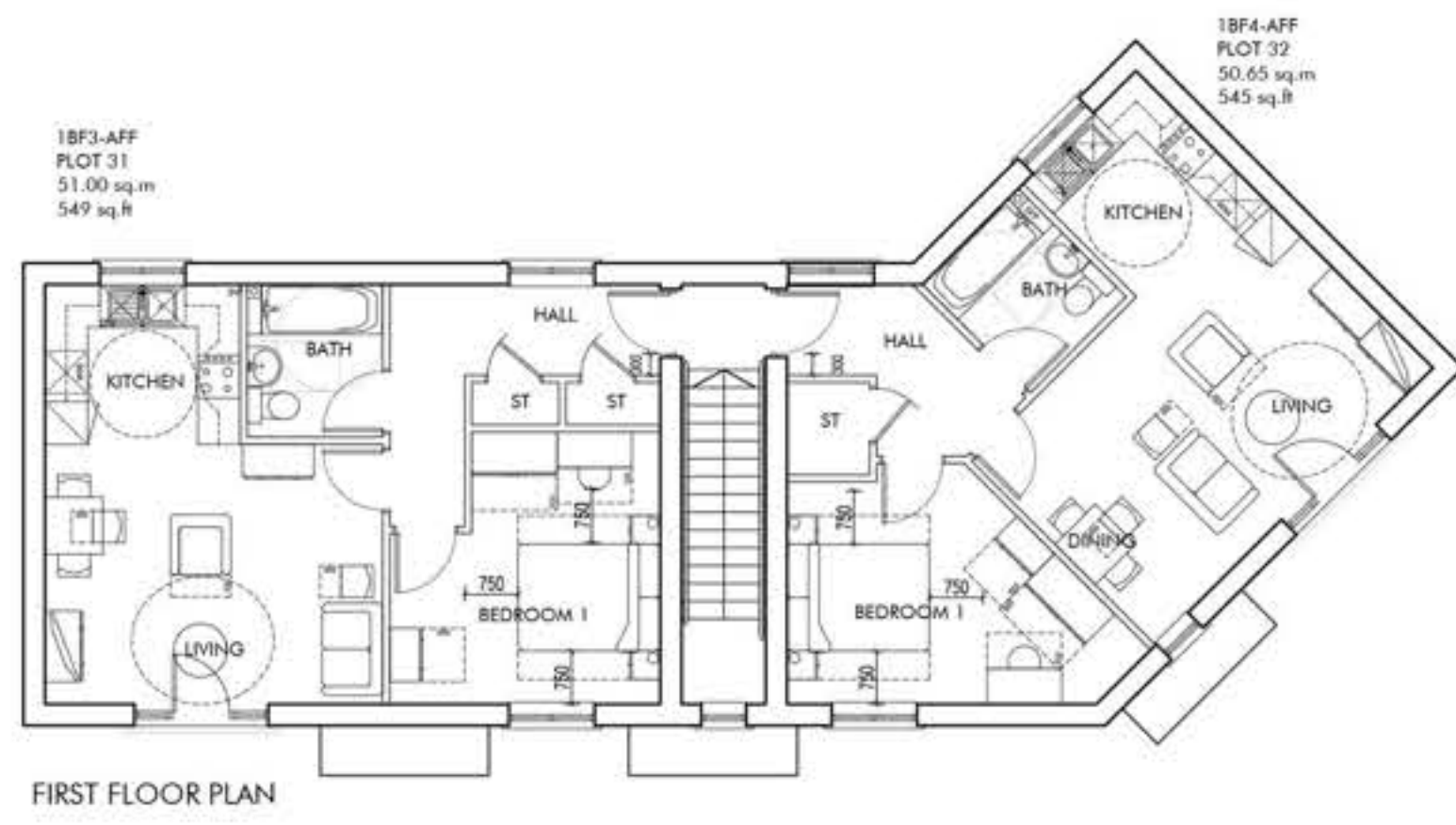
Scale:	Revision:	Drawn:	Check:	Date:
1:100 @ A1	A	RB/AC	TJ	04.03.22

Project No:	Class:	Design No:	Status:	Rev:
2992	C	3065	PL	A

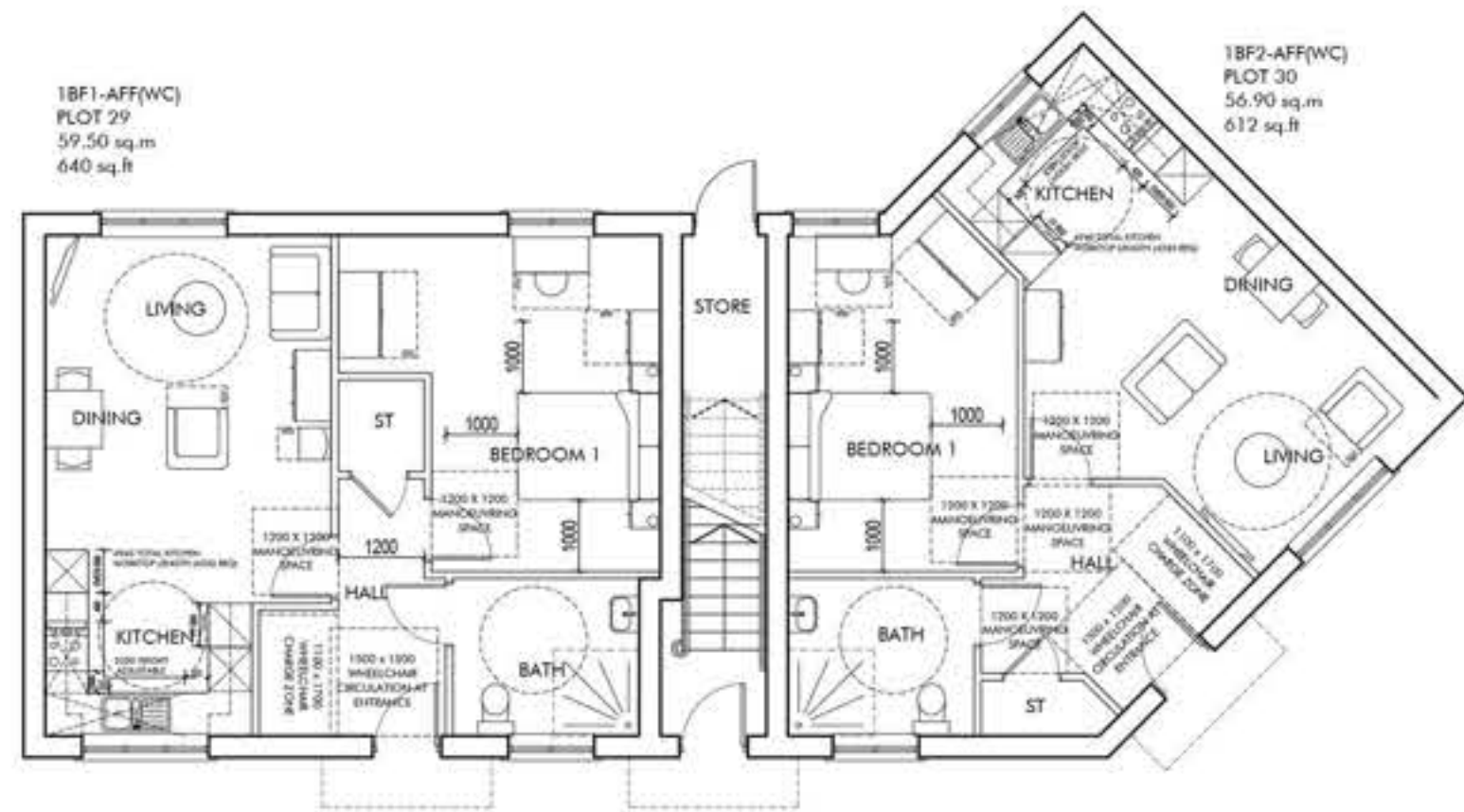
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
29	1BF1-AFF(WC)	59.50	640
30	1BF2-AFF(WC)	56.90	612
31	1BF3-AFF	51.00	549
32	1BF4-AFF	50.65	545

1-BEDROOM FLAT, 2 PERSONS

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (50m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Minimum storage 1.5m ²	✓



FIRST FLOOR PLAN



GROUND FLOOR PLAN



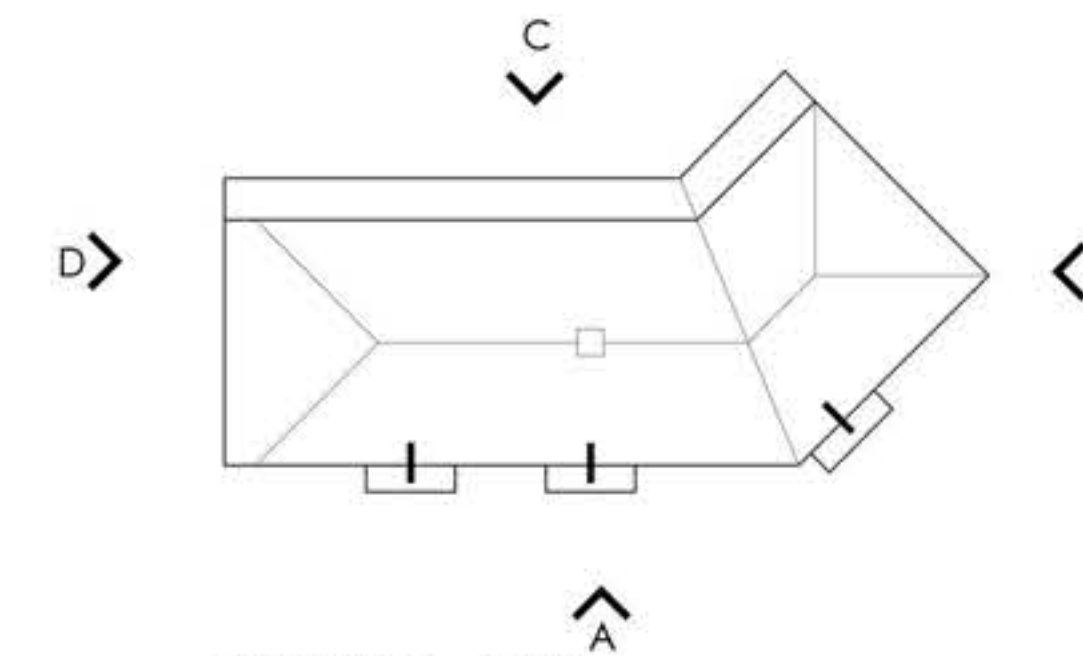
FRONT ELEVATION A

SIDE ELEVATION B



REAR ELEVATION C

SIDE ELEVATION D



ROOF PLAN - 1:200



Omega Architects
 The Fossil Barn, 124 Manor Road Norfolk, Thomas Dilton, KT7 0BH
 T: 01372 470 313 W: www.omega-architects.co.uk

Client: **Earlwood Homes**

Project: **Haroldsea Drive, Horley**

Drawing Title: **BLOCK A -AFF - Plots 29-32 Floor Plans & Elevations**

Scale:	Revision:	Drawn:	Checked:	Date:
1:100 @ A1	A	RB/AC	TJ	04.03.22

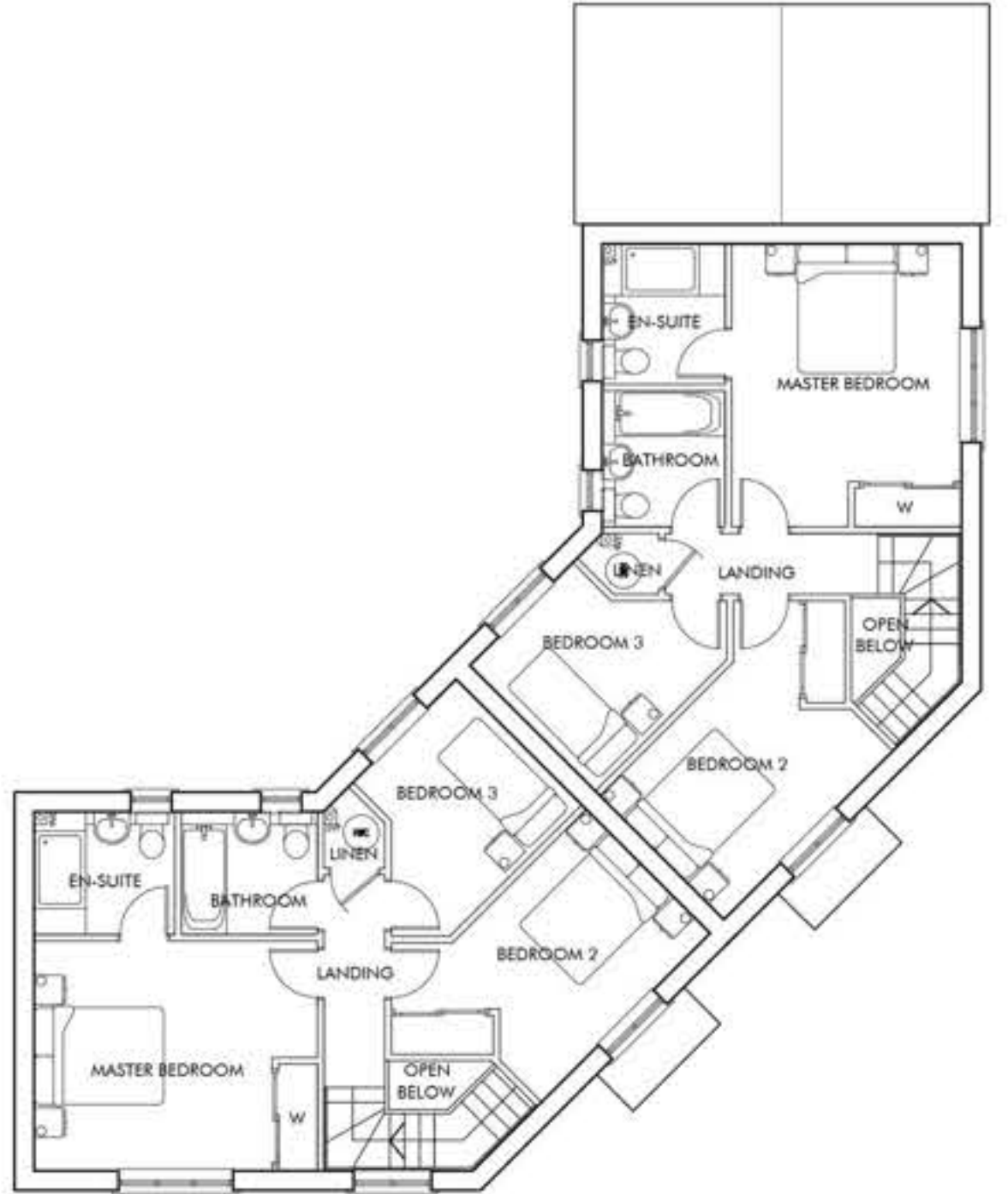
Project No:	Class:	Design No:	Status:	Rev:
2992	C	3030	PL	A

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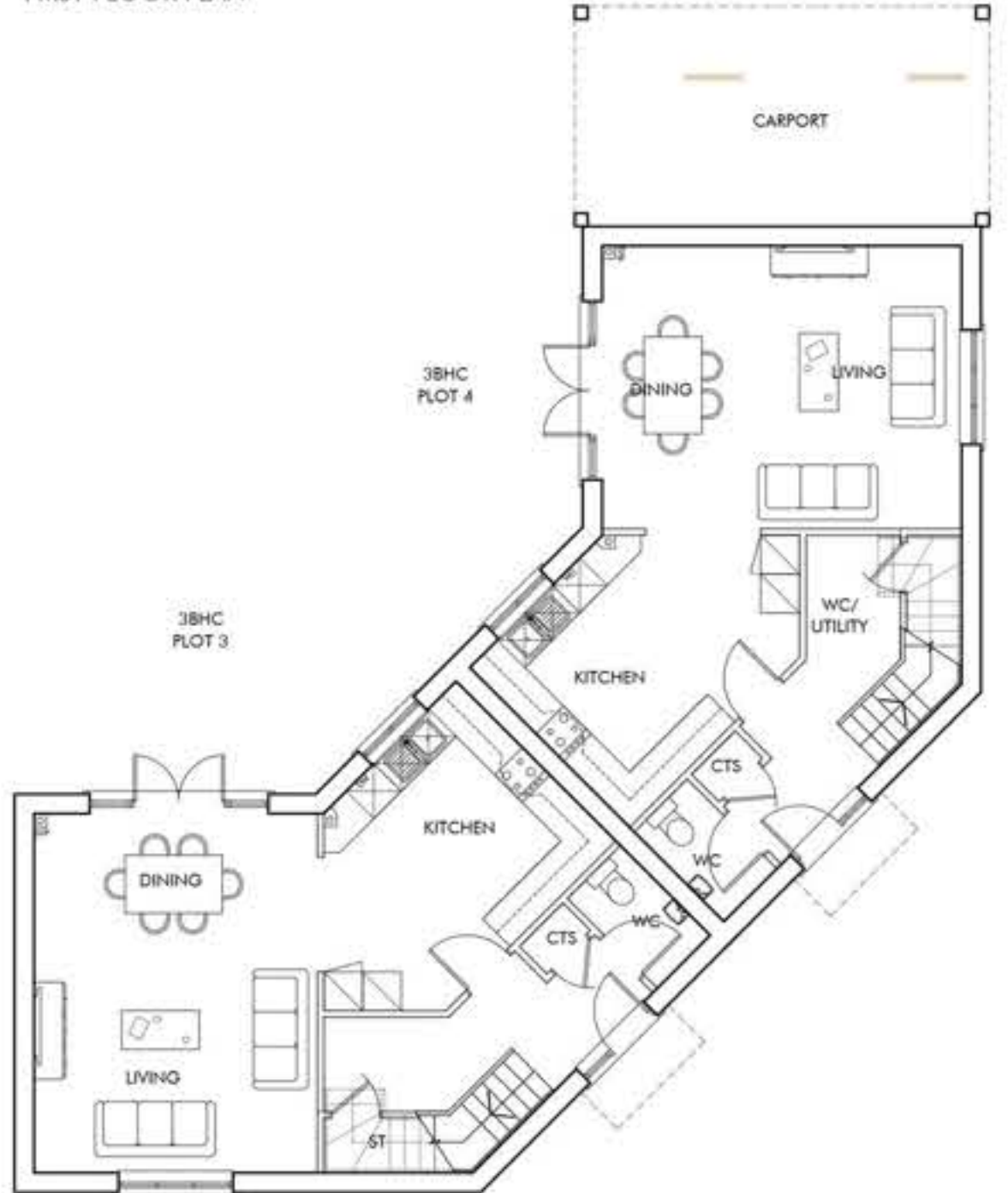
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
3, 4	3BHC	107.25	1154

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ²	✓



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION A



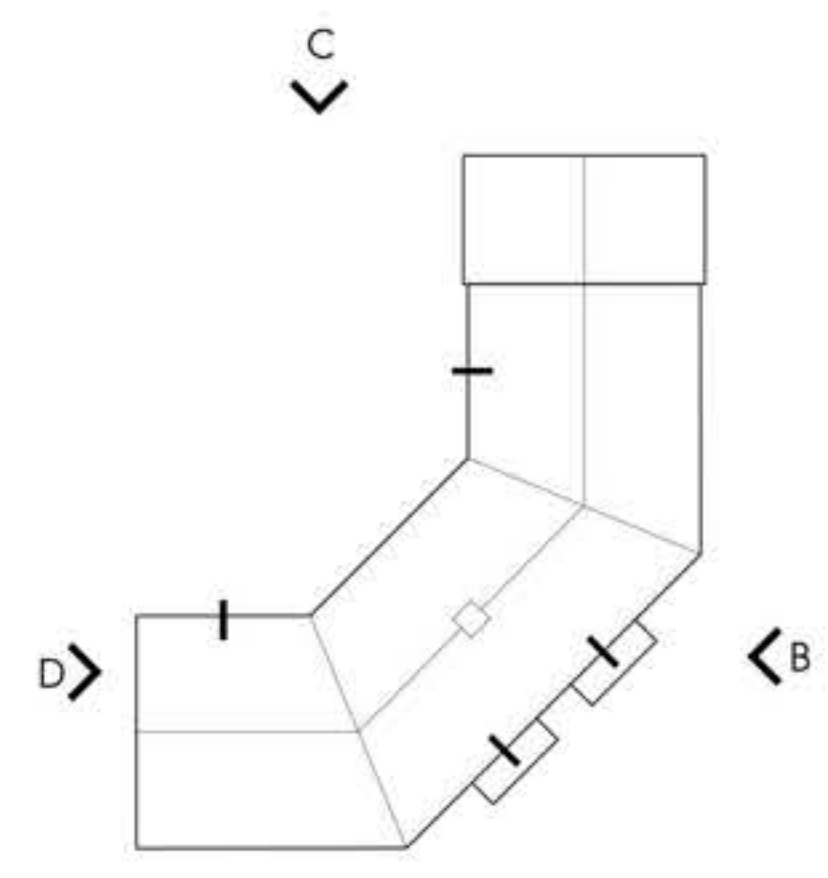
SIDE ELEVATION B



SIDE ELEVATION D



REAR ELEVATION C



ROOF PLAN - 1:200



Omega Architects
The Front Room, 124 Manor Road North, Thomas Ditch, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk


Client: Earlwood Homes				
Project: Haroldsea Drive, Horley				
Drawing Title: 3BHC - Plots 3-4 Plans & Elevations				
Scale: 1:100 @ A1	Revised: A	Drawn: RB/AC	Check: TJ	Date: 04.03.22
Project No: 2992	Class: C	Design No: 3001	Status: PL	Rev: A

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Agenda Item 6

Planning Committee
06 April 2022

Agenda Item: 6
21/02357/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	06 April 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Hooley, Merstham, and Netherne

APPLICATION NUMBER:	21/02357/F	VALID:	23/11/2021
APPLICANT:	DHA Planning	AGENT:	
LOCATION:	GARAGE BLOCK TO THE REAR OF 25 ALBURY ROAD, MERSTHAM		
DESCRIPTION:	Demolition of garages and erection of two detached dwellings		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application was deferred from the Planning Committee meeting of 09 February. The item was deferred as the motion to grant was not carried but there were no reasons for refusal put forward at the meeting.

The applicant has amended the scheme so that plot 1 has been moved further into the site by 1m. This allows for the parking area to be slightly wider, and it is considered that this would not cause any additional harm to the amenity of neighbouring properties or to the other proposed dwelling on the site.

The applicant has also provided a tracking diagram that demonstrates that the car parking spaces can be accessed when the other spaces are occupied. The plan has been submitted to Surrey Highways for comment and any feedback will be reported in the addendum; however, at this stage it is considered that there is sufficient room within the site for cars to manoeuvre in and out of the parking spaces and leave and enter the site in forward gear.

The previous Officers report (including the addendum information in italics) is set out below and the recommendation remains that planning permission should be granted with conditions. Please note that condition 1 has been updated to take into account the amended plans.


RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Agenda Item 6

Planning Committee
06 April 2022

Agenda Item: 6
21/02357/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	09 February 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Matthew Holdsworth	
	TELEPHONE:	01737 276752	
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk	
AGENDA ITEM:	10	WARD:	Hooley, Merstham and Netherne

APPLICATION NUMBER:	21/02357/F	VALID:	23/11/2021
APPLICANT:	DHA Planning	AGENT:	
LOCATION:	GARAGE BLOCK TO THE REAR OF 25 ALBURY ROAD, MERSTHAM		
DESCRIPTION:	Demolition of garages and erection of two detached dwellings		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of the derelict garages on the site and the erection of two 2-bedroomed detached chalet bungalows along with landscaping and parking for four cars.

The principle of development has been accepted and the garages found not to be in use for local parking. The application follows on from a previous scheme (20/00605/F) that was refused on appeal for a terrace of three houses. This appeal was dismissed on grounds of overdevelopment and cramped nature of the proposal along with harm to neighbour amenity.

This scheme reduces the number of dwellings and so their consequent distances to boundaries and neighbouring properties as well as offering low eaves to minimise their scale and bulk.

It is considered that the proposal would not cause significant harm to the character of the area, or the adjacent ancient monument, or cause any adverse neighbour amenity to other properties. It is considered to have overcome the previous dismissed appeal reasons on the site. There are a sufficient number of car parking spaces and the proposal therefore complies with policy in this and all other regards.

RECOMMENDATION

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

Consultations:

Highway Authority: No objections subject to conditions relating to space for parking, electric car charging points, secure bicycle storage and a construction transport management plan.

Historic England: Whilst there will be a minor level of additional harm to the monument from the development, we advise that this harm is not overriding. Historic England has no objection to these proposals.

Neighbourhood Services: No objection as the bin presentation point is adjacent to Albury Road.

Contaminated Land Officer: Recommends conditions

Surrey Archaeological Officer: "I am satisfied that the development poses no threat to buried archaeology and so no further archaeological work is required."

Tree Officer: recommends a landscaping condition.

Conservation Officer: "Consideration should be given as whether the building adjacent to the boundary with Albury Moat should be set back as given this is adjacent to the green belt, the Local Distinctiveness SPD requirement for a soft edge landscaped buffer to the countryside is a factor, though this needs to be balanced with the presence of the existing garages though these are flat roofed". Recommends conditions relating to materials and landscaping.

Environment Agency: No objections

Representations:

Letters were sent to neighbouring properties on 25 November 2021. Four letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	3	See paragraphs 6.8-6.10
Overdevelopment	2	See paragraphs 6.5-6.7
Out of character	2	See paragraphs 6.5-6.7
Inconvenience during construction	1	See paragraph 6.8
Hazard to highway safety	2	See paragraphs 6.8-6.10

1.0 Site and Character Appraisal

1.1 The current site consists of a garage block and parking area accessed by a driveway between nos 25 and 27 Albury Road. The current garages are largely

Agenda Item 6

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06 April 2022

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21/02357/F

in a state of disrepair. The site is surrounded by residential properties on three sides although the south eastern corner is open to an area of open land.

- 1.2 This open land forms the site of Albury Manor and is a scheduled ancient monument. There are no trees on the site and the site is relatively flat. The site lies within Flood Zone 2.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None
- 2.2 Further improvements could be secured: Materials as specified by the conservation officer, landscaping, boundary treatment, broadband condition, water and energy efficiency condition, secure bicycle storage, electric charging conditions, parking conditions

3.0 Relevant Planning and Enforcement History

- 3.1 20/00605/F - Demolition of garages and construction of three new houses – refused and dismissed on appeal.

4.0 Proposal and Design Approach

- 4.1 The application follows on from the previously refused scheme for three dwellings on the site that was dismissed on appeal due to the impact on neighbouring properties and the cramped nature of the proposal. The appeal decision is attached.
- 4.2 The proposal seeks to demolish the existing garages on the site and replace with two detached chalet bungalows. Each of the dwellings would have two bedrooms.
- 4.3 The existing access would be retained and approved with four new car parking spaces (two for each house) at the head of the existing access drive.
- 4.4 The remainder of the site would be laid largely to lawn with some landscaping proposed to the southern boundary with the adjacent ancient monument.
- 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 has been laid out to allow vehicle access, parking and turning area to be efficiently contained to allow two houses with good sized gardens.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The design of each house has been carefully considered to provide high quality design with precisely modelled facades to visually reduce the impact of the massing and provide visual interest in materials, set backs and detailing

4.6 Further details of the development are as follows:

Site area	0.07 hectares
Proposed parking spaces	4
Parking standard	4
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area, adjacent to ancient monument and metropolitan green belt.

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.2 Reigate & Banstead Development Management Plan 2019

Design, Character, and amenity	DES1, DES5, DES8
Heritage	NHE9
Transport, Access, and parking	TAP1
Climate Change resilience	CCF1, CCF2
Infrastructure to support growth	INF3

5.3 Other Material Considerations

National Planning Policy Framework	
Supplementary Planning Guidance	Surrey Design

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Local Distinctiveness Design Guide
Householder Extensions and
Alterations

Other

Human Rights Act 1998

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Impact on ancient monument
- Highway and parking matters
- Flooding
- Contaminated Land
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

Impact on local character

6.3 It is considered that there is no objection in principle to the redevelopment of the site for residential purposes. The garages are largely derelict and are not used extensively for parking.

6.4 The application follows on from the previous application for a terrace of three dwellings (20/006065/F) that was refused and subsequently dismissed at appeal due to overdevelopment of the site, overlooking and the design of the proposed dwellings.

6.5 This application seeks to overcome the previous reasons for refusal and has proposed two detached 2-bedroom chalet bungalows. These would be located centrally in the plot and would be orientated at 90 degrees from one another. In terms of their design, they would be relatively contemporary in appearance with an asymmetrical pitched roof to each property. However, this would be acceptable in this location due to the position to the rear of other properties and their relatively low height. In addition, the materials are proposed to be of traditional design, bricks and red tiles. The conservation officer has been consulted due to the setting of the adjacent ancient monument and has specified a condition relating to the materials to ensure that they are of high quality and a traditional design.

6.6 The properties would each have private amenity areas to the rear and side of the houses and these are considered to be commensurate with the surrounding

plot sizes, especially when viewed with the plot sizes of the bungalows to the north.

- 6.7 It is considered therefore that the quantum of development and the design of the building is appropriate on this site and the proposal complies with policy DES1 in this regard.

Neighbour amenity

- 6.8 The proposed development has been considered in terms of its potential impact on the amenities of the neighbouring properties. The properties to the west, in Albury Road, are at least 30m from the side of the houses. It is noted that there are side facing windows at first floor level that would face these properties and their rear gardens; however, amended plans have been received that show this window to be obscure glazed and this will be conditioned. It is also noted that the driveway would be between 25 and 27 Albury Road. However, the existing garages would historically have generated more traffic than the proposed two dwellings and it is not considered that there would be significant harm to these properties in terms of noise and disturbance. The impact upon these properties was not cited as harmful in the previous appeal inspector's decision and the impact of this proposal is similarly considered acceptable.
- 6.9 Turning to the properties in Bletchingley Close, the proposed dwellings would be built at least 7m from the boundary, an increase of at least 5m from the previous refused scheme. The properties in Bletchingley Close are at least 23m away. Consequently, it is considered that no adverse loss of amenity to these properties would occur, and again these properties were not previously cited in the appeal decision either.
- 6.10 The appeal decision previously centred upon the impacts on the properties to the north of the proposed site which are two semi-detached bungalows (14 and 15 Albury Place). These have very small rear gardens of only around 6m in depth. The northerly bungalow would be positioned around 4m from the northern boundary. However, due to the design of the roof, which slopes away from the boundary and the significant reduction in eaves height when compared to the previously refused scheme, it is not considered that the proposal would cause a material loss of amenity to those properties to the north. In addition, the applicants have shown that the proposal would pass a 25-degree line taken from the rear windows of nos 14 and 15 which would comply with paragraph 4.4 of the Council's SPG on householder extensions and alterations. Amended plans have been provided which show the Velux windows to the northern roof slope being set at least 1.7m above finished floor level and this is considered to prevent material overlooking to the properties to the north. This represents a vast improvement upon the previously two-storey properties facing these bungalows with clear glazed first floor windows overlooking them such that no objections have been received from the occupants to this scheme and the relationship is considered acceptable.

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- 6.11 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Impact on Ancient Monument

- 6.12 The site is adjacent to Albury Manor, a former moated medieval manor house and is now a scheduled ancient monument with only the moat still visible in the landscape. The conservation officer has been consulted and as stated above has recommended conditions relating to the external materials of the dwellings. Whilst he has made comments in regard to the siting of the southerly bungalow, this is currently set further back in the plot than the existing garages and therefore its siting is considered acceptable on balance in relation to the siting of the ancient monument.
- 6.13 In addition, he has recommended a condition relating to landscaping and a further condition relating to the boundary treatment between the dwellings and the ancient monument. The landscaping condition has also been requested by the Council's Tree Officer. Subject to these conditions being complied with, it is considered that the proposal complies with policies NHE3 and NHE9.

Highway and Parking Matters

- 6.14 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to space being laid out for parking, electric charging points, secure bicycle storage, and a construction transport management plan.
- 6.15 The Highways Authority note that the proposed development is to utilise the existing access onto Albury Road. In addition, the proposal is unlikely to result in a material increase of vehicle movements, compared to the previous use of the site. As such, no objections are raised on highway safety, or capacity grounds.
- 6.16 Four parking spaces are proposed which is considered acceptable and compliant with policy TAP1 and Annexe 4 of the DMP.

Flooding

- 6.17 The site is situated within Flood Zone 2 and the applicant has provided a Flood Risk Assessment. The site is located about 235m upstream of the South Merstham Ditch (West), a tributary of the Redhill Brook. Historic records locate the site within Flood Zone 2. The appellant has submitted fluvial modelling (JFLOW) which shows that the local Flood Zone 2 extent does not include the application site. The modelling routes flooding over land based on topography (LiDAR) and shows the likely flooding flow route to be on lower land to the east of the site, a flow route confirmed by the Risk of Flooding from Surface Water Map. On this basis, the applicant contends that the site is considered to better

fit the definition of Flood Zone 1 'Low Probability' (i.e. less than 1 in 1000 annual probability of river flooding).

- 6.18 The applicant has submitted a site specific flood risk assessment (FRA) which proposes appropriate mitigation through the setting of the finished ground floor level at least 300mm above the external ground level with all sleeping accommodation at first floor level. The Environment Agency have not objected to the proposal subject to the FRA conditions being complied with. Therefore it is considered that the proposal would comply with policy CCF2.

Contaminated Land

- 6.19 Due to the previous use of the site, the contaminated land officer has been consulted and he has recommended conditions relating to the removal of the existing asbestos on site, along with a number of conditions relating to ground contamination.

CIL

- 6.20 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Affordable Housing

- 6.21 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.22 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

Sustainability and Climate Change

- 6.23 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission is granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day and achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations would be attached.

Other Matters

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- 6.24 Electronic communication networks: Policy INF3 criteria 1 states that "The Council will require all new development to be connected with high speed and reliable broadband". A condition has been added to the permission to this effect.

CONDITIONS

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
Detailed Technical Plan	T-01	P1	23.03.2022
Location Plan	311(GA)001	1	23.03.2022
Site Layout Plan	311(GA)002	0	23.03.2022
Site Layout Plan	311(GA)003	3	23.03.2022
Floor Plan	311(GA)010	0	23.03.2022
Elevation Plan	311(GA)015	0	23.03.2022
Elevation Plan	311(GA)016	0	23.03.2022
Floor Plan	311(GA)020	4	23.03.2022
Floor Plan	311(GA)021	2	23.03.2022
Roof Plan	311(GA)022	2	23.03.2022
Elevation Plan	311(GA)025	2	23.03.2022
Elevation Plan	311(GA)026	2	23.03.2022
Elevation Plan	311(GA)027	2	23.03.2022
Section Plan	311(GA)028	1	23.03.2022
Street Scene	311(GA)030	0	23.03.2022
Floor Plan	311(GA)020	2	25.01.2022

2. 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

3. Notwithstanding the submitted plans, the proposed external finishing materials and details shall be carried out using the external finishing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- a) The roof and tile hanging shall be of cambered handmade sandfaced plain clay tiles with hogsback ridge tiles, a photographic sample of which shall be submitted and approved in writing by the LPA before any works above slab level. Regard should be had to seeking approval of materials as early as possible due lead in times of ordering materials.
- b) Brickwork shall be of sandfaced clay or handmade or hand simulated character, a photographic sample of which shall be submitted and approved in writing by the LPA before any works above slab level. Regard should be had to seeking approval of materials as early as possible due lead in times of ordering materials.
- c) All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar, set back in the plane of the roof, to avoid disruption to the roofscape.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of the visual amenities of the area and the setting of Albury Manor, the adjacent Ancient Monument with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. No development shall commence on site until a scheme for landscaping has been submitted and approved in writing by the local planning authority. The landscaping scheme should include details of any hard landscaping, 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 maintenance programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

Any trees shrubs or plants planted in accordance with this condition which are removed, die, or become damaged or diseased within five years of planting shall be replaced within the next planting season by those 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 NHE3, DES1 and NHE9 of the Reigate and Banstead Borough Local Plan 2019 and relevant industry standards, including BS8545:2014 and BS5837:2012

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5. The fencing to the southern boundary shall be of brown stained vertically boarded featheredge timber with timber posts and timber gravel boards with wildlife friendly access provision (hedgehog holes).

Reason: To preserve the visual amenity of the area and protect the setting of the ancient monument with regard to the Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

6. The works shall be carried out in accordance with the measures set out within the submitted Flood Risk Assessment, reference: 88561-Barnes-AlburyRd by Unda.

Reason: To ensure the proposal complies with EA Flood Risk Standing Advice and to mitigate flood risk with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

9. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area 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 NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

10. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) no HGV movements to or from the site shall take place between 8am and 9am and 5pm and 6pm nor shall the contractor permit any HGVs associated with the development to be laid up, waiting in Albury Road, Manor Road, or Regents Close
 - (f) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: 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 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

11. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

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

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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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

13. 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 Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

14. A. 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.

B. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

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

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

16. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet,
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

17. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

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INFORMATIVES

1. 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.

2. 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.
3. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering
4. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The Council would expect to see medium sized suitable structural landscape trees

and some elements of formally managed native hedging to be incorporated into the submitted scheme.

The planting of trees and the formally managed native hedging shall be in keeping with the character and appearance of the surrounding locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future visual amenity in this area. It is expected that the structural landscape trees will be of medium size at maturity and will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicleinfrastructure.html>
for guidance and further information on charging modes and connector types.
6. 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).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. The property is within flood zone 2 which means the land is assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. The applicant is advised to ensure that floor levels are no lower than existing floor levels and floor levels are 300 millimetres (mm) above the estimated flood level. If the floor levels are not going to be 300mm above estimated flood levels, the applicant is advised to consider flood resistance and/or resilience measures.
9. Environmental Health would like to draw the applicant attention to 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 specifics of the planning condition wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

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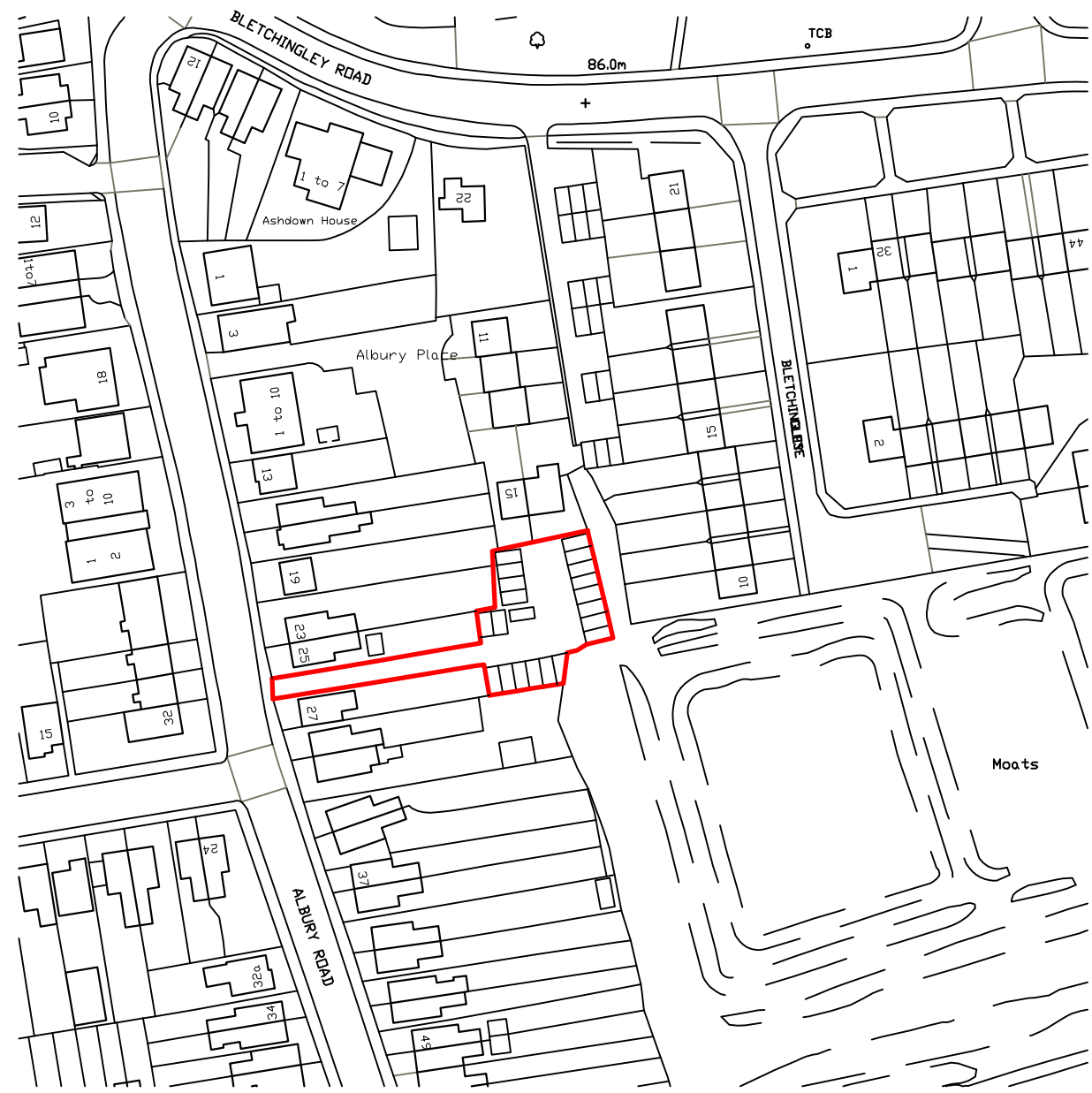
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10. *The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).*

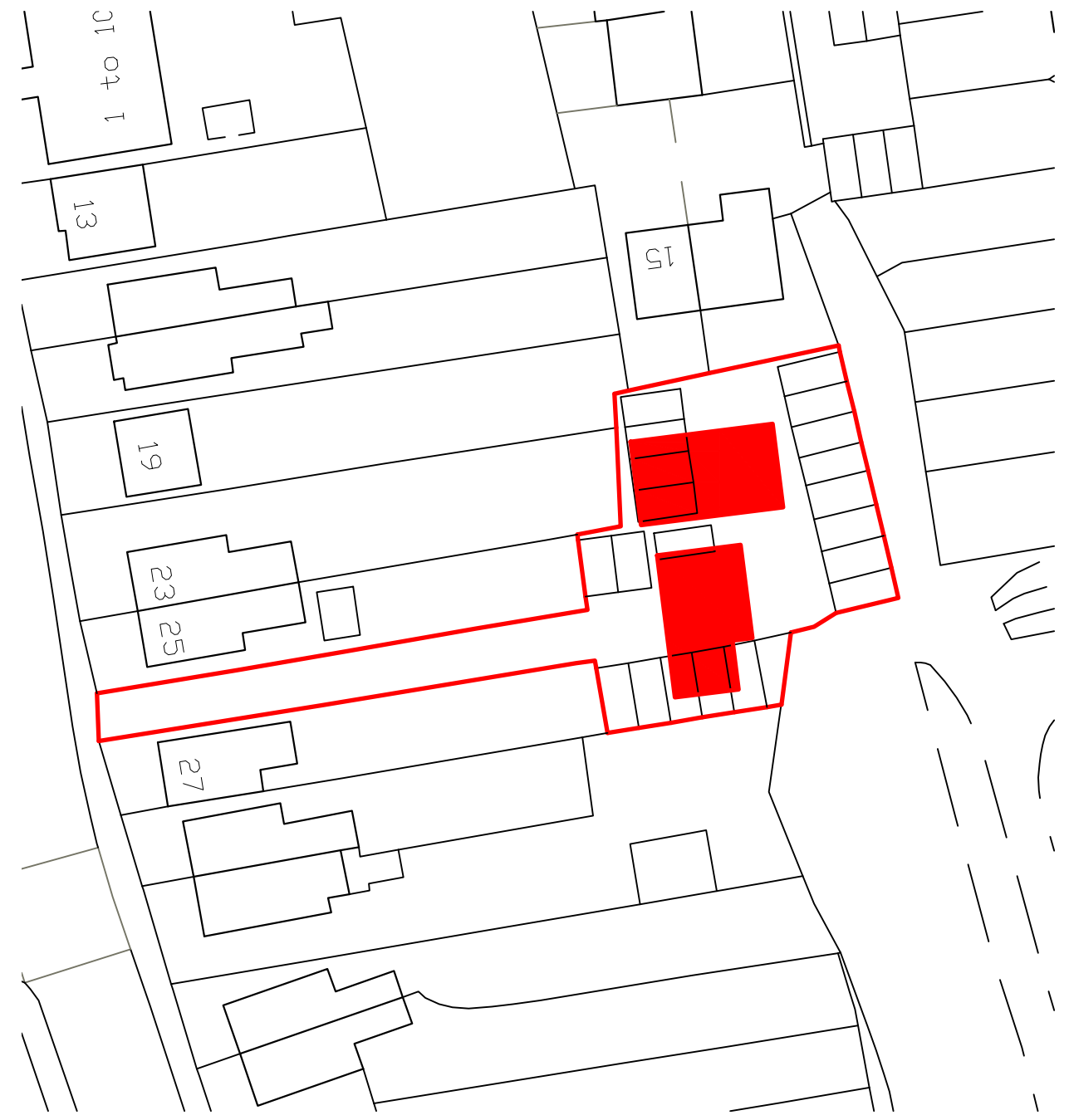
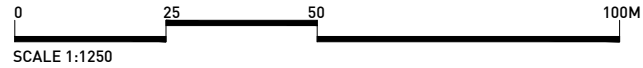
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES5, DES8, NHE3, NHE9, TAP1, 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.

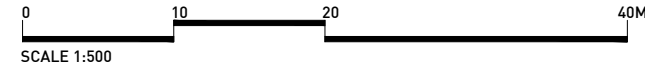
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.



01 LOCATION PLAN
1:1250 @ A3



02 PROPOSED BLOCK PLAN
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	04.03.2022	STAGE 3 - ISSUED	JC	FL
1	22.03.2022	STAGE 3 - ISSUED - NOW LOCATION OF SOUTH BUILDING	JC	FL

Do not Scale. Use figured dimensions only. All dimensions to be checked on site.

All drawings to be read in conjunction with the Engineers' drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.

The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

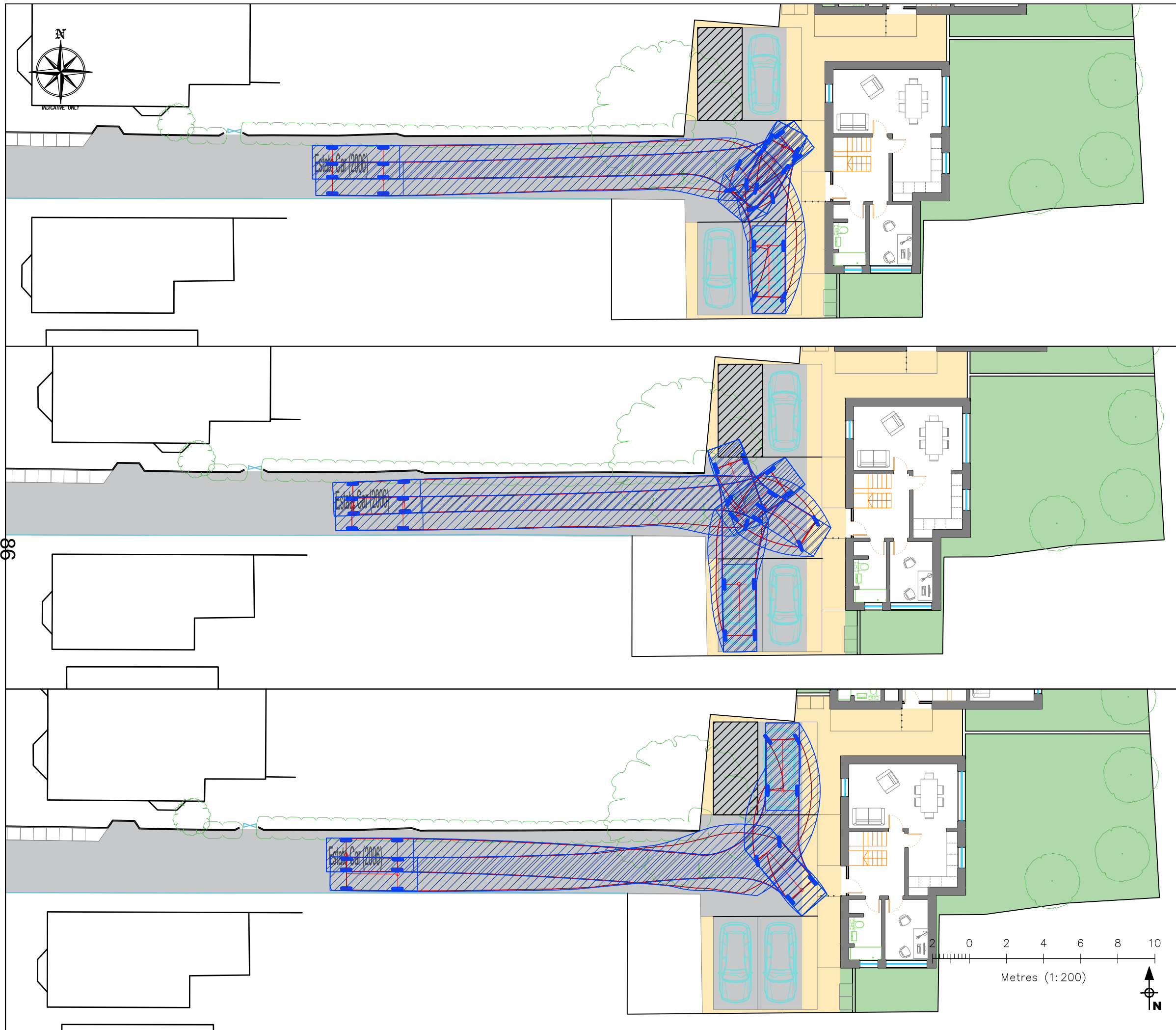
STAGE 3



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Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	LOCATION & BLOCK PLAN
Scale @A3:	1:1250
Scale @A1:	1:500
Drawing and CAD File Number:	311(GA)001
Rev:	1



DO NOT SCALE

	4.71
0.885	2.755

Estate Car (2006)	4.710m
Overall Length	1.804m
Overall Width	1.442m
Overall Body Height	0.207m
Min Body Ground Clearance	1.756m
Max Track Width	4.00s
Lock to lock time	5.950m
Kerb to Kerb Turning Radius	

- Notes:**
- This drawing has been prepared in accordance with the scope of DHA's appointment with its client and is subject to the terms and conditions of that appointment. DHA accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
 - If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
 - Where applicable Ordnance Survey (c) Crown Copyright 2022 All rights reserved. Licence Number 100031961.
 - Drawing is based on a site layout plan provided by Felix Lewis Architects Ltd on 22nd March 2022.

P1	22.03.22	JM	First Issue	CS	CS
REV	DATE	BY	DESCRIPTION	CHK	APD

client
BALDLY SON AND CHANDLER LTD

project
GARAGES REAR OF 25 ALBURY ROAD

title
**VEHICLE SWEEP PATH ANALYSIS
ESTATE CAR**

project	15305	drwg	T-01	rev	P1
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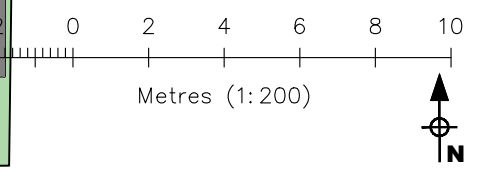
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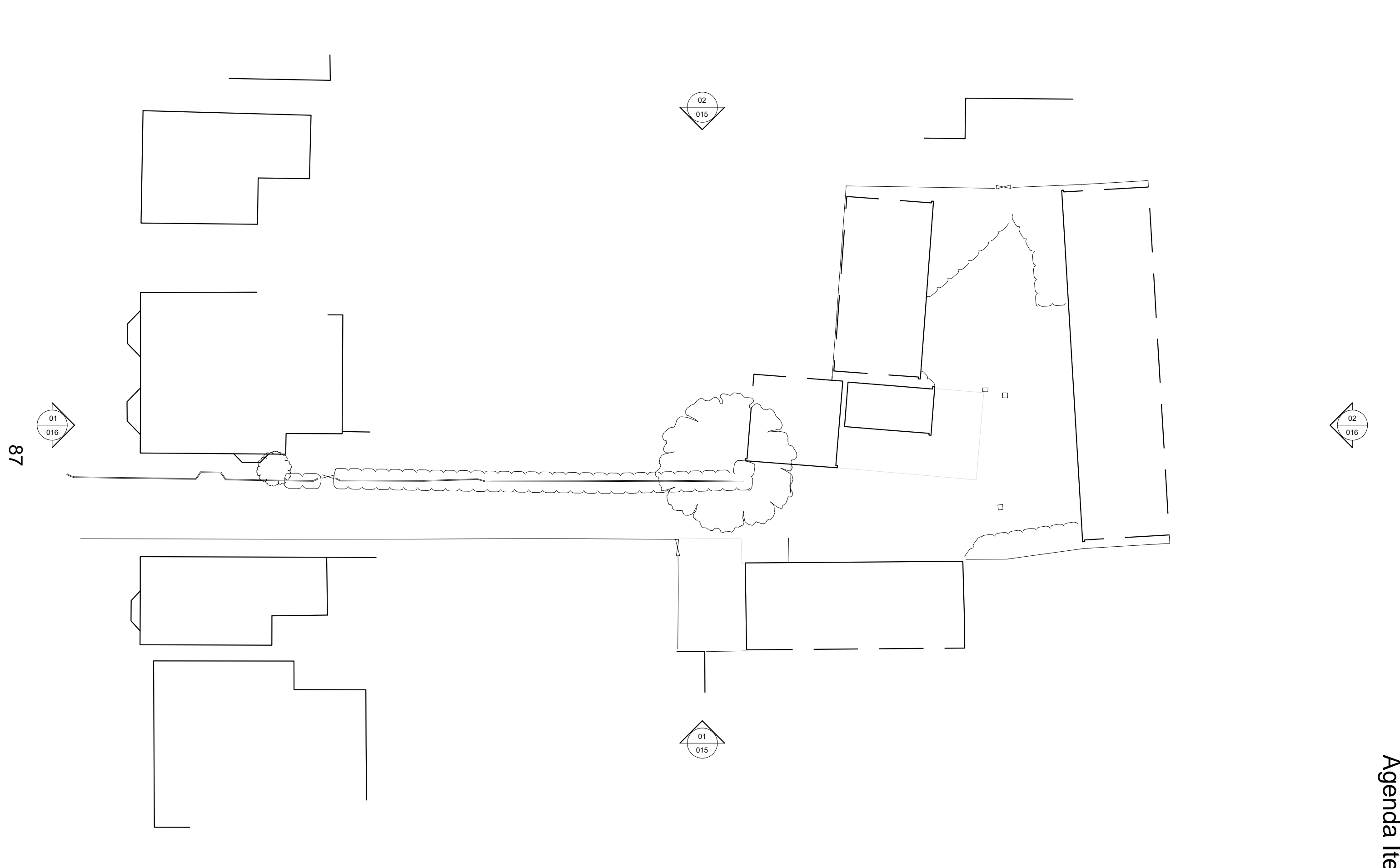
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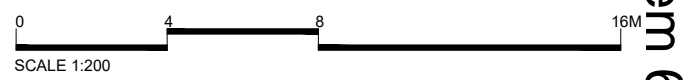
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

CAD Reference: **A3**





01 EXISTING SITE PLAN
1:200 @ A3



Agenda Item 6

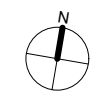
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0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	08.03.2022	STAGE 3 - ISSUED	JC	FL
0	22.03.2022	STAGE 3 - ISSUED	JC	FL

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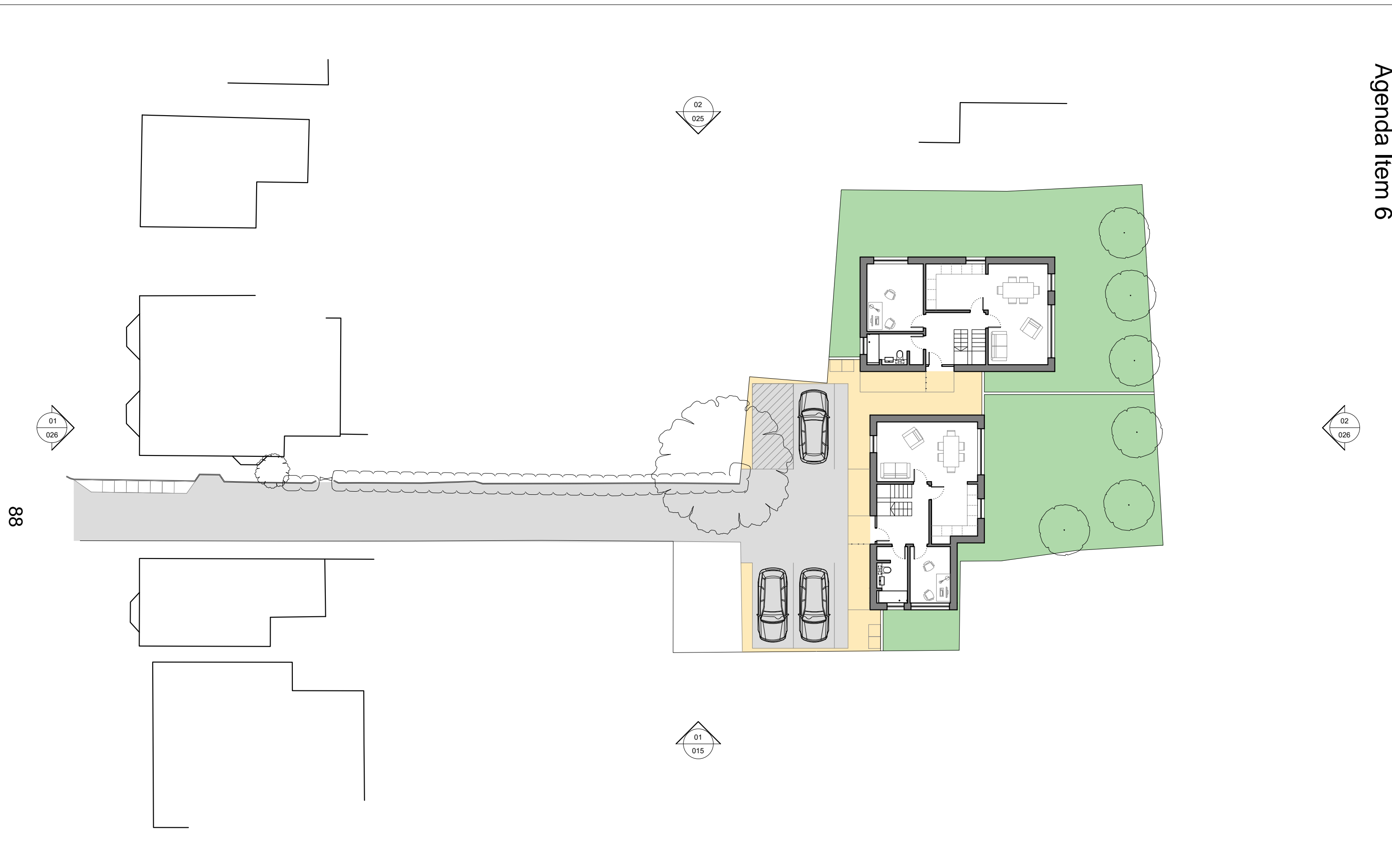
STAGE 3



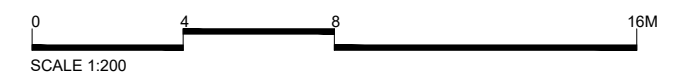
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T: 01622 535 010
F: 01737 457 123
W: www.felixlewisarchitects.com

Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	EXISTING SITE PLAN
Scale @A3:	1:200
Drawing and CAD File Number:	311(GA)002
Rev:	0



01 PROPOSED SITE PLAN (GA)
1:200 @ A3



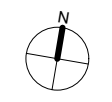
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0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
1	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	16.03.2022	STAGE 3 - ISSUED	JC	FL
3	22.03.2022	STAGE 3 - ISSUED	JC	FL

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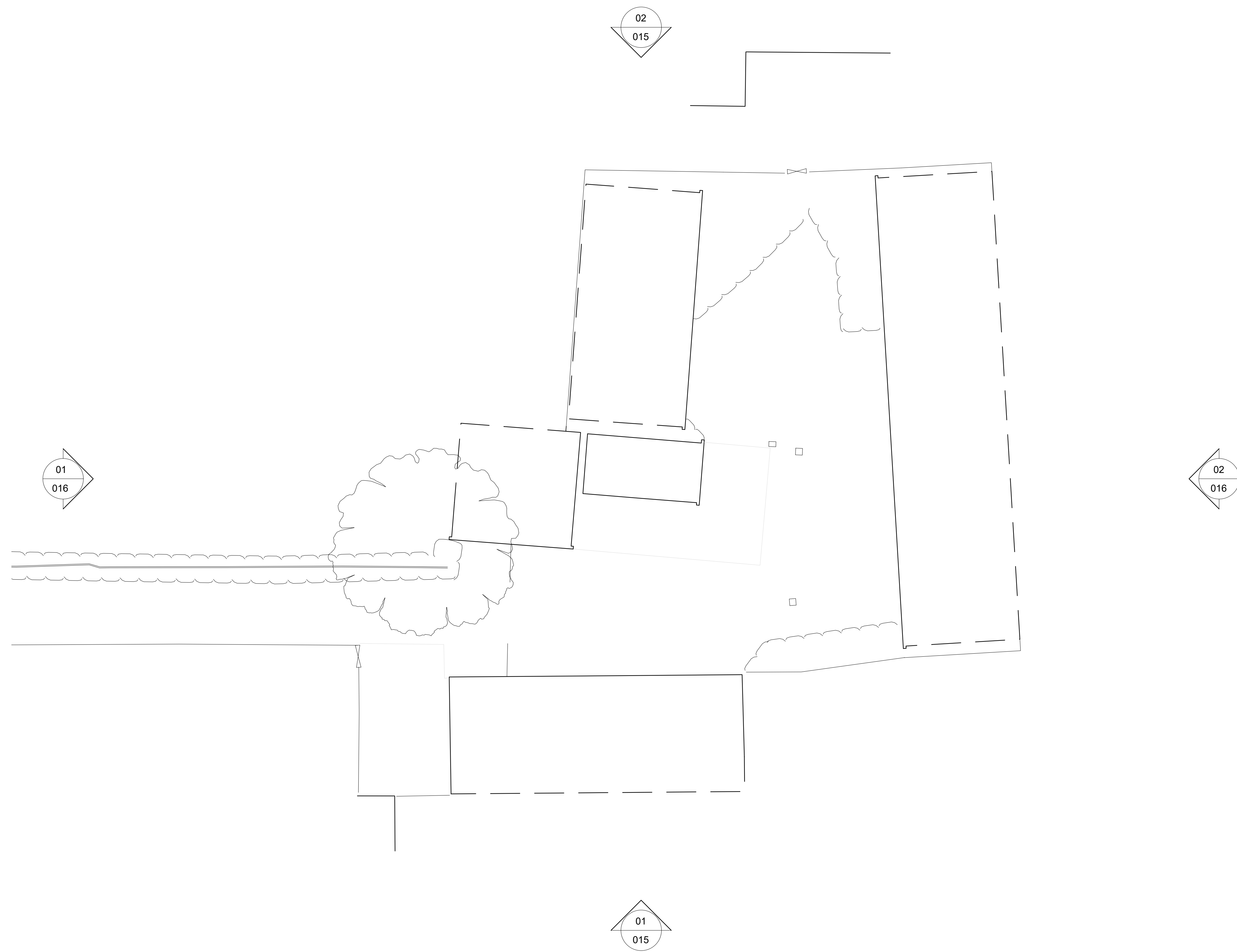
STAGE 3



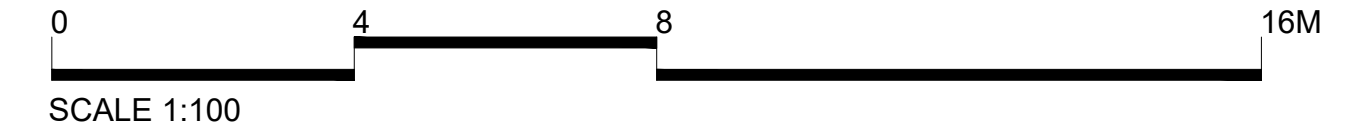
E: info@felixlewisarchitects.com
T: 01622 535 010
T: 01737 457 123
W: www.felixlewisarchitects.com

Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	PROPOSED SITE PLAN (GA)
Scale @A3:	1:200
Drawing and CAD File Number:	311(GA)003
Rev:	3



01 EXISTING GROUND FLOOR PLAN
1:100 @ A1



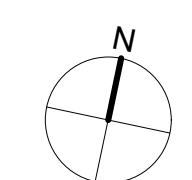
Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	10.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	04.03.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	22.03.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL

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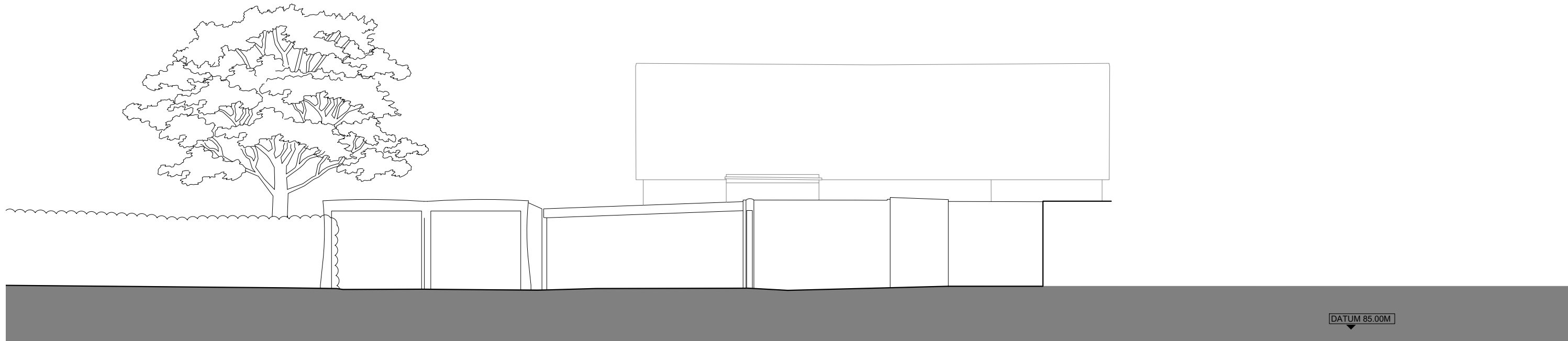
STAGE 3



E: info@felixlewisarchitects.com
T: 01622 535 010
F: 01737 457 123
W: www.felixlewisarchitects.com

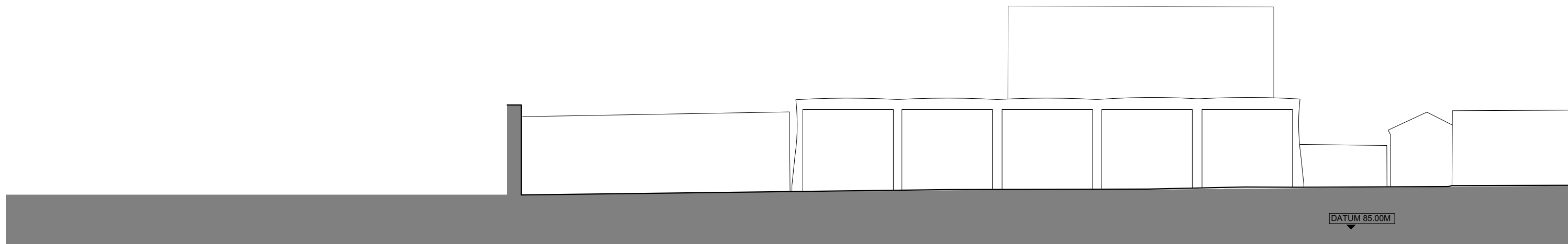
Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	EXISTING GROUND FLOOR PLAN
Scale @ A1:	1:100
Scale @ A3:	1:200
Drawing and CAD File Number:	311(GA)010
Rev:	0

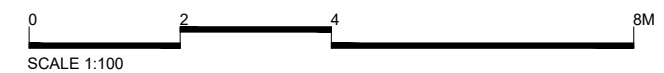


01 EXISTING SOUTH ELEVATION
1:100 @ A3

06



02 EXISTING NORTH ELEVATION
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	04.03.2022	STAGE 3 - ISSUED	JC	FL
0	22.03.2022	STAGE 3 - ISSUED	JC	FL

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STAGE 3

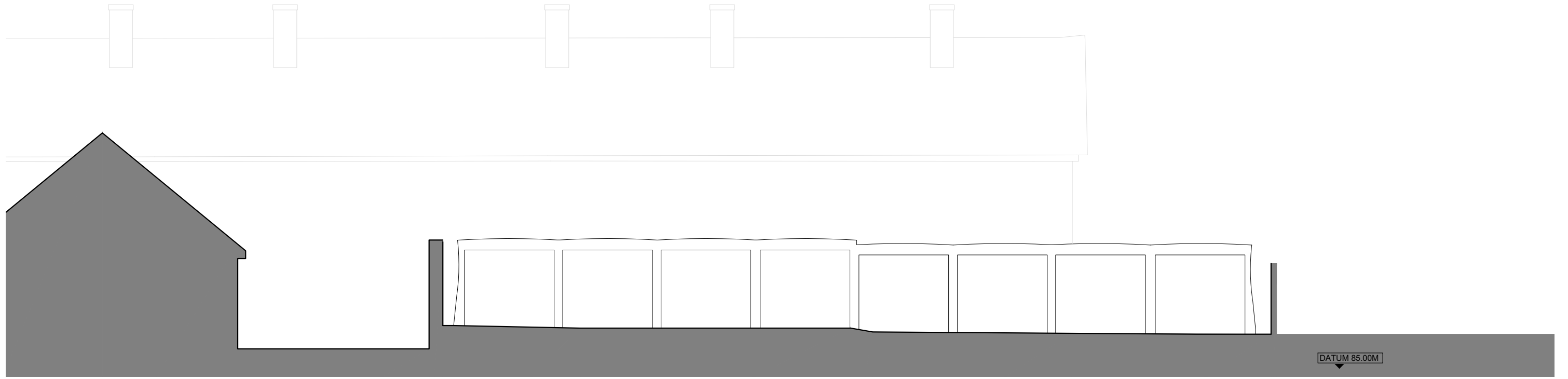
E: info@felixlewisarchitects.com
T: 01622 535 010
F: 01737 457 123
W: www.felixlewisarchitects.com

Felix Lewis Architects

Project: 311 - ALBURY ROAD

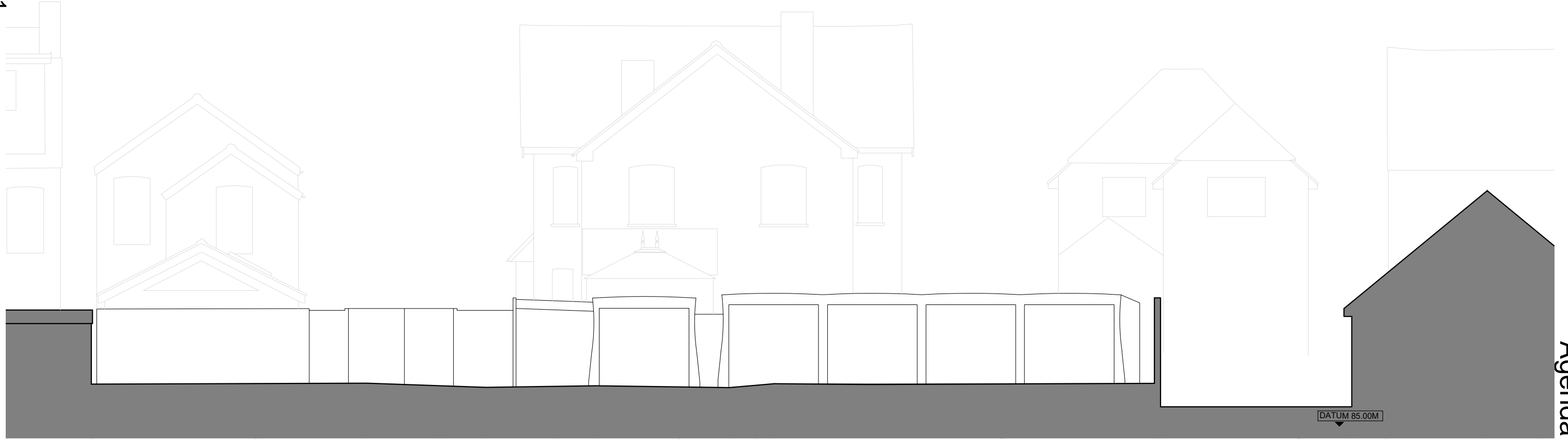
Title: EXISTING SOUTH & NORTH ELEVATIONS

Scale @A3: 1:100 Drawing and CAD File Number: 311(GA)015 Rev: 0

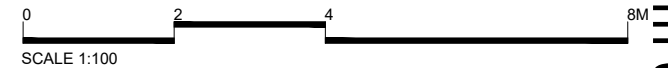


01 EXISTING WEST ELEVATION
1:100 @ A3

91



02 EXISTING EAST ELEVATION
1:100 @ A3



Agenda Item 6

Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	04.03.2022	STAGE 3 - ISSUED	JC	FL
0	22.03.2022	STAGE 3 - ISSUED	JC	FL

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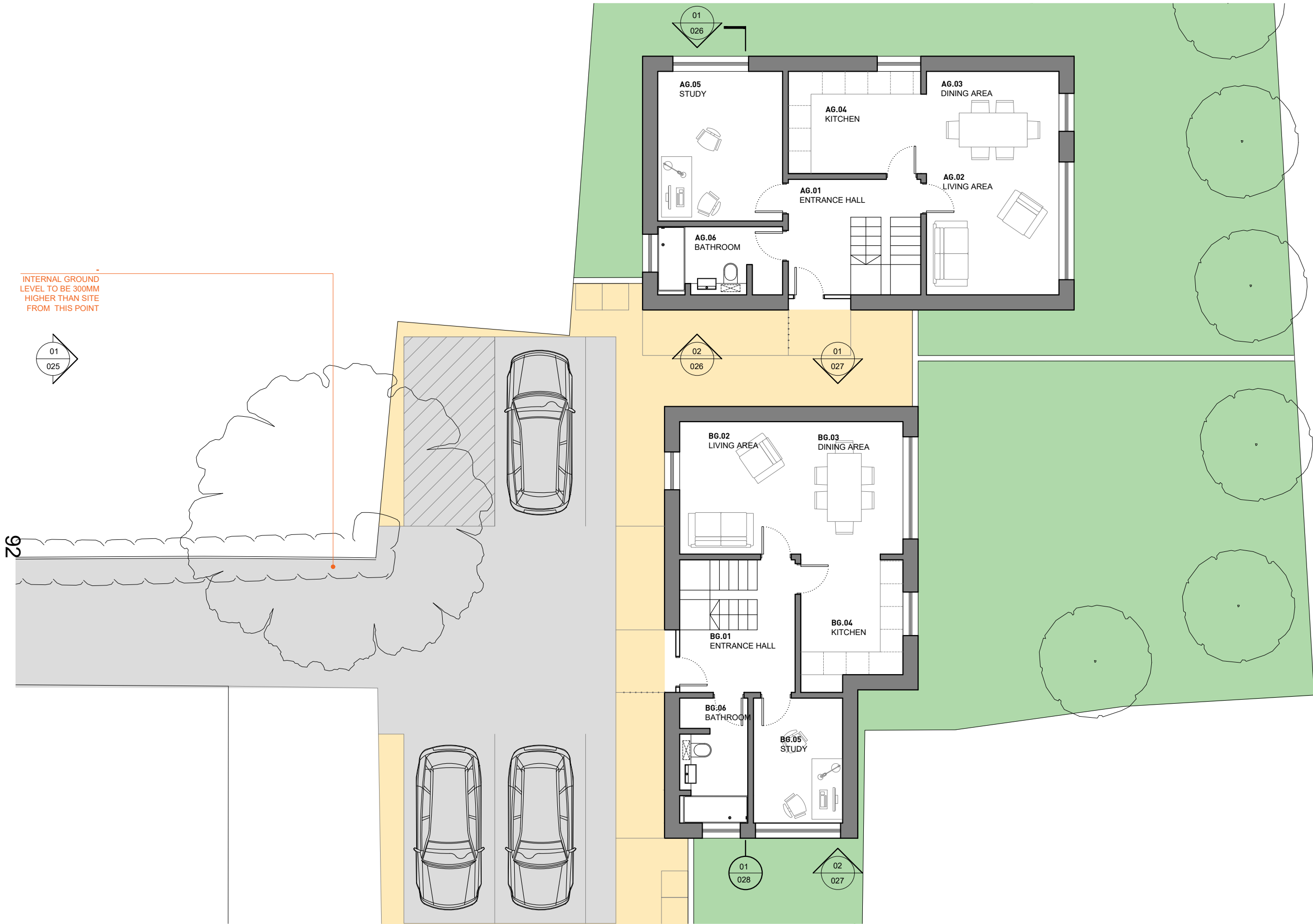
STAGE 3

E: info@felixlewisarchitects.com
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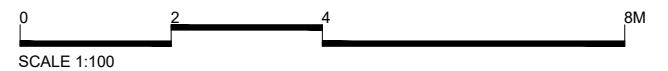
Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	EXISTING EAST & WEST ELEVATIONS
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)016
Rev:	0

INTERNAL GROUND LEVEL TO BE 300MM HIGHER THAN SITE FROM THIS POINT



01 PROPOSED GROUND FLOOR PLAN (GA)
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
1	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
2	27.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
2	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
3	04.03.2022	STAGE 3 - ISSUED	JC	FL
4	22.03.2022	STAGE 3 - ISSUED	JC	FL

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STAGE 3



E: info@felixlewisarchitects.com
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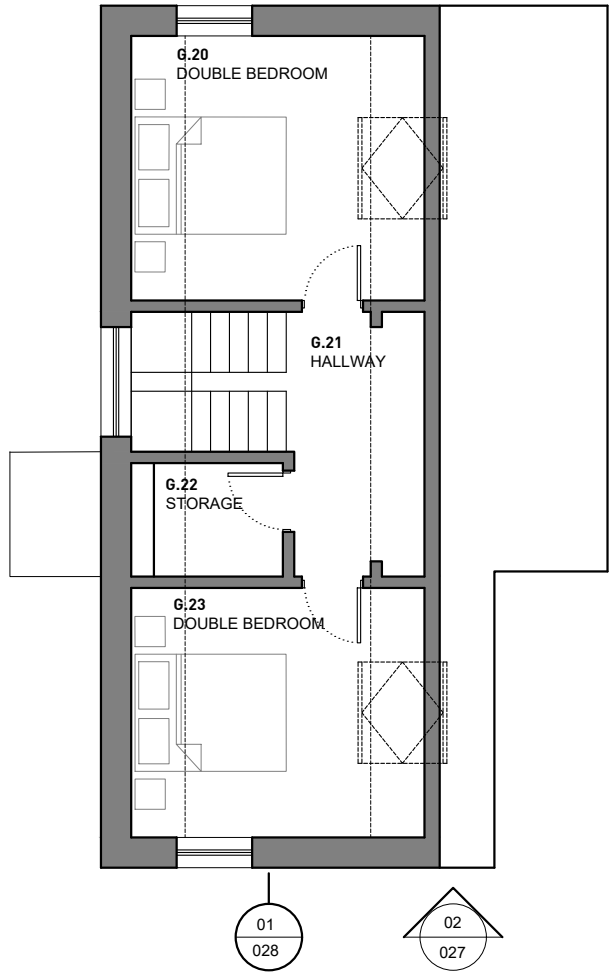
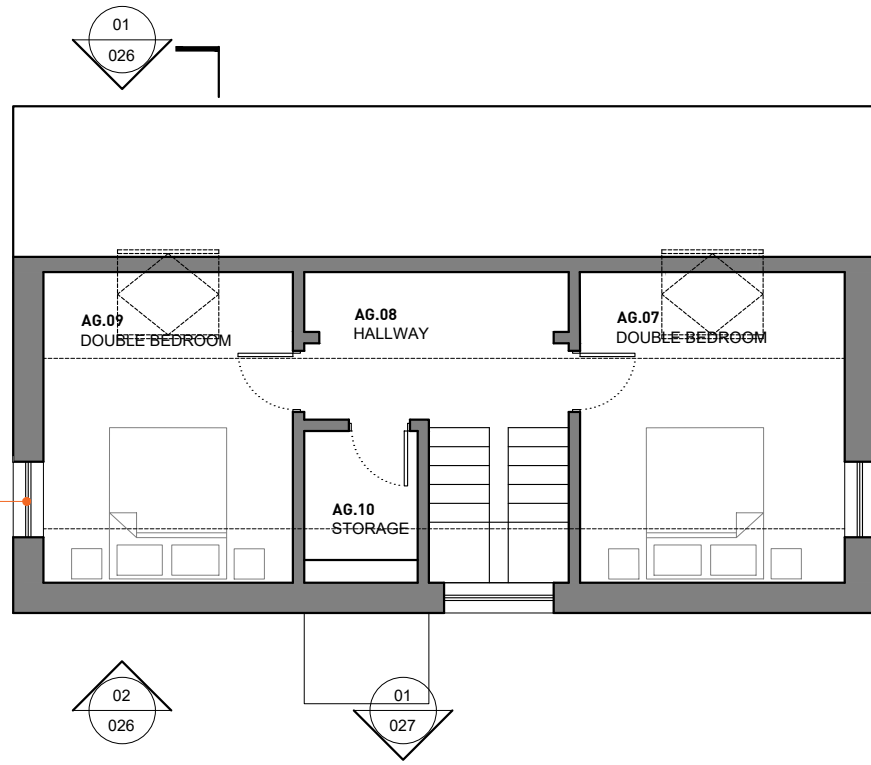
Felix Lewis Architects

Project: 311 - ALBURY ROAD

Title: PROPOSED GROUND FLOOR PLAN (GA)

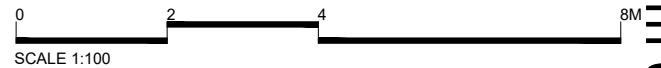
Scale @A3: 1:100 Drawing and CAD File Number: 311(GA)020 Rev: 4

93



OPAQUE WINDOW

01 PROPOSED FIRST FLOOR PLAN (GA)
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
1	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
2	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	22.03.2022	STAGE 3 - ISSUED	JC	FL

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STAGE 3



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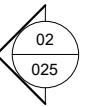
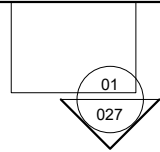
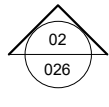
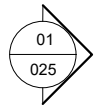
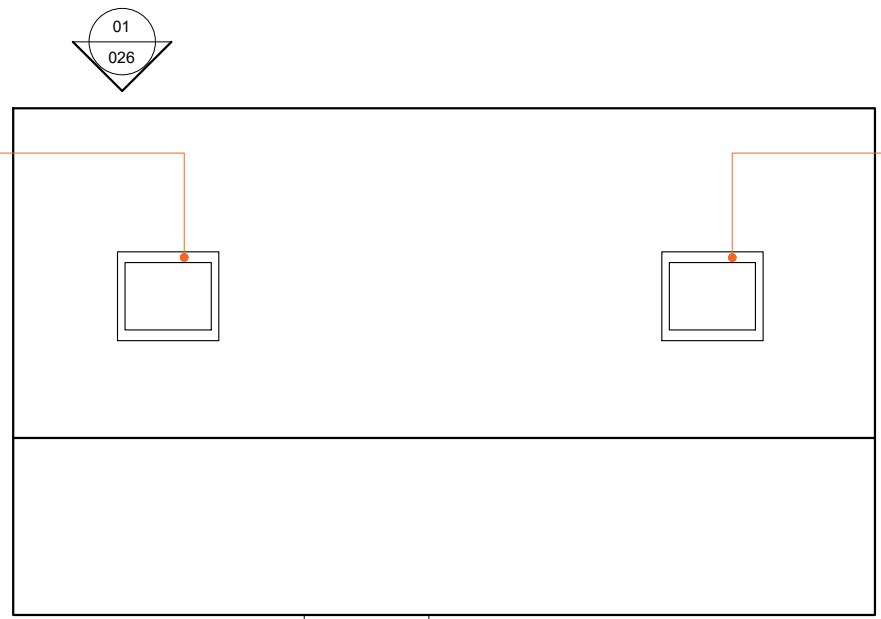
Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	PROPOSED FIRST FLOOR PLAN (GA)
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)021
Rev:	2

Agenda Item 6

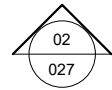
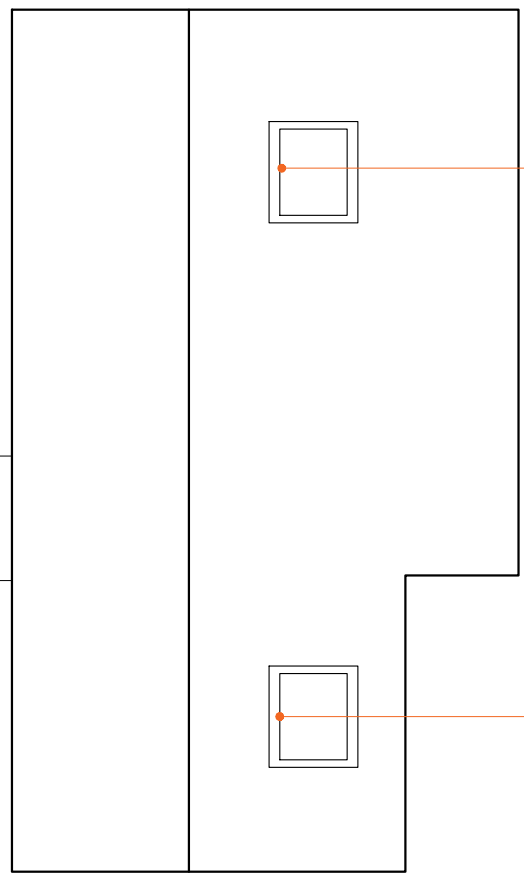
ROOF LIGHT

ROOF LIGHT



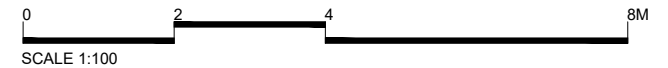
ROOF LIGHT

ROOF LIGHT



94

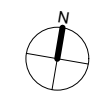
01 PROPOSED ROOF PLAN (GA)
1:100 @ A3



Rev	Date	Description	Drawn	Check
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0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
1	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
2	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	22.03.2022	STAGE 3 - ISSUED	JC	FL

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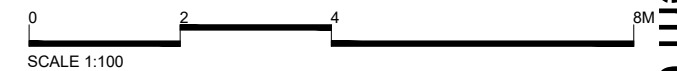
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Title:	PROPOSED ROOF PLAN (GA)
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)022
Rev:	2



01 WEST ELEVATION (GA)
1:100 @ A3



02 EAST ELEVATION (GA)
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
1	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
2	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	22.03.2022	STAGE 3 - ISSUED	JC	FL

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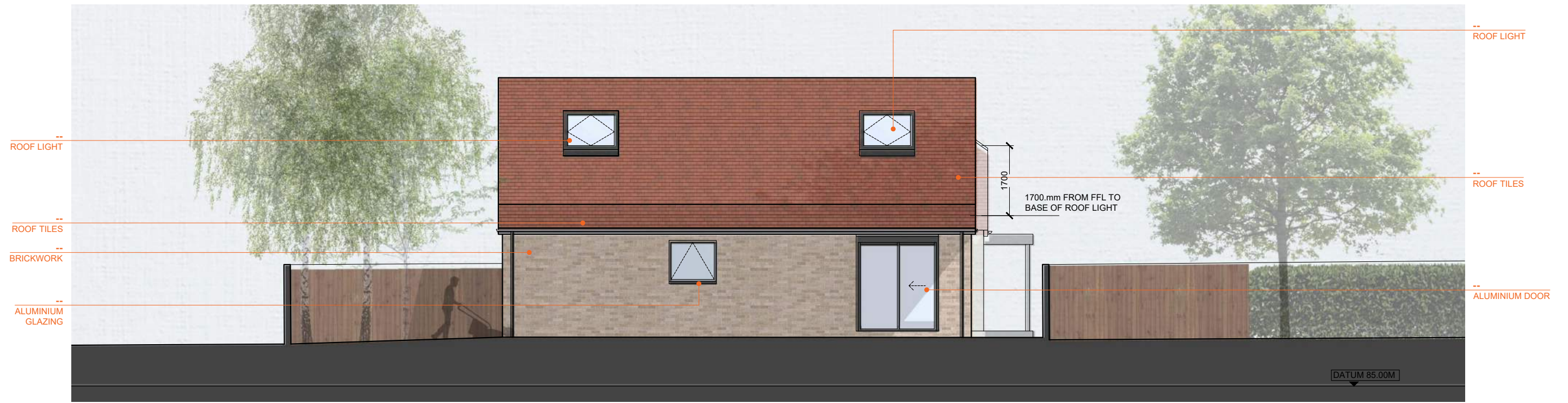
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STAGE 3

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Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	WEST & EAST ELEVATIONS (GA)
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)025
Rev:	2

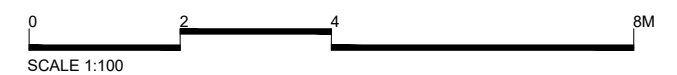


01 NORTH ELEVATION (GA)
1:100 @ A3



02 SOUTH ELEVATION (GA)
1:100 @ A3

96



Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
2	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	22.03.2022	STAGE 3 - ISSUED	JC	FL

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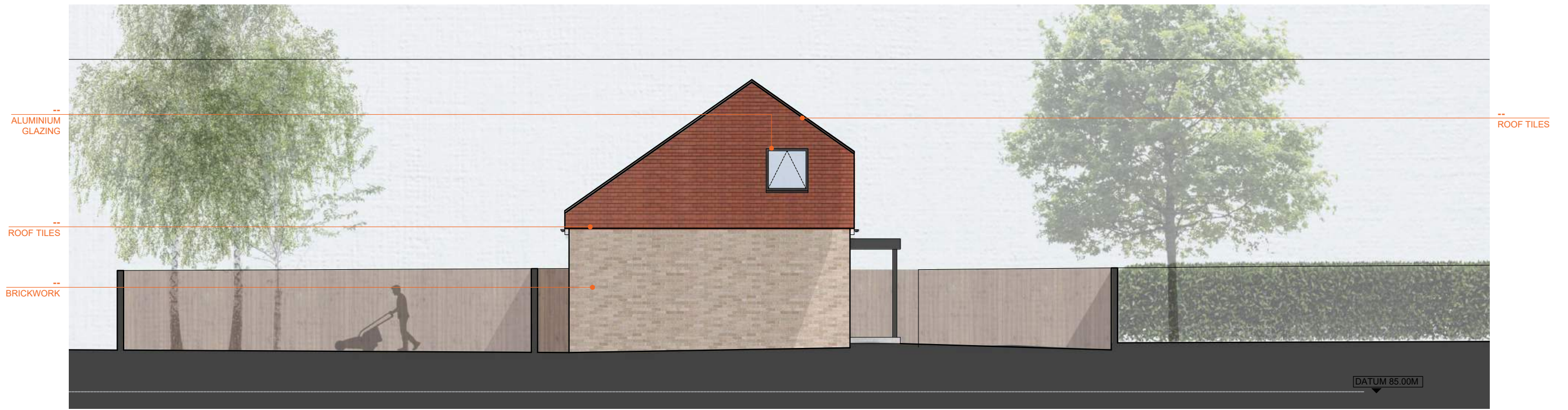
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T: 01622 535 010
T: 01737 457 123
W: www.felixlewisarchitects.com

Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	NORTH & SOUTH ELEVATIONS (GA)
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)025
Rev:	2



01 NORTH ELEVATION (GA)
1:100 @ A3



02 SOUTH ELEVATION (GA)
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
1	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
1	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
2	04.03.2022	STAGE 3 - ISSUED	JC	FL
2	22.03.2022	STAGE 3 - ISSUED	JC	FL

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STAGE 3

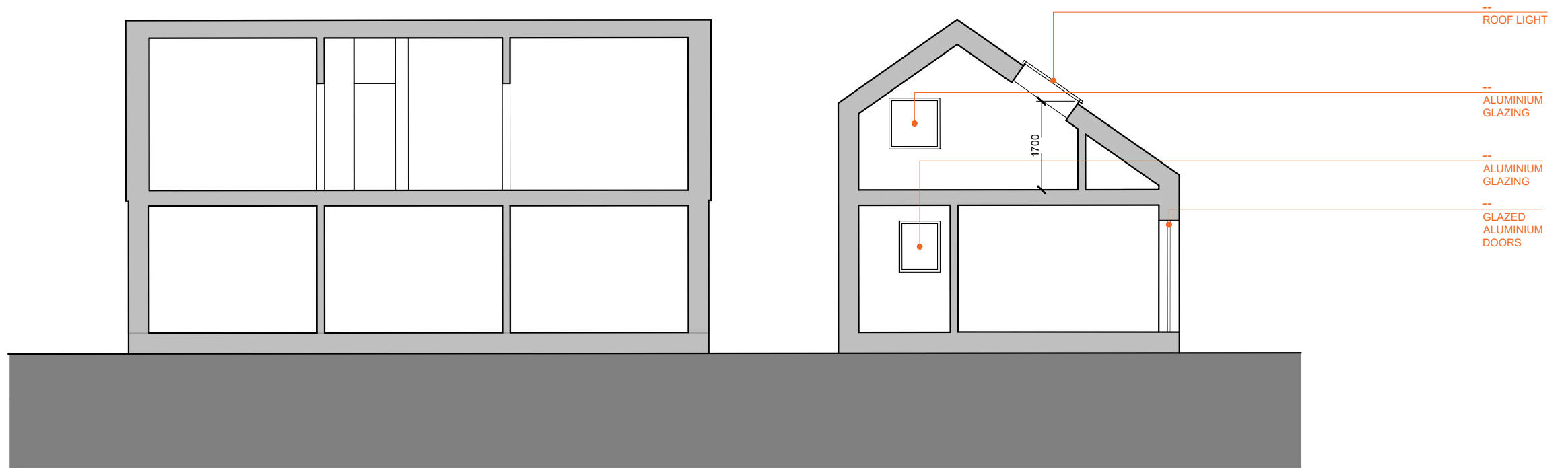
E: info@felixlewisarchitects.com
T: 01622 535 010
T: 01737 457 123
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Project: 311 - ALBURY ROAD

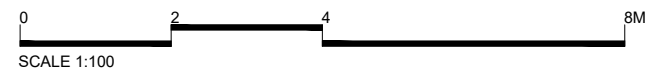
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Scale @A3: 1:100 Drawing and CAD File Number: 311(GA)027 Rev: 2



86

01 PROPOSED SECTION
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
1	04.03.2022	STAGE 3 - ISSUED	JC	FL
1	22.03.2022	STAGE 3 - ISSUED	JC	FL

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STAGE 3



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Felix Lewis Architects

Project:	311 - ALBURY ROAD
Title:	PROPOSED SECTION (GA)
Scale @A3:	1:100
Drawing and CAD File Number:	311(GA)028
Rev:	1



01 PERSPECTIVE VIEW
NOT TO SCALE

Rev	Date	Description	Drawn	Check
0	12.05.2021	STAGE 2 - PLANNING DRAFT	GS	FL
0	25.05.2021	STAGE 2 - ISSUED FOR PLANNING	GS	FL
0	24.06.2021	STAGE 3 - ISSUED FOR PLANNING	JD	FL
0	24.08.2021	STAGE 3 - ISSUED FOR PLANNING	GS	FL
0	20.01.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL
0	22.03.2022	STAGE 3 - ISSUED FOR PLANNING	JC	FL

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T: 01737 457 123
W: www.felixlewisarchitects.com

Felix Lewis Architects


Project:	311 - ALBURY ROAD
Title:	PERSPECTIVE VIEW
Scale @A3:	Drawing and CAD File Number: 311(GA)030 Rev: 0

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Agenda Item 7

Agenda Item: 7
22/00196/HHOLD

Planning Committee
6th April 2022

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	06 April 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Helen Love	
	TELEPHONE:	01737 276174	
	EMAIL:	helen.love@reigate-banstead.gov.uk	
AGENDA ITEM:	7	WARD:	Woodhatch

APPLICATION NUMBER:	22/00196/HHOLD	VALID:	08/09/2021
APPLICANT:	Mr and Mrs Holmes	AGENT:	Building Design & Surveying Consult.
LOCATION:	31 ASHDOWN ROAD, REIGATE, SURREY RH2 7QW		
DESCRIPTION:	Two storey side and single storey front extensions		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the applicant is a Council officer.

SUMMARY

The proposed development seeks permission for a two storey side and single storey front extensions. This application follows the approval of a similar scheme with the proposal having a slightly wider part to the rear extension at ground floor level to fill the site as well as minor changes to ground floor door and window positions.

The extensions would both be constructed using matching materials and would all be subservient in size and scale to the dwelling, reflecting its original design approach.

Both additions would be visible from the streetscene. However, the scheme as a whole would conform with The Council's design guidance for this type of addition. There is also some variation of the sizes and designs of properties in the road. It would therefore be acceptable.

The two-storey and single storey addition would create a dining room, study and front porch with WC at ground floor with a bedroom at first floor. The two storey element would extend between the front and rear elevations of the original dwelling. The single storey element would be to the front of this and extend part way across the front elevation of the original dwelling,

No amendments have been sought as the scheme was considered acceptable in principle.

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In summary, it is considered that the change to the dwelling would be appropriate given the context of the site and its surroundings, and the addition would not harm the character and appearance of the area.

No material harm to the neighbouring properties would occur as a result of the proposed development and the proposal is therefore considered acceptable in this regard.

RECOMMENDATION

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

Representations:

Letters were sent to neighbouring properties on 10 February 2022. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site lies within the urban area
- 1.2 The surrounding area consists of residential properties of a similar age and slightly varying styles; a few properties have been extended, typically to the side, front, loft and the rear.

2.0 Added Value

- 2.1 No pre application advice was sought
- 2.2 No amendments were sought.
- 2.3 Further improvements to be secured: Materials to match the main dwelling.

3.0 Relevant Planning and Enforcement History

- 3.1 21/02358/HHOLD Proposed two storey and single storey extensions AC 03/11/21

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for two storey side and single storey front extensions.
- 4.2 The proposed additions would be built out of matching materials and would be designed to match the existing form and appearance of the dwelling.
- 4.3 The proposed amendment from the previously approved scheme is to the single storey side extension. This is now proposed to follow the line of the staggered boundary. The rearward section of the single storey side addition would now extend to the property boundary rather than retain a modest gap. Minor ground floor window and door layouts are also proposed.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)

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5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)

5.3 Other Material Considerations

National Planning Policy Framework

National Planning Policy Guidance

Supplementary Planning Guidance

Householder Extensions and Alterations

Other

Human Rights Act 1998

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity

Impact on local character

6.3 The Council's Development Management Plan Policy DES1 expects proposals to have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.4 The Householder Extensions and Alterations Supplementary Planning Guidance (SPG) 2004 states that two-storey side extensions should employ a suitable design approach, in order to harmonise with the character and appearance of the host property and appear suitably subservient when viewed from the streetscene.

6.5 The two storey side extension is considered acceptable in terms of design. It would be marginally set-back from the front building line of the dwelling resulting in a lower ridge line. The front addition would sit forward of the two storey side addition and extend across the front elevation of the main dwelling. The proposed materials would match those of the existing dwelling, and this would be further secured by condition. The Council's SPG recommends that this type of addition should demonstrate a set-in of 1m from the boundary with the neighbouring side. Spacing of 0.9m would be provided between the two-storey element and the property boundary. Given that this neighbour is positioned away from the application site, and for the most part, the separation distance remains acceptable, there would not be any introduction of a terracing effect, and on balance it is acceptable in this

instance for exception to be made. The effect of the proposed amendment would have little bearing on the character of the area. A small element of the enlarged ground floor extension would be visible from the front but it would not be significant whereas the window and door changes would have no discernible difference.

6.6 Considering the design approach, there is a two storey addition to the attached neighbouring dwelling that was permitted in 2011. Therefore this part of the scheme would be appropriate given the context of the street and would accord with the requirements of policy DES1 of The Council's Development Management Plan.

6.7 In summary, the proposal is acceptable with regard to its impact upon the design and character of the dwelling and wider locality. It would comply with the requirements of policy DES1 of the Council's Development Management Plan and no objection is raised.

Neighbour amenity

6.8 Both the council's Householder Extensions and Alterations SPG in addition to Policy DES1 of the Development Management Plan expect any proposal to have due regard to the amenity of neighbouring properties. The key residential amenity to consider in this instance would be the neighbour to the west, no.29 Ashdown Road and the attached neighbour at 33 Ashdown Road. Each element of the scheme will be considered in turn.

6.9 The two-storey side addition would replace the existing single storey attached utility room. The new addition would extend between the front and rear elevation of the main dwelling. There would be a marginal set back which would result in a lowering of the ridge height. The two-storey addition would retain a gap of 0.9 metres from the neighbouring dwelling to the west. This property itself would be positioned 3.1 metres from the first floor side element. This neighbour does have a first-floor side facing window but this gives light to a stair case which is not considered to be a habitable area. As such, whilst the existing relationship would be subject to some change by virtue of the increased massing and built form, the result would not be harmful and no objection on amenity grounds is raised with regard to the rear extension.

6.10 The dimensions and positioning of the proposed single storey front addition would be toward the centre of the front elevation of the application dwelling. This element would also be 3 metres from the neighbouring property to the west and 2.3 metres from the shared boundary with the attached neighbouring dwelling. Due to the modest size and distances from the neighbours there would be no undue loss of light, overshadowing, nor privacy issues generated from this part of the scheme, including as now amended to be enlarged.

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- 6.11 In summary, the proposal would therefore accord with policy DES1 of The Council's Development Management Plan and the Householder Extensions and Alterations SPG with regard to residential amenity.

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.

Proposed Plans	10A	08.09.2021
Existing Plans	01A	08.09.2021
Location Plan	18044	08.09.2021

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.

3. The external surfaces of the extension shall match those used in the construction of the exterior of the existing building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policy DES1 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.

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22/00196/HHOLD

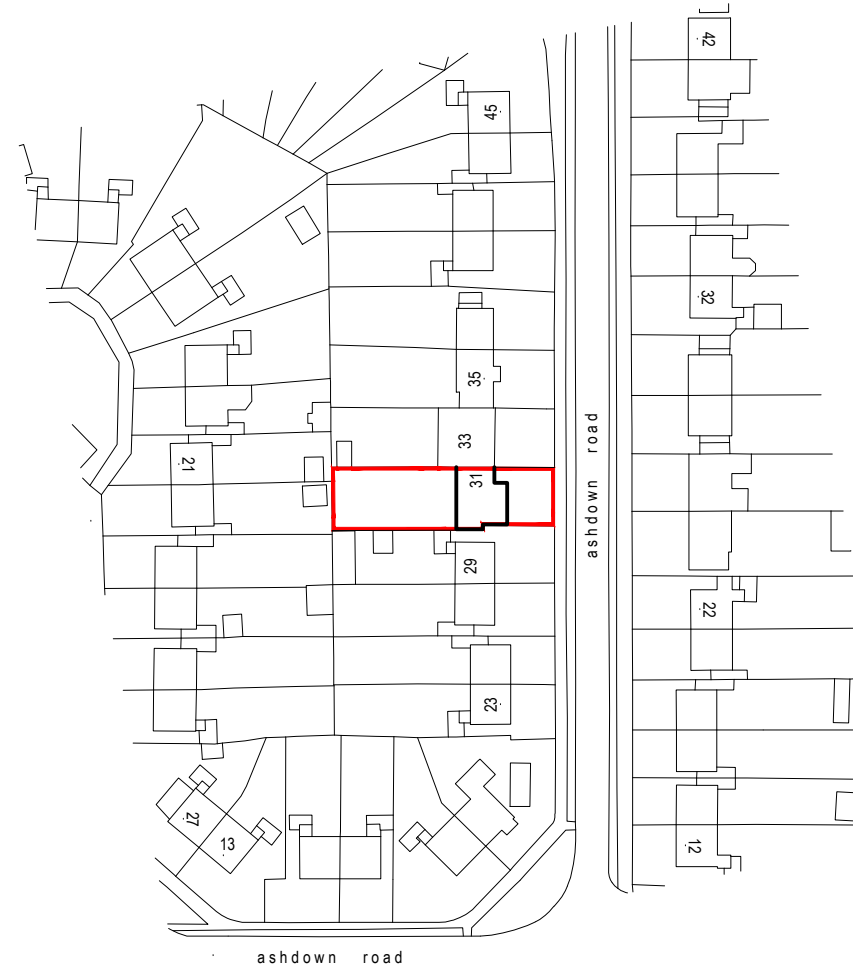
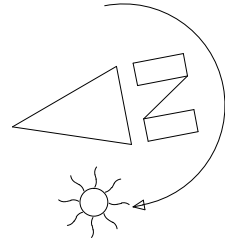
Planning Committee
6th April 2022

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.

location plan @ 1:1250

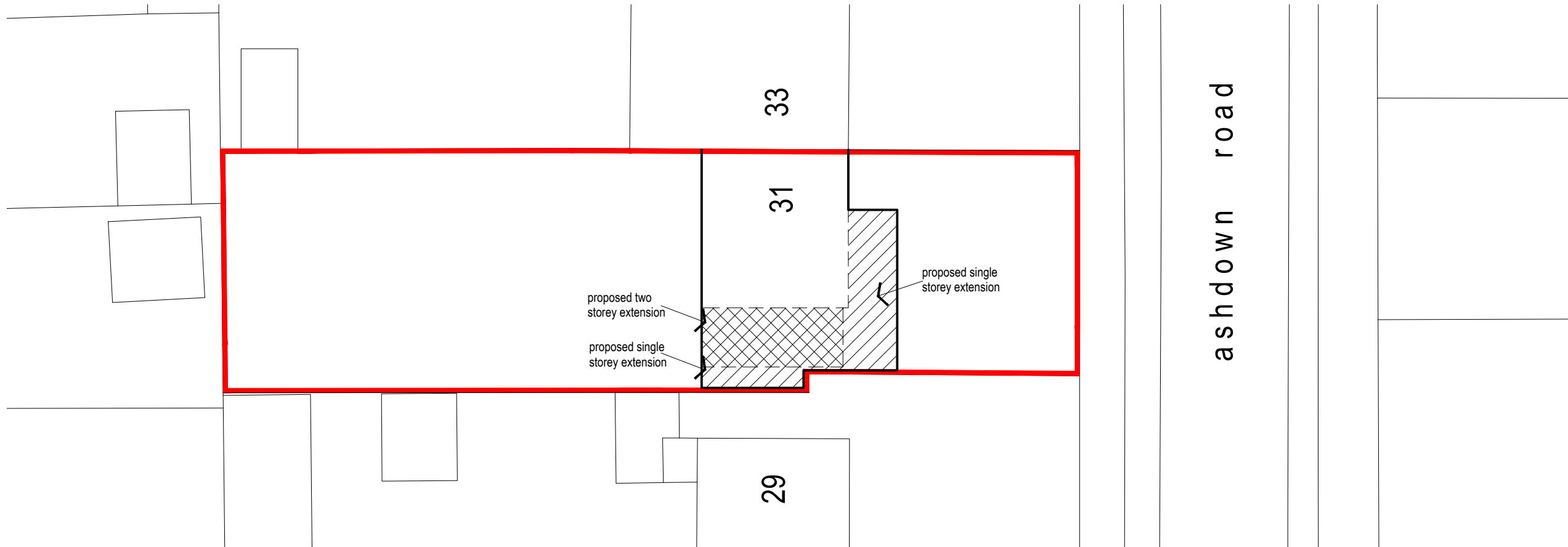
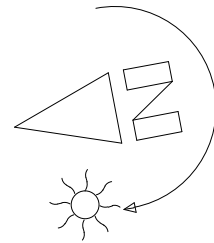
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scale 1:1250 (metres)

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site plan @ 1:200

0 1 2 3 4 5 6 7 8 9 10 11 12
scale 1:200 (metres)



Planning Application

REVISIONS

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to **BUILDING DESIGN & SURVEYING CONSULTANCY**. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only. Any work commenced before Council Approval is at Clients risk.

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GATWICK OFFICE
Melrose, Reigate Road, Hookwood, Horley, Surrey, RH6 0AP
Telephone : 07511 899860

Project
**Proposed Extension
31 Ashdown Road,
Woodhatch,
Reigate,
RH2 7QW**

Drawing
**Proposed
Site Plan and
Location Plan**

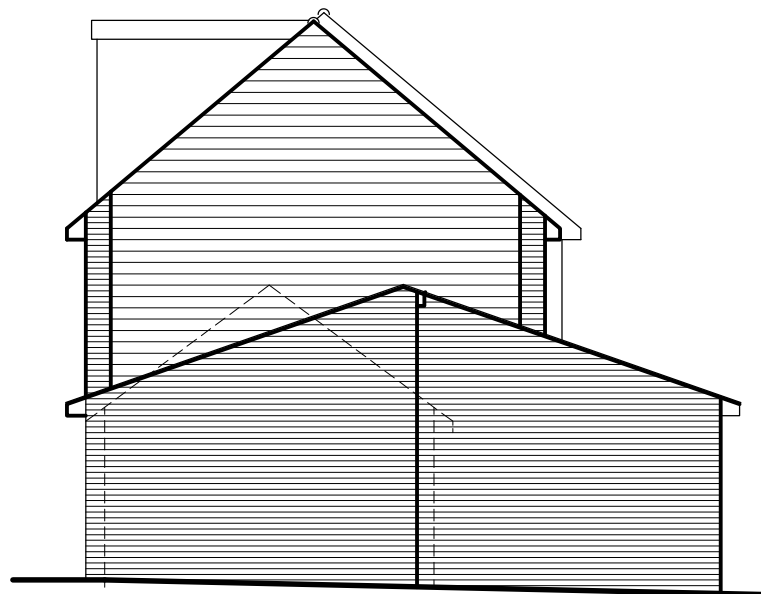
Job Number	Drawing Number : Revision
18044	16:

Drawn PWS	Computer Reference
Date February 2022	Scale as shown @ A3

Client
Mr Mrs Holmes



proposed front elevation



proposed side elevation

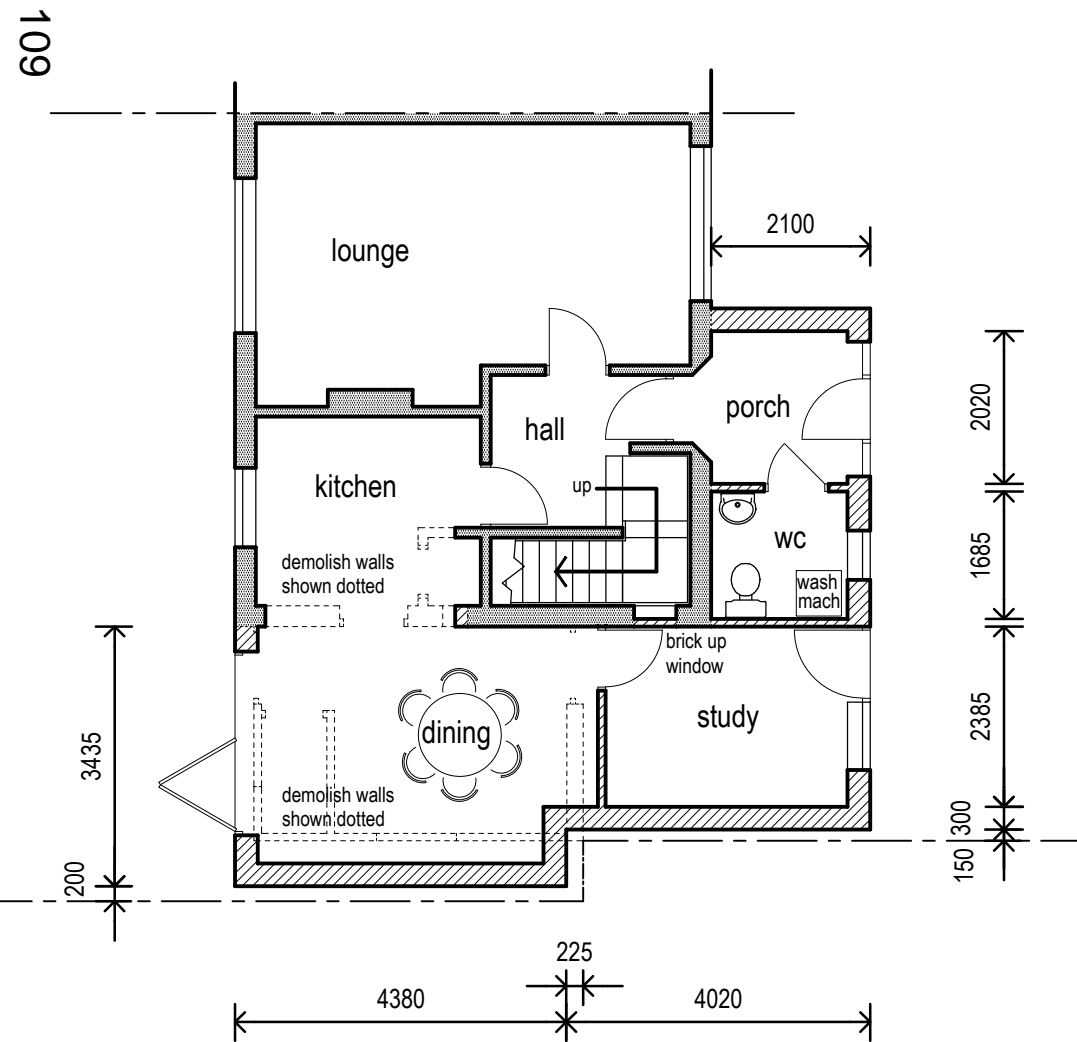


proposed rear elevation

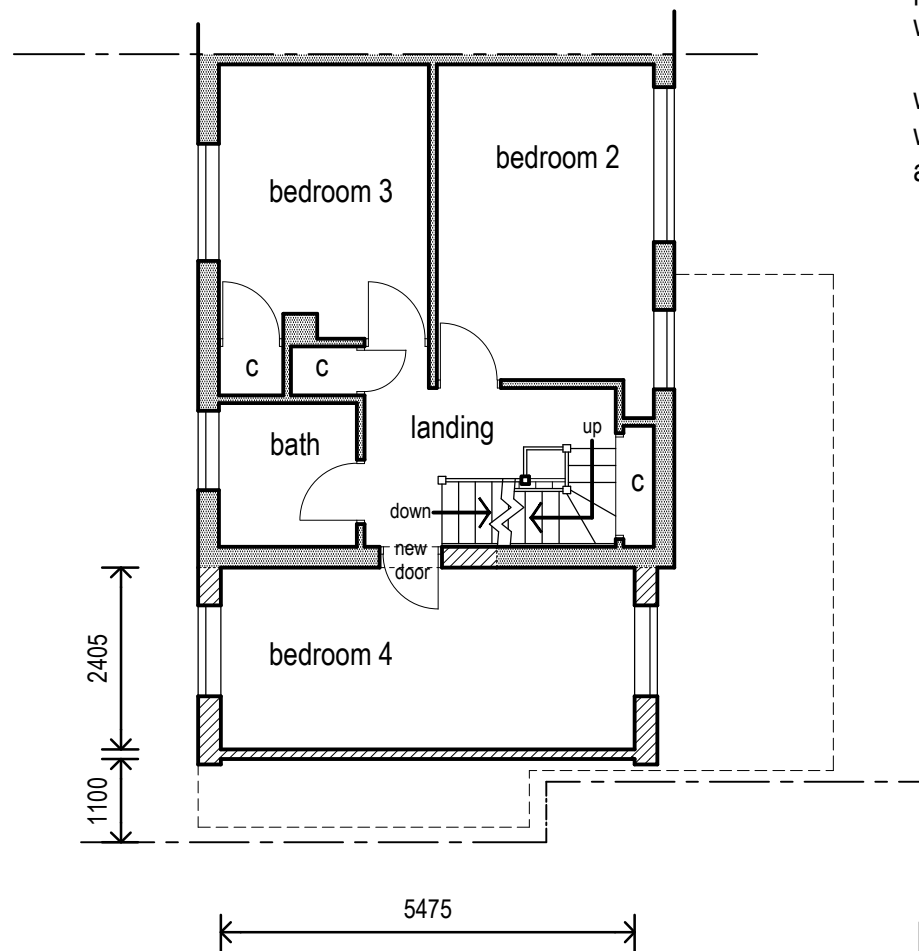
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- walls : facing bricks painted white to match existing
- walls : cedar boarding
- windows and doors : white upvc to match existing

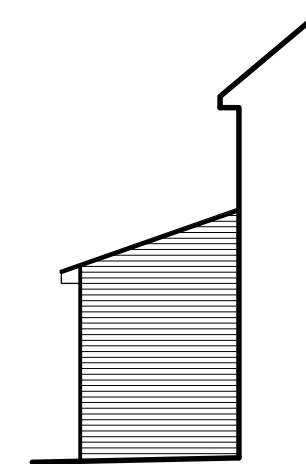
Planning Application



proposed ground floor plan

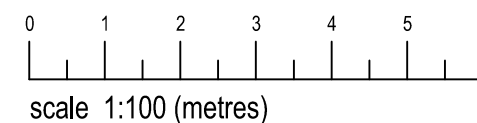


proposed first floor plan



proposed side elevation

proposed @ 1:100



REVISIONS
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Project
Proposed Extension
31 Ashdown Road,
Woodhatch,
Reigate,
RH2 7QW

Drawing
Proposed
Floor Plans and Elevations

Job Number
18044

Drawing Number : Revision
15:

Drawn
 PWS

Date
 February 2022

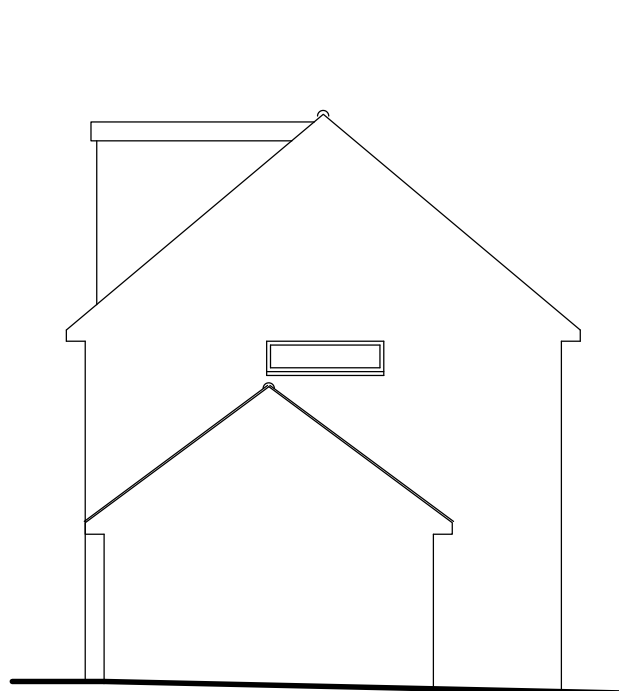
Computer Reference
 Scale
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Client
Mr Mrs Holmes

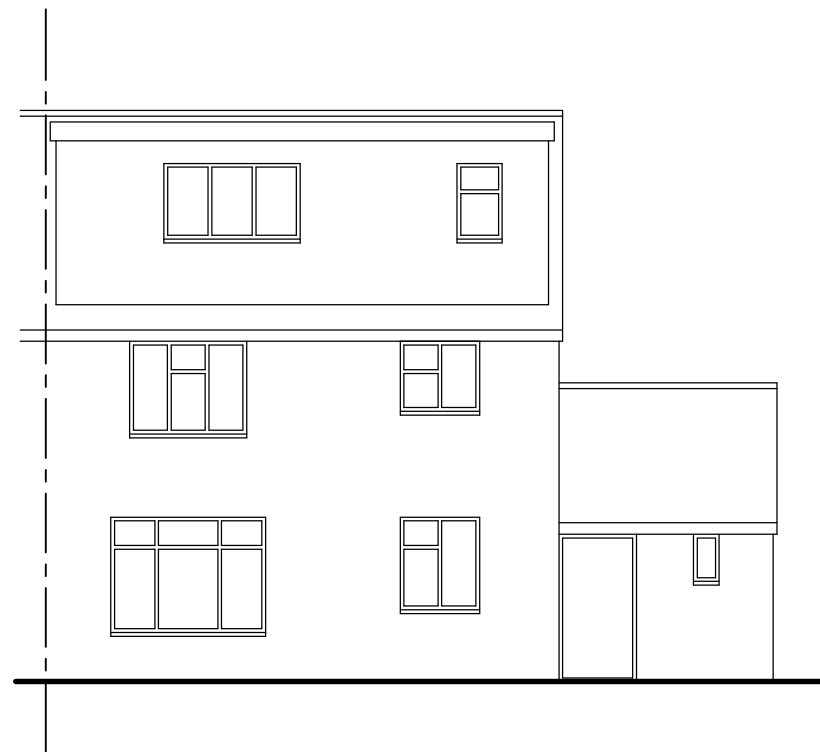
Agenda Item 7



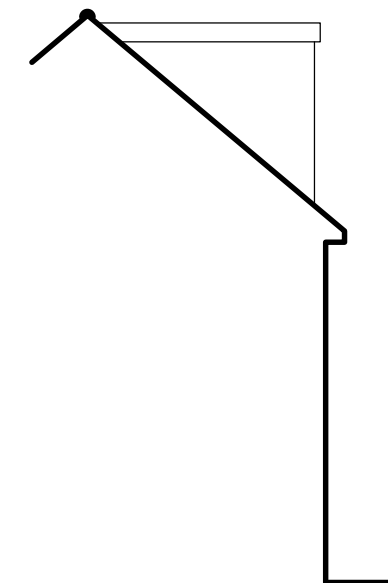
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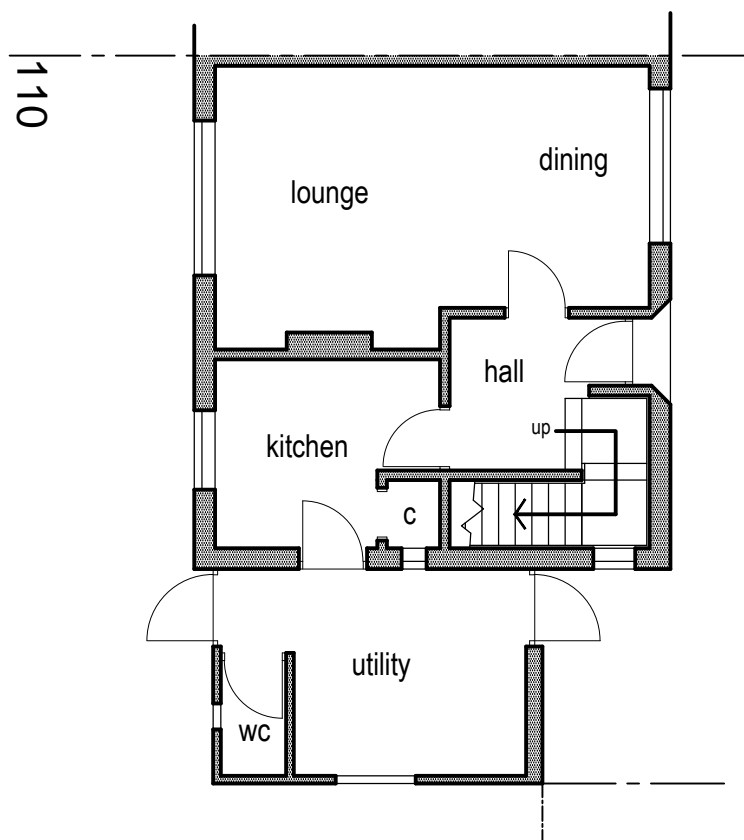
existing side elevation



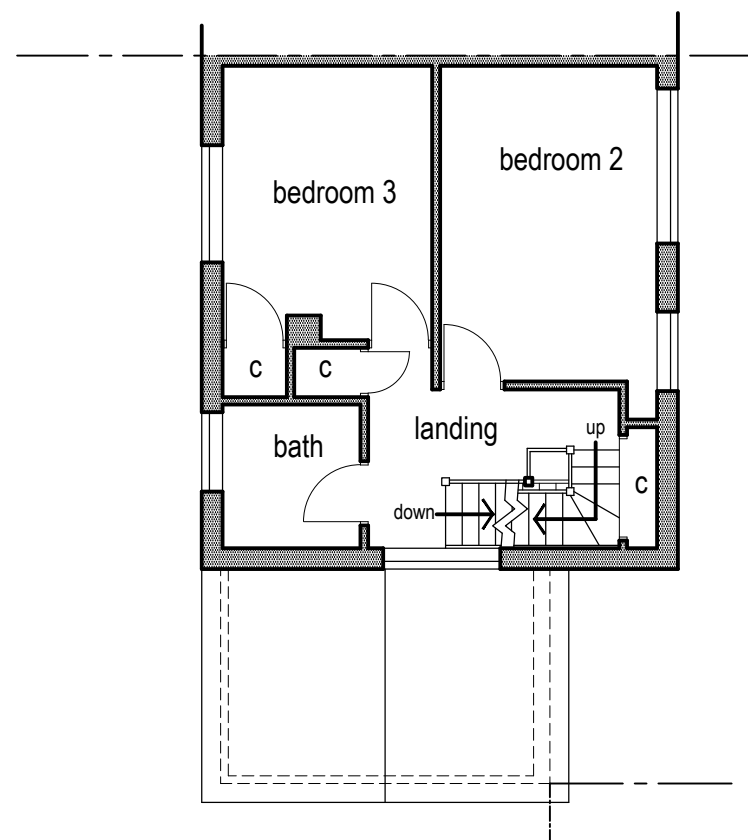
existing rear elevation



existing side elevation



existing ground floor plan

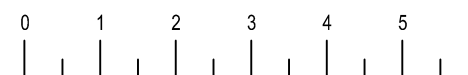


existing first floor plan



existing loft floor plan

existing @ 1:100



scale 1:100 (metres)

Planning Application

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Drawing
Existing
Floor Plans and Elevations

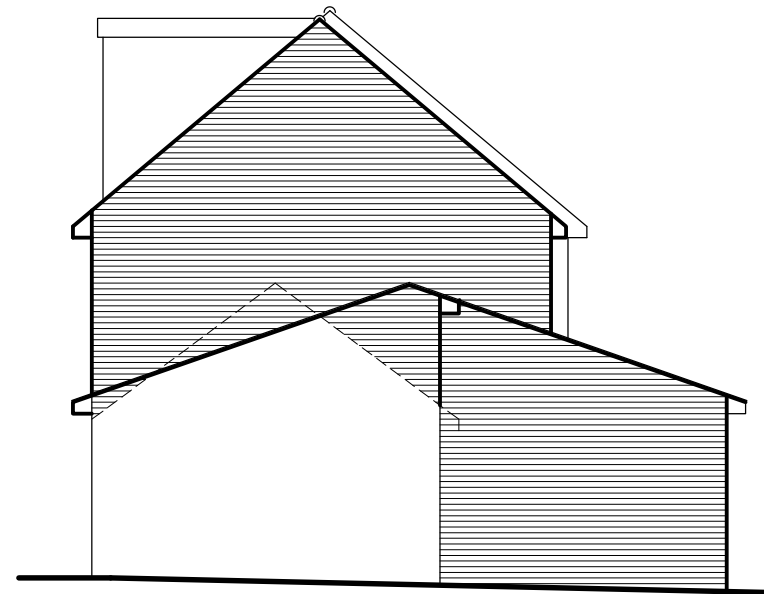
Job Number Drawing Number : Revision
18044 14:

Drawn PWS Computer Reference
 Date February 2022 Scale 1:100 @ A3

Client
Mr Mrs Holmes



proposed front elevation

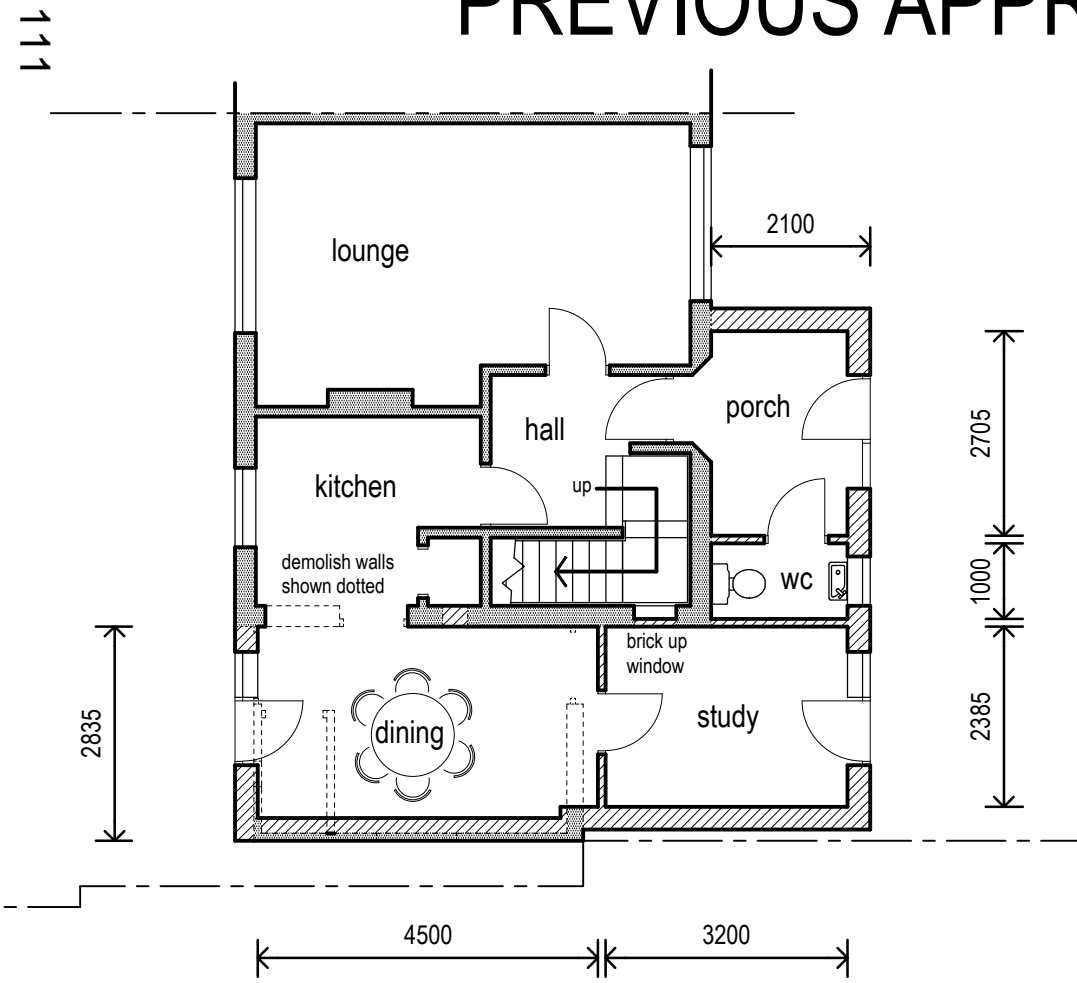


proposed side elevation

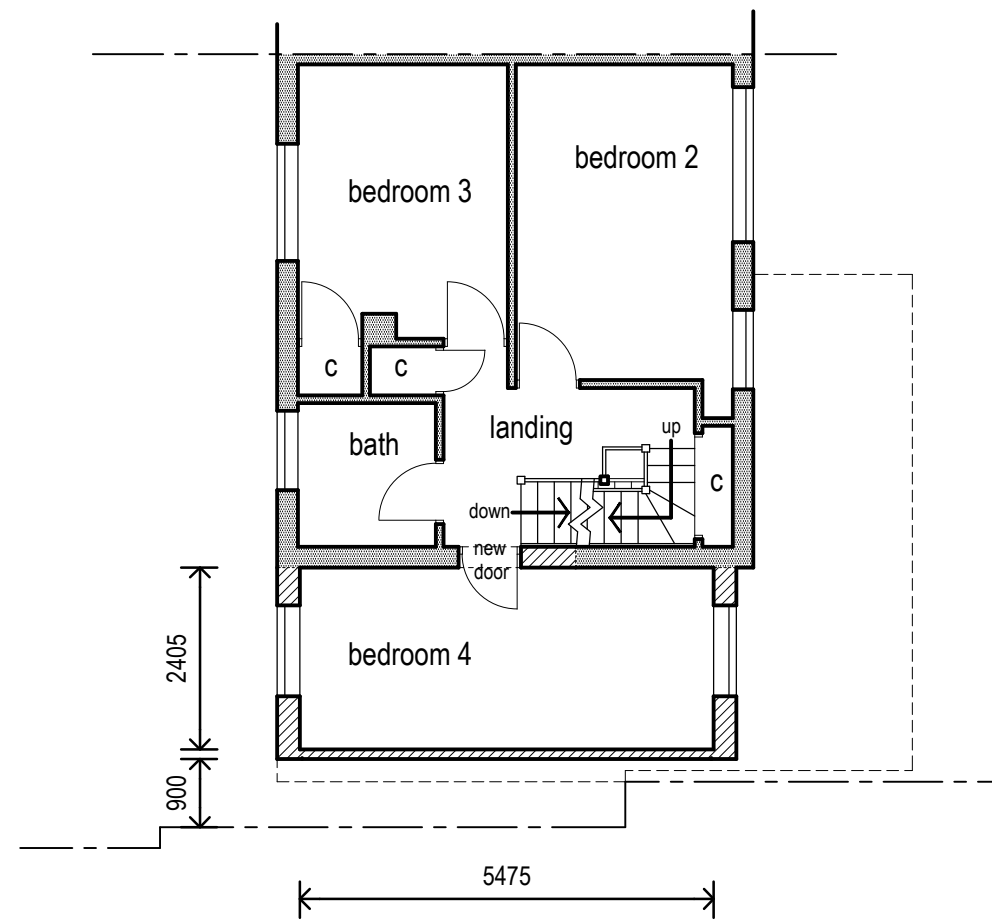


proposed rear elevation

PREVIOUS APPROAL



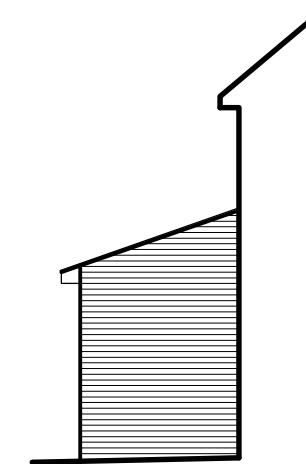
proposed ground floor plan



proposed first floor plan

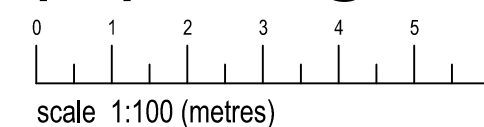
external materials

- pitched roof : roof tiles to match existing
- walls : facing bricks painted white
- walls : to match existing
- windows and doors : white upvc to match existing



proposed side elevation

proposed @ 1:100



Planning Application

A proposed side elevation added
08 September 2021
REVISIONS
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Project
Proposed Extension
31 Ashdown Road,
Woodhatch,
Reigate,
RH2 7QW

Drawing
Proposed
Floor Plans and Elevations

Job Number
18044
Drawing Number : Revision
10: A

Drawn
PWS
Date
August 2021
Computer Reference
Scale
1:100 @ A3

Client
Mr Mrs Holmes


Agenda Item 7

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Agenda Item 8

Planning Committee
6th April 2022

Agenda Item: 8
22/00545/HHOLD

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	6 th April 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Mrs Helen Love
	TELEPHONE:	01737 276174
	EMAIL:	helen.love@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: <i>Salfords and Woodhatch</i>

APPLICATION NUMBER:	22/00545/HHOLD	VALID:	10 th March 2022
APPLICANT:	Mr and Mrs Cocks	AGENT:	The Michael Blacker Partnership
LOCATION:	17 VOGAN CLOSE, REIGATE, SURREY RH2 8AT		
DESCRIPTION:	Proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the agent is a Councillor.

SUMMARY

This is a householder application for a first floor rear extension and side extension, and addition of a first floor side facing window to existing dwelling. This application is an amendment to the previously approved scheme with the additional proposal of higher eaves and overall roof height, by approx. 225mm each to avoid internal skelings.

The extensions have been designed sympathetically with the design of the existing dwelling. They would maintain the separation at first floor level to avoid a terracing effect and would not have any adverse neighbour impacts, according with the Council's SPD on Householder extensions in both regards. The increased eaves and ridge height would appear acceptable with regards the property itself and local area, with various properties having undergone similar changes.

RECOMMENDATION(S)

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

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Consultations:

None

Representations:

Letters were sent to neighbouring properties on 11 March 2022.

No responses have been received.

1.0 Site and Character Appraisal

1.1 The site comprises of a two storey detached house set in a modest plot. The surrounding area is characterised by a moderate level of tree cover and is relatively open. The buildings here are generally set back from the highway. There are no significant trees likely to be affected by the proposed development. The site decreases in level from north to south.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant approached the Council for pre-application advice. The scheme at that stage contained a flat roof and failed to maintain space to the boundary at first floor level and concerns were therefore raised which has resulted in this much better scheme being submitted for consideration.

3.0 Relevant Planning and Enforcement History

3.1	14/00936/HHOLD	Single storey side and rear extension and garage conversion	AC 15/07/17
3.2	17/01821/HH	Two storey front extension and porch	AC 09/10/17
3.3	21/03038/HH	Proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling. As amended on 07/12/2021 and on 13/12/2021.	AC10/02/22

4.0 Proposal and Design Approach

4.1 This is a householder application for first floor rear extension and side extension, addition of a first floor side facing window to existing dwelling. It differs from the previous approval by the raising of the eaves and ridge by approx. 225mm.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity DES1

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance Householder Extensions and Alterations

Other Human Rights Act 1998

6.0 Assessment

6.1 The main issues to consider are:

- Design appraisal
- Neighbour amenity

Design appraisal

6.2 The proposed first-floor rear extension would be positioned above the existing single storey rear extension and span the width of the rear elevation of the main dwelling. The roof would be pitched and hipped and be subservient to the main dwelling. The first-floor rear addition would retain 1.4 metres from the boundary with the neighbouring dwelling to the south west and a gap of 2.6 metres from the boundary with the neighbouring dwelling to the north east.

6.3 The first-floor side extension would be positioned above the existing single storey side addition. The side addition would be set back from the front elevation of the main dwelling and not extend past the rear elevation of the original dwelling. This addition would be modest in width and retain a 1 metre gap from the boundary with the neighbour to the north east. The roof would be hipped and be subservient to the main dwelling. This addition would have a high level side facing window and small front and rear facing windows.

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- 6.4 The proposal includes the addition of two first floor side facing windows. One would be to an en suite bathroom in the proposed addition and the second would be to the family bathroom in the original dwelling. These windows would be conditioned to be either high level or obscure glazed and therefore no harm any neighbour amenity with regard to overlooking or loss of privacy.
- 6.5 The rear addition would not be visible from the streetscene but both elements of the proposal are well designed to integrate well with the existing dwelling and conform to the character of the area.
- 6.6 The change from the previous approval relates to increased eaves and ridge height by approx. 225mm. This is considered relatively minor and would not harm the character of the property and would appear consistent with eaves and ridge heights elsewhere in the locality with properties likely to have taken similar measures to prevent skellings. Accordingly, the proposal would comply with policies DES1 and DES3 of the Development Management Plan 2019.

Neighbour amenity

- 6.7 The impact on the neighbouring properties has been assessed. The property to the south west is separated by a gap of 1.4 metres from the application dwelling. The first floor is separated by a distance of 4 metres. This property also has a substantial single storey side and rear addition. Therefore, the combined distance and position of their additions would alleviate any potential harm to their amenity from the proposed first floor rear addition.
- 6.8 The neighbouring property to the north east would be separated from the proposed first floor side addition by a distance of 2.4 metres. This property also has a single storey rear extension. The first-floor side addition would be position between the two dwellings and not beyond either rear elevation. A one metre gap would be retained from the boundary with this dwelling. There are no significant windows in their side elevation on which the addition would have an impact.
- 6.9 Any side facing window would be either high level or obscure glazed so avoiding overlooking and the proposal therefore complies with policy DES1.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Elevation Plan	4681/PL04	B	13.12.2021
Proposed Plans	4681/PL03	B	13.12.2021
Street Scene	4681/PL05		01.12.2021
Elevation Plan	4681/PL02		25.11.2021
Location Plan	4681/SK1		25.11.2021
Block Plan	4681/SK2		25.11.2021
Existing Plans	4681/PL01		25.11.2021

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.

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. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified on the approved plans and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. The two proposed first floor windows in the south east side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development

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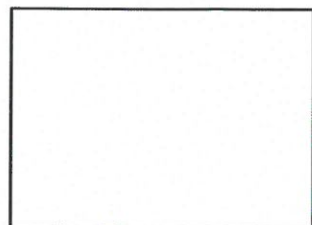
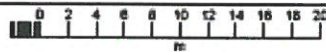
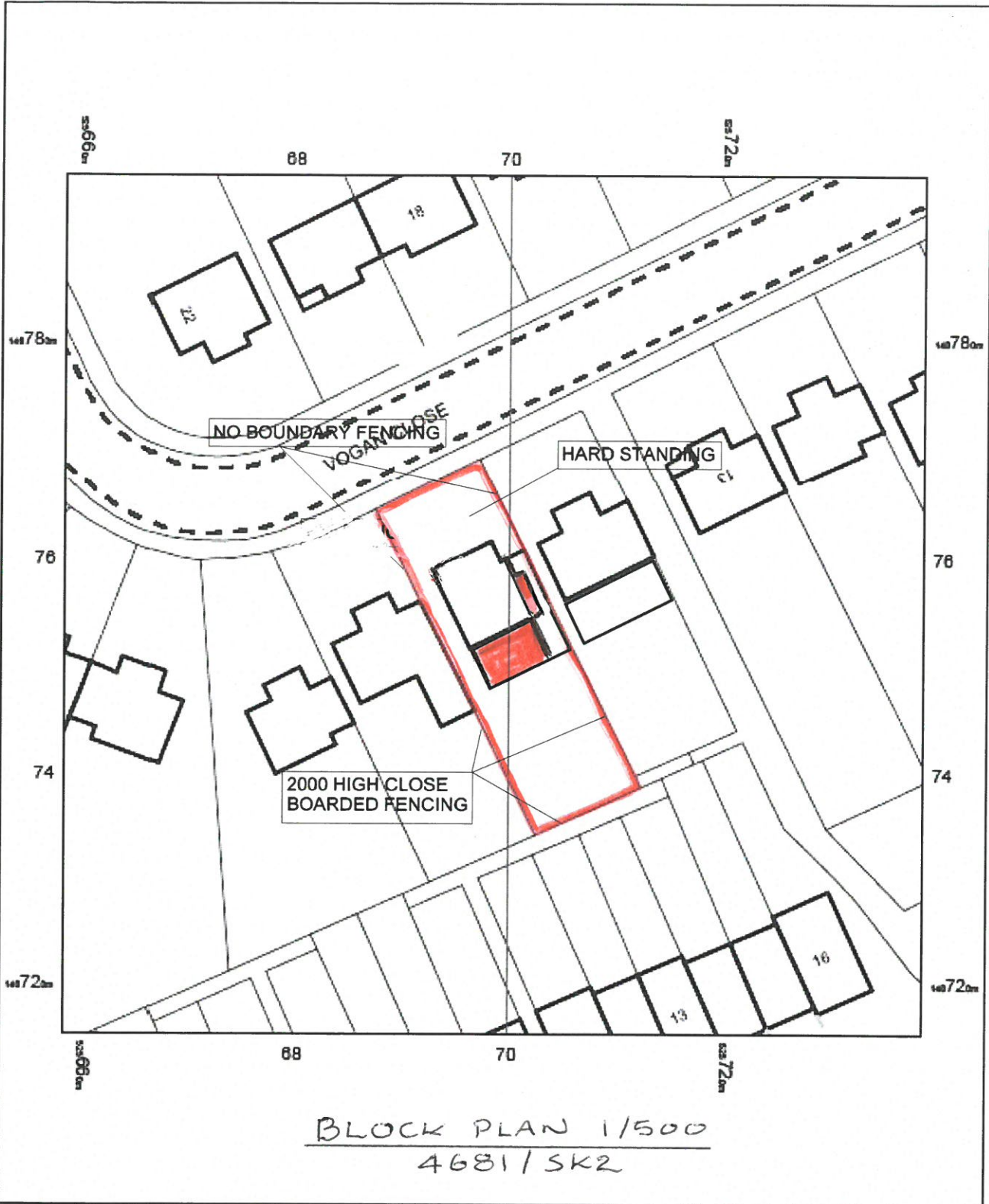
Agenda Item: 8
22/00545/HHOLD

plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

17 Vogon Close



OS MasterMap 1250/2500/10000 scale
 12 May 2014, ID: BLJT-00324129
www.planningapplicationmaps.co.uk
 1:500 scale print at A4, Centre: 525699 E, 148756 N
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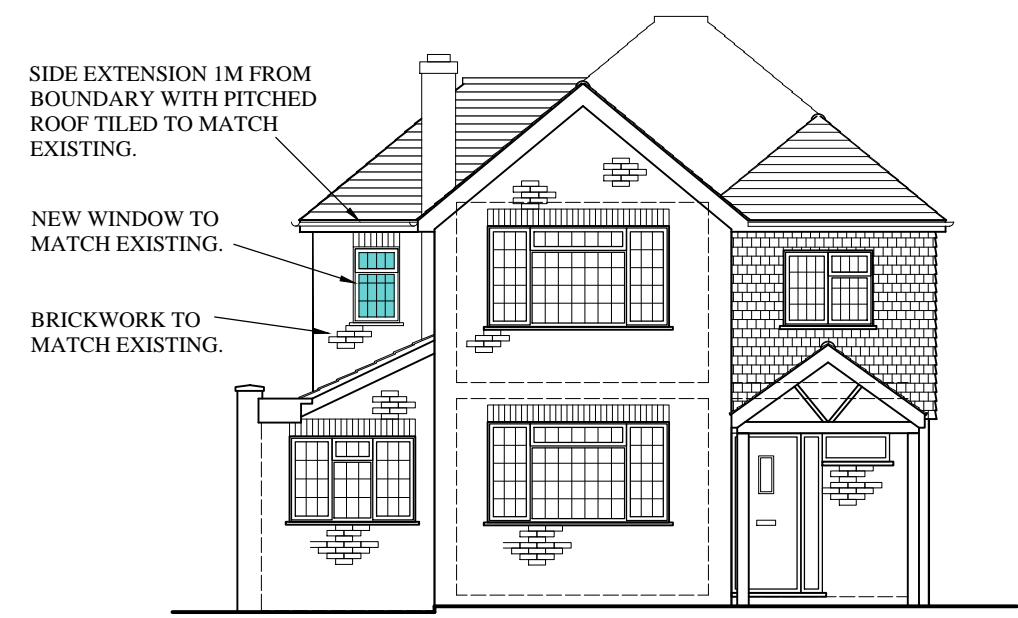


General Notes.

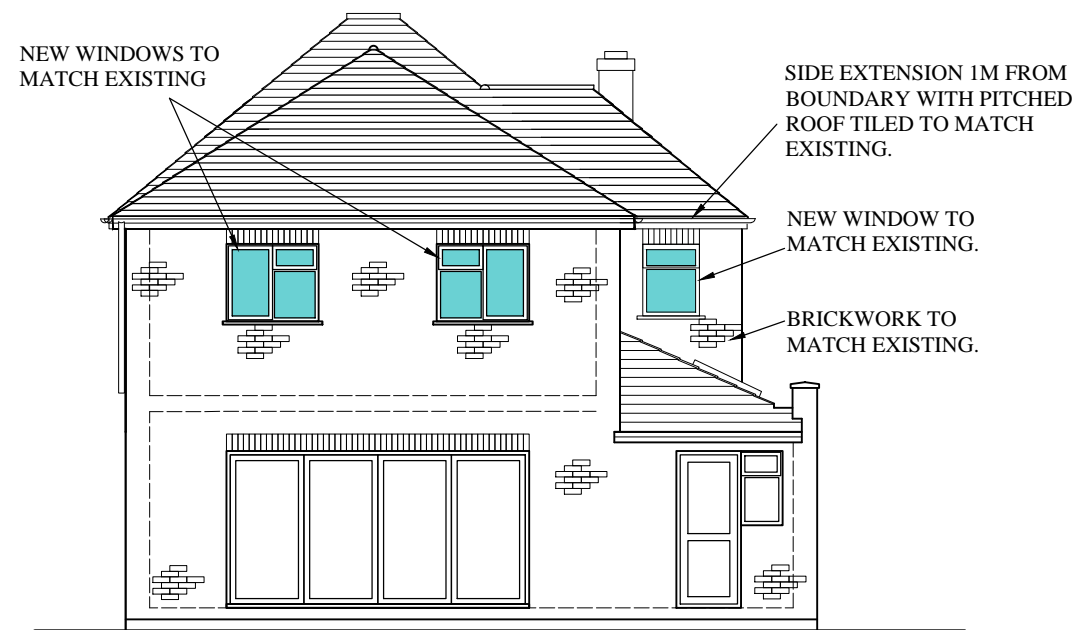
1. All concrete to have a minimum cube crushing strength of:
 Mass Concrete = 25 N/mm². at 28 days.
 Reinforced Concrete = 35 N/mm². at 28 days.
 Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449, 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.



LEHT HAND SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT HAND SIDE ELEVATION



D	03/03/22	Side extension roof, eaves & window raised.
C	18/02/22	Rear extension roof & eaves altered. Existing 1st floor bathroom window reduced in size.
B	09/12/21	1st fl bedroom 4 rear windows reduced in size.
A	06/12/21	1st fl side extension rear window & adjacent roof light and RHS bathroom window altered.

REV	DATE	DESCRIPTION
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PROPOSED ELEVATIONS


Project
17 VOGAN CLOSE
REIGATE RH2 4AT

Client
MR & MRS R. COCKS

Architect

Michael Blacker Partnership
 CONSULTING STRUCTURAL & CIVIL ENGINEERS
 No1 MARK STREET, REIGATE, SURREY RH2 0BL
 E - MAIL enq@blacker.co.uk
 TELEPHONE 01737 244888 FACSIMILE 01737 224556

Scale	1:100 @ A3	Drawn	AG	Checked	-
Date	NOV 2021	Job No.	4681	Dwg. No.	PL04
				Rev	D

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	April 6 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	John McNally
	TELEPHONE	01737 276204
	EMAIL:	john.mcinally@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: Lower Kingswood, Tadworth and Walton Sidlow

SUBJECT:	To report back the results of the public consultation on the proposed Tadworth Conservation Area extension and to consider the designation of the proposed extension of the Tadworth Conservation Area.
PURPOSE OF THE REPORT:	To report back the results of the public consultation on the proposed extension of Tadworth Conservation Area and to consider the designation of the proposed extension.
RECOMMENDATION:	
<p>1. It is recommended that the proposed boundary changes to Tadworth Conservation Area, as delineated on the attached plan in Appendix 1 in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 be designated as part of the Conservation Area.</p>	
Planning Committee has authority to determine the recommendations.	

1.0 BACKGROUND

- 1.1 At the Planning Committee meeting of 29th September 2021, it was agreed to consult on a potential extension to the Tadworth Conservation Area. All properties in the proposed extension were notified of the proposed extension and the purpose of this report is to consider comments received.
- 1.2 The Borough currently has 24 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries. In 2018 the Planning Committee designated the centre of Tadworth a Conservation Area and formally consulted on the designation of the centre of Tadworth as a Conservation Area.
- 1.3 The 2018 designation only specifically looked at the village centre of Tadworth and was not intended to be a wider review at the time. However a review is now currently taking place in regard to Conservation Area boundaries within the Borough which has identified potential designations of other areas and extensions of existing boundaries

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as part of the regular review process. This has identified a wider area of Tadworth for inclusion in the Tadworth Conservation Area. The Tadworth and Walton Residents Association supported the original designation but also suggested designation of a wider area. No other comments were received in the consultation process.

2.0 STATUTORY PROVISION

2.1 Public attitudes in favour of the retention and enhancement of local character and distinctiveness within the built environment are reflected in statutory legislation and guidance. Historic buildings and conservation areas are, therefore, vitally important to the environmental quality of life in this country. Consequently, local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.

3.0 CHARACTER ASSESSMENT OF THE PROPOSED BOUNDARY CHANGES

3.1 In the 18th century the settlement of Tadworth was centred on the Tadworth Street area, Chapel Road, the Hoppety and the windmill. In the early 19th century, the area now known as Tadworth green was developed as Banstead Newton. These areas have the typical character of cottages around former country lanes and common land enclosures. Little further development occurred until the arrival of the railway in 1900, and the foundation of the Tattenham Park Estate around the station. Development at first was generally of the Victorian style but after the arrival of Lord Riddell, the publisher of Country Life and new owner of Walton Golf Club, in the area from 1904, buildings were increasingly in the Arts and Crafts style. Tadworth attracted government and city figures who wished to be near Walton Golf Club but within easy walking distance to the railway and trains to London.

3.2 The proposed Conservation Area extension can be described as containing the following elements, described in an anticlockwise direction;

- 1) The group of arts and crafts houses in The Avenue by notable architects such as Dawber.
- 2) Chinthurst School by the arts and crafts architect Lionel Bethel.
- 3) Houses in Tower Road of the early 20th century and the Victorian Water Tower.
- 4) Shops and houses of early 20th century date in the High Street of an arts and crafts style.
- 5) The Baptist Chapel and Victorian houses and cottages in Chapel Road.
- 6) The Mill House of 17th century date with arts and crafts alterations, the arts and crafts Tudor Close, the grade II listed Millfield, an arts and crafts house and Tadworth Windmill.
- 7) The Green on Dorking Road, formerly a settlement known as Banstead Newton, with buildings dating from the early 19th century onwards, including Tadworth Green Hall, a former Victorian school.
- 8) Edwardian villas between Dorking Road and Chapel Road, some with turrets.
- 9) Hunters Hall, a grade II listed timber framed house and Holly Cottage, a locally listed 17th century cottage.
- 10) The Hoppety including Meare Close House, a grade II listed timber framed house, Meare Pond and Proffits Cottages, designed by the notable architect CHB Quinell for Lord Riddell in 1914.

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- 11) The 18th century locally listed Tadworth Cottage in Tadworth Street and a group of Edwardian houses with well detailed joinery.
 - 12) Epsom Lane South, a hedge lined lane terminating in a group of houses at Cross Road including Edwardian houses with turrets and a corner house by the notable architect Morley Horder.
- 3.2 It is considered that the area proposed for extension meets the criteria for designation. Whilst there is no statutory requirement to carry out an appraisal, in the “Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) 2019” it is noted in paragraph 16: “it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. ... This often follows a similar format to a conservation area appraisal and, indeed where this leads to designation it will inform future decision-making.” An assessment of the area including current condition, historic assets, architectural research, character assessment, walking the area and map evidence base was carried out by the Council and used to assess the proposed boundaries as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

4.0 REPORT BACK ON COMMENTS RECEIVED

- 4.1 135 properties were consulted on the proposed extension of the Tadworth Conservation Area. 9 properties responded in support of the designation, another property supported the designation but requested exclusion of their property and their neighbours. 7 properties objected to the proposed extension. The Tadworth and Walton Residents Association strongly supported the designation and Banstead Commons Conservators gave it their full support and welcome the proposal to extend the existing boundary to include the areas highlighted in the plan, further protecting the vistas surrounding the common and the integrity of historic buildings adjacent to the Heath. Chinthurst School also support the designation of the Conservation Area. Officers would agree that the purpose of the Conservation Area is to conserve the character of the historic buildings on the school site and their setting, not the modern buildings which may be needed to be extended or redeveloped.
- 4.2 Extensions
A number of properties and the Tadworth and Walton Residents Association requested consideration of additional extensions. These would be considered as part of the review of Conservation Area designations and boundaries later in the year. Given the development pressures in the area it is important to designate the areas already identified in the report without delay to avoid damage to the character of those areas.
- 4.3 Exclusion
62 Chapel Rd supported the inclusion of Chapel Road in the Conservation Area but requested exclusion of 62 and 60 as modern properties. Officers have reviewed this request but consider that the properties are embedded in the streetscene and whilst modern, are of a scale and form that respect the Conservation Area. They conclude therefore that the properties should be included in the Conservation Area.

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4.4 Summary of Objections Received

6 High Street, Tadworth

Objection : The owners consider the Conservation Area would restrict improvement of area, and solar panels. They also object to tree controls.

Comment : Officers consider that Conservation Area designation would result in improvement of the area in terms of the consideration of its character. There are usually opportunities for the use of solar panels where carefully sited. Tree controls are not particularly onerous as such tasks would be carried out by tree contractors and it is a relatively quick process.

13 Epsom Lane Sth

Objection :The owners are opposed to the inclusion of their front garden as their property is a modern house. They suggest Tree Preservation Orders could be used.

Comment : Officers consider that Conservation Area status is important in emphasising the important of the character of the lane which included the lane itself, the hedges, shrubs and trees and the impact of buildings on the setting of the Lane , which goes beyond tree preservation order control.

56 Cross Rd

Objection : The owners consider that the proposals are out of date due to current planning applications and approval, the photographs do not represent the current situation, hedgerows have been replaced and new build property included. They also query why the north part of Cross Road and Epsom Lane North and older property in Epsom Lane South have not been included.

Comment : Officers would comment as follows. Regard was had to approved planning applications in drawing the boundaries. The photographs are purely to illustrate the historic architecture and are not intended to be a current representation. Epsom Lane South is included for its character as a former country lane. The hedgerow and trees contribute to that character. Part of the Lane have lost the hedges and some have ornamental hedge species but it is the overall character of the Lane that is important. The proposed extension to the Conservation Area does include some new houses where between older properties. We would be considering further the inclusion of other properties during the Conservation Area Review later in the year.

Mere Lodge 14 The Avenue.

Objection : The owners considered most of the old houses in the road had gone so it is not an area of character. The property is not seen from anywhere and has been altered.

Comment : Officers are of the view that The Avenue includes some of the most important arts and crafts houses in the area. Whilst there has been some fragmentation, the character is still apparent and important to both the historical and architectural character of the area. Property can be seen from public locations and elements viewed from private land are still important in a Conservation Area. 14 is part of a Locally Listed Building.

21 Tower Rd

Objection : The owners considered that the state and age of buildings did not justify designation, that the area was questionable and would control improvements.

Comment : Officers would note that the elements of the road proposed to be included are Victorian and Arts & Crafts in character with only one new house in the proposed area. Conservation Area designation would result in improvement in character.

19 Tower Rd

Objection : The owners consider their property was not of special architectural or historic interest, not Victorian nor Arts and Crafts and that Tower Road is a mixed character, with some new and only the water tower of interest and the controls would be bureaucratic.

Comment : The property is of 1928 designed by the architects Cooke, Davies & Goldsmith and is arts and crafts in character. The architects were assistants to such notable architects as Sir Edwin Lutyens and Sir Edwin Cooper. The road is Victorian and Arts & Crafts in character with only one new house in the proposed area.

24 Epsom Lane South Polperro

Objection : The owners objected to the inclusion of front gardens as adding to red tape. They considered tree preservation orders would be sufficient.

Comment : Officers consider that Conservation Area status is important in emphasising the important of the character of the lane which included the lane itself, the hedges, shrubs and trees and the impact of buildings on the setting of the Lane , which goes beyond tree preservation order control.

5.0 RESOURCE IMPLICATIONS

- 5.1 Whilst heritage resources are limited, the greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals.

6.0 LEGAL IMPLICATIONS

- 6.1 The local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the exercise of their functions in respect of the designation of conservation areas, and to consider the designation of further parts of their area as conservation areas. The legal status of Conservation Areas is not expected to change in the near future.

7.0 CONCLUSIONS

- 7.1 It is considered that the revised boundary to include additional buildings and land is worthy of designation as a Conservation Area, as the additional buildings and land contribute significantly to the identity and character of the area. It is recommended that the Committee designate the proposed revised boundary as part of the Conservation Area.

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7.2 It is recommended that the proposed revised boundaries of Tadworth Conservation Area as delineated on the plans in Appendix 1 be designated as a Conservation Area.

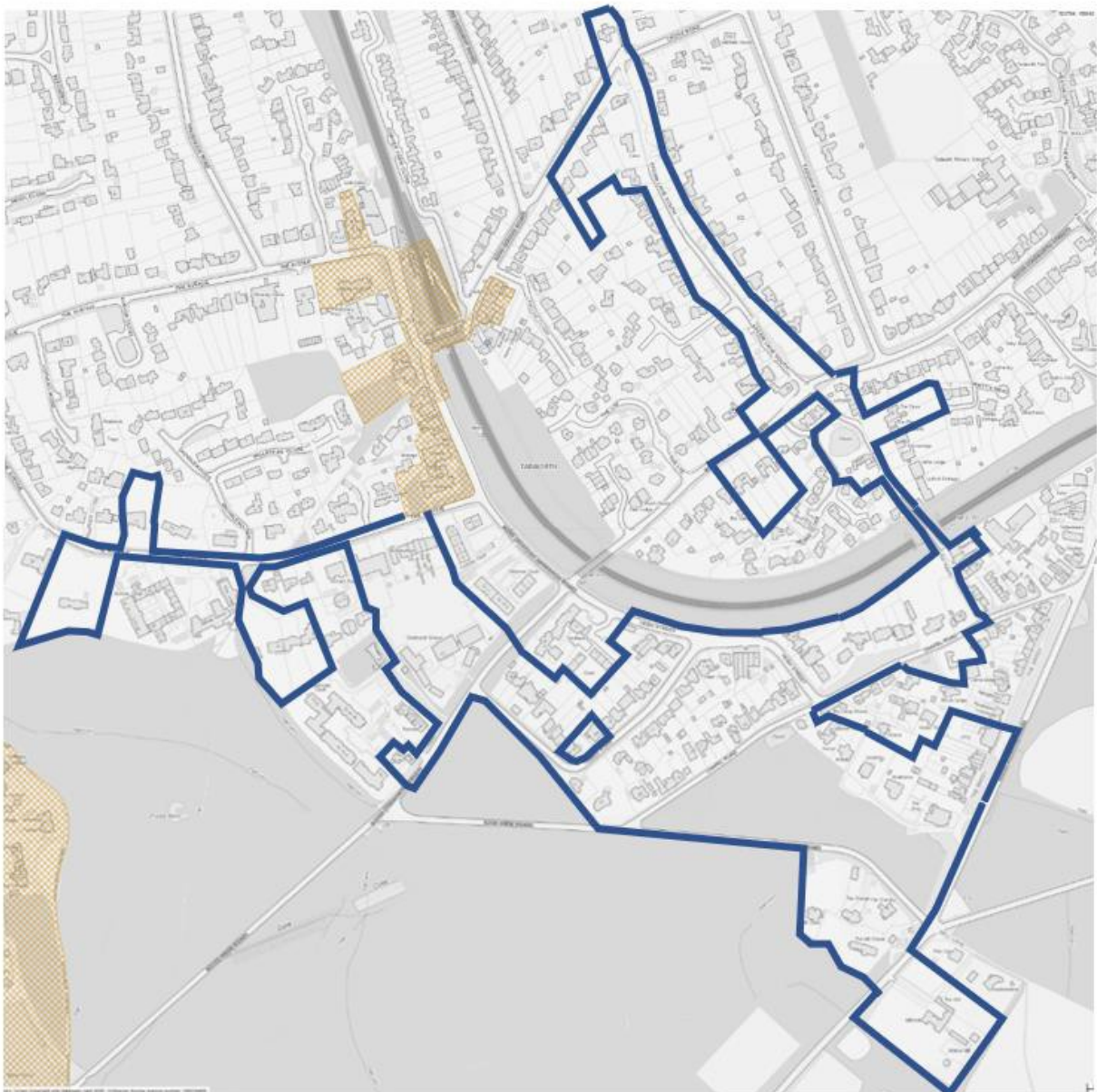
Background Papers: None

Appendix 1

Tadworth Conservation Area Proposed Boundary Extension

Existing Conservation Area hatched

Proposed Conservation lined



Appendix 2

Illustrations of Tadworth Conservation Area extension

The proposed Conservation Area can be described as containing the following elements, described in an anticlockwise direction;

- 1) The group of arts and crafts houses in The Avenue by notable architects such as Dawber.



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- 2) Chinthurst School by the arts and crafts architect Lionel Bethel.



- 3) Houses in Tower Road of the early 20th century and the Victorian Water Tower.
(source Google Streetview)



- 4) Shops and houses of early 20th century date in the High Street of an arts and crafts style
(source Google Streetview)



The Baptist Chapel and Victorian houses and cottages in Chapel Road. (source Google Streetview)



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- 5) The Mill House of 17th century date with arts and crafts alterations, the grade II listed Millfield, an arts and crafts house and Tadworth Windmill.



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- 6) The Green on Dorking Road, formerly a settlement known as Banstead Newton, with buildings dating from the early 19th century onwards, including Tadworth Green Hall, a former Victorian school. (source Google Streetview)



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- 7) Edwardian villas between Dorking Road and Chapel Road, some with turrets.



- 8) Hunters Hall, a grade II listed timber framed house and Holly Cottage, a locally listed 17th century cottage.



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- 10) The Hoppety including Meare Close House, a grade II listed timber framed house, Meare Pond and Proffits Cottages, designed by the notable architect CHB Quinell for Lord Riddell in 1914.



(source Google Streetview)

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11) The 18th century locally listed Tadworth Cottage in Tadworth Street and a group of Edwardian houses with well detailed joinery. (source Google Streetview)



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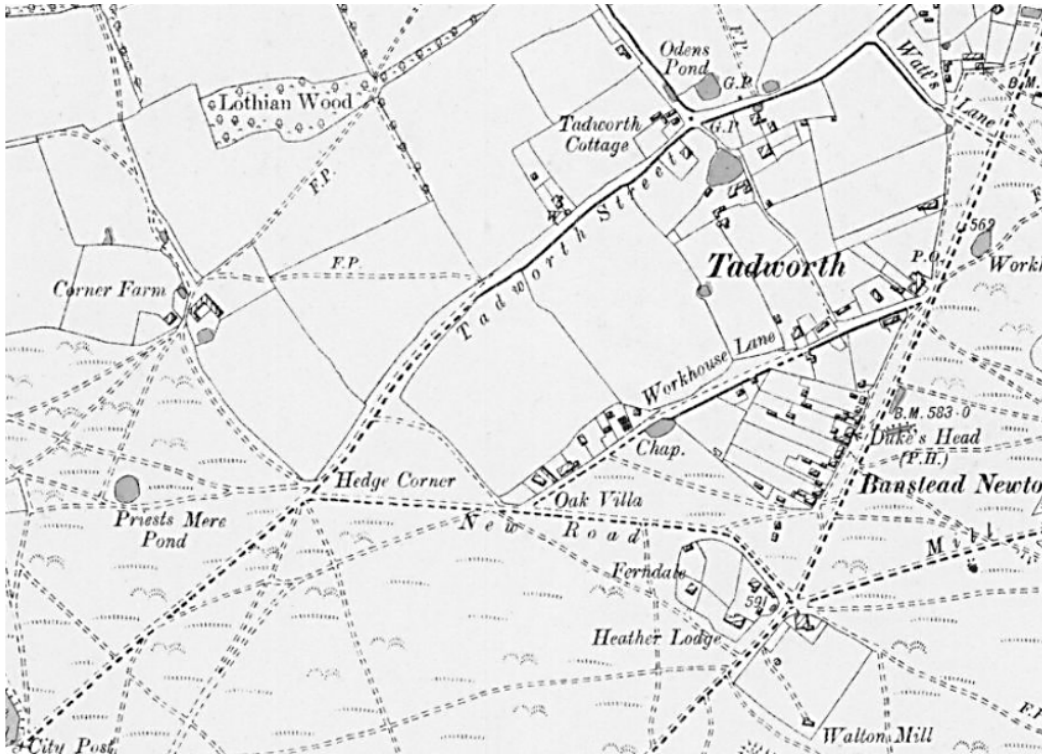
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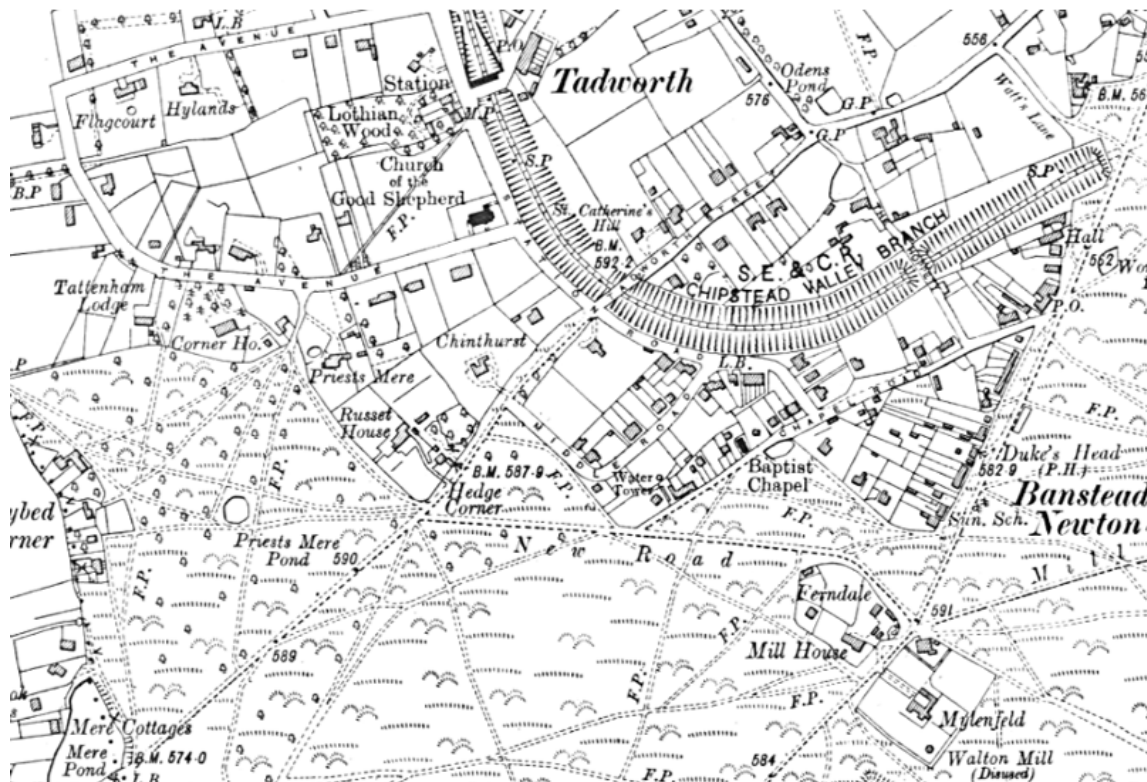
- 12) Epsom Lane South, a hedge lined lane terminating in a group of houses at Cross Road including Edwardian houses with turrets and a corner house by the notable architect Morley Horder. (source Google Streetview)



Appendix 3 Historic Maps of Tadworth



Tadworth 1895 Ordnance Survey before the railway



Tadworth 1912 Ordnance Survey

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Plan of the Tattenham Park Estate (source Surrey History Centre)

Reigate and Banstead Borough Council

First Homes Interim Policy Statement

6 April 2022

Summary

- 1.1 This statement, to be presented to the Council's Planning Committee, and subsequently published online, summarises the national First Homes policy, implications of the national policy for tenure mix of affordable housing in the borough to meet local needs, and how the Council will implement the new policy, including local criteria.
- 1.2 First Homes were introduced into national planning policy by a Written Ministerial Statement made in May 2021. Planning Guidance on the implementation of First Homes national policy has been provided in the Planning Practice Guidance (PPG). This includes encouragement for local planning authorities to make the development requirements for "First Homes" clear for their area. It recognises that the most appropriate tool will depend on individual circumstances for each local planning authority but may be through publishing an interim statement or updating relevant local plan policies.
- 1.3 Whilst this Interim Policy Statement does not set statutory local planning policy nor guidance, as a policy statement that will be published in accordance with the national planning guidance recommendation (PPG "First Homes" Paragraph: 009 Reference ID: 70-009-20210524), the local criteria set out here will be a material consideration where relevant to the consideration of planning applications and appeals.
- 1.4 The Council's 5 year plan seeks to address the issue of the generally high property prices in the borough relative to local wages and to national property prices through its objective to "secure the delivery of homes that can be afforded by local people and which provide a wider choice of tenure, type and size". Helping people who would like to own their own home but whose incomes put them beyond the reach of home ownership in the open market is one way to work towards achieving this objective.

Recommendation

- 1.5 It is recommended that the Planning Committee:
 - Note the requirements of this new national planning housing policy, and the need to apply it in the borough as set out in this Interim Policy Statement;
 - Agree the recommended local eligibility criteria; and
 - Authorise the relevant Heads of Service alongside portfolio-holder to amend this Interim Policy Statement as required to reflect lessons learnt through implementing the policy.

Reason: To comply with the national First Homes policy, whilst minimising any negative impact on other tenures of affordable housing in the borough to ensure that new affordable housing in the borough supports the borough's local housing needs.

First Homes National Policy

- 2.1 The “First Homes” policy aims to promote home ownership. The policy was introduced into national planning policy by a Written Ministerial Statement (MS) by Minister of State for Housing Mr Christopher Pincher on 24 May 2021, with effect from 28 June 2021. It sets out requirements for developer contributions
- 2.2 This is a move away from “Starter Homes” which are specifically included within the definition of Affordable Housing in the 2021 National Planning Policy Framework (“the Framework”), which although similar to First Homes, also required applicants to be no older than 40 years (unless in Armed Forces). Secondary legislation to implement Starter Homes were not issued, as anecdotally mortgage companies found the market for Starter Homes too limiting for lenders to offer a working mortgage product.
- 2.3 The First Homes MS establishes that from 28 June 2021, a home meeting the criteria of a First Home will be considered to meet the definition of ‘affordable housing’ for planning purposes, although the NPPF / the “Framework” has not yet been updated to include this. “First Homes” tenure is a form of discounted market sales housing.
- 2.4 From the end of December 2021, the Government’s policy on First Homes, as set out in the Written Ministerial Statement and Planning Practice Guidance, will be a material consideration for the Council when determining planning applications and in relation to the provision and type of affordable housing on market-led sites. An exception can be made for development proposals determined before 28 March 2022 where there has been significant pre-application engagement.
- 2.5 The new national policy requires local planning authorities (not subject to the transitional arrangements set out in the MS and the PPG) “to make clear how existing policies should be interpreted in the light of First Homes requirements using the most appropriate tool available to them.” As summarised below, this is the situation for R&B Borough Council.
- 2.6 For reasons explained later in this Statement, it is not possible at this time for the Council to revise its current Affordable Housing SPD 2020 to include First Homes policy requirement without contravening the Local Planning Regulations requirement for SPDs not to conflict with the development plan. Nor is it practical to update just DMP Policy DES6 “Affordable Housing” in the fairly recently adopted (Sept 2019) development plan, which requires affordable homes to be provided within market developments, due to the time and resources involved in an independent examination which is required of a new development plan policy.
- 2.7 This Interim Policy Statement therefore sets out the Council’s policy position, which it will follow, and consider when dealing with applications until such time as it is appropriate to incorporate the new national planning policy and any local First Homes criteria into R&B Borough’s development plan.
- 2.8 The First Homes planning policy requires at least 25% of the affordable homes provided by developer contributions to be secured by a s106 planning obligation as “First Homes”. The remaining 75% of affordable housing should be prioritised by securing the Council’s adopted policy requirements for social rented housing, with other affordable homes being secured in the proportions set out in the development plan, viability permitting. The new national policy also provides some scope for councils to influence

how First Homes are implemented locally by introducing local eligibility criteria, should evidence justify it.

What are First Homes?

2.9 “First Homes” are a new affordable housing tenure of discounted market sales housing which are:

- Discounted by at least 30% against the market sales value; the discount may be greater than 30% if the Local Authority justifies that it is needed it with evidence. The same percentage discount must be retained on each subsequent sale (secured in perpetuity by a s106 planning obligation and title restriction).
- Sold at no more than £250,000 after the discount has been applied (or £420,000 in Greater London), this price cap applies to the initial sale only, and does not apply to re-sales;
- Sold to a person or persons meeting the First Homes eligibility criteria.
- Restricted by a section 106 planning obligation to secure restrictions on the use and sale of the property, as well as a legal restriction on the title of the property (HM Land Registry) to ensure that these restrictions are applied to the property at each future sale and title transfer.

National Eligibility Criteria

2.10 National policy sets certain requirements about who can purchase First Homes. To purchase a First Home at first and all future sales, buyers must:

- Be a first-time buyer as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first time buyers’. Joint purchasers must both be First Time Buyers as set out in paragraph 6 of Scheduled 6ZA of the Finance Act 2003 for the purposes of stamp duty;
- Have an annual household income of less than £80,000 in the tax year immediately preceding the year of purchase (the “income cap”); and
- Have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price.

2.11 The PPG advises that as part of their plan-making process, local planning authorities should undertake a housing need assessment to take into account the need for a range of housing types and tenures, including various affordable housing tenures (such as First Homes). The assessment will enable an evidence-based planning judgement to be made about the need for a higher minimum discount level in the area, and how it can meet the needs of different demographic and social groups. In these circumstances, the minimum discount level should be fixed at either 40% or 50% below market value and should not be set at any other value.

2.12 In 2019, RBBC Planning Policy Service commissioned specialist consultants Icenl Projects Limited to prepare a “Housing Needs Assessment” (November 2019) to inform its revised Affordable Housing SPD 2020. This has also informed First Homes local eligibility criteria.

2.13 The same level of discount below market value (which nationally is 30%) must apply to

the home each time it is sold in perpetuity (subject to certain specific exclusions), so that communities continue to benefit from the homes for years to come. The discount in perpetuity is to be secured through a planning obligation. However, the price cap of £250,000 is only applied to the initial sale of each First Home.

Local Eligibility Criteria

- 3.1 The national Planning Policy Guidance, PPG advises that “First Homes are designed to allow people to get on the housing ladder in their local area“. Reflecting this aim, First Homes national policy therefore permits councils to apply local eligibility criteria to First Homes in addition to the national requirements. This is dependent on the specific needs of the borough, where evidence supports them and they will not compromise site development viability.
- 3.2 Local eligibility criteria may include:
 - setting a discount greater than 30% below market value (where evidence justifies it and it is progressed through a local plan or SPD);
 - setting a local connection requirements; and / or
 - setting a lower “income cap” (if this can be justified with reference to local average first-time buyer incomes),
- 3.3 First Homes will be available to buy on a first come, first served basis. Local eligibility criteria can be applied for the first 3 months, after which unsold homes will be made available to all households meeting the national First Homes eligibility criteria for a further 3-month period, to widen the pool of potential purchasers. Any local criteria must be applied carefully to ensure they do not limit the eligible consumer base to the point that homes become difficult to sell.

Sales discount level

- 3.4 In considering the most suitable discount level for the borough, we have analysed Land Registry data sold price data for new build homes sold in 2020/21. From this we have calculated the average cost of new builds in R&B Borough over the year Jan 2020-Jan 2021.
- 3.5 Sales of second hand properties were excluded as this would skew the proportion of new build homes that households could afford; second-hand properties generally selling for less than their new build equivalents .
- 3.6 Although the value of First Homes will likely increase over time with subsequent sales, it is likely that the sales values of First Homes will increase less rapidly than similar sized and aged market housing in the area due to their restricted selling pool.
- 3.7 First Homes must be new build homes sold on the open market with an in-perpetuity discount of 30% (or 40% or 50% if justified by local evidence).

Table 1: New Build sales values in R&B Borough 2020
Source data: Land Registry

	Number of new build properties sold	Median sale price for each new build home by size 1 Jan 2020 – 31 Jan 2021	Discounted by 30% (required minimum discount)	Discounted by 40%	Discounted by 50%
1 bed	15	£295,980.13	£207,186.09	£177,588.98	£147,995.06
2 bed	13	£356,972.54	£249,880.78	£214,183.52	£178,486.27
3 bed	57	£480,392.11	£336,274.48	£288,235.27	£240,196.06
4 bed	39	£633,165.26	£443,215.68	£379,899.16	£316,582.63

The following conclusions can be drawn from the data presented above -

- One bed-flats:
73% (11 of the 15) of the one-bed flats would comply with the maximum £250,000 cap with a 30% discount. This increases to 100% with a 40% discount.
 - Two-bed homes:
84.6% (11 of the 13) of the two-bed homes would comply with the maximum £250,000 cap after discount. This increases to 92.2% (12 of the 13 homes) with a 40% discount or 50% discount. The only property that would not be possible to secure as a First Home with a 50% discount would be a luxury, top specification penthouse flat, which sold for £742,500, and which would have needed a 66% discount to qualify.
 - Three-bed homes:
Only 1.75% (one of the 57 three-bed homes) would comply with the maximum £250,000 cap with a 30% discount. This increases to 19.3% with a 40% discount, to and 65% of the new-build three-bedroom homes with a 50% discount.
 - None of the 39 four-bed homes sold would comply with the maximum £250,000 cap after discounts of 30% or 40%. With a 50% discount, only 24.45% (11 of the 45 four-bed homes) would comply with the criteria.
- 3.8 Given the sales values for new build homes in the borough, applying the national discount of 30% below market value would mainly secure one-bedroom flats. Some two-bedroom flats could be secured as First Homes, depending on values, although possibly not in the highest value areas of the borough. The national guidance advises that the same level (%) of discount below market value should apply to the whole local plan area.
- 3.9 The Council could require a greater discount below market value for larger-sized First Homes in the borough, but this would then likely be at the expense of other homes ownership tenures such as shared ownership or even affordable rented housing, given the need for the First Homes Policy to be financially neutral for the developer. A 40% discount would be needed on most two-bedroom homes, and a 50% discount below

market values on 3-bed homes to bring them below the price cap for this area. It is unlikely to be possible to secure any four bed homes in the borough as First Homes due to values.

- 3.10 On sites with larger homes, for example of development of 3 and 4 bedroom homes, developers will not be able to provide First Homes on site, due to the national cap of £250,000 after the discount. The Council would instead receive a financial contribution towards facilitating the provision of First Homes on other sites in the borough. In many developments in higher value areas with lower density housing, accepting a financial contribution in lieu of lower value homes may reinforce areas of high value housing, further prohibiting first time buyers from entering the housing market in their local area.
- 3.11 DMP Policy DES6 requires provision of affordable housing as part of developments to be on site, unless in exceptional circumstances, where it can be robustly justified and the Council considers on-site provision not to be suitable or practical. This policy wording is consistent with the Framework (paragraph 63) which specifies that “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on site unless a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.
- 3.12 For such developments in which the house / flat size and location means that with a 30% discount the homes would be above the national First Homes value limit, it may well be suitable to give less weight in balancing material planning considerations application to First Homes policy, and more to the Council’s fairly recently adopted Affordable Housing development plan policy and SPD, so that on such sites, Shared Ownership tenure is favoured over First Homes as the affordable homes ownership tenure on these sites. The weight to give to each material consideration will be considered on a case by case basis.
- 3.13 Not introducing a greater local discount of 50% or even 60% below market value, will also help to “protect” the affordable rented housing contributions, as First Homes national guidance advises that a “policy compliant planning application should seek to capture the same amount of value as would be captured under the local authority’s up-to-date published policy”.
- 3.14 DMP Policy DES4 “Housing Mix” requires that “All new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community.” The requirements of the Affordable Housing SPD are included at DES4 criteria 1c.
- 3.15 In assessing planning applications, depending on the specifics of the development proposal (the location and size of the homes proposed, and therefore their value), the Council and developer will agree the First Homes contribution (25% of the affordable homes required, to be secured by section 106 planning obligation), either on site or via a financial payment (to be ringfenced). Once First Homes has been accounted for, national planning guidance advises that social rent should be delivered in the same percentage as set out in the local plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the local plan policy. This will result in shared ownership, in particular, being reduced across the borough, and potentially, although unlikely, some reduction in affordable rented homes.

- 3.16 To support the continued delivery of other affordable housing tenures in the borough particularly rented homes, it is proposed that the nationally stipulated discount of 30 percent is applied to all First Homes in the borough

Local connection criteria

- 3.17 National guidance on First Homes allows the inclusion of local eligibility criteria in addition to the national criteria and makes clear that local criteria should ‘not limit the eligible consumer base to the point that homes become difficult to sell’ (“First Homes”: Paragraph: 008 Reference ID: 70-008020210524).
- 3.18 In order to ensure that First Homes policy help local people to access the housing market in the borough, the following local connection criteria is proposed on initial sale and re-sales.
- 3.19 At least one purchaser must meet one or more of the following:
- Currently live or be employed in the borough continuously for a period of 12 months prior to the exchange of contracts; and / or
 - Have a close relative residing in the borough (one of a mother, father, adult sibling, adult son or daughter); or
 - Be a member of the Royal Navy, Royal Marines, British Army or Royal Air Force; or a former member who was a member 5 years prior to purchase, or in the last five years became a divorced or separated spouse or civil partner of a member, or a spouse or civil partner of a deceased member or former member whose death was caused wholly or partly by their service.
- 3.20 To comply with First Homes Policy and ensure that homes do not remain unsold if suitable buyers in the local area cannot be found locally-based criteria will only apply to the first three months of marketing. If there is no sale or reservation in the first three months, the local criteria fall away and the default national criteria will apply for a further three months. After the second period of three months, if there are no potential buyers meeting the national eligibility criteria, it can be sold at the market sale value, and the difference between that and the First Homes discounted value (i.e. 30% of the market value) will be given to the Council. This would be held as a developer contribution and 25% would be required to use to facilitate the provision of First Homes on other sites in the borough.
- 3.21 If no local criteria are imposed, under the national First Homes policy, these homes would be available for anyone in the country meeting the national First Homes eligibility requirements. Whilst this would potentially help lower paid households who wish to buy a property in the borough, it would not be in the spirit of the government’s intention for First Homes to help local people to buy a suitable home in their local area.

Securing First Homes and other affordable housing contributions

- 4.1 National Planning policy requires First Homes to be secured in perpetuity through a s106 planning obligation. Government has published model section 106 obligation that local authorities can use to secure First Homes at the planning permission stage, and

also wording for a model title restriction, which will be recognised by HM Land Registry and will ensure the homes retain their discount in perpetuity.

4.2 To qualify as a First Home, there must be a section 106 agreement between the land owner(s) so that the Council can secure the necessary restrictions on the use and sale of the property, along with a legal restriction on the title of the property to ensure that the restrictions are applied to the property at each future sale. The government's model s106 planning obligation includes the following provisions:

- National and local eligibility criteria
- Requirement for a market valuation from an independent registered valuer following RICS valuation standards;
- Requirements relating to the marketing of First Homes for first and subsequent sales to ensure they are marketed in an appropriate manner and for suitable timescales;
- Requirement that a legal restriction is registered onto a First Home's title on its first sale;
- Setting out requirements to ensure the council can recover the value of the affordable housing in the event of a mortgagee enforcing their security against a property, or a First Home not being sold after it has been marketed for six months; and
- Use of the First Home as the main residence of the owner unless specified provisions apply.

4.3 When a First Home is sold by the developer to the first owner, a restriction must be entered onto the Title Register identifying the dwelling as a First Home. This restriction will ensure that the title cannot be transferred to another owner unless the local authority certifies to HM Land Registry that the First Homes criteria and eligibility criteria have been met, including the discounted sale price. This will likely be the responsibility of the Council's Legal Service, including Land Charges. A model title restriction has been published by the Department for Levelling Up, Housing and Communities (DLUHC) for this purpose.

4.4 To ensure that suitable mortgages are available for First Homes, the national policy requires local authorities to provide for a mortgage lender enforcing its security over a First Homes to be able to realise the full market value of the property, returning any surplus up to the value of the First Homes discount to the local authority. The local authority will need to hold that money and use a minimum of 25% of the financial contributions in lieu of on-site provision to secure First Homes elsewhere in the borough.

4.5 The valuations and financial implications of First Homes to developers are not yet fully clear. Developers may therefore prefer flexibility in s106 permission, permitting either First Homes or Shared Ownership. It may be that developers prefer Shared Ownership homes as they can sell them to an RP at a fairly reliable discount below market price (about 60 - 70% of market value) that they are used to and to sell them earlier in the build out (golden brick), which will improve the cash-flow and therefore the value of the site, by having a reduced sales risk.

4.6 First Homes are still a bit of an unknown to developers. As developers will only realise their return later in the build process compared to Shared Ownership, which is purchased by a Registered Provider. They may well therefore potentially have unsold First Homes for longer than Shared Ownership, if the First homes do not attract a buyer who meets the national First Homes criteria (and any local criteria introduced in the borough).

First Homes Exception Sites

- 5.1 First Home Exception sites should be on land which is not already allocated for housing in a development plan; in effect a “windfall site” (which are defined in the Framework Glossary as “Sites not specifically identified in the development plan”).
- 5.2 First Homes exception sites should be on land which is not already allocated for housing and should:
 - Comprise First Homes (as defined within this statement)
 - Be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the NPPF, and comply with any local design policies
- 5.3 First Homes exception sites can deliver a small proportion of market housing, provided that it can be demonstrated as necessary to ensure the overall viability of the scheme. Local authorities can set policies that specify the proportions of market housing that would be considered acceptable, and under what circumstances. Similarly, the guidance indicates that applicants can include small quantities of other types of affordable housing on First Homes exception sites, where there is clear evidence of significant local need.

Implementing First Homes in the Borough

- 6.1 The Reigate & Banstead Local Plan comprises the Core Strategy (adopted 3 July 2014 and reviewed and found not to need updating on 2 July 2019) and the Development Management Plan (DMP) (adopted September 2019). The Core Strategy provides the spatial strategy for the borough over the plan period 2012-2027 and the DMP provides the detailed policies and site allocations. Both plans are up to date.
- 6.2 Planning law (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990) requires planning applications and appeals to be determined in accordance with the development plan, where there are relevant policies, unless material considerations indicate otherwise. As national planning policy, the “First Homes” MS is one such material consideration. This is confirmed in the Framework itself (paragraph 2), which as national planning policy, has the same status as the “First Homes” MS; as it advises that “*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.*”
- 6.3 This approach to the interaction of adopted development plan policy and subsequent national planning policy was confirmed by the judgement of the Court of Appeal in R

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(West Berkshire DC v SSCLG [2016] 1 WLR 3923. As confirmed in R (Sainsbury's Supermarkets Ltd) v First Secretary of State [2005] EWCA, government policy is a material consideration where relevant to determinations, rather than a legal requirement.

- 6.4 The statutory requirement is to consider all national planning policy relevant to the application being considered, but the weight to give each material consideration in the planning balance is for the decision maker to determine on the merits of each application and will vary depending on the specifics of the application.
- 6.5 There will be situations where material considerations, and even national planning policy itself, will pull in opposite directions, and the decision maker will need to weigh up how much weight to give to each consideration based on the specifics of the case. Likewise, appeal decisions are not binding upon subsequent appeals, but must be considered where relevant and given appropriate weight by each decision maker.
- 6.6 National planning policy included in the Framework (paragraph 62) also advises that *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing.)”*
- 6.7 R&B's DMP Policy DES6 criterion 3 requires *“the tenure mix of the affordable housing provided on each qualifying site to contribute (to the Council's satisfaction) towards meeting the latest assessment of affordable housing needs.”*
- 6.8 DMP Policy DES6 itself does not provide detailed requirements for the size and tenure of affordable housing to be provided cumulatively on all sites, as this detail changes and is therefore more suitably included as supplementary guidance, which can be more responsive than a Local Plan to such changes.
- 6.9 Policy DES6 criterion 4 requires that *“the size mix of the affordable housing provided on each qualifying site, expressed as number of bedrooms and bed spaces, should take into account the affordable housing needs in the borough at that time, the size of the market homes provided on the site, and the prevailing type of housing in the area.”*
- 6.10 The explanatory text to DMP Policy DES6 (paragraph 2.1.32) notes that *“the latest evidence of affordable housing needs in the borough identifies a need for 60% rented and 40% other affordable housing tenures, and for 1, 2, and 3-bedroom flats and houses”*. It also encourages developers and agents to discuss the local affordable housing needs at the time with the Council's Housing Service and/or a locally-active registered provider.
- 6.11 The Council's most recent Housing Needs Assessment is the [R&B's "Housing Needs Assessment" \(November 2019\)](#) prepared for the Council by specialist consultants Icen Projects Limited. This evidence study informed the [Affordable Housing Supplementary Planning Document \(SPD\)](#), adopted in April 2020, which amplifies DMP Policy DES6.
- 6.12 The R&B Affordable Housing SPD 2020 is a material consideration where relevant to determinations. The SPD sets out the local affordable housing needs, based on recent evidence, to be **62% rented** and **38% other forms of affordable housing products**. The 25% of affordable homes to be provided as First Homes, can be included within this 38%, with the remaining 13% being shared ownership and other low-cost home ownership products (subject to viability once the social housing requirement policy has

been met). The precise affordable housing tenures and the unit sizes / bedspaces of affordable homes would need to be specified and secured in a s106 planning obligation.

- 6.13 The Council's 2019 "Housing Needs Assessment" analysed the relative cost of housing to buy and rent in the borough relative to wages and identified that there are a number of households earning between £31,500 and £60,000 falling within a rent or to buy gap (i.e. able to afford to private rent but not to buy a property to meet their needs in the borough). The 2019 Assessment therefore recommended that affordable home ownership products should be pitched at such households. This now includes First Homes.
- 6.14 **Table 1 of the 2020 Affordable Housing SPD 2020** confirms the size of sizes of affordable homes needed in the borough as:

Number of bedrooms	Affordable Rented Accommodation (Social rented, affordable rent or affordable private rent)	Affordable Home Ownership Accommodation
1-bedroom properties	20%	20%
2-bedroom properties	40%	45%
3-bedroom properties	30%	25%
4+-bedroom properties	10%	10%

- 6.15 The Council's AH SPD cannot therefore require an affordable housing mix that conflicts with the development plan, Policy DES6 (criteria 3).
- 6.16 DMP Policy DES6 requires the tenure mix of affordable housing provided on each qualifying site to contribute, subject to the Council's satisfaction, towards meeting the latest assessment of affordable housing needs.
- 6.17 The smallest schemes required to provide on-site affordable housing under Policy DES6 (i.e. 11 homes) would require at least 2.75 (rounded up to 3 in line with Policy DES6) to be provided as First Homes.
- 6.18 It should be noted that a further change since the preparation of the DMP (which was examined under transitional arrangements using the 2012 Framework), is the addition in 2019 of the policy requirement (paragraph 65) for "major" development proposals providing at least 10 homes (or sites of at least 0.5ha) to provide at least 10% of the total number of homes in the scheme as affordable home ownership tenures (First Homes are included within this requirement), with a few exemptions. Such exemptions are if this would exceed the level of affordable housing required in the area or would significantly prejudice the ability to meet the identified affordable housing needs of specific groups (my emphasis).
- 6.19 The First Homes national policy requires planning applications including First Homes to capture the same value as would be captured under the local authority's up-to-date published policy (which has been tested and shown to be viable through independent examination).

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- 6.20 As shown in Table 1 of the 2020 SPD, the greatest need for affordable home ownership in the borough is for 2-bedroom homes. In considering the price cap on the initial sale of a First Homes (of no more than £250,000 with the 30% discount from market value), it will be important to ensure that developers do not over supply one-bedroom First Homes flats in the borough, as although in some areas First Homes sales will approach the national price cap, the greatest need for affordable home ownership is for 2-bedroom homes.
- 6.21 This is different to the requirement for new Local Plans, which is to be consistent with national policy and other relevant statements of national planning policy.
- 6.22 Within the borough, affordable housing is required (by the NPPF paragraph 62 and DMP Policy DES6) to be delivered on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objective of creating mixed and balanced communities. The MS requires that a policy compliant planning application should capture the same amount of value as would be captured under the local authority's up-to-date published policy. The First Homes policy should therefore in effect be "cost neutral" to the developer. This value can then be reallocated to a different affordable housing mix, potentially a higher proportion of social rented homes.
- 6.23 In the exceptional circumstances where the Council accepts a payment in lieu of on-site provision under Policy DES1, a minimum of 25% of these contributions should be used to secure First Homes.
- 6.24 The same level of discount as a percentage below market value must apply to the home each time it is sold in perpetuity (subject to certain specific exclusions).
- 6.25 The Development Management Plan (DMP) 2019, part of the borough's Local Plan, will need to be reviewed within 5 years of its adoption, so before 29 September 2024. As part of its review, the consistency of its policies (including DES6) with national planning policy (the Framework and relevant Written Ministerial Statements) will be considered. Where there is significant difference, these policies may then need to be updated to be consistent with later national planning policy.
- 6.26 The national policy requirement for 25% of affordable homes to be provided as First Homes will not apply to sites where a right to appeal against non-determination has arisen before 28 March 2022 if there has been significant pre-application engagement, although local authorities should allow developers to introduce First Homes to the tenure mix if they wish to do so.
- 6.27 Implementing First Homes policy in the borough will impose greater workloads compared to the process of securing affordable housing as shared ownership and affordable rented housing. This will fall mainly to Housing Services and Legal Services, and will include screening / approving prospective purchasers, checking sales and ongoing administration in relation to the restrictions on title.
- 6.28 It is likely the administration of First Homes will be monitored by various council services, including Planning, Housing and Legal. This will have resource implications, particularly for Housing and Legal, although the number of development schemes in the borough where affordable housing is required is limited by the size threshold for

application of affordable housing contributions.

Community Infrastructure Levy

- 7.1 The Community Infrastructure Levy (CIL) Regulations 2010 allow the developers of First Homes to obtain an exemption from the requirement to pay CIL, in line with other affordable housing products.
- 7.2 Mandatory social housing relief can apply in respect of dwellings where the first and subsequent sales are for no more than 70% of their market value. To be eligible, a planning obligation must be entered into prior to the first sale of the dwelling designed to ensure that any subsequent sale of the dwelling is for no more than 70% of its market value. If, following the required marketing period, the dwelling does not then sell to someone meeting the First Homes eligibility criteria, but instead ends up being sold as a market home, the home would no longer be exempt, and would be liable to pay CIL.
- 7.3 As other affordable housing tenures are eligible for social housing relief, this is unlikely to provide a viability advantage to the developer, or to the Council with regards CIL receipts.

Legal Implications

- 8.1 As new national planning policy the Council must consider this national First Homes Policy as a material consideration where relevant to a planning determination.
- 8.2 The procedure which will need to be followed for First Homes initial sales, subsequent sales, and mortgage repossession are set out in officer working documents.

Financial Implications

- 8.3 There are no anticipated budget implications for RBBC from the proposals in the report.

Equalities Implications

- 8.4 The Government published an Equality Impact Assessment on First Homes in September 2020. This identified that the substitution of the delivery of First Homes in place of other types of affordable housing would likely have a negative impact on certain protected groups, in terms of their access to affordable housing.
- 8.5 Some borough residents and employees who have a desire to purchase a home but cannot afford to do so on the open market may benefit from the new national policy, however, for residents who want to rent an affordable home it could be considered negative as it may impact the supply of new affordable homes for affordable rent *and shared ownership*. These people are more likely to be households with dependent children, households with long-term health issues and disabilities.

Conclusion

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- 9.1 Subject to adoption of this Interim Policy Statement, the Council will apply the national policy set out in the “First Homes” Written Ministerial Statement with its agreed Local Eligibility criteria, alongside other relevant material considerations, including other affordable housing national planning policy, adopted Local Plan Policy DES6, and its Affordable Housing SPD 2020.
- 9.2 First Homes will be a housing tenure product that in R&B Borough can make smaller (1 and 2-bed) homes cheaper for purchase, and therefore help meet local housing needs on their initial sale. Although First Homes implementation is still in early days nationally, it appears that they may be slightly cheaper as monthly outgoing for the purchaser than Shared Ownership. However, due to the nationally-set price cap of £25,000 after discount, the cost of new-build 3-bed homes in the borough prohibits their delivery as First Homes without a discount of 50%, even higher in some areas of the borough. Such a discount would come at the expense of other affordable housing tenure types, including social and affordable rented housing, and is not therefore suitable of this borough to help meet its identified housing needs.
- 9.3 The £250,000 price cap (after discount) will be monitored with house price increases. Should implementation of the Interim Policy Statement require a change to local eligibility criteria, a further report will be provided to Planning Committee, setting out details of First Homes delivery in the borough and an update on the operation of local legibility criteria.

Background documents:

[Written Ministerial Statement](#) – “Affordable Homes Update: First Homes” 24th May 2021 by Christopher Pincher, Minister of Housing, Communities and Local Government

[Planning Practice Guidance – “First Homes”](#)

[R&B “Development Management Plan”, Sept 2019](#) – In particular Policies DES6 and DES4

[R&B “Affordable Housing” Supplementary Planning Document 2020](#)

[First Homes: Model Section 106 Agreement \(for developer contributions\)](#)

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