

Agenda

Planning Committee

Wednesday, 27 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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Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

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. 21/01203/F - Land parcel opposite 21 to 21C Wellesford Close, Banstead (Pages 9 - 64)

Residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.

6. 21/02283/F - 101 Ladbroke Road, Redhill (Pages 65 - 94)

Erection of 10 apartments, including access, parking and amenity space, following the demolition of an existing building.

7. 21/02769/F - 131 Bletchingley Road, Merstham (Pages 95 - 116)

Construction of 2 semi-detached houses with parking and vehicle crossovers.

8. Development Management Quarter 4 2021-22 Performance (Pages 117 - 122)

To inform members of the 2021/22 Q4 Development Management performance against a range of indicators.

9. Any other urgent business

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



Our meetings

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



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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 6 April 2022 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), 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 and R. Absalom (Substitute).

Also present: Councillors M. S. Blacker (Vice-Chair).

99. MINUTES

It was **RESOLVED** that the minutes of the meeting held on 9 March 2022 be approved as a correct record.

100. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Blacker, Councillor Absalom attended as his substitute. Councillor Blacker attended the meeting online as a visiting member but was unable to vote.

101. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in item 8, 17, Vogan Close, Reigate, as he was the agent for this application. Councillor Blacker was not present at the meeting for the duration of this item.

102. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

103. 21/02724/F - LAND AT LABURNUM AND BRANSCOMBE, 50 HAROLDSLEA DRIVE, HORLEY

The Committee considered an application at Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley for the 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.

Catherine Pollard, a resident, spoke in objection to the application, explaining that their family home had been in Haroldslea Road for 46 years and therefore felt well placed to give an account of the area. The land on the proposed site was designated as rural land until 2019, when it was changed to an urban area, despite there being no change to the land at that time and an overview of the surrounding land was given. As the Council's focus was on sustainability, it would be a disappointing president to support development here when there were alternative sites identified for development. Concern was raised regarding pre-emptive tree felling at sites and it was felt that there had become an "act first and ask later" approach by the developers without repercussions. A further concern was in respect of flooding. The flood zones at the site and surrounding area were

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described. The expected flooding in the area according to their designated flood zone categories did not meet reality. Flooding had occurred four times in Haroldslea Drive in the last 10 years. It was felt that the entrance to the site should be earmarked at the most serious end of flood zone 3. Of the four floods experienced, only two of these were referenced in the Environment Agency's consultation document. This suggested that the datasets used did not meet reality on the ground and it was therefore felt that any flood mitigation that was put in place would not meet need and any development here was likely to exacerbate the issues with flooding in the area.

Donald Stredwick, a resident, spoke in objection to the application stating that he moved to the area to enjoy the benefits of the designated rural setting, which had now been designated as an urban area. His property would be located five metres from the proposed access road to the circa 40 new dwellings, some of which would directly overlook his property and change his current rural view. The developer requested to meet the owners of adjoining properties the previous year, explaining that an acoustic fence along the eastern boundary and low level lighting would be installed, however since then the developer had not responded to correspondence and the planning application did not reference these and this was causing great concern. An overview of highway safety concerns was outlined, including concerns for pedestrians and other highway users. It was felt that the road was a hazard in its current state and was not appropriate for the two years of construction traffic, to be followed by increased traffic from the new development.

Billy Clements, the Agent, spoke in support of the application, stating that the site was within the urban area and the principle of development was acceptable and encouraged by the Council's Core Strategy as a means of avoiding the need to bring forward urban extensions at an earlier date. The developer had been mindful of local concerns regarding flooding and highway impacts. The proposal complied with relevant policy design guidance and standards. The development was in flood zone 1 and the scheme was underpinned by a comprehensive sustainable drainage system which sought to deliver a clear betterment in terms of flooding risk for neighbouring properties for both a reduction in volume and the rate of discharge of water leaving the site, greater control of surface water and effective long term management of existing and proposed drainage assets. The Drainage Strategy had been endorsed by both the lead local flood authority and the Environment Agency. In terms of highway impacts the scheme was designed and laid out to meet high standards in terms of width and visibility. There would be an increase in vehicular movements; the submission robustly demonstrates that these movements would not lead to unacceptable traffic or safety impacts on local roads. The Highway Authority described the transport and traffic impacts as negligible and the proposals incorporated measures which ensured safety was maintained for all users. The development exceeded local parking standards ensuring that there was no risk of overspill parking on surrounding roads. The scheme appropriately balanced the need to make best use of urban land in a way which was wholly compatible with the character of housing in the wider area. The proposed density of the development was 22 dwellings per hectare and was lower than that of the allocation immediately to the south. There would be no objection to conditions requiring an acoustic fence or low-level lighting. This was a sustainable site within the urban area of Horley. The proposals reflected a sympathetic high-quality design which had appropriate density to local surroundings.

Councillor Blacker, a visiting member, acknowledged that there was an issue with flooding in the area however this could be resolved with engineering solutions. The proposed development exceeded local parking standards. A car and a service vehicle could pass each other in the development, however if a car was parked on the access road this could cause an issue. People did park in local roads for Gatwick airport and this would happen here.

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

1. The proposed development by virtue of the narrow access road, extent of hard surfaced parking areas including tandem spaces, limited space between properties and to the site boundaries, together with their limited plot sizes and shallow frontages would appear as a cramped overdevelopment of the site, out of keeping with and harmful to the character of the area, contrary to Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide 2020.

104. 21/02357/F - GARAGE BLOCK TO THE REAR OF 25 ALBURY ROAD, MERSTHAM

The Committee considered an application at garage block to the rear of 25 Albury Road, Merstham for the demolition of garages and erection of two detached dwellings.

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

105. 22/00196/HHOLD - 31 ASHDOWN ROAD, REIGATE

The Committee considered an application at 31 Ashdown Road, Reigate for a two-storey side and single storey front extensions.

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

106. 22/00545/HHOLD - 17 VOGAN CLOSE, REIGATE

The Committee considered an application at 17 Vogan Close, Reigate for the proposed first floor rear extension and side extension, and the addition of a first-floor side facing window to existing dwelling.

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

107. REPORT BACK - TADWORTH CONSERVATION AREA

The Committee considered 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.

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RESOLVED that the proposed boundary changes to Tadworth Conservation Area, as delineated on the plan in Appendix 1 to the report, in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 be designated as part of the Conservation Area.

108. FIRST HOMES INTERIM POLICY STATEMENT

The report summarised 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 would implement the new policy, including local criteria.

The Committee concurred that the local eligibility criteria required scrutiny and it was requested that the report be considered by the Overview and Scrutiny Committee being held on 16 June 2022 prior to being brought back to this Committee for consideration at a later date.

RESOLVED that the report be deferred for consideration at the Overview and Scrutiny Committee being held on 16 June 2022.

109. ANY OTHER URGENT BUSINESS


There was none.

The Meeting closed at 9.37 pm

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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 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: Banstead Village

APPLICATION NUMBER:	21/01203/F	VALID:	14/06/2021
APPLICANT:	Shanly Homes	AGENT:	Robinson Escott Planning
LOCATION:	LAND PARCEL OPPOSITE 21 TO 21C WELLESFORD CLOSE BANSTEAD SURREY		
DESCRIPTION:	Residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.		
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 application seeks planning permission for a Residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.

The site comprises an area of scrubland, previously designated as urban open land under the RBBC Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site is considered urban land within the defined urban area of Banstead. As such the principle of residential development is acceptable in land use terms and the presumption in favour of sustainable development applies. 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 layout has a linear form running east-west from the two access points. Two areas of open space are proposed, one adjacent to the northern access and one to the western end of the southern access road.

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The proposal comprises mainly of detached and semi-detached houses with the exception of one block comprising of 4 x 2 bed maisonettes. The majority of the proposed dwellings will provide two storeys of accommodation with a proportion of buildings (9) having rooms within the roof space. With regard to design, the houses would be of a traditional and vernacular style. They would utilise a palette of brick and vertical tile hanging. Roofs would be pitched and constructed of clay tiles.

8 of the 26 dwellings would be affordable units (30%). The proposed mix would be:

- 4 x 2 bed maisonettes (4 affordable)
- 7 x 2 bed house (2 affordable)
- 12 x 3 bed house (2 affordable)
- 3 x 4 bed houses

Such a mix is considered to comply with the Council affordable housing policy and would meet the market needs of the borough. The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards. All houses will have private gardens and the maisonettes have their own area of communal garden for residents to use.

The submitted landscape visual impact assessment (LVIA) documents demonstrate that the scheme would not have an unacceptable impact on the wider landscape character of the area of great landscape value (AGLV) and area of outstanding natural beauty (AONB). In terms of the design and scale of the scheme whilst the proposal would result in a significant change to the existing character and nature of the site from the presently undeveloped site and would result in an increase in bulk, scale and massing, a significant degree of change is inevitable as a result of the de-designation as protected urban open space. It is considered that the proposal achieves a good standard of design which overall would appear in keeping with the character of the 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 protected tree of good quality is proposed for felling at the site entrance but the Tree Officer has raised no objection on the basis that the benefits of the scheme outweigh the loss when considering that replacement planting would be secured to mitigate the overall impact to the character of the site by officers for the 2019 application for the care home.

The scheme would provide 60 parking spaces, in accordance with the Council's adopted minimum parking standards. No objection has been raised by Surrey County Council in relation to highway safety and capacity.

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. Surrey County Council as the 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.

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 considered 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) 8 units of affordable housing in the following tenure mix
 - Affordable rent – 2 x 2 bed house and 2 x 3 bed house
 - Shared Ownership – 4 x 2 bed, 4 person maisonettes
- (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 31 August 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:

Environmental Health (Contaminated Land): recommends contaminated land conditions

Neighbourhood Services: no comments received.

Reigate North – Reigate Ramblers: no objections

Surrey County Council Archaeology Officer: it has been demonstrated that there are no significant archaeological remains on this site and therefore no objection to the application being determined. No need for any conditions.

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 specific concerns to raise. Encourage good waste management.

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

Surrey Hills AONB Planning Adviser: “The site lies outside but adjacent to the AGLV. The setting of the AGLV is not protected in the same way as the nationally protected Surrey Hills AONB. The AONB lies a considerable distance to the south and the site is not seen in relation to it. Consequently, there would be no harm to the setting of the AONB.

From a desktop exercise and an AGLV aspect it would have been preferable had a softer edge to the development been provided to reinforce the existing boundary trees. This could be achieved by setting the buildings slightly further back with a further planting belt provided outside the private curtilages to limit future tree removal to open landscape views.”

Surrey Wildlife Trust: advise that there would be a net loss in biodiversity. Conditions recommended were the application to be approved

Banstead Village Resident’s Association: objects to the proposal. Over dense and out of character with the surrounding area. Significant concerns about the access and increase in traffic. Proposal is above the Housing and Economic Land Availability Assessment (HELAA) report which states a capacity of 15 dwellings.

Representations:

139 Notification letters were originally sent to neighbouring properties and a site notice was posted and advertised in local press. To date 134 responses have been received including 133 objections. The following issues have been raised:

Issue	Response
Property devaluation	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 6.11
Overdevelopment	See paragraphs 6.4 to 6.11
Poor design	See paragraphs 6.4 to 6.11
Concerns regarding affordable housing provision	See paragraphs 6.12 to 6.21
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 Countryside
Inconvenience during construction	See paragraphs 6.22 to 6.27
Increase in traffic and congestion	See paragraphs 6.28 to 6.34
Hazard to highway safety	See paragraphs 6.28 to 6.34
Inadequate parking	See paragraphs 6.28 to 6.34
Drainage and sewage capacity	See paragraphs 6.39 to 6.41
Flooding	See paragraphs 6.43 to 6.51
Harm to wildlife habitat	See paragraphs 6.43 to 6.51
Crime fears	See paragraphs 6.55 to 6.56
Impact on/lack of infrastructure and facilities/amenities in local area to support increased population	See paragraphs 6.57 to 6.58
Loss of/harm to trees	See paragraphs 6.43 to 6.51
Loss of private view	Not a material planning consideration
Health fears	See paragraphs 6.22 to 6.27 and 6.42
No need for the development	Each scheme must be assessed on its own planning

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	merits
Alternative location/scheme preferred	Submitted scheme must be assessed on its own planning merits
Amended plans are minor changes and do not overcome concerns	See paragraphs as set out above

1.0 Site and Character Appraisal

- 1.1 The application site is a land parcel located to the west of Wellesford Close, Banstead, within the settlement of Banstead. The site comprises scrubland, historically used as allotments (albeit that this use ceased a number of years ago) and is broadly rectangular in shape extending to 0.78ha. The site was previously designated as urban open land under the Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site now falls within the defined urban area of Banstead.
- 1.2 There are no existing buildings on the site and the site is located within flood zone 1 (least vulnerable). Access to the site is currently via a bell mouth at the south western end of Wellesford Close, although it is currently closed off. There is a level change on the site with the site sloping from north to south, with a change in level across the site of approximately 6m.
- 1.3 The boundaries of the site are denoted by large trees, woodland and mature bushes and shrubs, together with self-seeded species. Trees on the Wellesford Close frontage are protected by Tree Preservation Order BAN55 G1 comprising 2 horse chestnuts and 1 lime, in addition there is a woodland order along the southern edge BAN35 (W1) and a further woodland order on the western boundary RE1137. Although there are no category A trees and a large proportion of the trees are category C or U trees, the trees add to the verdant character and visual interest of the site.
- 1.4 The metropolitan green belt and an Area of Great Landscape Value adjoin the site to the west and south. To the south of the site is agricultural land, to the west the site is separated from the Brighton Road (A217) by a small area of woodland. Footpath 41 (which runs north – south) is located within the woodland and connects with Footpath 40 which runs along the northern boundary of the site, beyond which are the rear gardens and residential properties of Chipstead Road and Brighton Road. To the east are the residential properties of Wellesford Close. Wellesford Close connects to the A217 via Chipstead Road.
- 1.5 The area surrounding the site is characterised by residential development to the north and east made up of 2 storey detached and semi-detached dwellings set within modest plots with a mix of property and architectural styles. There is a high degree of tree cover to the site boundaries, together

with the tree lined frontage which gives the site its verdant appearance and character and complements the adjoining open agricultural land and woodland to the south and west located within the green belt.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant submitted a pre-application proposal for 31 and then 30 dwellings (there was also an earlier pre-app by a different applicant for 34 dwellings. The layout and issues of design character, access, parking, trees, drainage and other technical requirements were discussed.

2.2 Improvements secured during the course of the application: Amended plans/information submitted. The main changes were as follows:

- The amended proposal includes a reduction in the number of units. Therefore the application now involves the erection 26 houses and maisonettes at a density of 33.3dph, providing a mixture of two, three and four bed dwellings. Eight of which will be for affordable tenures.

- The main changes to the layout occur in the northern section of the site where the number of units has been reduced . This allows the built form to be moved further from the trees on the western boundary and for the access road and parking to be removed from under the TPO trees on the eastern boundary.

- Roof accommodation has been added to plots 2-7 along the southern boundary to improve the accommodation within the units. The addition of a separate study creates an area for home working which is now a very desirable feature.

- An additional parking spaces added to ensure that the proposals meets minimum standards.

- Change of size of units 19-22 to 2 bed 4 person flats to better meet the affordable housing needs.

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 08/01922/OUT Application for the erection of 18 two storey residential units, Refused, 18th Dec 2008, Appeal dismissed 6 November 2009

3.2 19/00397/F Construction of a 68-bed care home (use class C2), parking including car barn, access, landscaping and other associated works. Refused 18/12/2019. Appeal withdrawn

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4.0 Proposal and Design Approach

- 4.1 This is a full application for a residential development comprising 26 houses and maisonettes, including 8 units for affordable housing. Formation of two new access roads with turning heads, associated car parking, landscaping and tree planting.
- 4.2 The application proposes to access the site from Wellesford Close, with two access points. One located at the southern end of the site, connecting to the existing turning area for the cul-de-sac which would serve plots 1-16 and one access located at the north-eastern corner of the site, which would serve units 17 to 26. The layout is designed to allow service vehicles such as refuse lorries and fire appliances to enter the site, turn and then leave in a forward gear. The tracking plans are provided to show how this can be achieved. A total of 60 parking spaces are proposed within the site, 54 parking spaces allocated for the proposed dwellings and 6 further visitor spaces. The three proposed garages at plots 1 to 3 would meet the minimum sizes required by the DMP, as would the proposed external parking spaces. The total of 60 spaces is in line with the minimum required by the DMP.
- 4.3 The layout has a linear form running east-west from the two access points. Two areas of open space are proposed, one adjacent to the northern access and one to the western end of the southern access road.
- 4.4 The proposal comprises mainly of detached and semi-detached houses with the exception of one block comprising of 4 x 2 bed maisonettes. The majority of the proposed dwellings will provide two storeys of accommodation with a proportion of buildings (9) having rooms within the roof space. With regard to design, the houses would be of a traditional and vernacular style. They would utilise a palette of brick and vertical tile hanging. Roofs would be pitched and constructed of clay tiles.
- 4.5 8 of the 26 dwellings would be affordable units (30%). The proposed mix would be:
- 4 x 2 bed maisonettes (4 affordable)
 - 7 x 2 bed house (2 affordable)
 - 12 x 3 bed house (2 affordable)
 - 3 x 4 bed houses
- 4.6 The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards. All houses will have private gardens and the maisonettes have their own area of communal garden for residents to use.
- 4.7 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.

4.8 Evidence of the applicant’s design approach is set out below:

Assessment	The submitted Design and Access Statement (DAS) provide details of the Site Context at Section 2.0. Including site photos, site constraints and opportunities, and development of a concept plan
Involvement	Paragraphs 2.18 sets 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	Section 3.0 sets out how the feedback from the pre-applications has influenced the proposed development. The main changes being: <ul style="list-style-type: none"> - Reduction in the total number of units to 28; - Reduced hardstanding and increase spacing between dwellings - The dwellings have been positioned away from the boundaries to provide a transition between built form and the protected woodland beyond. - improvements to parking provision
Design	The DAS sets out details of the proposed development at Section 3.0 including contextual layout, scale and appearance, material, housing mix, trees, landscaping and ecology and drainage and renewable energy

4.9 Further details of the development are as follows:

Site area	0.78ha
Existing use	Vacant land within urban area
Proposed use	Residential – 26 units
Proposed parking spaces	60 (6 visitor)
Parking standard	60 (minimum including 6 visitor)
Number of affordable units	8 (30%)
Net increase in dwellings	26
Proposed site density	33 dph
Density of the surrounding area	Varied (approximate): 32dph – The Fieldings, The Laurels,

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and Stirling Close 25dph – Area north of site and south of Chipstead Road 21dph – Wellesford Close

5.0 Policy Context

5.1 Designation

Urban Area

Flood zone 1

Tree Preservation Order / Woodland Order: BAN35, BAN55, RE1137

Adjacent to Metropolitan Green Belt (to south and west)

Adjacent to Area of Great Landscape Value (AGLV) (to south and west)

Adjacent to public footpaths FP40 and FP41

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS2 (valued landscapes and the natural environment)

CS4 (Valued Townscapes and Historic Environment)

CS5 (Valued People/Economic Development),

CS6 (Allocation of land for development)

CS8 (Area 1:North Downs),

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)

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)

NHE1 (Landscape protection)

NHE2 (Protecting and Enhancing Biodiversity)

NHE3 (Protecting trees, woodland areas and natural habitats)

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
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

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 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 AGLV
- Housing Mix, Affordable Housing and Standard of Accommodation
- Neighbour amenity
- Highway matters
- Sustainable construction

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- Flooding and Drainage
- Contamination
- Ecology and trees
- Archaeology
- Crime
- Community Infrastructure Levy

Design appraisal and impact on AGLV

- 6.4 The existing character of the site is derived predominantly from its verdant appearance, arising from the high degree of tree cover to the site's boundaries and tree lined frontage, as opposed to its openness. This is reinforced by the Council's Urban Open Space Assessment and Review (May 2018) which formed part of the evidence base to the Development Management Plan and supported the removal of the urban open land designation on the basis that the site did not meet the necessary recreational, community, ecological and amenity value criteria for the designation to be retained. The proposals retain the majority of the trees surrounding the site and seek to strengthen the tree lined frontage along Wellesford Close, such that the positive attributes that form the key characteristics of the site would be maintained.
- 6.5 The site abuts the green belt and AGLV to the south and west and as such consideration has been given to the impact of the proposal on these designations including how the development would provide a transition to the countryside. The applicant has submitted a Landscape and Visual Impact Appraisal (prepared by ARC) which considers the extent of the site's existing visibility, the site's existing landscape character and condition and how it relates to the wider character area, together with the impact of the proposed development on the landscape character and visual amenity by consideration of a number of representative viewpoints. The report makes the following summary and conclusions:
- The extent of the Site's existing visibility is curtailed by intervening built form and tree cover. Where there are views from the open countryside to the south, the Site is read in conjunction with the rooves of existing built form within the settlement, which can be glimpsed amongst the tree cover on the settlement edge.
 - The Development proposals are for 26 new homes of two-two and a half storeys and include planting to the boundaries and the retention of the high quality trees to the edge of the Site.
 - Implementation of the Development would result in a localised, permanent change in land use within the Site, however it is considered that the Site represents an insignificant component of the wider landscape and that the introduction of additional built form within the Site would not result in adverse effects on the character or qualities of the wider designated landscape to the south.
 - The appraisal of visual receptors identifies that, in views from a number of them, the Development is likely to result in negligible change. Where the Development would be visible in views from the immediate visual receptors

of Users of PRoW FP40 (PR01) and 'Residents of Wellesford Close' (RE01), they would generally be filtered by intervening vegetation and would be experienced in the context of suburban Banstead.

- This LVIA finds that the Development does not conflict with any landscape related aspect of national or local development policies and will not result in any unacceptable adverse effects on either landscape character or visual amenity. The proposed built form and associated infrastructure and landscaping would represent an acceptable addition to the existing adjoining land uses, particularly once the proposed landscaping on the boundaries and within the Development has matured.

6.6 I have considered the applicant's submission and concur with its conclusions. As noted above the existing character of the site is derived from the high degree of tree cover to the site's boundaries and verdant appearance this gives. These positive attributes being largely retained and enhanced by additional tree planting. Given the level of screening, the contained nature of the site coupled with the separation distance of the built development to the southern and western boundaries, and the reduced quantum of development now proposed it is considered that the development will result in an appropriate transition to the countryside and will have an acceptable impact on the AGLV. The Surrey Hills AONB Planning Adviser has commented that "the site lies outside but adjacent to the AGLV. The setting of the AGLV is not protected in the same way as the nationally protected Surrey Hills AONB. The AONB lies a considerable distance to the south and the site is not seen in relation to it. Consequently, there would be no harm to the setting of the AONB". Based on the above it is considered that the proposal would have an acceptable impact with regard to the character of the wider countryside and protected landscapes.

6.7 In terms of the proposed development and its impact on the more immediate surrounds it is acknowledged that it would result in a significant change to the character of the site. However a significant degree of change is inevitable as a result of the de-designation as protected urban open land. The question is whether the layout, scale and design of the dwellings successfully integrates with the character of the residential development to the east and north of the site. It is considered that the proposal successfully answers this question.

6.8 The proposed linear form of development follows the existing layout of Wellesford Close and surrounding developments. This arrangement also helps to protect the existing tree screening as the building are all positioned away from the site boundaries. The amended scheme has enabled a greater degree of soft landscaping, particularly in the north-east part of the site ensuring that the dwellings are set well back from Wellesford Close and the area of landscaping along the eastern boundary helps to soften the visual impact of the built form. The density at 33dph whilst higher than the immediate dwellings to the east and north of the site is still considered modest for an urban setting and is commensurate with other more recent development along Chipstead Road. It should also be noted that the higher density in part comes about from the required housing mix which requires the applicant to provide 30% of the dwellings as smaller units to better meet the

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housing needs in the borough. So it is important to consider this when comparing densities.

- 6.9 Within the site the dwellings are well spaced out with the majority of the proposed buildings being over 3 metres apart (3m to 7.3m) with only four examples of buildings below this (plot 1 to 2 – 2.2m, plot 2 to 3 – 2.5m, plot 24-25m – 1.8m). The buildings would all be sited good distances away from the boundaries and the properties to the south are orientated to have their rear gardens facing out of the site. This helps to provide a softer edge to the proposal. The majority of the dwellings would have good levels of soft landscaping to their frontages and sides. This gives a more soft and verdant character to the development and provides a defensible edge to help with privacy and better amenity in terms of outlook and reduced noise levels from car movements. The proposed plots sizes would not be dissimilar to the dwellings within Wellesford Close and whilst the dwellings immediately to the east are all detached dwellings there are examples of semi-detached and terrace housing in Wellesford Close and Chipstead Road. The proposal has therefore been designed in such a way as to not result in an unacceptably cramped or urban development and one which successfully reflects the pattern of development within the surrounding area.
- 6.10 In terms of scale and design the dwellings would be storey, 9 units with accommodation in the roof. Such a scale is considered appropriate for this edge of urban area location and would not be out of keeping with the scale of the surrounding properties. The dwellings would be of traditional form and materials, with the use of red/orange brick and clay tiles. Such materials are considered appropriate in this context. The dwellings would have a varied form, some gabled, some fully hipped, some half hipped and with gable projections ensuring that the street scene would appear varied. Conditions are recommended to secure finalised details of the proposed materials as well as details of boundary treatments and means of enclosure.
- 6.11 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.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.12 The proposed mix is:
4 x 2 bed maisonettes (4 affordable)
7 x 2 bed house (2 affordable)
12 x 3 bed house (2 affordable)
3 x 4 bed houses
- 6.13 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 42% smaller units (27% market) and 58% larger

units (50% market would be larger units). Therefore overall the proposal would comply with the policy requirement.

- 6.14 In terms of affordable housing the application proposes to provide 8 affordable housing units with the following tenure mix. The 4 x 2 bed 4 person maisonettes at Plots 19-23 as shared ownership and the houses at Plots 23-26 (2 x 2 bed house and 2 x 3 bed house) are to be offered as affordable rent. 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. The acceptability of the affordable rent units is on the basis that the rents are set below the prevailing Local Housing Allowance rate to ensure they are actually affordable. The exact levels are still to be finalised and will be secured within the S106.
- 6.15 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.
- 6.16 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.
- 6.17 All houses will have private gardens and the maisonette block 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 also provides approximately 400 m² of communal open space in two parts of the site.
- 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

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users in accordance with the Building Regulations requirements for 'wheelchair user dwellings'.

- 6.21 The submission does not provide any details regarding this requirement. With no evidence that this is not financially viable or unsuitable it is considered reasonable to include a condition which ensures the proposal meets the required standards.

Neighbour amenity

- 6.22 The site would adjoin residential sites to the north (nearest dwelling 4 Chipstead Road and 87/89 Brighton Road) and east (nearest 21-25 Wellesford Close). To the west is woodland and the A217 beyond and to the south is a band of trees and then agricultural fields.
- 6.23 With regard to the properties to the east of the site the nearest of the proposed dwellings would be plot 17, 16 and 1. Plot 17 would be located over 25 metres away from the nearest dwellings and would have trees between it and Wellesford Close. This would ensure that there would be no unacceptable impact from overlooking, loss of light and overbearing impact. Plot 16 would be located approximately 19.5 metres from no.21C. The only side facing window would serve a bathroom which can be obscure glazed and restricted opening by a suitably worded condition. The front of side relationship of 19.5 metres would ensure that there would not be unacceptable overbearing impact or loss of light. Plot 1 would be approximately 4.3 metres from the closest part of no.25. Plot 1 would be set further forward than no.25 and therefore at a slightly higher ground level. However the closest element would only be single storey, the roof would be fully hipped and therefore would be no side (east) facing windows. The rear facing windows would be over 7 metres away from the boundary and would not directly overlook the neighbouring property with the rear facing windows at right angles to the side elevation of no.25. Given these factors it is considered that there would not be an unacceptable impact from overlooking, loss of light and overbearing impact.
- 6.24 To the north plot 26 would be located over 20 metres from the rear elevations of 87 and 89 Brighton Road ensuring that there would not be unacceptable impact from overlooking, loss of light and overbearing impact on these properties. Plot 26 would be approximately 16.9 metres away from the rear elevation of 4 Chipstead Road. This distance is considered to be acceptable given the side to rear relationship, the two storey height of plot 26 and the lack of any north facing window at plot 26. The maisonette block would face the rear of no.4. The separation distance would be approximately 20 metres according to the submitted plans. A distance of 20 metres is generally considered acceptable for this type of relationship. There would also be trees in between the two buildings. As such the proposal would not have an unacceptable impact on 4 Chipstead Road with regard to overlooking, loss of light and overbearing impact. The other dwellings to the north of the site would be too far away to cause any material harm.

- 6.25 Concern has been raised regarding the impact caused by the development in terms of noise, disturbance and pollution due to the increase in traffic and car movements along Wellesford Close. The site is accessed from an existing road so there is no change with regard to the relationship between the properties facing the site on Wellesford Close and the main access road. It is acknowledged that the proposal would result in an increase in car movements along the road. The Transport Statement assesses the development as generating around 12 to 13 vehicles movement during the weekday morning and afternoon peak hours and approximately 120 vehicle movements across a typical weekday. This is not considered excessive and taking in to account that plots 17-26 would use the access at the north-east of the site, reducing the number of cars which will pass the nearest houses 21-25 Wellesford Close, it is not considered to give rise to an unacceptable level of noise and disturbance or pollution in this urban area context.
- 6.26 Taking the above into account, whilst neighbouring properties would experience a significant 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.
- 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 a working hours and potential disruption from noise and pollution.

Highway matters

- 6.28 The application proposes to access the site from Wellesford Close, with two access points. One located at the southern end of the site, connecting to the existing turning area for the cul-de-sac which would serve plots 1-16 and one access located at the north-eastern corner of the site, which would serve units 17 to 26. The Transport Statement assesses the development as generating around 12 to 13 vehicles movement during the weekday morning and afternoon peak hours and approximately 120 vehicle movements across a typical weekday. The additional trip generation is not considered to have a severe adverse impact on the road network.
- 6.29 With regard to highway safety and capacity the County Highway Authority (CHA) has considered the submitted information including the access arrangement and details set out within the Transport Statement and has advised that there is no highway safety issue noting that:

“The developer is proposing adequate sight lines at both access points from the site onto Wellesford Close. The developer has agreed to improve sight lines at the Wellesford Close junction with Chipstead Road.....There are local concerns about the width of Wellesford Close and the presence of

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parked cars. However the traffic associated with the proposed use, is very similar to the level of traffic proposed under application 19/00397 for a 72 bed care home. In addition the width of the carriageway would allow cars to pass simultaneously, albeit giving way due to the present of parked cars. In this cul de sac environment this will not cause a highway safety problem.

In terms of larger vehicle movements, they are already present on Wellesford Close, for example for refuse collection and deliveries, such vehicles would be able to access the proposed development safely as they already do for the existing dwellings.

It is noted that cars are parked on the turning head of Wellesford Close. This is an area for turning, not for parking. The proposed development would stop such parking and make it easier for vehicles to turn.”

Based on the comments from the CHA it is considered that the proposal would not result in a highway safety or capacity issue. Conditions are recommended to secure the implementation of the access points and improvement to the Wellesford Close junction with Chipstead Road.

- 6.30 In terms of access within the site tracking diagrams have been provided which demonstrate that a refuse freighter and fire engine could manoeuvre within the site and enter and exit in forward gear. As above the CHA has raised no concern with regard to access for refuse and other large trucks. In terms of refuse storage and collection a condition is recommended to secure further details of the location and type of bin stores proposed. It is likely that a small bin collection point will be required for plots 23-26 due to the distance of these dwellings away from the refuse truck's turning point. There is space for this on the northern side of the access road close to the proposed parking. The block of flats (plots 19-22) will also be best served by individual refuse bins, again the location of the storage for these bins can be secured by condition.
- 6.31 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.
- 6.32 In this case a total of 60 parking spaces are proposed within the site, 54 parking spaces allocated for the proposed dwellings and 6 further visitor spaces. The three proposed garages at plots 1 to 3 would meet the minimum sizes required by the DMP, as would the proposed external parking spaces. The total of 60 spaces is in line with the minimum required by the DMP. It is noted that there are a greater number of visitor spaces at the northern part of the site whilst this is not ideal this alone is not considered to be a reason for refusal. The site as a whole provides the minimum number of visitor spaces and the walking distance to the spaces to the north is not significant if visitors needed to park in the northern part of the site and walk around. The CHA has advised that the “The proposed development will include adequate car parking, in accordance with minimum requirements. The developer is

therefore providing adequate and useful parking space within the site. This would prevent demand for parking on Wellesford Close.” As such the parking provision on this site is considered to be acceptable.

- 6.33 The houses would all have ample space to provide cycle storage. A condition is recommended to secure further details of the cycle parking provision for the 2 bed flats (plots 19-22) and all dwellings other than the plots with garages (plots 1-3). A condition is also recommended to secure electric charging points, a Construction Transport Management Plan and a scheme to re-surface and clear the right of way numbered 40 between Wellesford Close and the A217 Brighton Road.
- 6.34 Therefore, subject to the conditions recommended by the Highway Authority and a condition to secure adequate refuse and cycle storage 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

- 6.35 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.
- 6.36 The application includes a Sustainability and Energy Statement by Bluesky Unlimited. The report demonstrates that through the use of construction standards, and installation of Air Source Heat pumps (ASHP) or Solar PV panels the scheme would achieve an average reduction of between 19.23 and 21.6% in on-site regulated emissions. The report also states that the Water consumption would be limited to below 110 l/p/d (109.49) Incorporating water saving measures and equipment.
- 6.37 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.
- 6.38 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.

Flooding and Drainage matters

- 6.39 A site specific Flood Risk Assessment (FRA) and Drainage Strategy is provided in accordance with DMP Policy CCF2: ‘Flood risk’. The site is within Flood Zone 1 (FZ1) which is the lowest risk level for fluvial flooding and the submitted FRA concludes that the site is at low risk of flooding from all other sources of flooding. As such the site is an appropriate location for new housing.

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- 6.40 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, following the submission of additional information 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/verification.
- 6.41 In terms of sewerage, the application form confirms that the dwellings would connect to the existing mains sewer. This would need consent from the provider. No concerns have been raised by Thames water with regard to foul sewerage capacity.

Contamination

- 6.42 The Council's Environmental Protection Officer has reviewed the submitted documents and has identified the potential for ground contamination to the present on and/or in close proximity to the site. As such a number of conditions are recommended to secure further investigation and if necessary mitigation. Subject to these conditions the proposal would be acceptable in relation to contamination.

Ecology and Trees

- 6.43 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 a preliminary Ecological Appraisal has been undertaken together with a Biodiversity Net Gain Calculation.
- 6.44 This found that the majority of the site was neutral grassland and that the condition of this habitat was deemed to be poor. The habitat is no longer suitable habitat for reptiles, hedgehogs and invertebrates. An arable field margin is present surrounding the southern section of the site area, outside of the site boundary whilst a small area on the north east of the site comprises scattered mature trees, areas of scrub and bare ground. The condition of the habitat was deemed to be poor. A disused Badger Sett was recorded in the arable field margin but was not within the site boundary. No reptile species were identified during the survey and the site is considered to be unsuitable habitat for reptiles. Trees on the site were considered to have a low to moderate potential to support roosting Bats. As such the report did not identify any ecological reason to prevent development taking place but recommends certain mitigation measures as well as a precautionary updated walkover survey in respect of Badgers prior to works commencing and a preliminary ground level roost assessment in respect of Bats.
- 6.45 Surrey Wildlife Trust (SWT) has assessed the submitted information. Initial concerns were raised regarding the potential impact on badgers. However following additional information SWT has not raised a concern with regard to the impact on habitat or protected species and 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).

- 6.46 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. Currently the Council has no mechanism to allow for an off-site 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.
- 6.47 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.
- 6.48 In terms of the impact on trees a full survey of existing trees on the site together with an Arboricultural Impact Assessment of the development have been undertaken. The survey includes trees that are off site but which may be impacted by the development. A number of trees are to be removed for arboricultural reasons whilst a small number of trees will also be removed to enable the proposed development to proceed.
- 6.49 The majority of these are along the northern boundary of the site or in the north western corner. With the exception of tree T1, all these trees have been categorised as Grade C in accordance with BS Standard 5837-2012. The only tree of note to be removed, which is classified as a B Grade tree is T1, a Horse Chestnut at the north eastern corner of the site. The tree is to be removed to enable the proposed northern access road. The tree is subject to a TPO.
- 6.50 The Council’s Tree Officer initially raised some concerns regarding the loss of T1 as well as the potential for post development pressure on the trees along the western and southern boundaries. The Tree Officer asked for the loss of the tree to be reconsidered. The amended plans have moved the units in the north-western corner of the site further away from the western trees (approx. 3 metres). In terms of the removal of T1, the scheme would still result in the loss of T1. However there has been additional landscaping space added to

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the south of the proposed northern access ensuring that replacement tree planting can be added near to the lost tree. It is important to note that the recently determined 2019 application also involved the loss of T1 subject to adequate re-planting, taking in to account the benefits of the new access location in the north-east of the site. The amended layout provides good opportunities to replace the felled tree with a number of new trees. The replacement trees as well as finalised details of the landscaping can be secured by condition. The Tree Officer has reviewed the amended plans and has advised that he does not object to the application subject to a condition to secure a finalised, detailed tree protection plan and method statement and a detailed landscaping scheme.

- 6.51 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 refusal.

Impact on Archaeology

- 6.52 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 was accompanied by a desk based archaeological assessment.
- 6.53 The County Archaeological Officer (AO) required evaluation of the site in advance of determination of the application due to the fact that the desk based archaeological assessment provided with the application identified potential for in situ Palaeolithic archaeology. Evidence from this period is extremely rare and considered to be of National Importance and so the presence of archaeology from this date would have major implications for the design and indeed viability of the development.
- 6.54 The formal report has not yet been submitted as the trial trenches were only carried out at the end of March. However the AO has advised that “The evaluation consisted of 10 trial trenches located across the site and supervised by an archaeologist experienced in identifying early prehistoric remains. I have not received a report on the results yet but I spoke to the archaeologist whilst on site and viewed some photographs of the trenches and it is clear that no significant archaeology was encountered. Therefore as it has been demonstrated that there are no significant archaeological remains on this site I have no objection to the application now being determined and can also confirm there is no need to add any conditions requiring archaeological work has this has all now been done.” There the proposal is considered to be acceptable with regard to archaeology.

Crime

- 6.55 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.”

- 6.56 Surrey Police has considered the submitted plans and has raised no objections to the proposals. 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.

Community Infrastructure Levy (CIL)

- 6.57 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.

Infrastructure Contributions

- 6.58 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

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	Parking Plan		19.04.2022
Detailed Technical Plan	2103029-TK01	B	07.02.2022
Detailed Technical Plan	2103029-TK02	B	07.02.2022
Proposed Plans	1382/Pln/105	A	29.11.2021
Proposed Plans	1382/Pln/103	A	29.11.2021
Proposed Plans	1382/Pln/104	A	29.11.2021
Proposed Plans	1382/Pln/106	A	29.11.2021
Proposed Plans	1382/Pln/107	A	29.11.2021
Proposed Plans	1382/Pln/109	A	29.11.2021
Proposed Plans	1382/Pln/110	A	29.11.2021

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Proposed Plans	1382/Pln/111	A	29.11.2021
Proposed Plans	1382/Pln/113	A	29.11.2021
Proposed Plans	1382/Pln/115	A	29.11.2021
Proposed Plans	1382/Pln/116	A	29.11.2021
Section Plan	1382/Pln/118	A	29.11.2021
Street Scene	1382/Pln/117	A	29.11.2021
Other Plan	E8238 201	P1	29.11.2021
Proposed Plans	1382/Pln/114	B	21.03.2022
Site Layout Plan	1382/Pln/101	B	21.03.2022
Block Plan	1382/Pln/102	D	21.03.2022
Location Plan	1382/PLN/100		05.05.2021
Proposed Plans	1382/Pln/112		05.05.2021
Proposed Plans	1382/Pln/108		05.05.2021

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.

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 and ridge heights 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. 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

5. 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.

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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

6. 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 in line 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

7. 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.

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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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

8. 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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

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) 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
 - (j) 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.

11. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance

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of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

12. 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.

13. 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.

14. 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.

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.

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.

15. 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. The final solution should follow the principles set out in the approved drainage

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strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 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.).
- 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.

- 16. 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.

- 17. 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. The boundary treatment shall be completed before the occupation of the development hereby permitted.

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.

- 18. The development shall be implemented, in accordance with a scheme to be submitted and agreed in writing by the Local Planning Authority prior to the

first occupation of the development, so that 5 units meet Part M4(2) “accessible and adaptable” accessibility standards and 1 unit meets the higher M4(3) “wheelchair adaptable” standard. Any variation to the required standards 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

19. No part of the development shall be first occupied unless and until the proposed northern vehicular access to Wellesford Close has been constructed and provided in accordance with the approved Motion Transport Planning plan numbered 2103029 01 Rev A.

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 first occupied unless and until the proposed southern vehicular access to Wellesford Close has been constructed and provided in accordance with the approved Motion Transport Planning plan numbered 2103029 01 Rev A and the sight lines shall be free of obstruction between 0.6 metres high and 2.0 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.

21. The development shall not be occupied until the sight lines at the Wellesford Close junction with Chipstead Road have been provided as shown on the Motion Transport Planning plan numbered 2103029-02.

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.

22. No part of the development shall be first occupied until the entire length of the public right of way numbered 40 between Wellesford Close and the A217 Brighton Road has been resurfaced and cleared of vegetation 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

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National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

23. 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.

24. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for secure and covered cycle storage for plots 4-26 in accordance with the minimum cycle standards. Thereafter the bicycle storage 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.

25. 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 necessary 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.

26. The development hereby approved shall not be occupied unless and until a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) has been provided for each of the proposed units and one of visitor parking space has been 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.

27. 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 details shall also include information regarding the siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) and/or Solar PV panels.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) 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 with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

28. 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.

29. 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

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- 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.

- 30. 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 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.

- 31. The first floor window on the east (side) elevation of Plot 16 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 thereafter.

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.

- 32. 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 and protect biodiversity with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5, DES9 and NHE2 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. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
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 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.

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. 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 conditional 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.

7. 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
8. 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.

9. 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).
10. 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.
11. 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.
12. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS6, CS8, CS10, CS11, CS12, CS13, CS14, CS17 and DES1, DES4, DES5, DES6, DES7, DES8, DES9, TAP1, CCF1, CCF2, INF1, INF3, NHE1, NHE2, NHE3, OSR2 and material considerations, including third party

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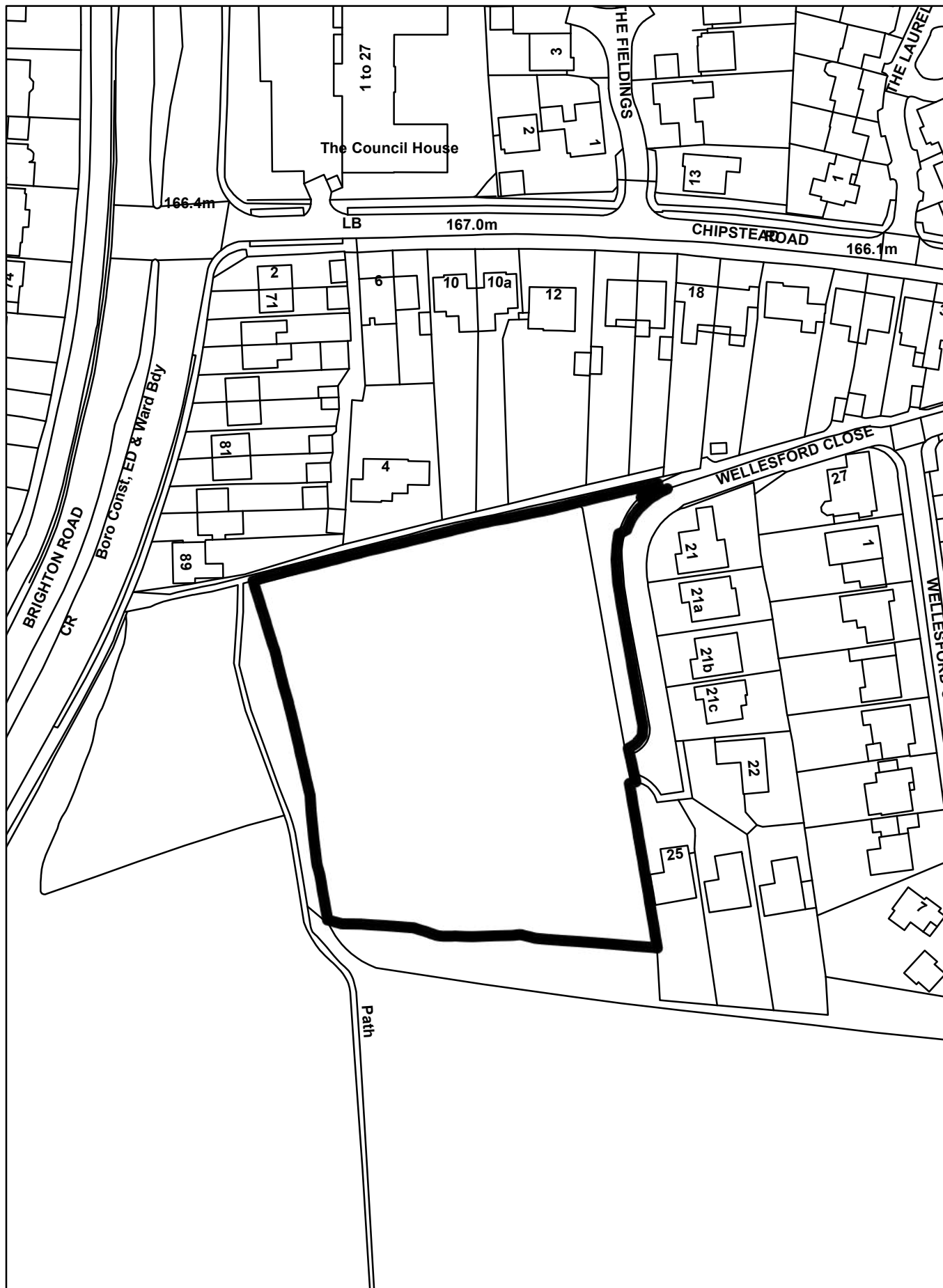
representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

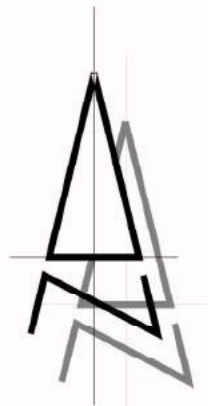
Proactive and Positive Statements

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.

21/01203/F - Land Parcel Opposite 21 To 21C

Wellesford Close, Banstead





50



D	25.02.22	Parking amended
C	18.02.22	Additional LPA comments added
B	26.10.21	LPA comments added

Revision	Date	Description
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**Land off of Wellesford Close
Banstead**

PLANNING

Drawing
Site Layout

Date	Scale @ A3	Drawn
14.04.21	1:500	CE

Drawing number	Revision
1382/Pln/101	D

- Allocated private parking
- Private garage
- Unallocated visitor parking





Plot 1

Plot 2

Plot 3

Plots 4-5

Plots 6-7



Plot 8

Plots 9-10

Plots 11-12

Plots 13-14

Plots 15-16

A 19.11.21 Amended to match revised house types

Revision Date	Description
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Banstead

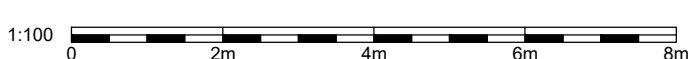
Planning

Drawing

Street Scenes

Date 13.04.21 Scale @ A1 1:100 Drawn CE

Drawing number 1382/Pln/117 Revision A





Front Elevation



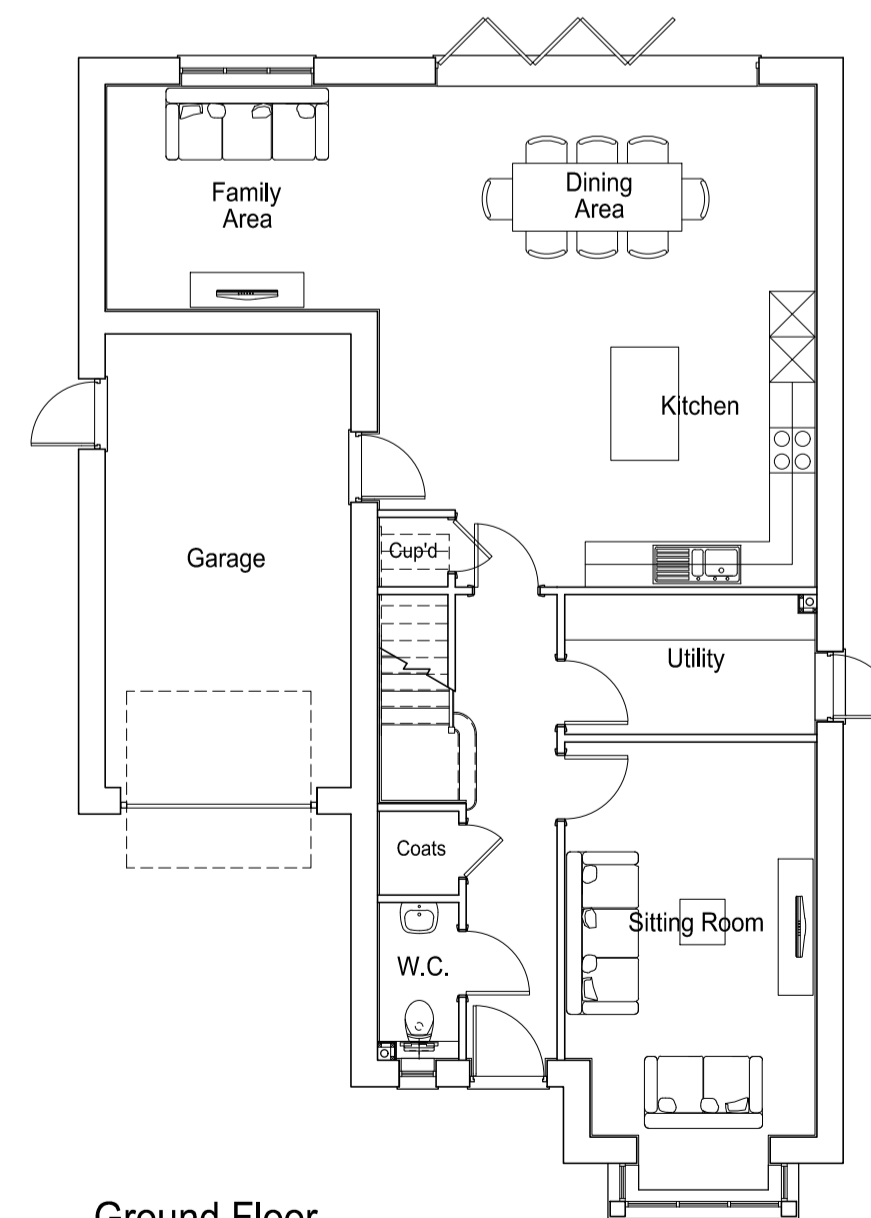
Side Elevation



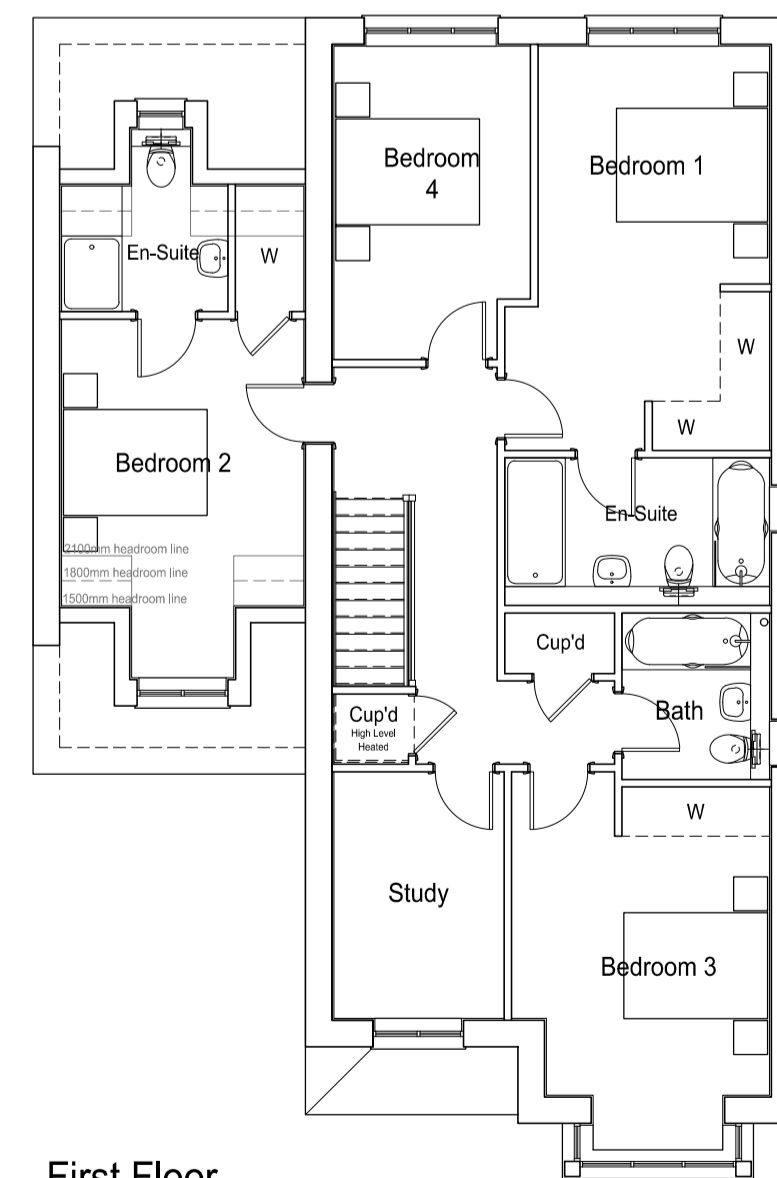
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description
A	25.10.21	House type amended



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Planning

Drawing
PLOT 3
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/105	A	



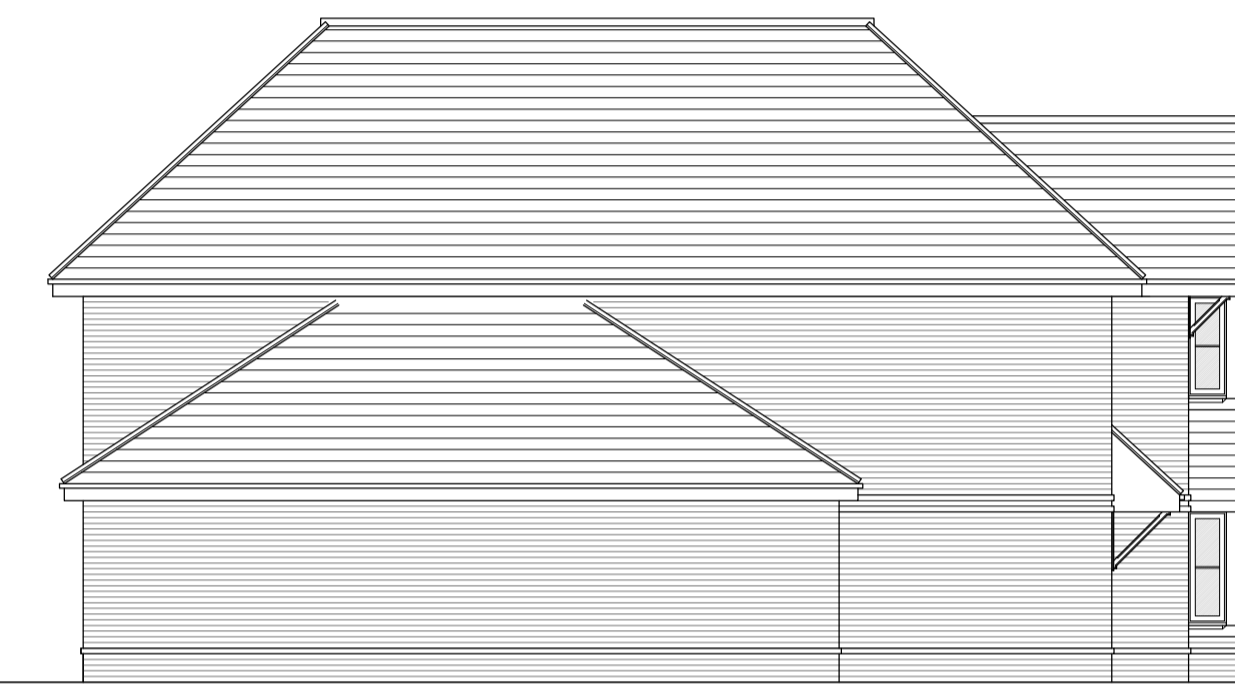
Front Elevation



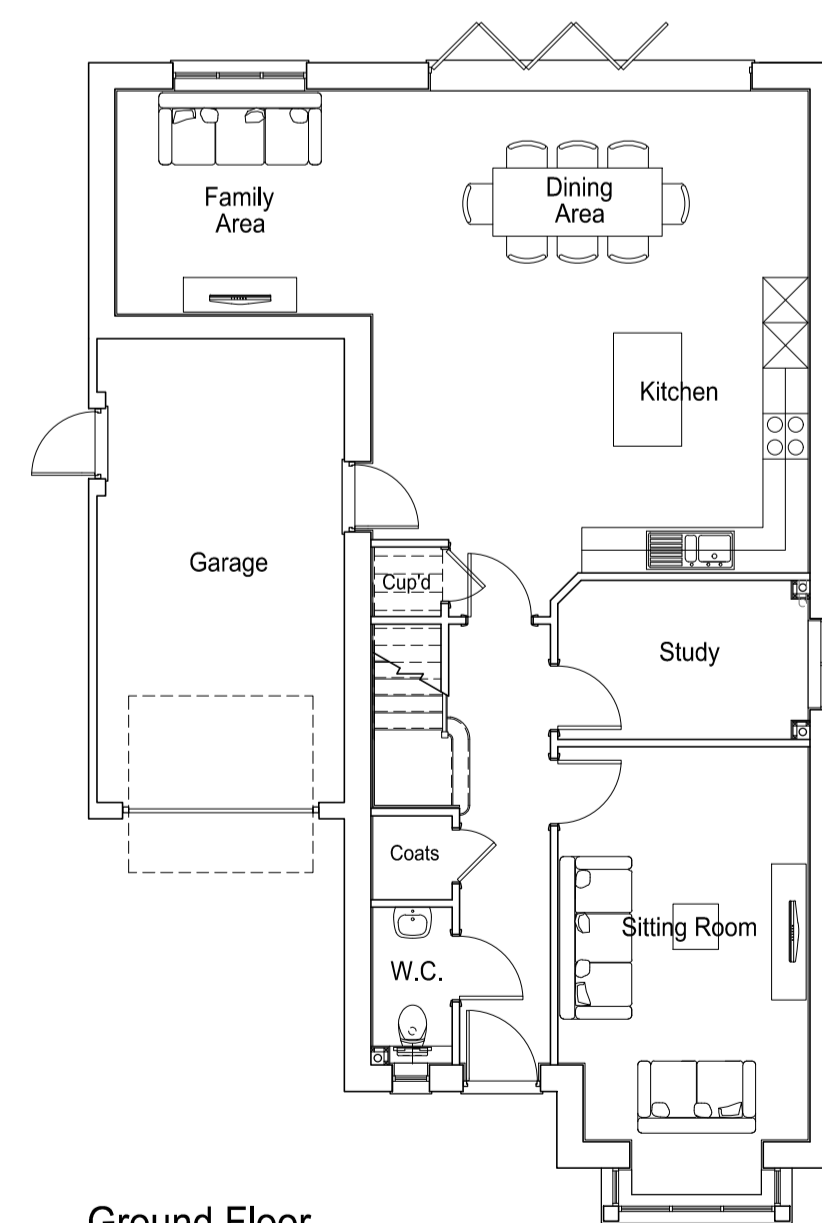
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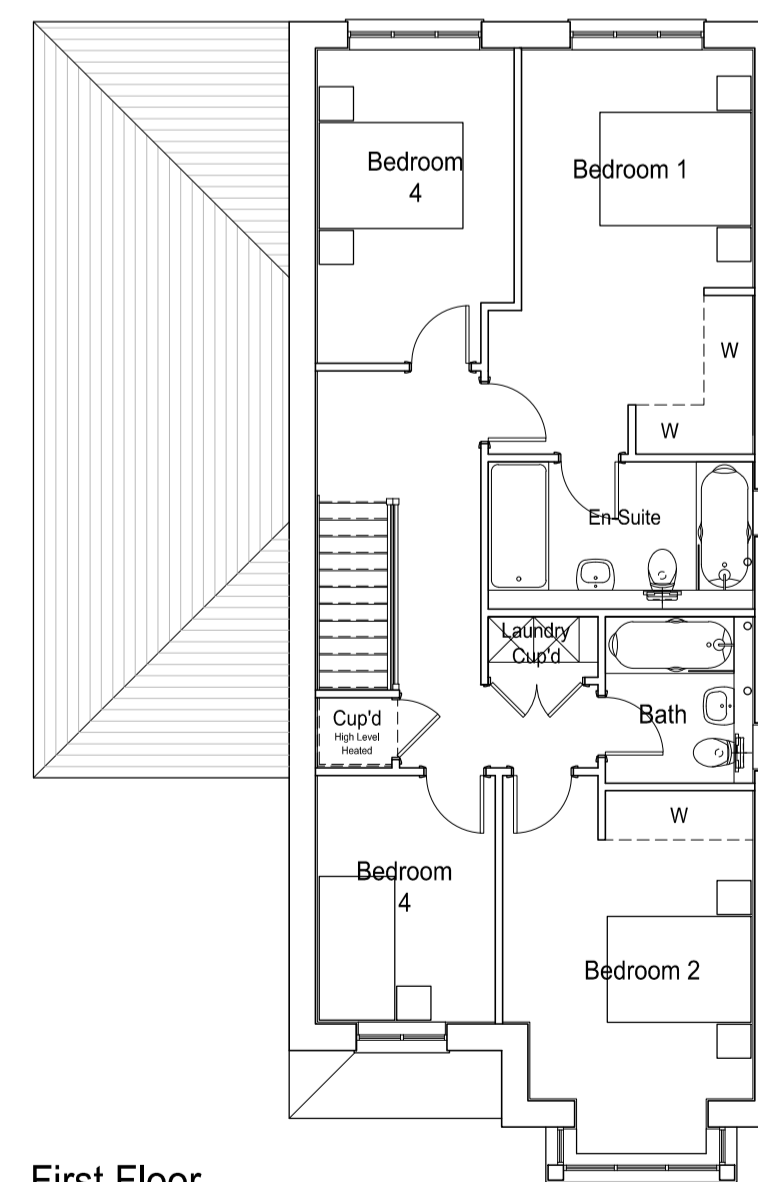
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description



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Project
 Land at Wellesford Close
 Banstead

Planning

Drawing

PLOT 1
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/103	A



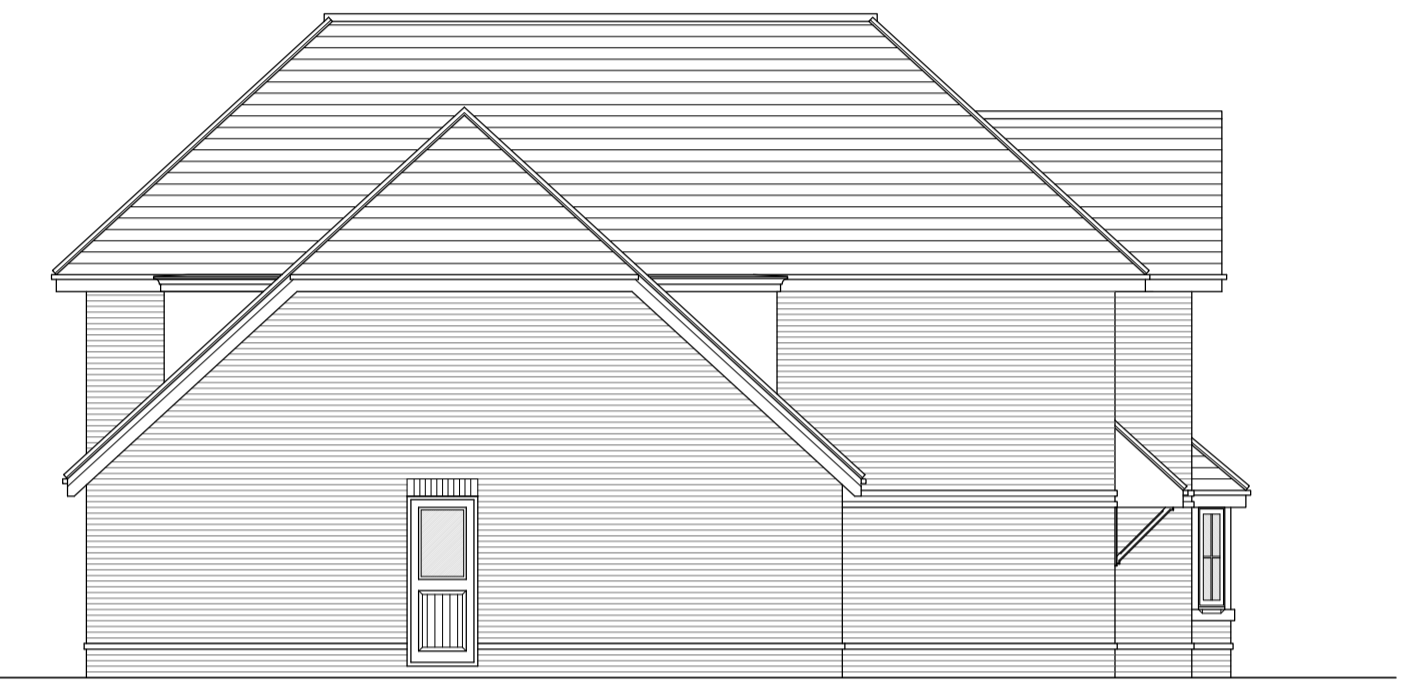
Front Elevation



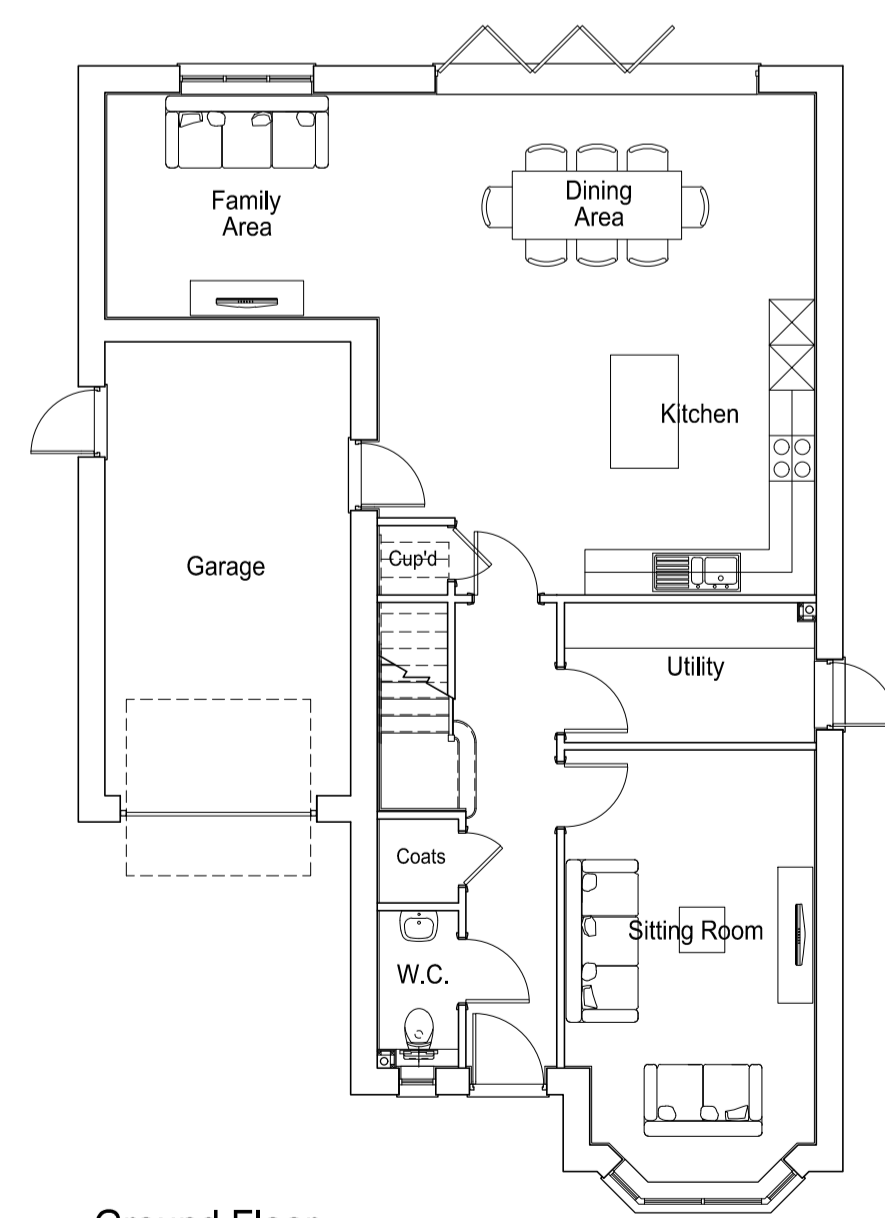
Side Elevation



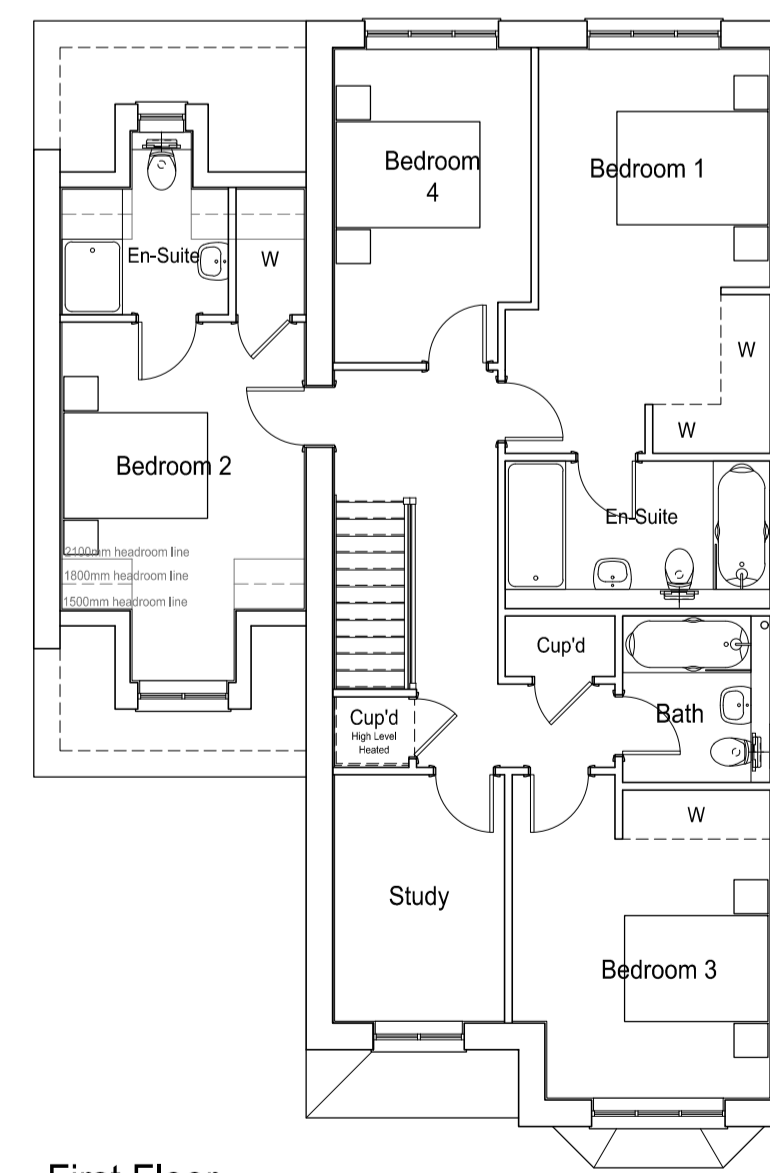
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description

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Planning

Drawing
PLOT 2
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/104	A



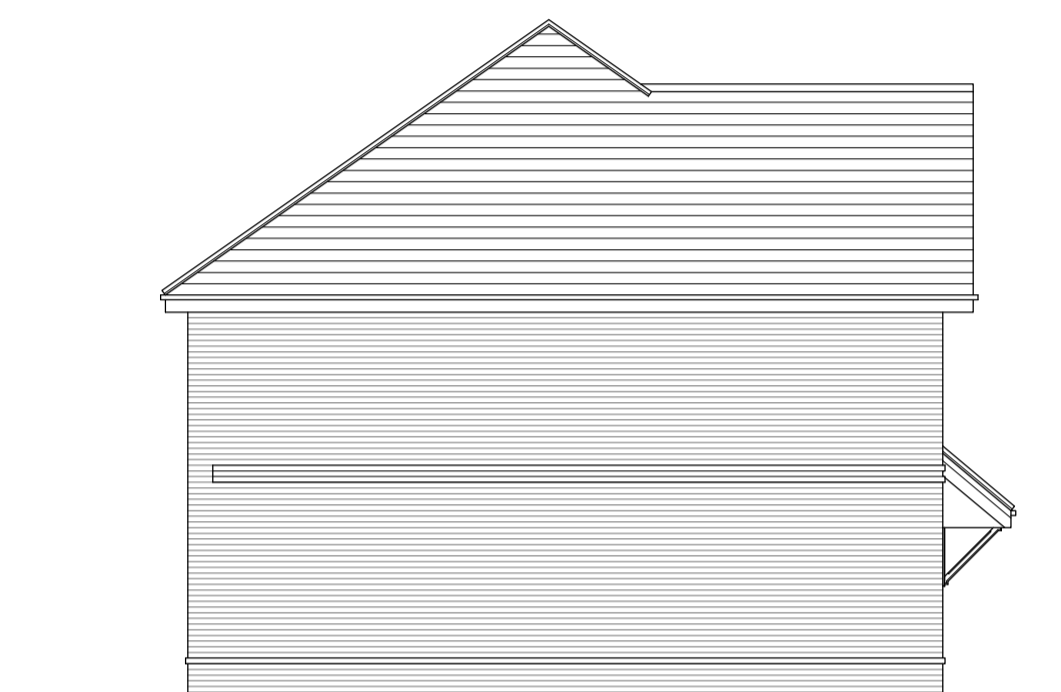
Front Elevation



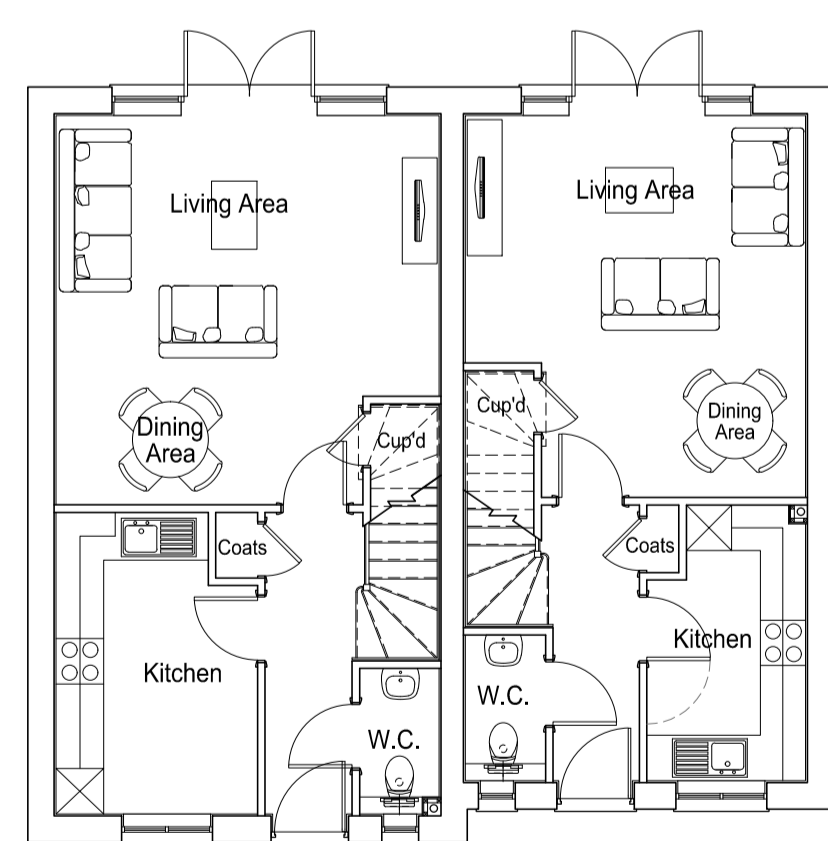
Side Elevation



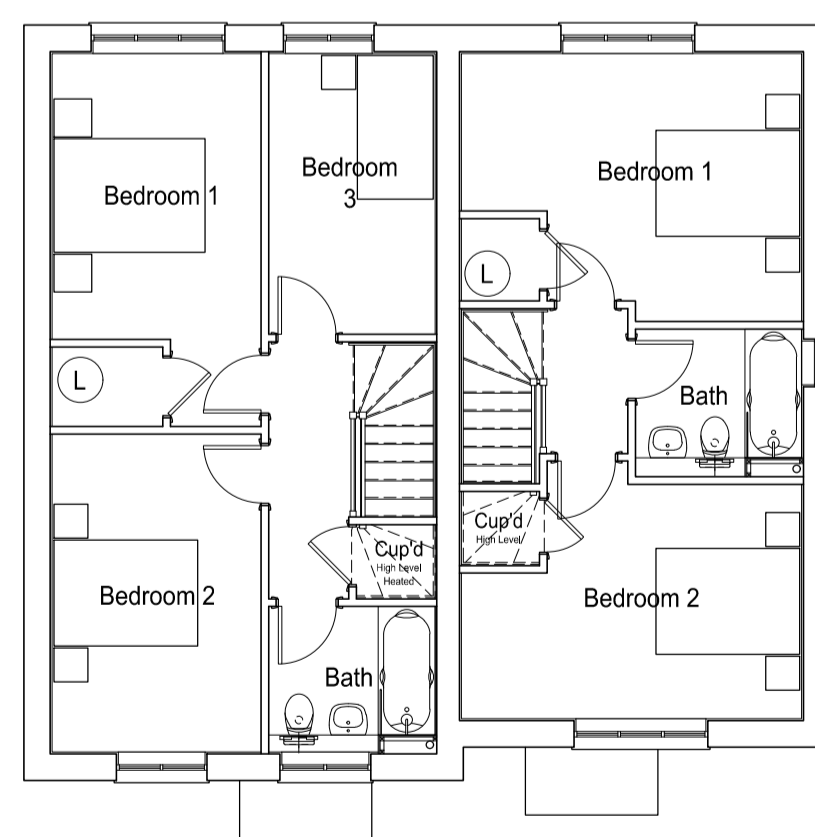
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 26.10.21 House type amended

Revision	Date	Description



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Land at Wellesford Close
Banstead

Planning

Drawing
PLOTS 23-24
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/115	A	



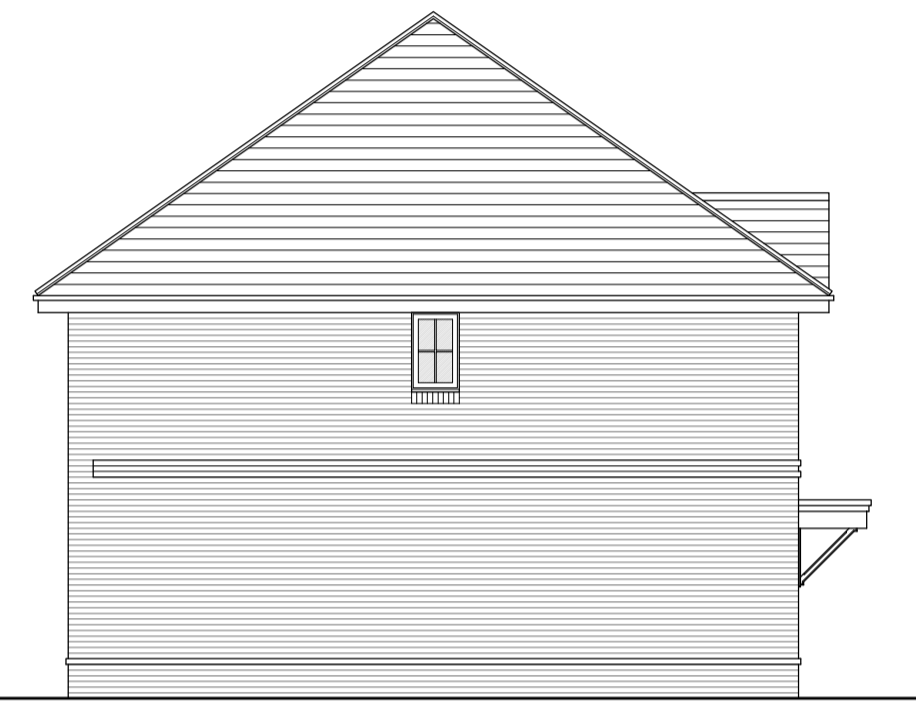
Front Elevation



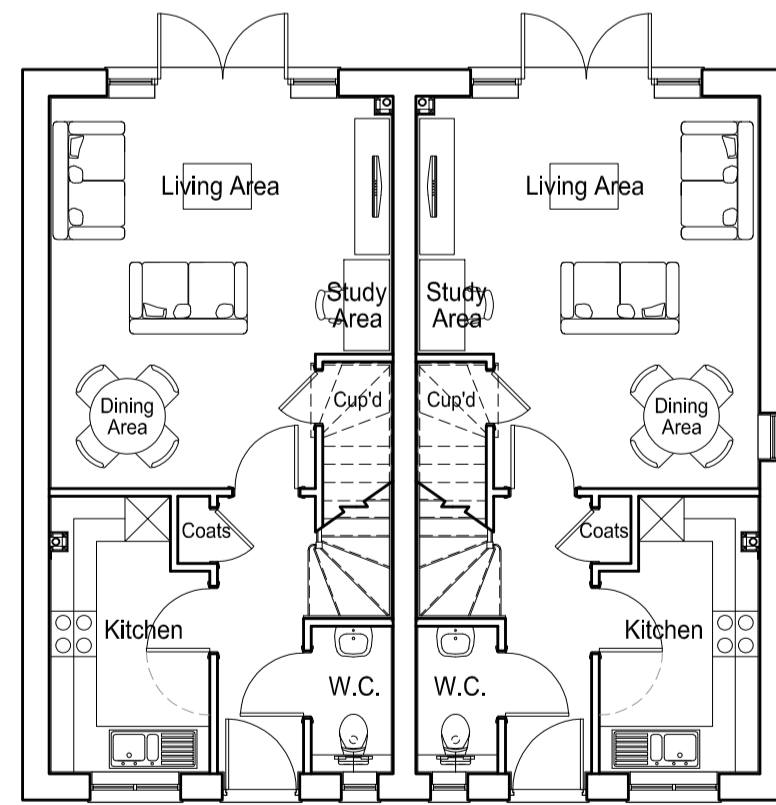
Side Elevation



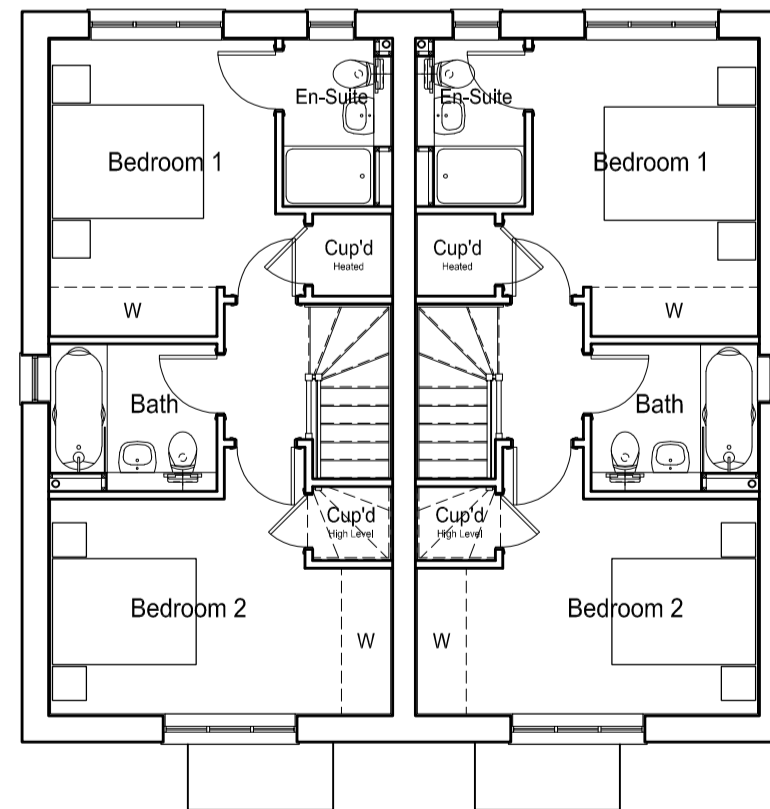
Rear Elevation



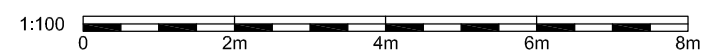
Side Elevation



Ground Floor



First Floor



Revision	Date	Description
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Project
 Land at Wellesford Close
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Planning

Drawing
PLOTS 15-16
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/112	-	



Front Elevation



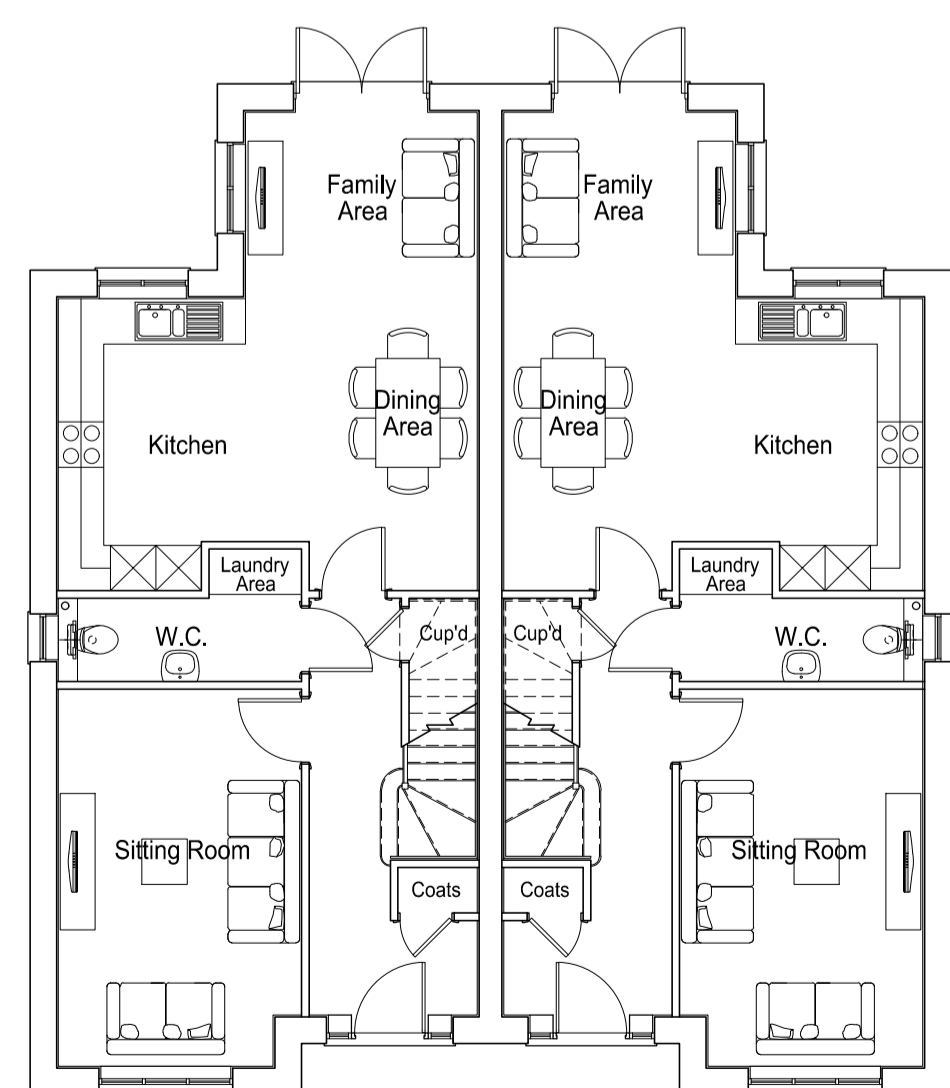
Side Elevation



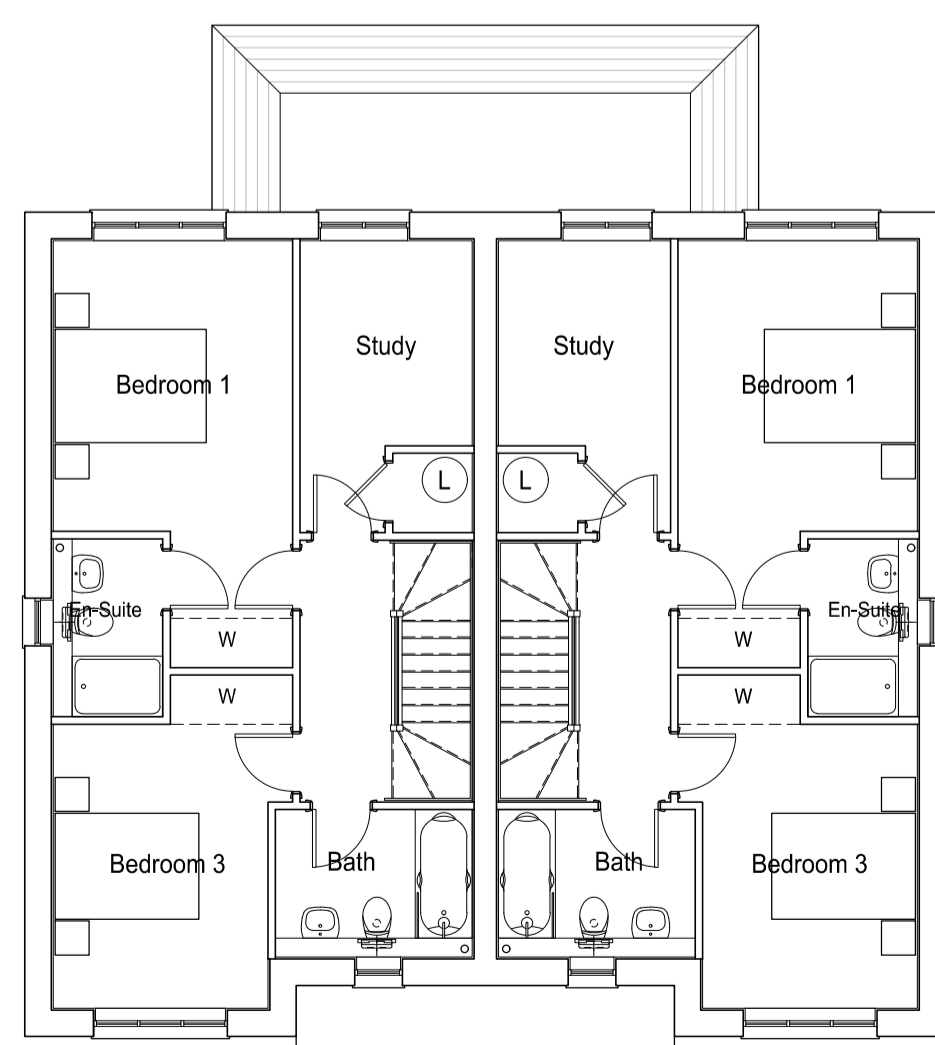
Rear Elevation



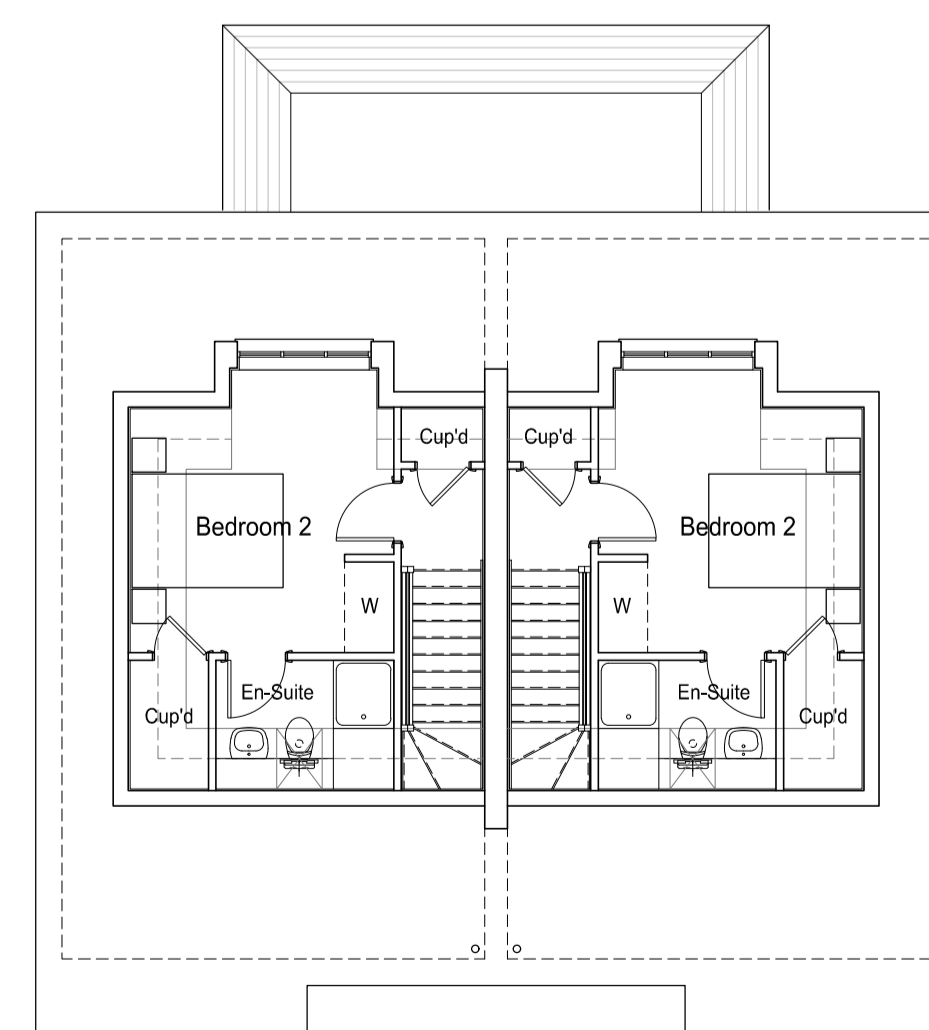
Side Elevation



Ground Floor



First Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description



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Planning

Drawing

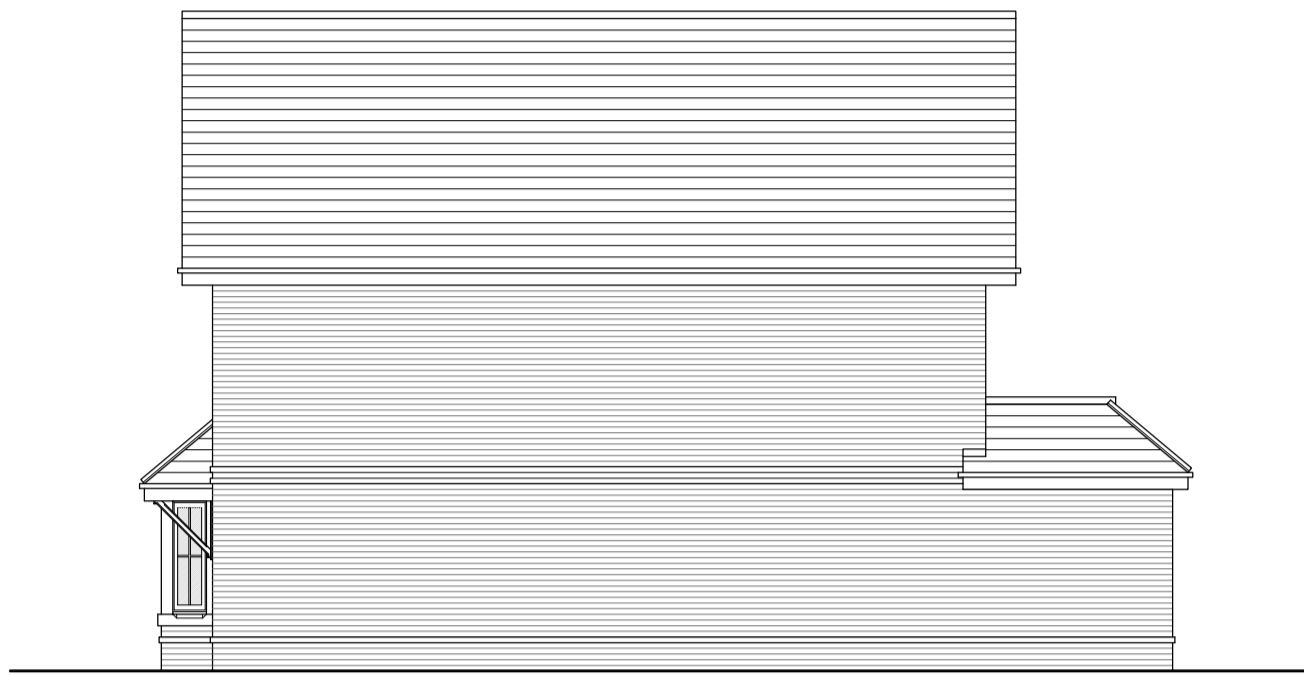
PLOTS 4-5
Plans and Elevations

Date 13.04.21 Scale @ A1 1:100 Drawn CE

Drawing number 1382/Pln/106 Revision A



Front Elevation



Side Elevation



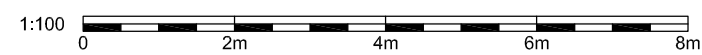
Rear Elevation



Side Elevation



59



Revision	Date	Description
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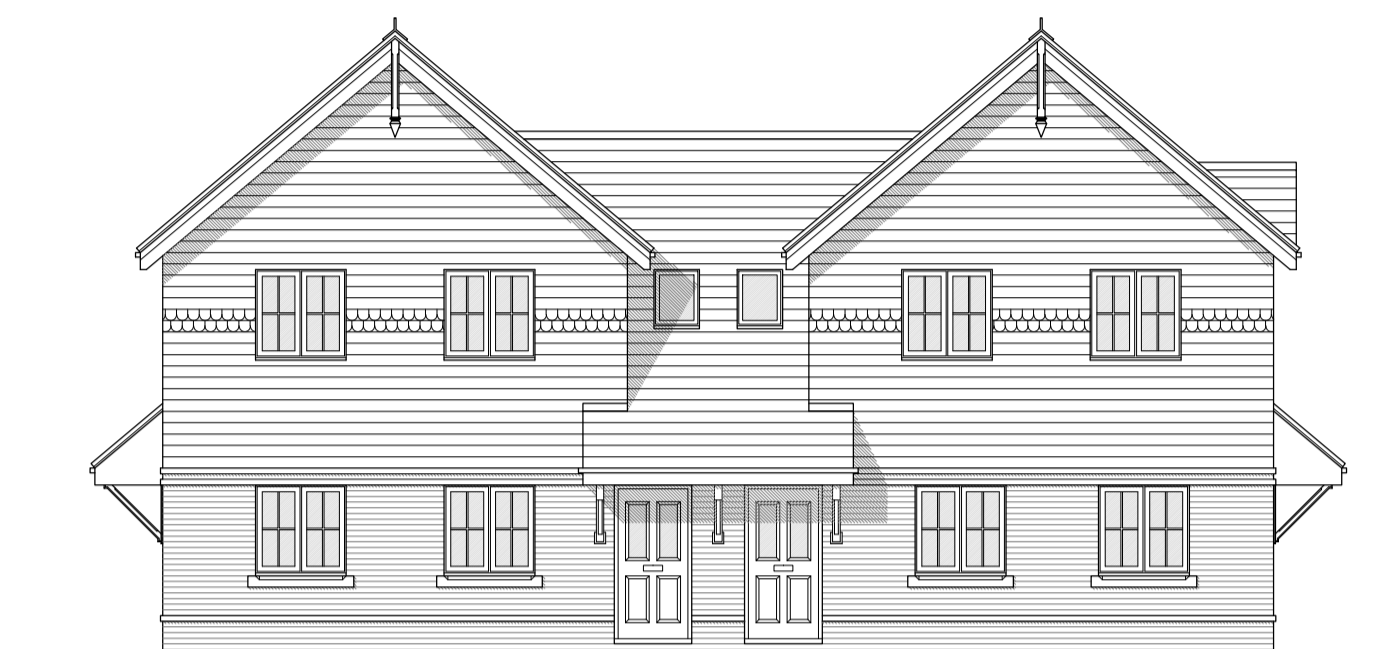
Project
Land at Wellesford Close
Banstead

Planning

Drawing
PLOT 8
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/108	-	

Agenda Item 5



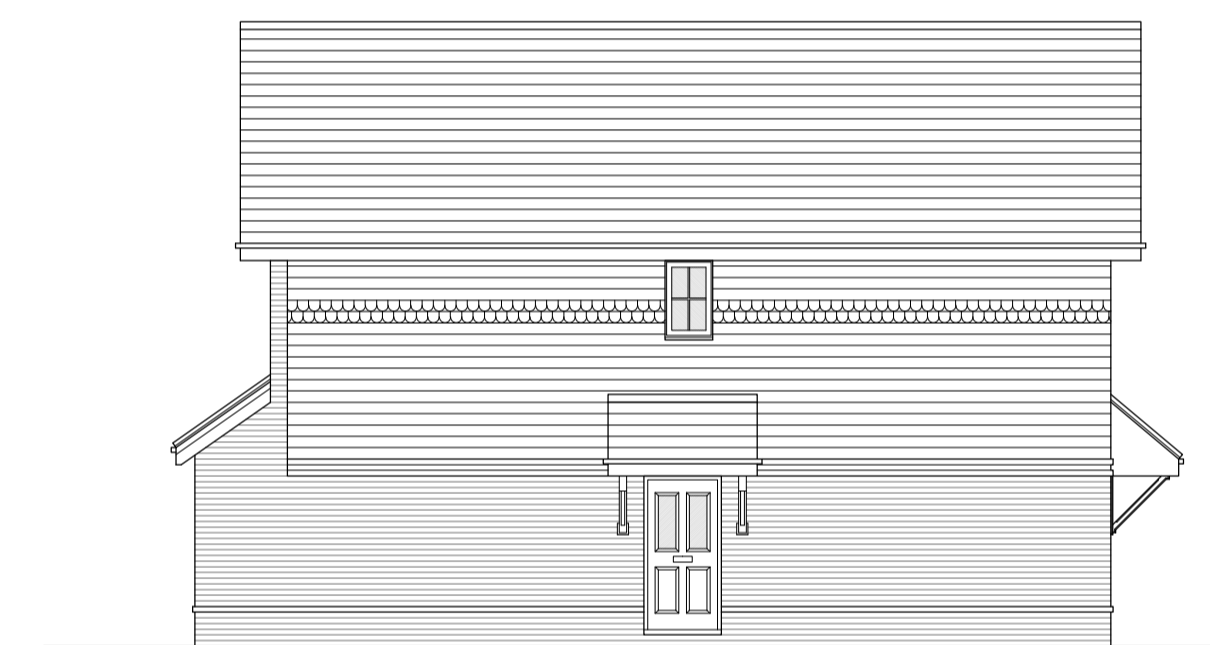
Front Elevation



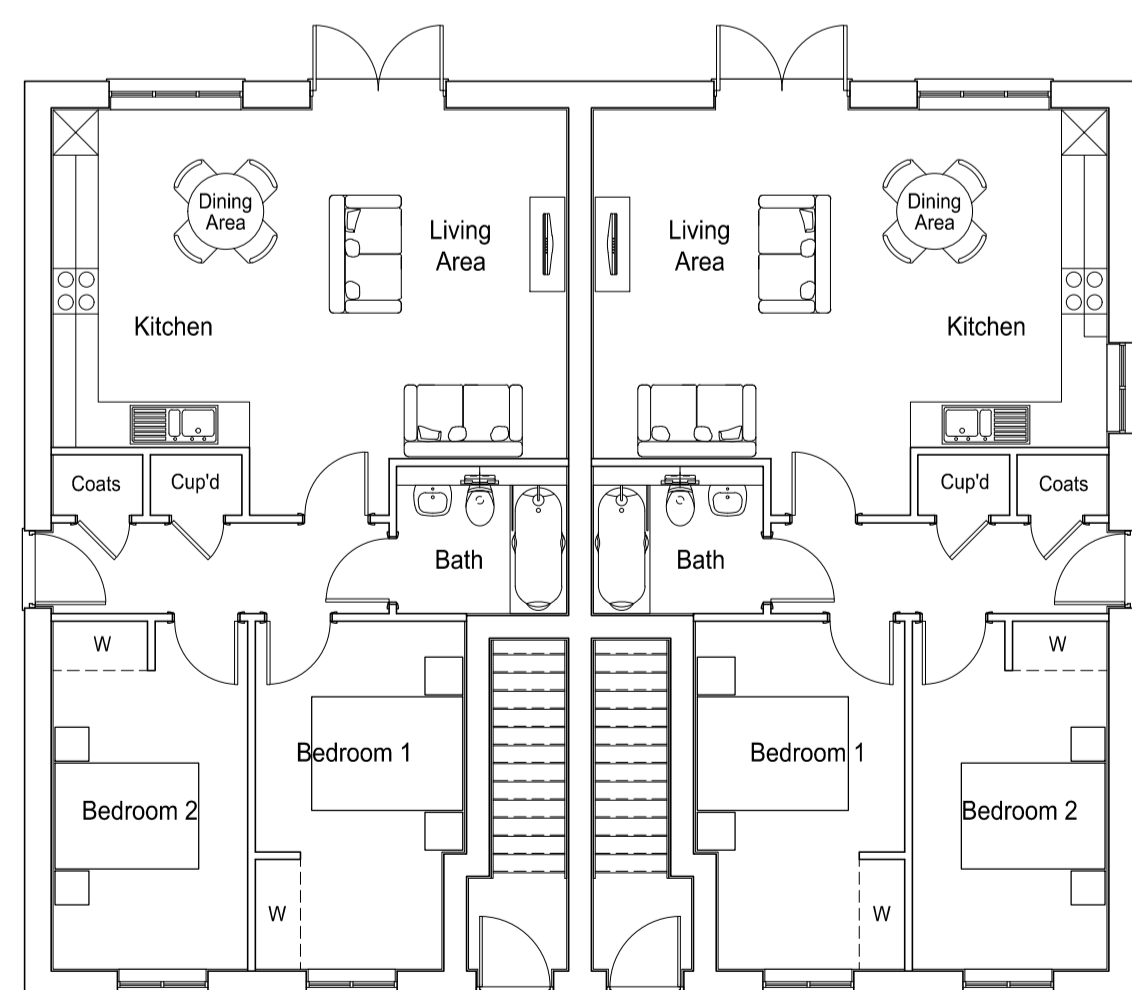
Side Elevation



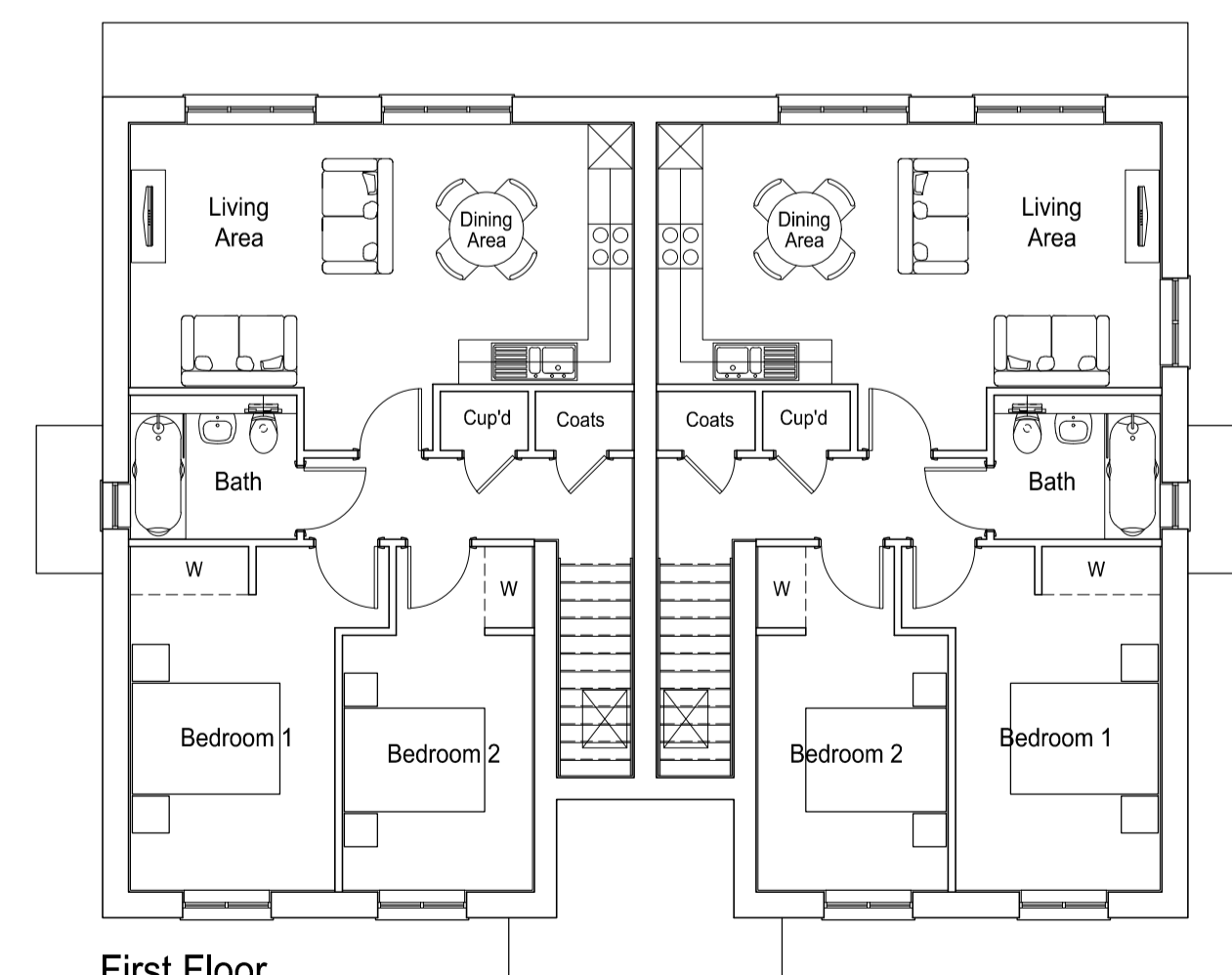
Rear Elevation



Side Elevation



Ground Floor



First Floor

B	17.02.22	House type amended
A	26.10.21	House type amended

Revision	Date	Description
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Land at Wellesford Close
Banstead

Planning

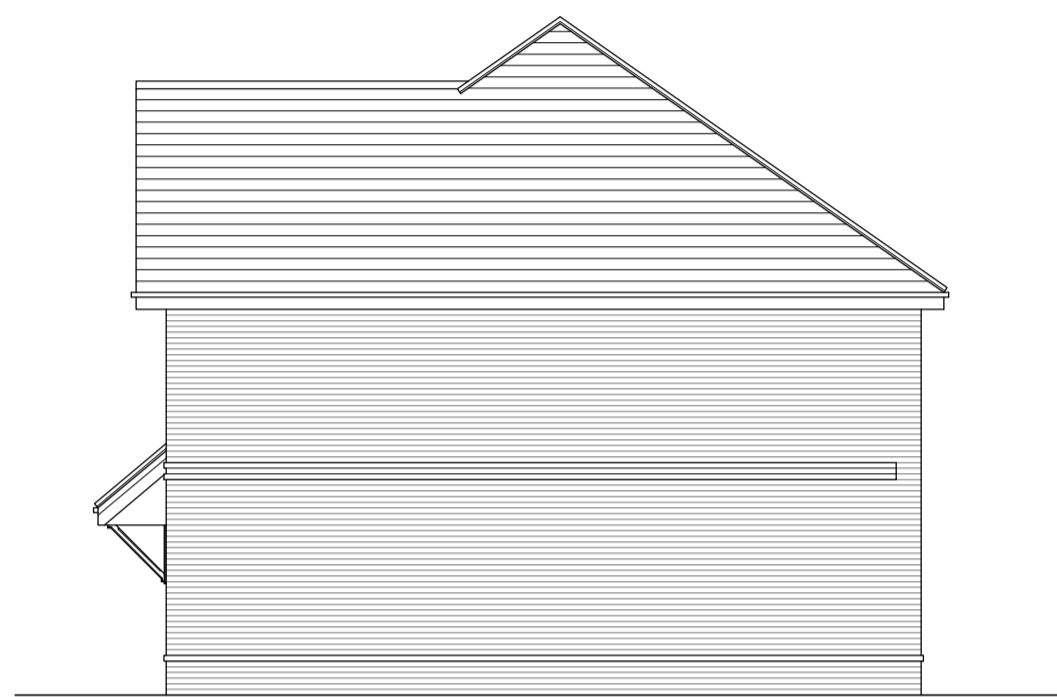
Drawing
PLOTS 19-22
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/114	B



Front Elevation



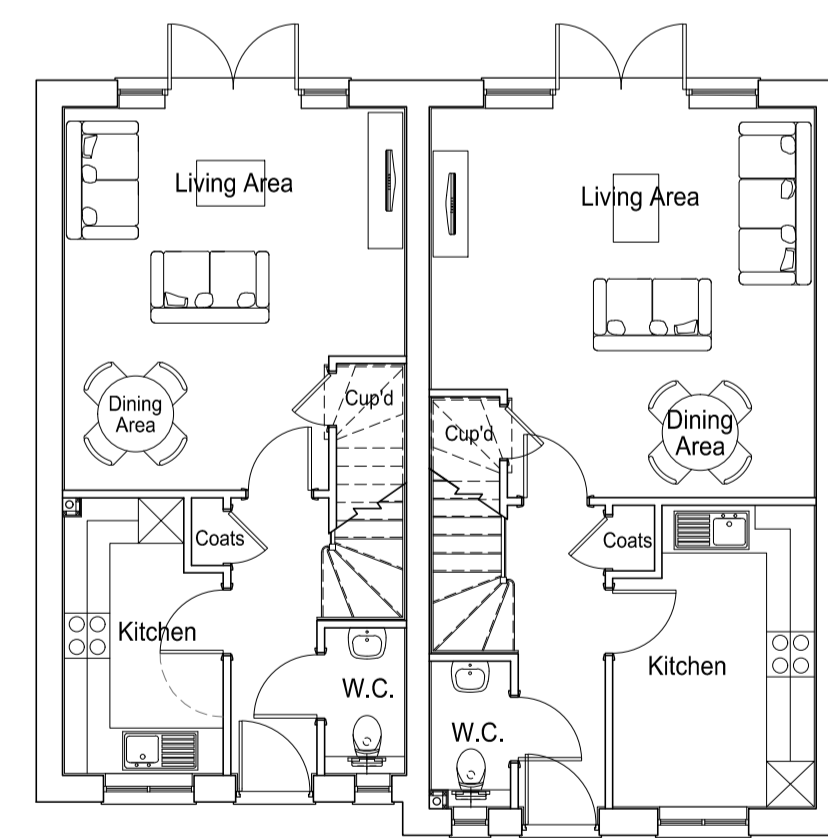
Side Elevation



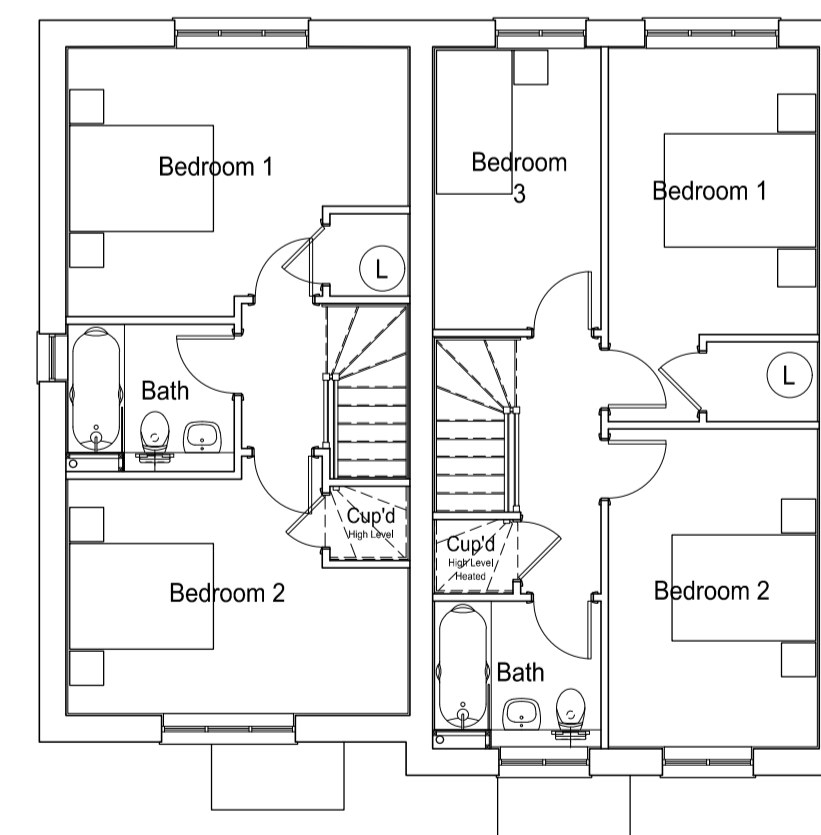
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 26.10.21 House type amended

Revision Date	Description



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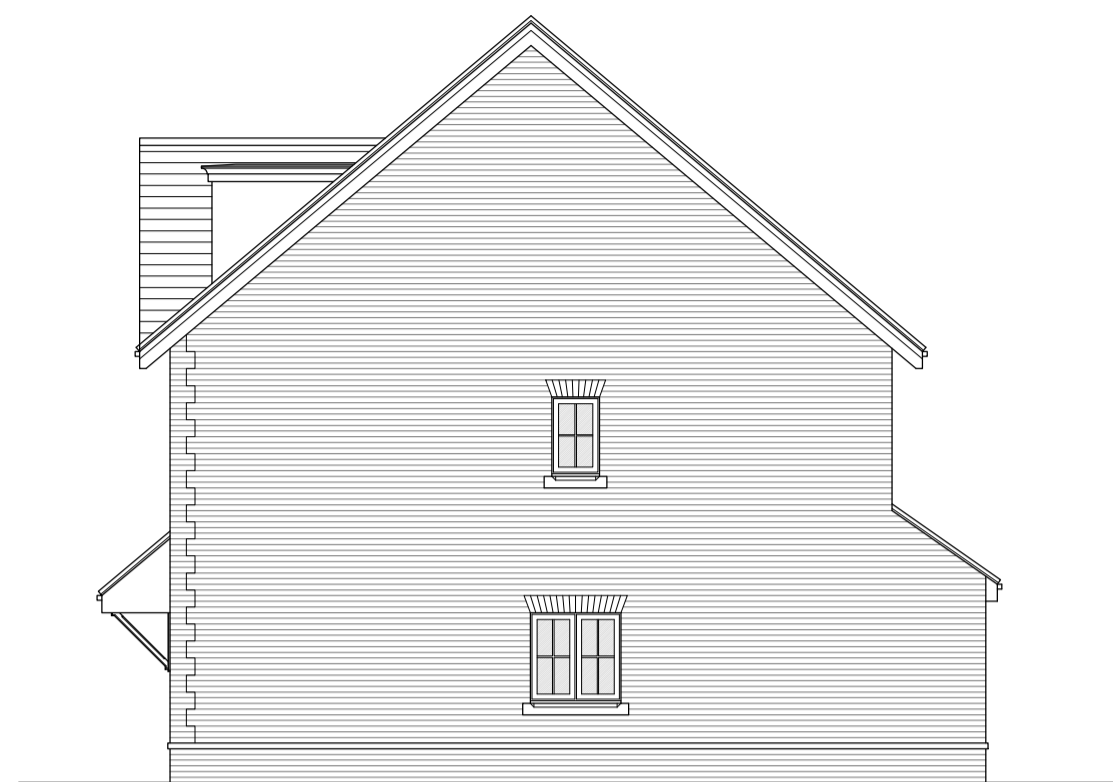
Planning

Drawing
 PLOTS 25-26
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE
Drawing number	Revision	
1382/Pln/116	A	



Front Elevation



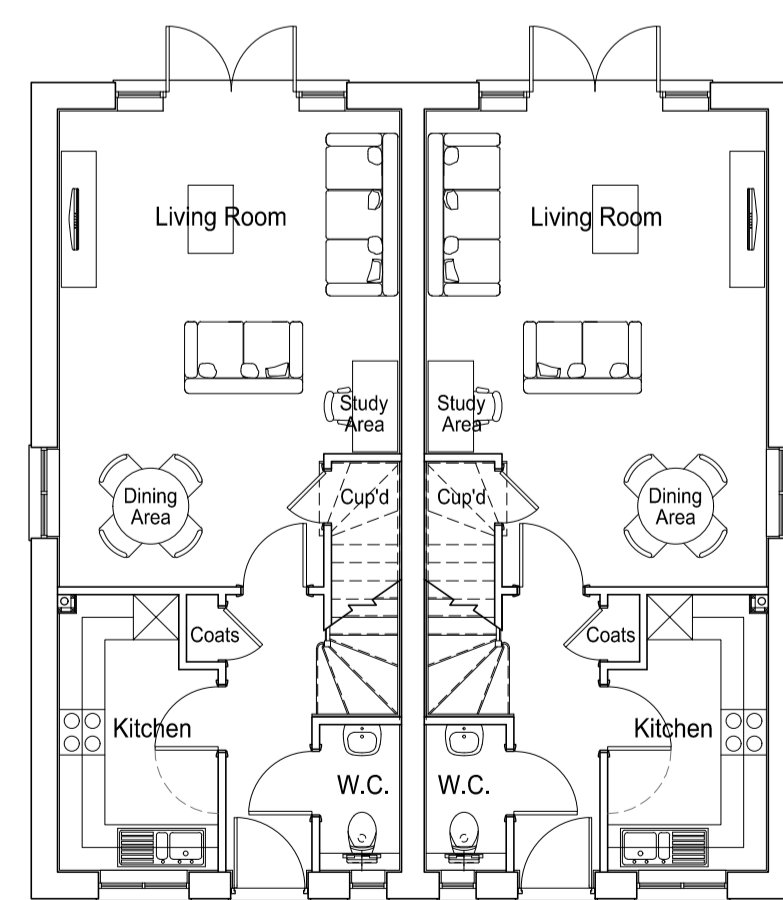
Side Elevation



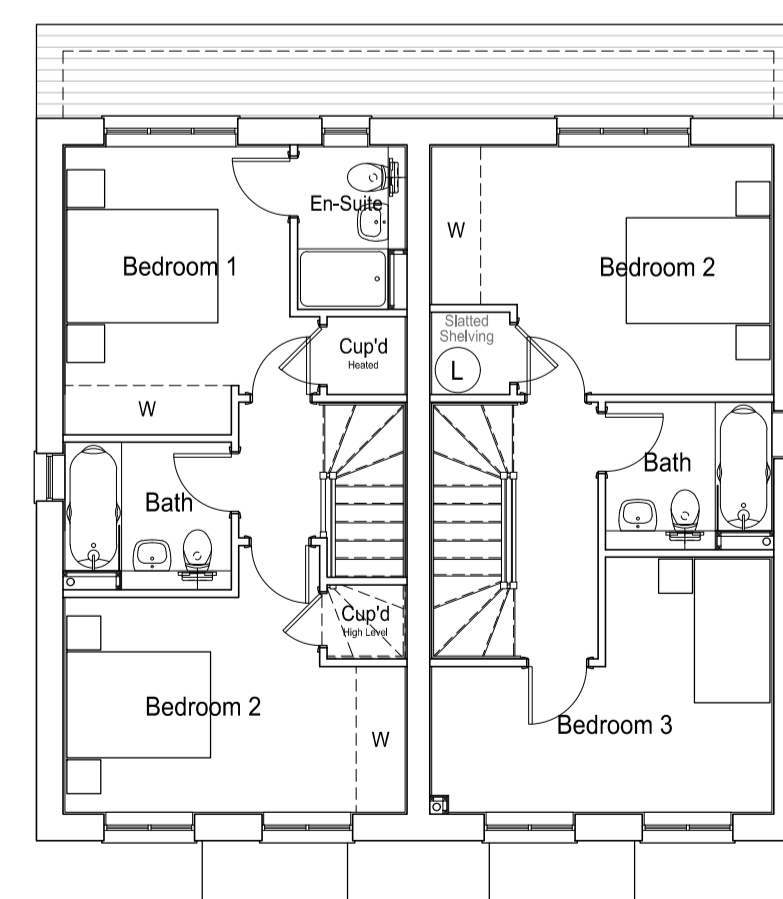
Rear Elevation



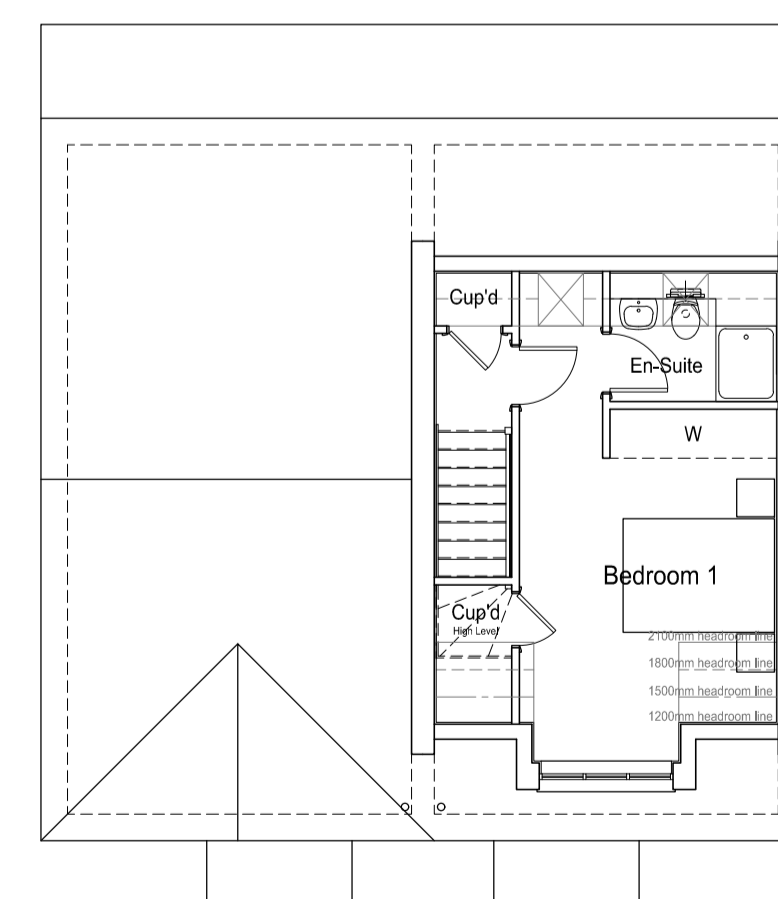
Side Elevation



Ground Floor



First Floor



Second Floor

A 22.11.21 House types amended

Revision Date	Description

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Planning

Drawing

PLOTS 11-12
 Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/110	A



Front Elevation



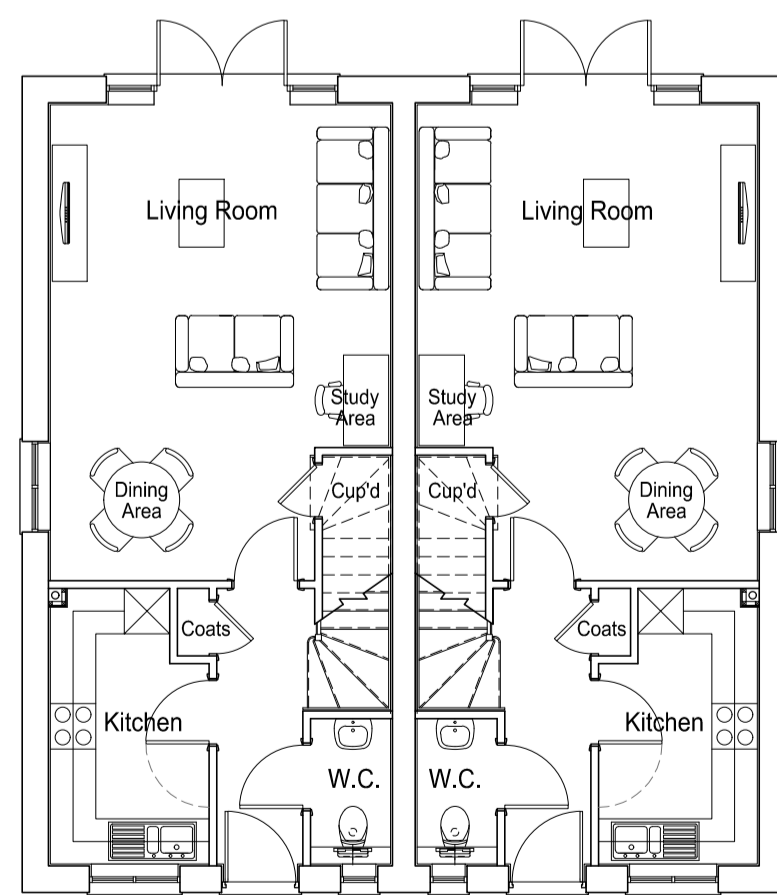
Side Elevation



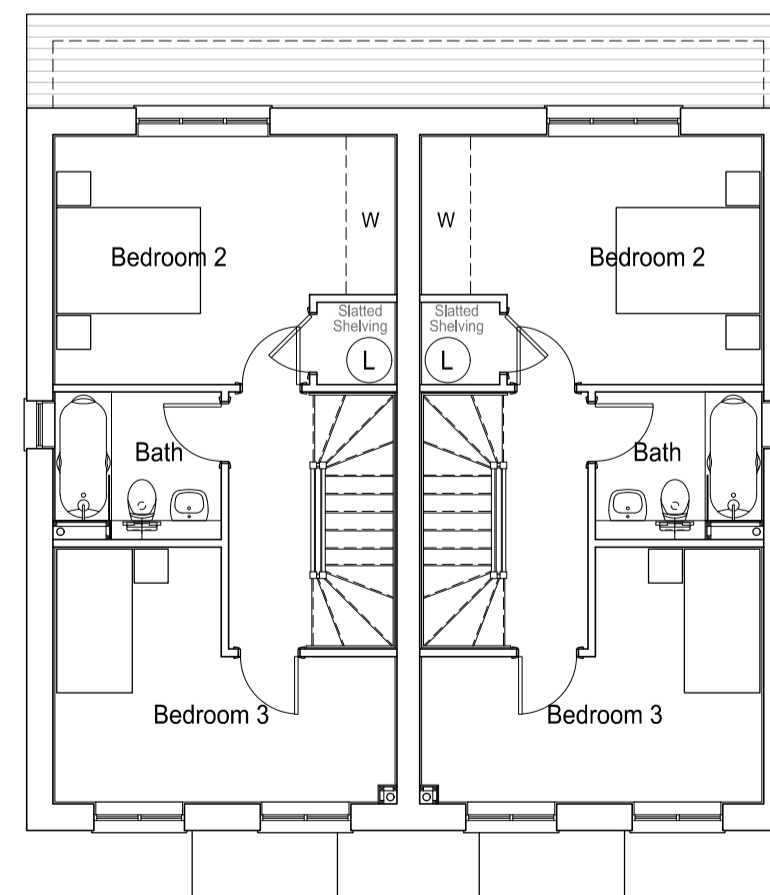
Rear Elevation



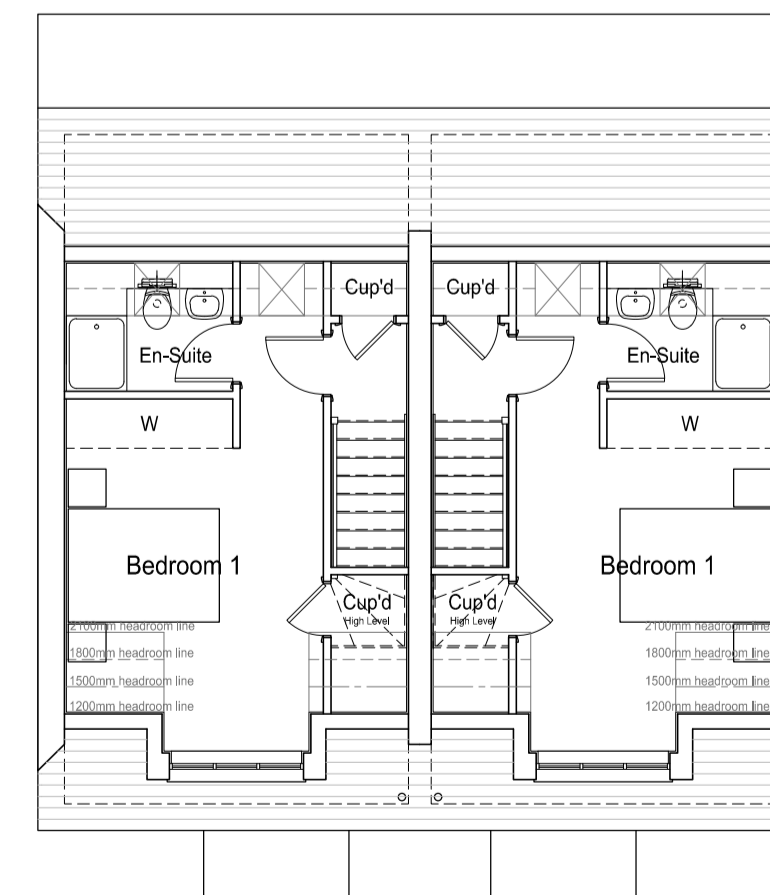
Side Elevation



Ground Floor



First Floor



Second Floor

A 22.11.21 Windows amended

Revision	Date	Description
A	22.11.21	Windows amended

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Planning

Drawing

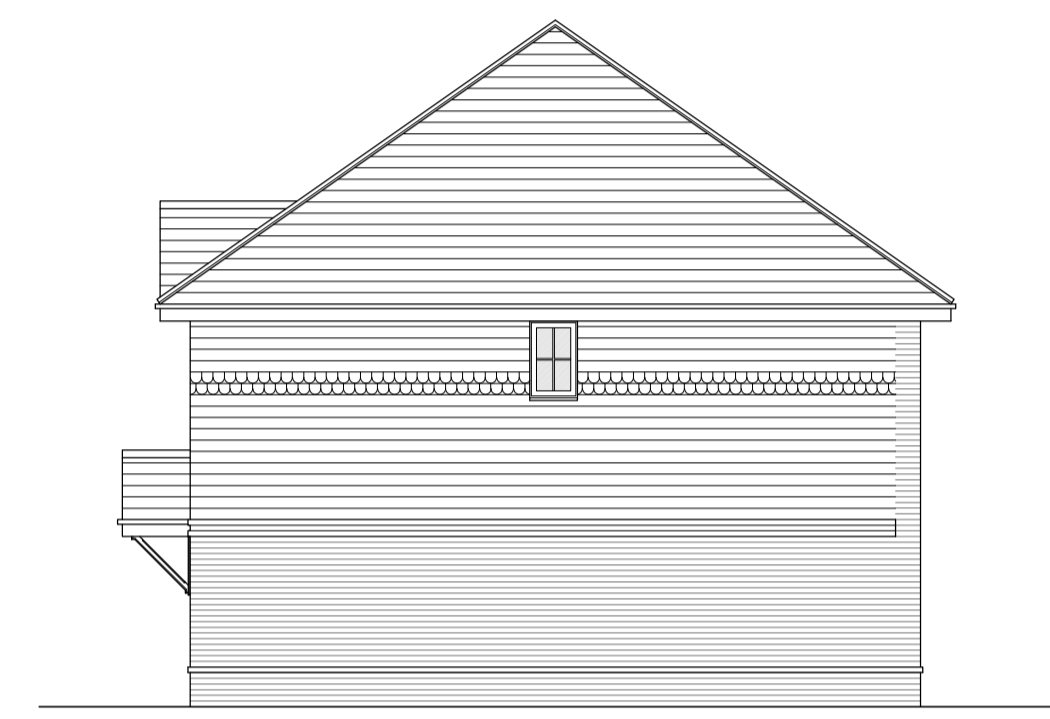
PLOTS 13-14
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/111	A



Front Elevation



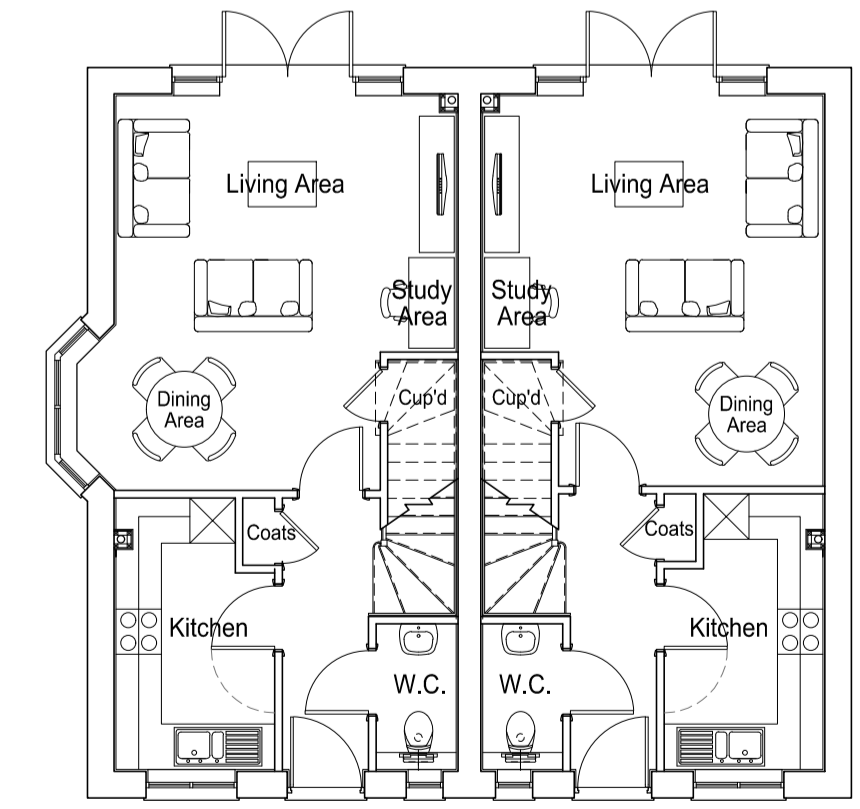
Side Elevation



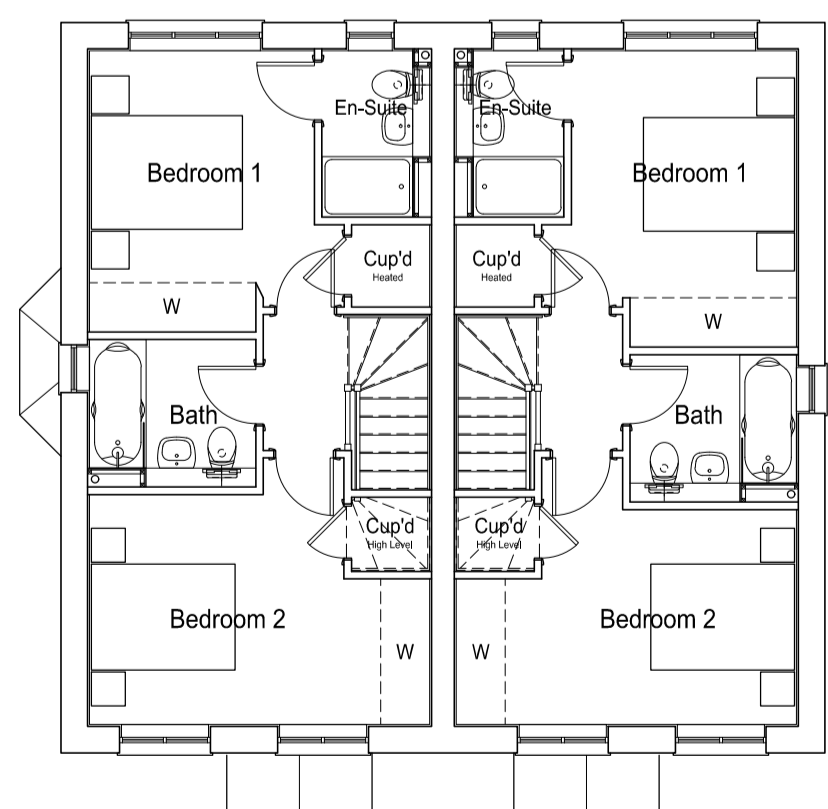
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision Date	Description



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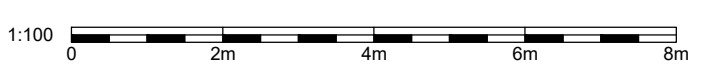
Project
Land at Wellesford Close
Banstead

Planning

Drawing
PLOTS 17-18
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/113	A





Front Elevation



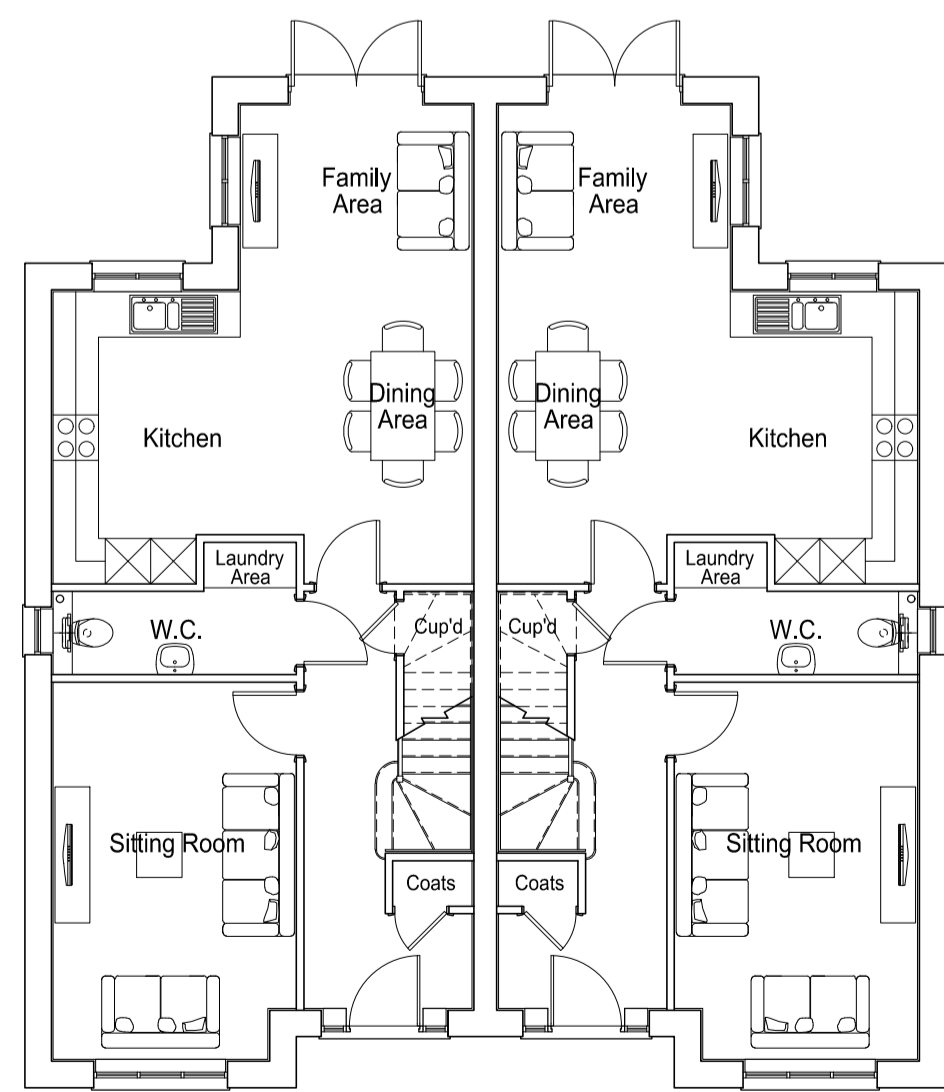
Side Elevation



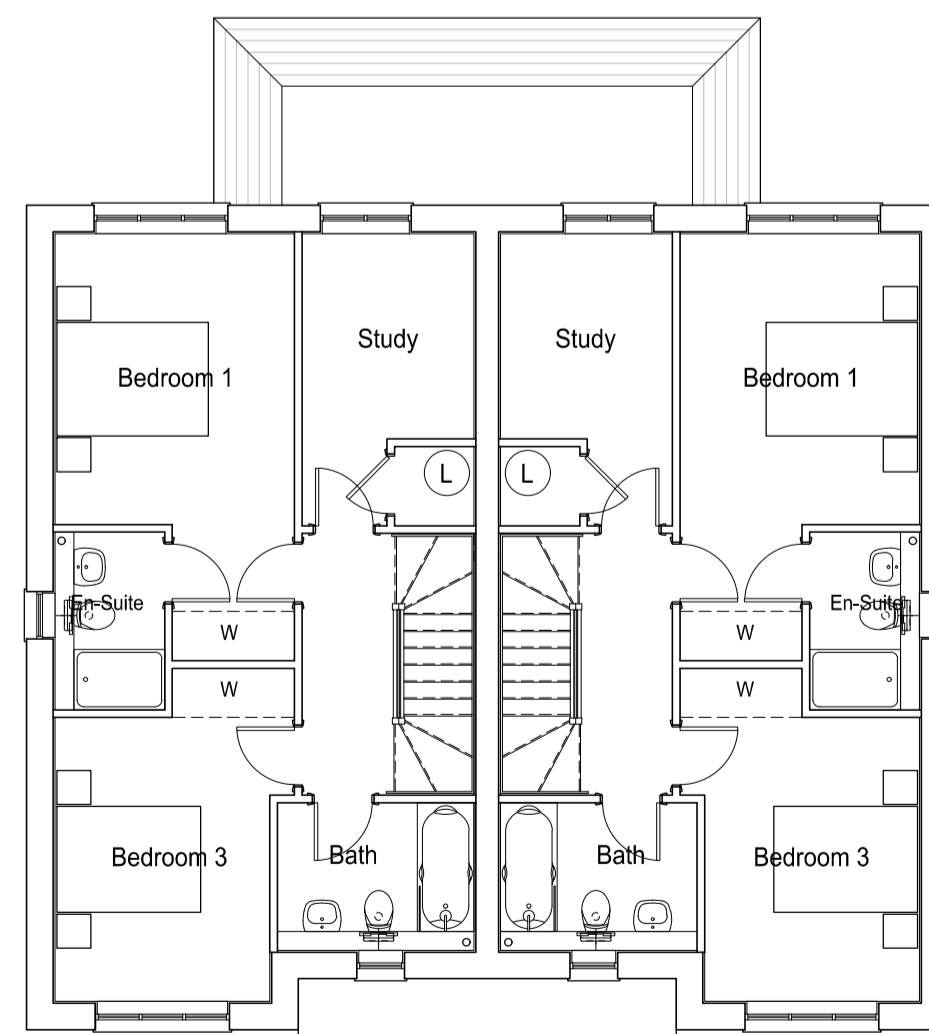
Rear Elevation



Side Elevation



Ground Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Planning

Drawing

PLOTS 9-10
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/109	A



Front Elevation



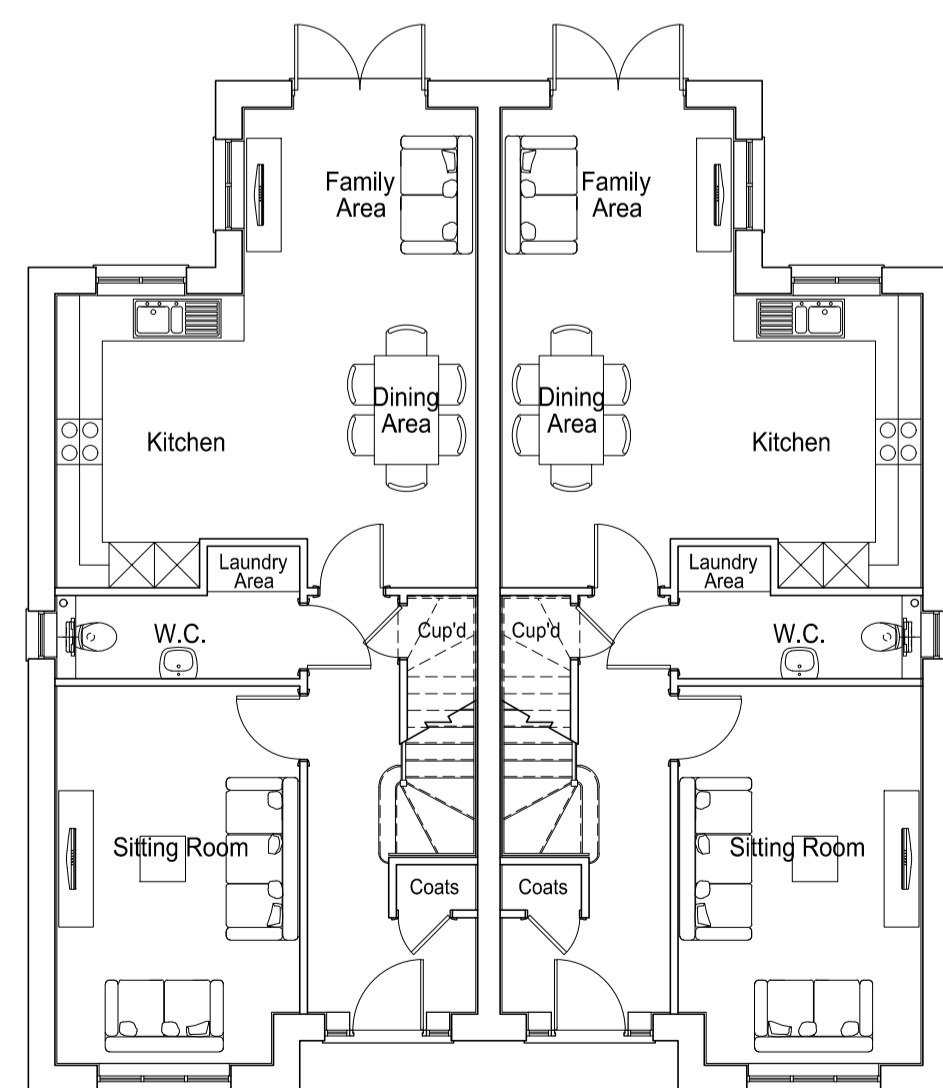
Side Elevation



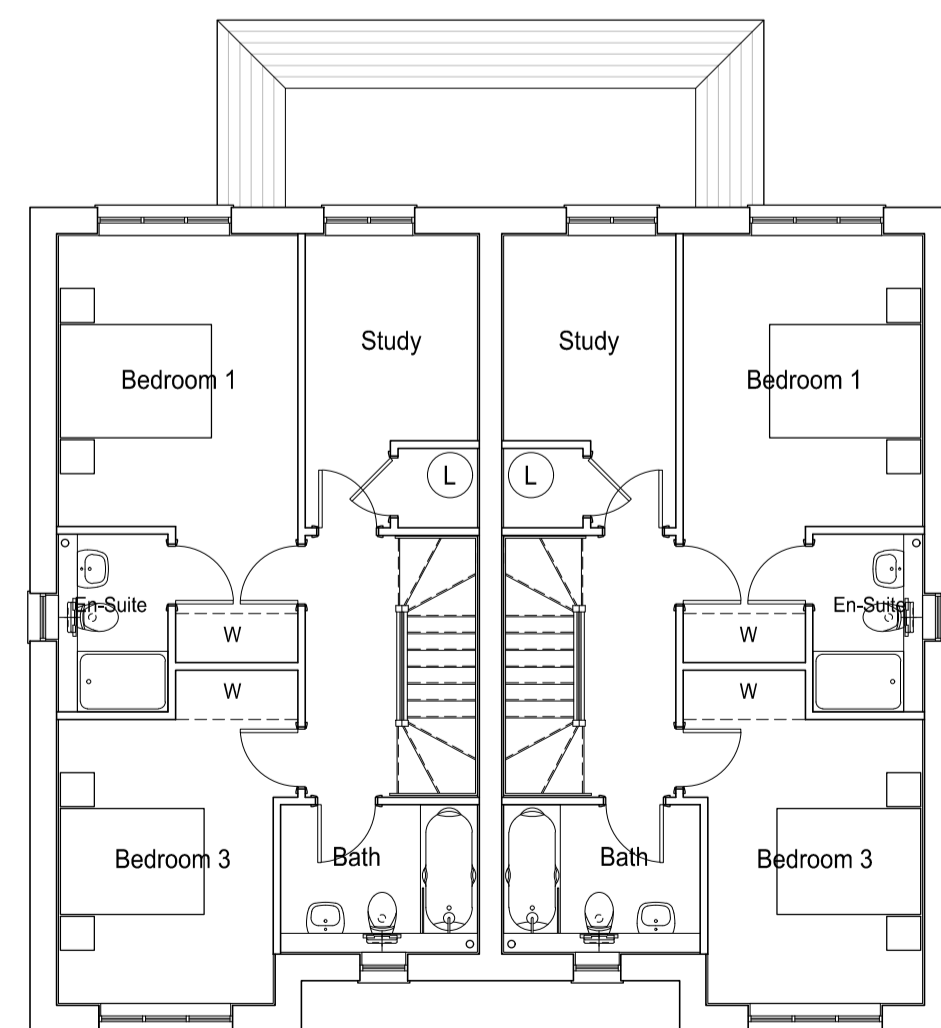
Rear Elevation



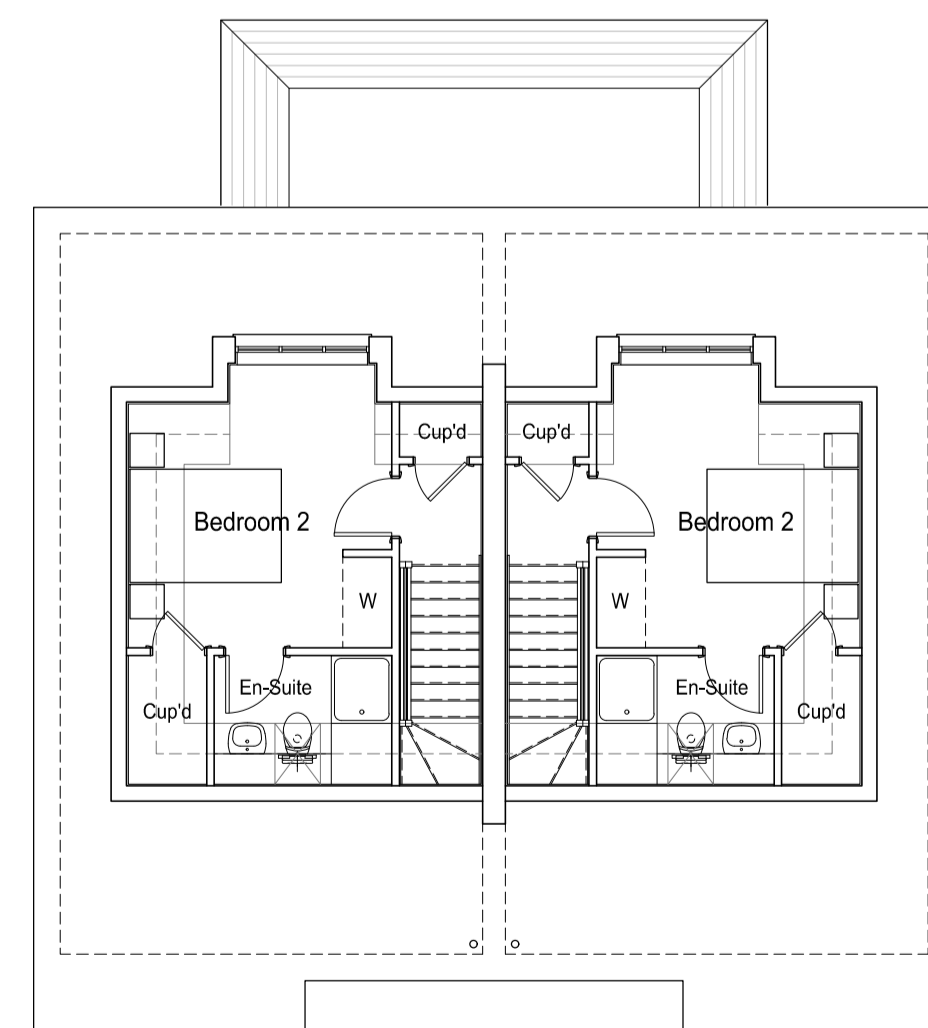
Side Elevation



Ground Floor



First Floor



First Floor

A 25.10.21 House type amended

Revision	Date	Description

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Planning

Drawing

PLOTS 6-7
Plans and Elevations

Date	Scale @ A1	Drawn
13.04.21	1:100	CE

Drawing number	Revision
1382/Pln/107	A

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 th April 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: <i>Redhill East</i>

APPLICATION NUMBER:	21/02283/F	VALID:	25/03/2022
APPLICANT:	Mr Dennehy	AGENT:	Patton Architecture & Development Ltd
LOCATION:	101 LADBROKE ROAD REDHILL SURREY RH1 1JT		
DESCRIPTION:	Erection of 10 apartments, including access, parking and amenity space, following the demolition of an existing building		
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 application seeks planning approval for demolition of existing dwelling and erection of an apartment building comprising 10 flats including access, parking and amenity space.

The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is accepted. The existing building is not listed and is not within a Conservation Area. There is therefore no objection to the loss of the existing building.

The site is located on the Western side of Ladbroke Road, Redhill. The site consists of a large detached two storey residential property with a generous garden. The majority of properties in the area are residential in nature with a mix of detached dwellings and flatted developments. There is a mix of architectural styles within the road and a varied scale of building within the road. To the south of the site and on the eastern side of Ladbroke Road there are a number of larger scale more modern flatted developments. To the north of the site the character is one of more detached properties of a traditional design and material. To the rear of the site are the properties within Lynwood Road, which are predominantly two storey semi-detached period dwellings. Their gardens are shorter than those on Ladbroke Road. These properties are set at a lower ground level. To the south-east of the site on the opposite side of the road is a locally listed building, Warwick House, 106 - 112 Ladbroke Road.

Agenda Item 6

Planning Committee
27th April 2022

Agenda Item: 6
22/002283/F

Overall, it is considered that whilst the proposed building would have a large depth and replace a much smaller building, when taking in to account the context of the surrounding area which includes larger flatted development of similar scale and design, it would not result in unacceptable harm to the character and scale of the site and surrounding area and is considered therefore that the proposals comply with the provisions of DMP Policy DES1

Whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

The proposal would meet the Council's minimum parking standards and Surrey County Council as the highway authority have raised no objection to the proposal with regard to highway safety and capacity.

The scheme would be acceptable in all other regards.

RECOMMENDATION

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

Consultations:

Highway Authority: No objection subject to conditions

Minerals and Waste Planning Authority: No objection subject to adequate waste storage facilities

Surrey County Council Lead Local Flood Authority (LLFA): Awaiting formal response but understood that the LLFA are now satisfied with the additional information. See below flooding and surface water drainage matters section for further details.

Surrey Police – Request that a condition be imposed for require Secured by Design accreditation for the development.

Reigate Society – building forward of building line and slight overdevelopment. Garage area to rear is too big. Needs more amenity space for all units.

Neighbourhood Services – Location and size of bin store now acceptable. Requests made regarding the finish of the doors and kerb.

Representations:

To date 12 responses have been received (10 objections, 2 representations) raising the following issues:

Issue	Response
Alternative location/ proposal preferred	Each case must be considered on its own merits
Crime fears	See paragraph 6.42
Drainage/sewerage capacity	See paragraph 6.30 to 6.31
Flooding	See paragraph 6.30 to 6.31
Harm to conservation area	Site is not within a conservation area
Harm to green belt/countryside	Site is not within designated green belt and is within the urban area
Harm to wildlife habitat	See paragraph 6.32 to 6.37
Health fears	See paragraph 6.17 to 6.24
Hazard to highway safety	See paragraph 6.25 to 6.29
Inadequate parking	See paragraph 6.25 to 6.29
Inconvenience during construction	See paragraph 6.17 to 6.24
Increase in traffic and congestion	See paragraph 6.25 to 6.29

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Light pollution	See paragraph 6.17 to 6.24
Loss of buildings	See paragraph 6.1 to 6.2
Loss of private views	[Officer note: not a material planning consideration]
Loss of/harm to trees	See paragraph 6.32 to 6.37
No need for the development	See paragraph 6.1 to 6.2
No electric charging points	See paragraph 6.38 to 6.41
Noise and disturbance	See paragraph 6.17 to 6.24
Out of character with surrounding area	See paragraph 6.4 to 6.11
Overbearing relationship	See paragraph 6.17 to 6.24
Overdevelopment	See paragraph 6.17 to 6.24
Overlooking and loss of privacy	See paragraph 6.23 to 6.31
Overshadowing	See paragraph 6.23 to 6.31
Very limited communal space within scheme	See paragraph 6.12 to 6.16

1.0 Site and Character Appraisal

- 1.1 The application site is located on the Western side of Ladbroke Road, Redhill. The site consists of a large detached two storey residential property with a generous garden. The majority of properties in the area are residential in nature with a mix of detached dwellings and flatted developments. There is a mix of architectural styles within the road and a varied scale of building within the road. To the south of the site and on the eastern side of Ladbroke Road there are a number of larger scale more modern flatted developments. To the north of the site the character is one of more detached properties of a traditional design and material. To the rear of the site are the properties within Lynwood Road, which are predominantly two storey semi-detached period dwellings. Their gardens are shorter than those on Ladbroke Road. These properties are set at a lower ground level.
- 1.2 The site falls within the Urban area. To the south-east of the site on the opposite side of the road is a locally listed building, Warwick House, 106 - 112 Ladbroke Road.

2.0 Added Value

- 2.1 Improvements secured during the course of the application: reduction in depth and width of building, change to position of dwelling (set further back), change in layout to increase number of parking spaces, change location of bike and bin store, removal of care ports, additional Flood Risk and ecology information.

2.2 Further improvements could be secured: Conditions will be applied regarding levels, materials, landscaping, ecology, drainage, parking and highways, electric charging, water/energy efficiency and measures to protect the amenity of neighbouring and future occupants.

3.0 Relevant Planning and Enforcement History

3.1 None

4.0 Proposal and Design Approach

4.1 This is a full application for the demolition of existing dwelling and ancillary buildings and erection of an apartment building comprising 10 flats with access, car parking and amenity space.

4.2 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.

4.3 Evidence of the applicant’s design approach is set out below:

Assessment	Section 2.0 Site Appraisal and context analysis: The site comprises a detached dwelling which faces Ladbroke Road. The site is within the settlement of Redhill and outside of the conservation area, green belt, or flood plain. The site is relatively flat, surroundings are residential in nature. Site close to public transport and local amenities. Consideration given to neighbouring properties and some of the nearby flattened schemes
Involvement	No community consultation took place.
Evaluation	Limited evaluation provided as to why how the scheme as submitted has evolved.
Design	Section 4.0 sets out the use, amount, layout, access. Scale, and appearance. Section 5.0 (conclusion) “This application has been prepared having regard to the specific characteristics of the site and the surrounding area which will blend in seemly within the local area. The Proposal comprises a sustainable form of

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	development which will contribute towards the supply of suitably located housing and the quality of the built environment and the occupants of which, will assist in creating a vibrant local community supporting the use of local facilities and businesses.”
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4.4 Further details of the development are as follows:

Site area	0.14ha
Existing use	Residential – 1 x 4 bedroom
Proposed use	Residential – 4 x 1 bedroom flat and 6 x 2 bedroom flat
Existing parking spaces	2
Proposed parking spaces	12 (10 no residential, 2no visitor)
Parking standard	12 (10 no residential, 2no visitor)
Number of affordable units	0
Net increase in dwellings	9
Existing site density	7 dph
Proposed site density	71 dph
Density in surrounding area	20 dph (97-117 Ladbroke Road) 74 dph (Holmesdale Manor 89 Ladbroke Road) 59 dph (68-122 Ladbroke Road)

5.0 Policy Context

5.1 Designation

Urban area
Parking accessibility score – 13 (high)

5.2 Reigate and Banstead Core Strategy (CS)

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment)
CS4 (Valued townscapes and the historic environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),

CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

DES1 (Design of new development)
DES4 (Housing mix)
DES5 (Delivering high quality homes)
DES8 (Construction Management)
DES9 (Pollution and contamination land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
INF3 (Electronic communication networks)
NHE2 (Protecting and Enhancing Biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)

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
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 This application seeks planning approval for demolition of existing dwelling and erection of an apartment building comprising 10 flats including access, parking and amenity space.

6.2 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is accepted. Whilst distinctive and relatively attractive, the existing building is not listed and is not within a Conservation Area. There is therefore no objection to the loss of the existing building.

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6.3 The main issues to consider are:

- Design appraisal
- Housing Mix and Standard of Accommodation
- Neighbour amenity
- Highway matters
- Flooding and surface water drainage matters
- Contamination
- Trees and Ecology
- Energy, Sustainability and Broadband
- Crime
- Community Infrastructure Levy

Design appraisal

6.4 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and 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.

6.5 The site comprises a detached two storey dwelling which has limited historic interest and is not locally or statutory listed and is set well back in to the site so that it is not a prominent feature of the area. The surrounding area is quite varied in terms of architecture and scale. As set out above to the north of the site on the western side of the road are mainly detached dwellings in generous plots, many of the properties are set back from the road with soft landscaping within their front gardens or along their front boundaries. Further to the south and east is a mix of larger scale and more modern flatted schemes and smaller residential plots with smaller frontages. These buildings have varied design with a mix of traditional and more modern design. To the west are period properties with smaller plots. The predominant materials are facing brickwork and plain tiled roofs. There are some examples of painted or rendered dwellings and slate tiled roofs. The proposed building has to be considered against this varied character.

6.6 The proposed building would be wider and significantly deeper than the existing. However the height of the proposed building would not be higher than the neighbouring properties to the north or south, as evidenced by the site section drawing. The building would retain spacing to both flank boundaries ensuring it does not appear overly cramped within its plot. The building would be set further forward than the existing dwelling however following discussions the building has been reduced in depth and set further

back from the road. The result is a set back of approximately 7 metres which is more than the neighbouring property to the south and not significantly in front of the neighbouring dwelling to the north. It is therefore considered that the proposed line of the building would sit comfortably between the neighbouring properties reflecting the staggered positions of the two properties. The frontage would have a hedge and then with the exception of the bin store an open grassed area ensuring that the proposal continues to reflect the soft landscaped and deeper frontages that characterise the properties to the north of the site. In terms of the depth of the building it is acknowledged that it does extent well beyond the rear elevations of the two immediate properties. However following amendments the building is now broken up more with the middle and rear sections reducing its depth and height. The depth of the building would therefore not be readily noticeable from the streetscene. The depth of the building would also be commensurable and indeed less than a number of the buildings within the immediate area including the flatted schemes opposite the site and the large flatted development called Holmesdale Manor. Given these factors it is considered that a flatted development of this scale and depth would not appear at odds with the character of the site and surrounding area.

- 6.7 The access road to the side of the building would allow for some soft landscaping along the boundary. Whilst the access road to the side is not ideal this does allow for parking to the rear of the site, which then allows for the frontage to be soft landscaped. It is also of note that there are a number of examples of side access roads to the more recent flatted developments. All of which have no soft landscaping at all.
- 6.8 The general design of the building would be traditional with three front facing gables and bay windows to the two end gables. There would be two flat roofed dormers to the front and rear of the site. The front dormers, which are the more prominent, would be smaller and set well down from the roof ridge and front roof slope ensuring that they appear as subservient features. Such a design is considered acceptable and similar to other recent flatted schemes in the surrounding area. The materials detailed within the application are red brick and slate roof tiles. The predominant materials in the area are a multi-brick and plain roof tile. It is considered that these materials would be more appropriate rather than slate roof and red brick. Such materials would work the proposed design. A condition is therefore recommended to secure the finalise details to ensure that the materials are appropriate for the area.
- 6.9 The site is bound by existing close boarded fences to the site and rear elevations. No change is shown to the physical boundaries. Hedging is shown to all of the boundaries. No other gates or means of enclosure are shown. This is welcomed and would ensure that the frontage does not become overly enclosed or gated. Landscaping is discussed later in the report. The refuse store is out of necessity located close to the front entrance for refuse collections but it would eventually be well screened by the front boundary hedging. A condition is recommended to secure appropriate materials for the refuse store as well as the proposed cycle store to the rear of the site.

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- 6.10 As such overall it is considered that whilst the proposed building would have a large depth and replace a much smaller building it would not, due to the factors set out above, result in unacceptable harm to the character and scale of the site and surrounding area and is considered therefore that the proposals comply with the provisions of DMP Policy DES1.
- 6.11 There is a locally listed building located to the south east of the site on the opposite side of the road at Warwick House, 106 - 112 Ladbrooke Road. The distance away from the building and the acceptable impact of the proposal on the character of the road and wider area ensures that there would not be a material impact on this non-designated heritage asset. No concern has been raised by the Council's Conservation officer from a heritage perspective.

Housing Mix and Standard of Accommodation

- 6.12 The submitted plans shows a total of 10 flats with a mix of 4 x 1 bed and 6 x 2 bed market dwellings.
- 6.13 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, the proposal provides 100% smaller units.
- 6.14 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.
- 6.15 Each flat would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. All habitable rooms would have outlook either looking to the rear or front of the site ensuring adequate outlook for the occupants and the top floor units would also benefit from secondary side facing rooflights which would provide additional light. As such the units would provide good levels of sunlight and daylight to the main habitable rooms. The flats would not have private balconies but the flats would benefit from outdoor communal amenity space to the front and rear of the site. Whilst the amount of outdoor space is quite modest given that the flats are 1 and 2 bedroom units this level of outdoor amenity space is considered to be acceptable in this case. The site is also within walking distance of Redhill Park and other amenity services within Redhill Town Centre.

- 6.16 It is also noted that the access and rear ground floor parking area is 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.

Neighbour amenity

- 6.17 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.18 To the east of the site are the residential properties on the opposite site of Ladbroke Road. The proposed building would be approximately 27 metres away from these properties. Due to the distance away from the proposed building it is considered that there would not be an adverse impact on the occupants of this building.
- 6.19 To the west of the site are the residential properties which front on to Lynwood Road. It is noted that these properties have relatively shallow rear gardens and are positioned at a lower ground level than the application site. However the rear most part of the building would be position approximately 27 metres from the rear boundary and approximately 37 metres away from the nearest rear elevation of the buildings along Lynwood Road. As such it is considered that there would not be an adverse impact on the occupants of this building with regard to overlooking, loss of privacy, overbearing impact or loss of light.
- 6.20 The property directly to the north of the site is a detached two storey dwelling. The proposed building would extend approximately 7.7 metres beyond the rear elevation of this dwelling. However the nearest element would be approximately 8.8 metres away from the side elevation of this dwelling and then the elements which extend beyond the rear elevation would be more than 10 metres from the side elevation. The height of the building would also be commensurate with the neighbouring dwelling. In terms of privacy there would be side facing rooflights but no side facing windows. The side facing windows would predominantly be secondary windows and a condition could be included to obscure the outlook and fix shut the windows. As such it is considered that there would not be an adverse impact on the occupants of this building with regard to overlooking, loss of privacy, overbearing impact or loss of light.
- 6.21 The property directly to the south of the site is understood to be split up in to a number of units which have their own garden areas to the rear. The proposed building would extend a total of approximately 10.5 metres beyond the main rear elevation of this dwelling. However the nearest element would be approximately 5.3 metres away from the side elevation of this dwelling and would only extend around 1.2 metres beyond the main rear elevation. Then

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the elements which extend further beyond the rear elevation would be more than 7.4 metres from the side elevation (9.3m at the furthest point). The height of the building would also be commensurate with the neighbouring building and the nearest part of the building does extend at single storey level a further 6 metres, reducing the extent to which the proposed building would be located past the immediately neighbouring property. In terms of privacy there would be side facing rooflights but no side facing windows at first or second floor level. The side facing windows would predominantly be secondary windows and a condition could be included to obscure the outlook and fix shut the windows. As such it is considered that there would not be an unacceptable impact on the occupants of this building with regard to overlooking, loss of privacy, overbearing impact or loss of light.

- 6.22 The access to the properties is to the south of the building and the cycle store and parking area would be to the rear of the site. This will result in a different relationship to the current arrangement and has the potential to cause some impact due to car movements and activity to the rear of the site. However given that the proposal is only for 1 or 2 bedroom flats it is not considered that this would give rise to an unacceptable level of noise and disturbance or pollution in this urban context. Landscaping is proposed along the side and rear boundaries and as set out above a condition is recommended to secure further details of external lighting. Given the limited number of windows and their domestic nature there would be no unacceptable levels of light pollution.
- 6.23 The site 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.
- 6.24 In conclusion, whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an unacceptable impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

Highway matters

- 6.25 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location
- 6.26 In terms of the access Surrey County Council County Highways Authority (CHA) has raised no objection to the proposed access following the submission of amended plans which show the required visibility is achievable at the access. They have also raised no concern with regard to highway capacity. Therefore, the proposal is considered acceptable with regard to highway safety and capacity. The CHA has recommended conditions to

secure a Construction Transport Management Plan prior to commencement to ensure highway safety during the construction phase as well as conditions to ensure that the existing access is removed and the parking is laid out as per the submitted plans.

- 6.27 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.
- 6.28 The proposed development includes 12 parking spaces, 1 for each flat and 2 visitor spaces. This meets the minimum requirements set out for a proposal of this size. On this basis, no objections are raised with regards to the provision of parking on the site. The scheme would also provide secure cycle parking for 10 bikes in line with the minimum requirements. Conditions are recommended to secure the provision of the agreed car and cycle parking provision.
- 6.29 In terms of refuse a bin store is proposed that has adequate space to provide the required mix of bins for 10 and its location at the front of the site would be accessible to the crews. Neighbourhood services are happy with the proposals subject to some further requirements, which can be secured by condition. A condition is recommended to secure the installation of the refuse area prior to occupation.

Flooding and Surface Water Drainage matters

- 6.30 The site according is located within Flood Zone 1 and is therefore at the least risk of fluvial flooding and does not require a site specific flood risk assessment or any further mitigation measures.
- 6.31 With regard to surface water drainage following initial comments from Surrey County Council as the Lead Local Flood Authority (LLFA) an updated surface water drainage strategy has been submitted which included amongst other things i) Confirmation of permeable paving throughout and ii) Flow restricted to 0.55l/s. Whilst a formal response has not been provided at the time of finalising this report it is understood from correspondence between the applicant and the LLFA that they are now satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Trees and Ecology

- 6.32 It is noted from a number of representations that during the early stages of the application process the existing trees within the site were cleared. This is regrettable however none of the trees were protected at the time and therefore the applicant was able to carry out these works without consent.

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The key is therefore ensuring that the scheme adequately replaces the lost trees and vegetation and does not impact on the nearby off-site trees. In terms of the off site trees due to the distance of the development away from these trees it is unlikely that the proposed development would impact on these trees however a condition is recommended to secure tree protection details prior to commencement to ensure that the proposed construction would not impact on these trees.

- 6.33 In terms of the proposed replacement planting following initial concerns raised the Tree Officer the applicant submitted an amended landscaping scheme. The Tree Officer provided the following comments: "It is good to see the boundary planting scheme, which now looks to have better space to provide a more sustainable feature for long term retention. The rear boundary tree planting is all a single species though. Single species planting always carries the risk of failure of the whole line in the future and greater resilience will always come with variety in a planting scheme. The selected species, Robinia pseudoacacia 'Umbraculifera' is a very formal small tree with a top worked crown that is usually maintained as, and will have the form and appearance of, a clump of green at the top of the stem. This may work for this site as it should avoid too much conflict with the parking area and provide a belt of green screen between properties, particularly with the boundary hedge as understorey. It will, however, look very formal and this species is more commonly used in an ornamental planting scheme rather than to provide a naturalistic boundary. There is too much laurel in the boundary planting. Whilst this is commonplace it will again look formal and offer little to improve the biodiversity of the site. More variety should be required in the landscape planting to include a broader range of native species. Mixed native species hedgerow plants should replace much of the laurel for the benefit of the appearance and biodiversity of the site. The applicant should note the advice provided in the 'Bat Scoping Report' from the Ecology Co-op at point 4.4 'Biodiversity Enhancement Opportunities', copied below for reference: 'It is recommended that native trees are planted as part of the soft landscaping, which will create greater habitat for a variety of birds and invertebrates. Only specimens sourced...from UK stock should be planted. The following species are recommended: wild cherry *Prunus avium*, wayfaring tree *Viburnum lantana*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, field maple *Acer campestre* for this location."
- 6.34 Therefore subject to a condition which secures an updated landscaping plan to reflect the requirements of the Tree Officer it is considered that the proposal would provide a good level of soft landscaping.
- 6.35 In terms of ecology it is noted that a number of trees have been removed from the site prior to determination of the application which is unfortunate. But as noted above the trees could be removed without permission and the replacement trees will eventually provide a similar level of tree coverage. As set out above the species proposed for the planting, in particular the hedging and rear trees could be improved upon to better encourage biodiversity with the use of native species and a larger variety of tree species.

- 6.36 Due to the demolition of the existing buildings on the site a Bat Scoping report has been undertaken. The assessment found that the main building and garage had low and negligible bat roost suitability and no evidence of bats was found during the site visit. As such no further surveys were recommended and a precautionary approach is recommended. The report also advises that any proposed external lighting should be ecologically sensitive to avoid impact on foraging and commuting bats.
- 6.37 The report did find that there was potential for the proposed development to impact upon foxes which may be present in the identified fox earth in the western section of the rear garden and the potential for badgers to make use of the fox earths in future, prior to the commencement of construction. The report therefore recommends that a further site check takes place of the identified fox earth to gather data and ascertain its use and ensure no harm comes of foxes or badgers which may be present during development. The report also makes a number of recommendations in relation to biodiversity enhancements such as bat boxes and native planting. Subject to conditions to secure the recommended mitigation measures and enhancement measures the proposal is considered to be acceptable with regarding to ecology impacts and biodiversity.

Energy, Sustainability and Broadband

- 6.38 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.
- 6.39 The submission includes an Energy Statement. This sets out a general approach to the scheme but does not refer specifically to the policy requirements of CCF1.
- 6.40 In the event that planning permission is to be granted, a condition could be imposed to seek updated information to ensure the scheme complies with the required standards and its implementation prior to the first occupation of development. Car charging points are also recommended to be secured by planning condition to provide appropriate facilities for electric cars. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.41 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.

Crime

- 6.42 Policy DES1 requires that: "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."

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- 6.43 Surrey Police has advised that the rear car parking has potential to be vulnerable to crime. They recommend a condition in relation to Secure by Design to secure further details.

Community Infrastructure Levy (CIL)

- 6.44 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 the exact amount would be determined and collected after the grant of any planning permission.

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	PAD/283/01	B	25.03.2022
Site Layout Plan	PAD/283/02	E	25.03.2022
Floor Plan	PAD/283/03	B	21.02.2022
Elevation Plan	PAD/283/04	B	21.02.2022
Proposed Plans	PAD/283/05	B	21.02.2022
Proposed Plans	PAD/283/09	A	18.03.2022
Survey Plan	2104048-01		06.09.2021
Floor Plan	2104048-02		06.09.2021
Floor Plan	2104048-03		06.09.2021
Elevation Plan	2104048-04		06.09.2021

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.

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 2019 Policy DES1.

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

5. No development shall commence including groundworks until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

6. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the 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:

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- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.55 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.).
- 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 or 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.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

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

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

8. Notwithstanding the details submitted with the application no development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces of the flatted building, including fenestration and roof, and details of the external materials for the bin and cycle store, 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.

9. 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
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (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 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

10. The bin store shown on the approved plans, unless otherwise agreed in writing, shall be erected and made ready for use (i.e. bins installed) prior to the first occupation of the development. The bin store shall also include the following:
- One of 1100L refuse bins shown shall be a 1100L paper bin
 - Left hand side door should be a bolted door, for crews to use
 - Right hand side door should be pedestrian access (for security reasons recommend this should have digital lock fitted using the council standard code)
 - Ensure that there is a dropped kerb outside the bin store to the driveway, that leads to the highway

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 2019 policy DES1.

11. Notwithstanding the submitted plan numbered PAD/283/02 Rev E no part of the development shall be first occupied unless and until the proposed belmouth vehicular access to Ladbroke Road has been constructed with tactile paving at the pedestrian crossing points and thereafter the visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2.0 metres high above the ground.

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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 2021 and Policy TAP1 Parking, access , and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

12. The development hereby approved shall not be first occupied unless and until existing access/es from the site to Ladbroke Road have been permanently closed and any kerbs, verge, footway, fully reinstated.

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 2021 and Policy TAP1 Parking, access , and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

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

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

14. The development hereby approved shall not be first occupied unless and until the cycle store has been erected and fitted in accordance with the approved plans for at least 10 bicycles to be stored. Thereafter the cycle store 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.

15. The development hereby approved shall not be occupied unless and until 10 of the available parking spaces are 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 accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

16. The development shall be carried out in accordance with the mitigation measures set out within the Bat Scoping Report (dated 31/01/2022 ref. P4760).

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.

17. Notwithstanding the landscaping shown on the plans hereby approved no development above slab level shall commence on site until a scheme for the landscaping and replacement tree planting of the site has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of 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 programme. The planting plan must include a strong mix of local native species alongside other suitable species as required and take in to consideration the recommendations of the submitted Bat Scoping Report dated 31/01/2022.

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 guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition 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 policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

18. No development above ground level shall commence until a scheme to provide biodiversity enhancement measures have been submitted to and approved in writing by the local planning authority (LPA). This should follow the recommendations of submitted Bat Scoping Report dated 31/1/2022 and be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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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 policy NHE2 of the Development Management Plan 2019.

19. No external lighting shall be installed on the building 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 and timings/method 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, neighbouring residential amenities and to ensure that any potential impact to protected species is adequately mitigated with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

20. 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.

21. 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.

22. All units 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.

23. The rooflights on the north and south side elevations shall be glazed with obscured glass and shall be non-opening, 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.

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.org.uk.
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. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. 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

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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](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)

5. The permission hereby granted shall not be construed as authority to carry out any 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 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/flooding-advice.
6. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. 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.
9. 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.

10. 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 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.

11. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
12. The applicant is reminded that the submitted Bat Scoping Report recommends a number of mitigation measures, and their implementation during construction is secured by condition. This includes the presence of a license bat specialist during soft stripping prior to demolition and a further site

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check of the identified fox earth to gather data and ascertain its use and ensure no harm comes of foxes or badgers which may be present during development.

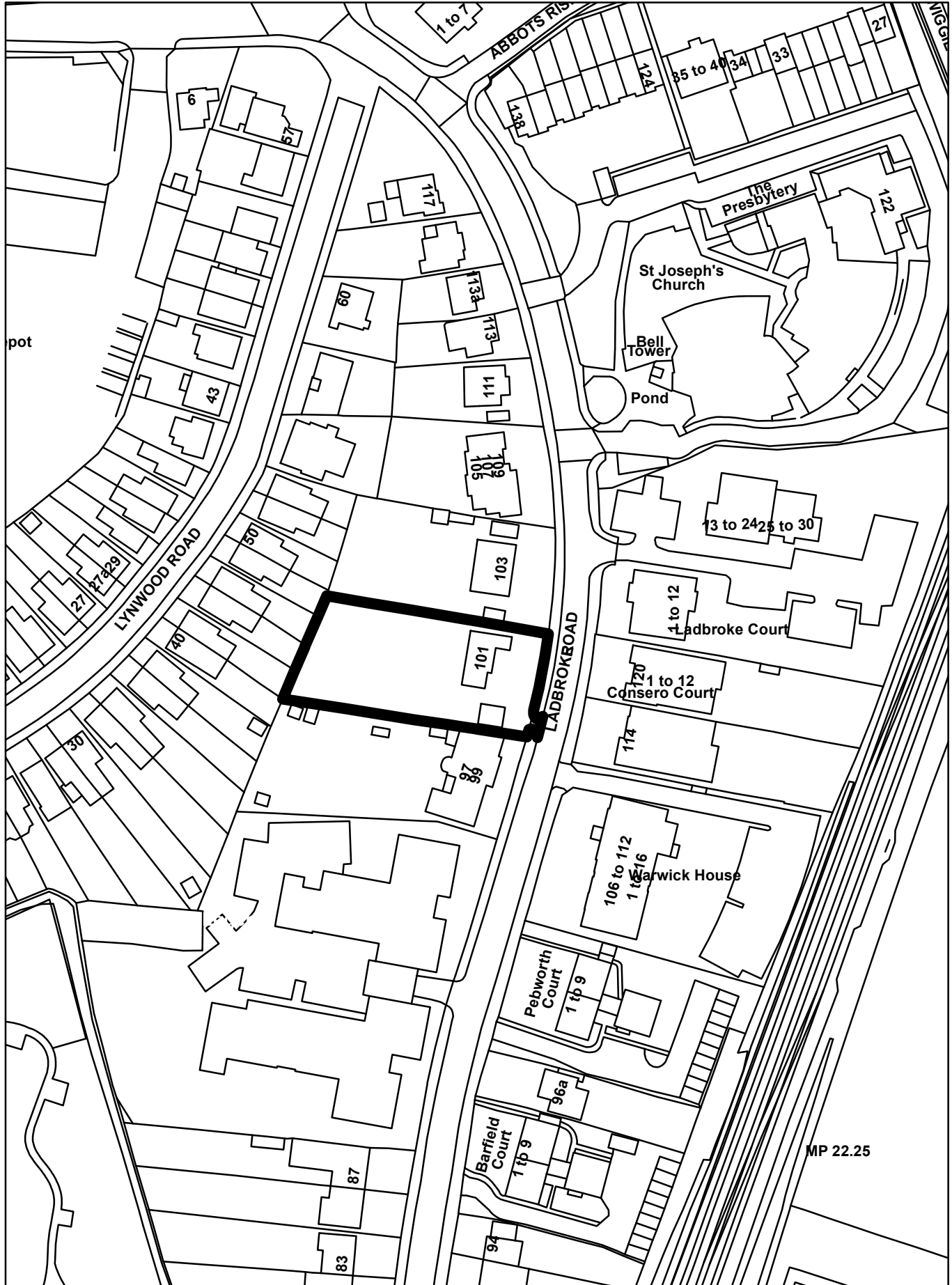
13. With regard to the external materials. The predominant materials in the area are a multi-brick and plain roof tile. It is considered that these materials would be more appropriate rather than slate roof and red brick. It is therefore expected that a multi-brick and plain tile will be submitted to meet the requirements of condition 8.

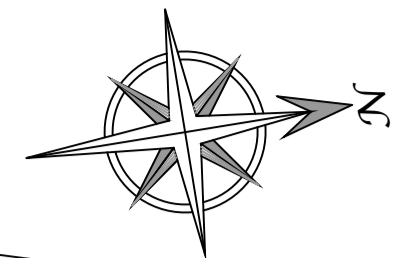
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS CS10, CS11, CS12, CS14, CS17 and DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3, NHE9 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

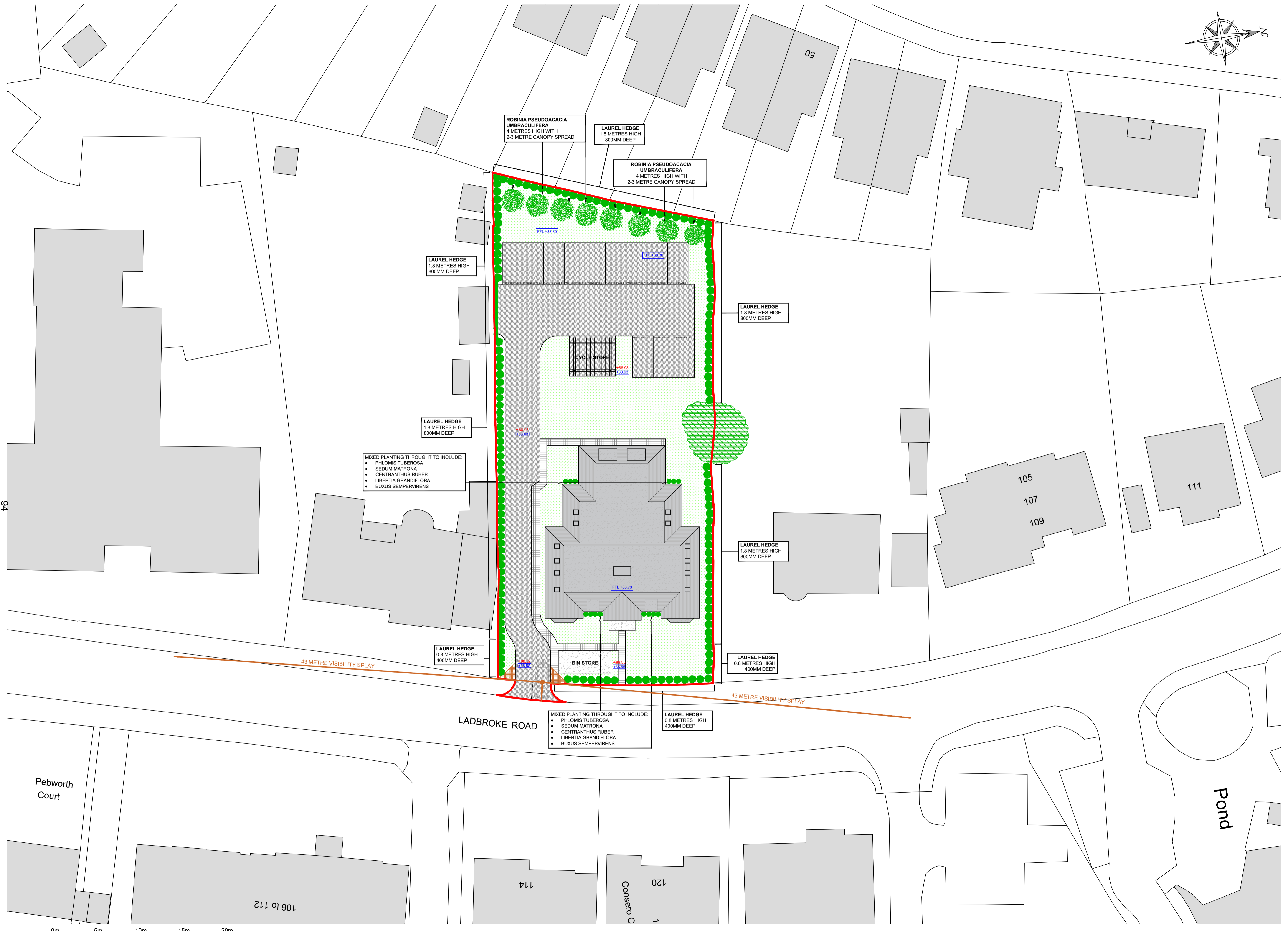
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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





Rev	Date	Info
A	20/10/2021	PLANNING OFFICER COMMENTS
B	12/01/2022	PLANNING OFFICER COMMENTS
C	14/02/2022	PLANNING OFFICER COMMENTS
D	18/03/2022	REFUSE OFFICER COMMENTS
E	25/03/2022	HIGHWAYS OFFICER COMMENTS

KEY	DESCRIPTION
[Red outline]	EXISTING BUILDING TO BE REMOVED
[Red line]	EXISTING LEVELS
[Blue line]	PROPOSED LEVELS
[Blue box]	FINISHED FLOOR LEVEL



- MIXED PLANTING THROUGHOUT TO INCLUDE:
- PHLOMIS TUBEROSA
 - SEDUM MATRONA
 - CENTRANTHUS RUBER
 - LIBERTIA GRANDIFLORA
 - BUXUS SEMPERVIRENS

- MIXED PLANTING THROUGHOUT TO INCLUDE:
- PHLOMIS TUBEROSA
 - SEDUM MATRONA
 - CENTRANTHUS RUBER
 - LIBERTIA GRANDIFLORA
 - BUXUS SEMPERVIRENS

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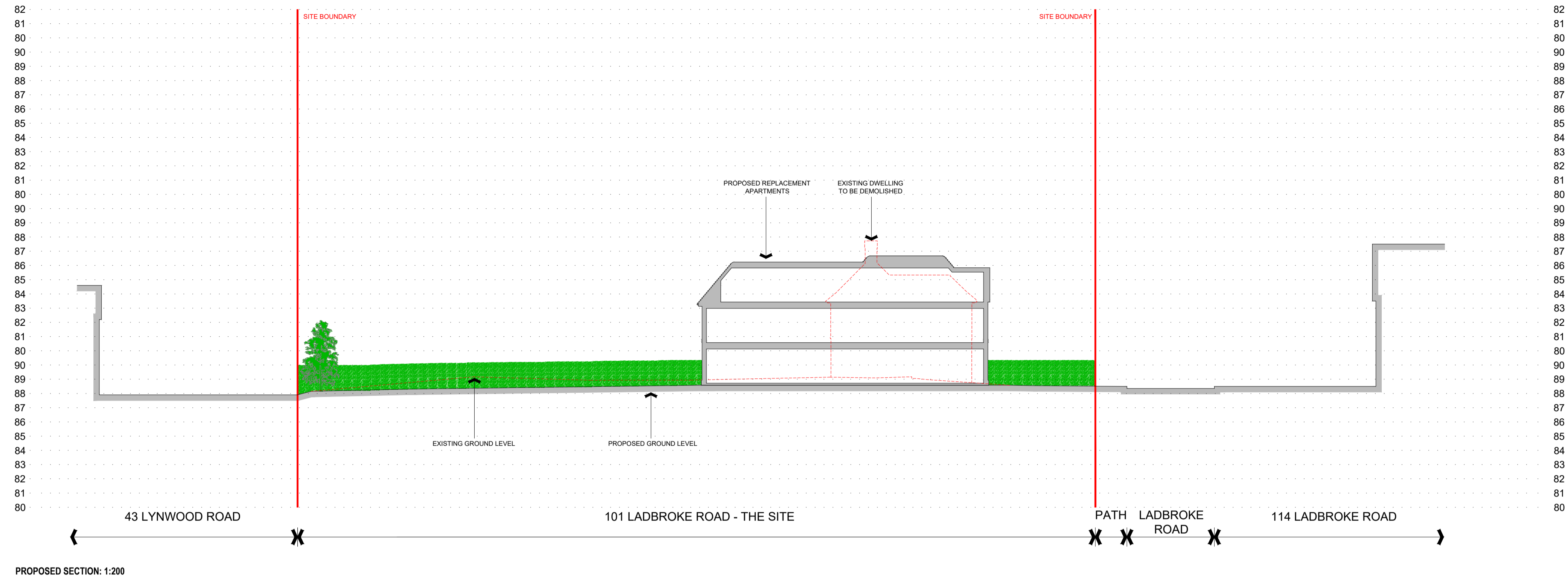
Stage: PLANNING APPLICATION
 Project: 101 LADBROKE ROAD, REDHILL, RH1 1JT

Drawn: TPS	Scale: 1:200@A1	Date: AUG 2021
Drawing No: PAD/283/02	Drawing Title: PROPOSED SITE PLAN	Rev: E

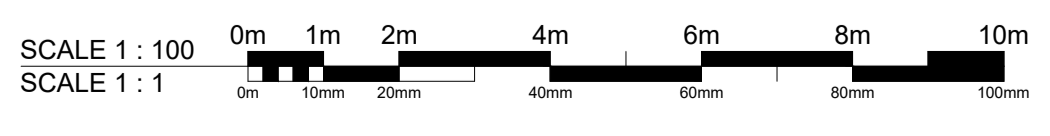
SCALE 1 : 200
 SCALE 1 : 1

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REVISION NOTES		
Rev	Date	Info
A	20/10/2021	PLANNING OFFICER COMMENTS
B	12/01/2022	PLANNING OFFICER COMMENTS



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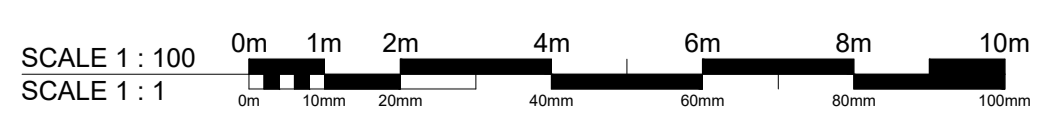
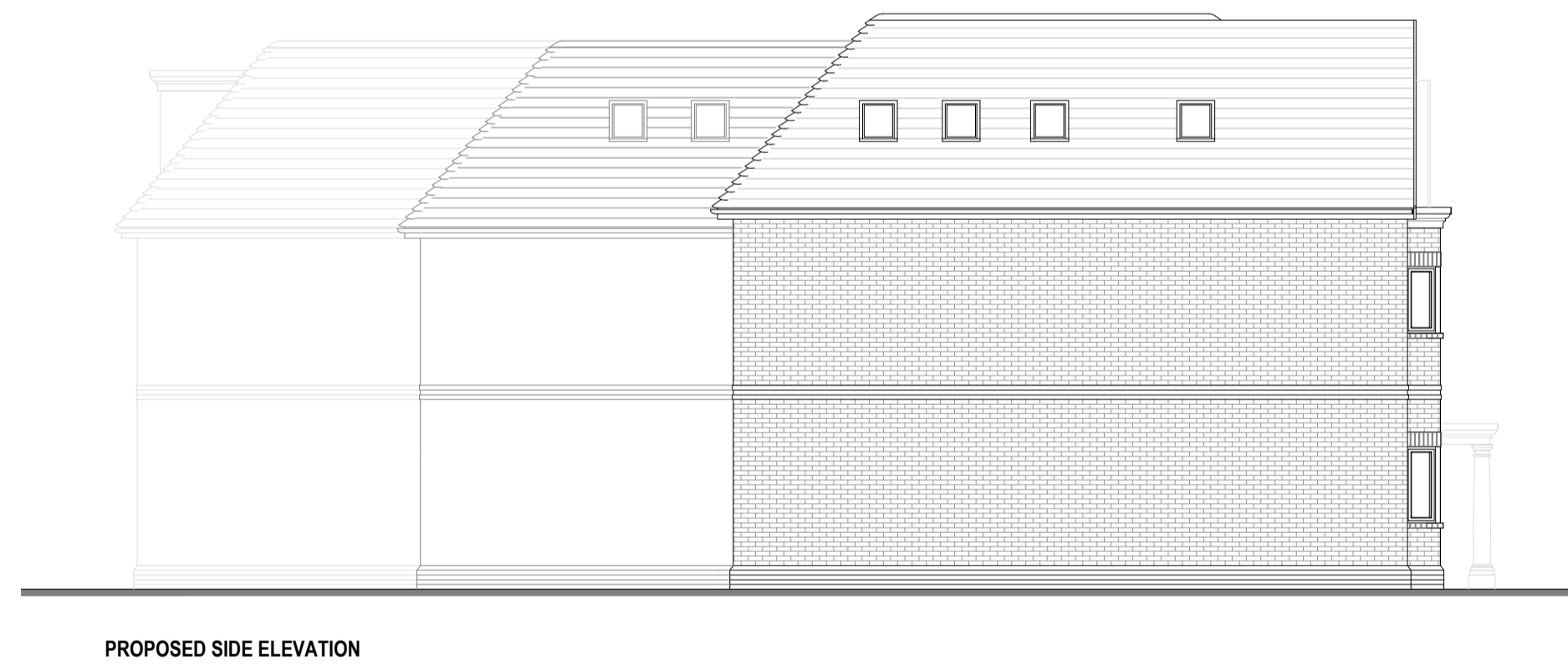
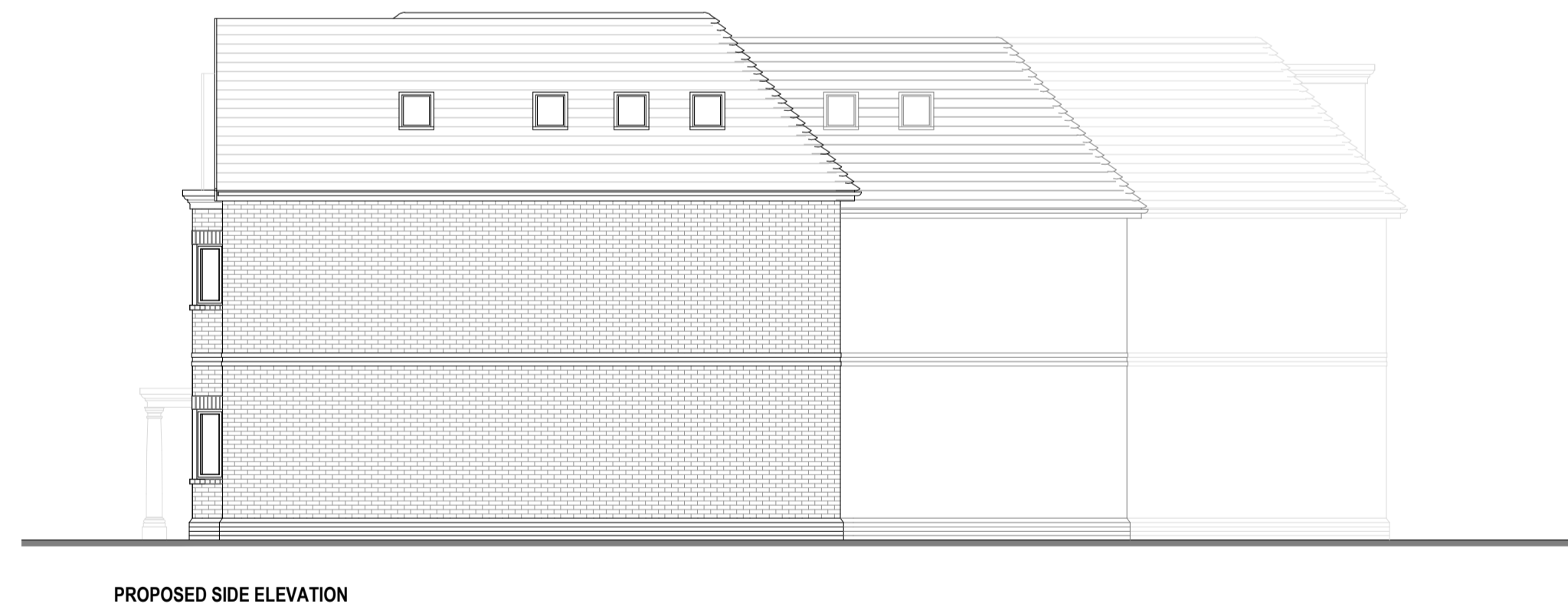
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Stage: PLANNING APPLICATION
Project: 101 LADBROKE ROAD, REDHILL, RH1 1JT

Drawn: TPS	Scale: 1:100@A1	Date: AUG 2021
Drawing No: PAD/283/05	Drawing Title: PROPOSED AND EXISTING STREET SCENE & SECTION	Rev: B

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REVISION NOTES		
Rev	Date	Info
A	20/10/2021	PLANNING OFFICER COMMENTS
B	12/01/2022	PLANNING OFFICER COMMENTS




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<p>Stage: PLANNING APPLICATION</p>		
<p>Project: 101 LADBROKE ROAD, REDHILL, RH1 1JT</p>		
Drawn	Scale	Date
TPS	1:100@A1	AUG 2021
Drawing No	Drawing Title	Rev
PAD/283/04	PROPOSED ELEVATIONS	B

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21/02769/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	27 April 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Lesley Westphal	
	TELEPHONE :	01737 276769	
	EMAIL:	Lesley.westphal@reigate-banstead.gov.uk	
AGENDA ITEM:	7	WARD:	Hooley Merstham & Netherne

APPLICATION NUMBER:	21/02769/F	VALID:	5/11/21
APPLICANT:	MS UK Property	AGENT:	Darling Associates
LOCATION:	131 BLETCHINGLEY ROAD, MERSTHAM REDHILL SURREY RH1 3QG		
DESCRIPTION:	Construction of 2 semi detached houses with parking and vehicle crossovers		
DRAWING NUMBERS:			

SUMMARY

The proposed development comprises the erection of one pair of semi detached houses on a piece of vacant land within the urban confines of Merstham. The application follows another for 4 flats which was refused and dismissed at appeal on grounds of harm to character and the amenities of neighbouring occupiers.

In respect of the design and impact of the scheme upon the character of the surrounding area it would now be designed with hipped roofs rather than gables as previously and generally in a manner and with such spatial characteristics as to blend sympathetically with the existing development in the area.

Whilst it has potential for overlooking of the property to the rear of the site, the use of obscure glazing would overcome any concerns in this respect. The scheme would, in order to protect neighbours amenities, result in one bedroom having a partially obscure glazed window but on balance this is considered to be acceptable, with two other usable bedrooms being available with adequate views out to their surroundings.

With regards the issues of loss of light and overbearing impacts, the proposed reduction in the width of the building, combined with the incorporation of hipped roofs rather than gables is, on balance, sufficient to ensure that the impacts in this regard would be acceptable and not warrant refusal.

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Adequate facilities including parking, gardens, room sizes and layout would be achieved and the scheme would overall provide a satisfactory level of accommodation, that blends well with the surrounding area.

The site would lie within a sustainable location providing accommodation to contribute towards the Councils housing supply. It would in the process provide some employment during the construction period as well as new residents to contribute to the local economy.

RECOMMENDATION(S)

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

Consultations:

Highway Authority:

The proposed development has been considered by the County Highways Authority who having assessed the application on safety, capacity and policy grounds recommends conditions regarding the following matters in any permission granted:

- construction of the vehicular access
- Provision of on site parking
- Provision of fast charge sockets

Representations:

Letters were sent to neighbouring properties on 9 November 2021. 7 responses have been received, (3 objections, 3 support and one neutral) raising the following issues:

Issue	Number	Response
Harm to wildlife		See paragraph 6.23-6.24
Harm to neighbours amenities through Noise and disturbance, overlooking and loss of privacy, overshadowing and loss of private view		See paragraph 6.1-6.17
Out of character		See paragraph 6.3-6.6
over development		See paragraph 6.3-6.3
loss of property values		Not a material planning consideration
hazard to highway safety		See paragraph 6.18 – 6.21
loss of on street parking		See paragraph 6.18-6.21
flooding		See paragraph 6.22
In keeping with local architecture		See paragraph 6.3-6.6
Enhancement of existing wasted land		See Paragraph 6.3-6.6
Providing much needed accommodation		See summary
Inconvenience during construction		See paragraph 6.17
Welcomed economic impact resulting from new residents		See summary

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1.0 Site and Character Appraisal

- 1.1 The site comprises a piece of former garden land at the side of 131 Bletchingley Road. It is flat and grassed with no features of particular interest.
- 1.2 To the rear lies the two storey property of 156 Malmstone Avenue, to the east the rear garden s of 158 Malmstone Avenue and 214 Gladstone Way, to the west the flank wall and garden of 131 Bletchingley Road and to the south the deep grass verge that adjoins Bletchingley Road
- 1.3 The surrounding area is residential in nature with predominantly terraced and semi detached 2 storey houses predominantly with brick elevations and pitched tiled roofs. A deep grass verge runs between the front gardens of houses on this side of Bletchingley Road and the highway.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Reduction in the number of dwellings and improvements to the design reducing the scale and reducing the potential for overlooking of adjacent properties.
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements could be secured: Conditions to address issues regarding materials.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|-----------------------------------|
| 3.1 | 20/00769/F | Erection of two storey block of 4 flats | Refused for the following reasons |
|-----|------------|---|-----------------------------------|

1. The proposed development would, by virtue of its layout, siting, scale, bulk and massing of the building, lack of separation to the side and rear boundaries, result in an uncharacteristically dominant and cramped building within the street scene and an overdevelopment of the site which would be harmful to the character of the locality. This adverse effect would be exacerbated by the parking dominated frontage with lack of space for soft landscaping. The proposal is therefore contrary to Policies CS1 and CS4 of the adopted Reigate and Banstead Core Strategy, Policy DES1 of the Reigate and Banstead Development Management Plan 2019, the Reigate and Banstead (Supplementary Planning Guidance) Local Distinctiveness Design Guide and the National Planning Policy Framework 2019.
2. The development would be detrimental to the amenities of the adjoining residential properties by reason of overlooking and a loss of privacy to 156, Malmstone Avenue and an overbearing and dominant impact to both 156, Malmstone Avenue and 131, Bletchingley Road, contrary to policy DES1 of the

Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF

3.2 Appeal lodged and dismissed with the Inspector concluding:

- Whilst the building would respect local character its massing would be accentuated by gable end roofs that contrast with the hipped roofs to the terrace.
- The western flank would be close to and dominate the entrance to 131 on its flank
- The splayed flank on the opposite boundary would appear odd in an area of rectangular housing
- The frontage would be mainly hard surfacing : ..all resulting in limited harm to the character of the area
- Significant level of overlooking to the house at the rear from first floor windows emphasised by the closer separation distance than found elsewhere nearby
- Overbearing impact for the residents at 154. The appeal decision is attached.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a two storey pair of semi detached three bedroom houses. The houses would face onto the highway with the rear wall approximately level with the main rear wall of 131 Bletchingley Road. The houses would set in from the flank boundaries sufficiently to allow a single parking space alongside each house. The rear gardens would be on average 7.4 metres long.
- 4.2 The separation between the rear two rear wall of these houses and the rear of two storey wall of 154 Malmstone Ave would be between 14m's-16.5m's. This property has a single storey conservatory that projects into the rear garden.
- 4.3 Each house would have a vehicular crossover leading from the highway to the front garden and two off street spaces would be provided for each house. Sufficient space would be retained for a planted front garden to each house.
- 4.4 The design would be brick faced with pitched tiled roofs with hipped ends rather than the gables which were found to be harmful in the planning appeal. Each house would have a modest canopied entrance and three bedrooms - two facing onto the street and one facing to the rear of the site alongside a bathroom. At ground floor a separate kitchen and a single living dining room are proposed.
- 4.5 The design approach is summarised very simply as one that would align the houses with the main body of other houses in the adjacent terrace with houses constructed of brick with pitched roofs and hipped ends. Fenestration at the rear would be obscure glazed to avoid overlooking.

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- 4.6 Parking would provide 2 space per unit accessed by means of crossovers over the existing verge utilising permeable plastic grid system which will be seeded with grass. Each dwelling to have storage for bins and bicycles.
- 4.7 Further details of the development are as follows:

Site area	0.03 hectares
Existing use	Formerly garden space
Proposed use	Two houses
Existing parking spaces	0
Proposed parking spaces	4
Parking standard	4
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban area
Medium accessibility area (6)

5.2 The Reigate and Banstead Core Strategy:

CS1 Presumption in favour of sustainable development
CS10 Sustainable development
CS11 Sustainable construction
CS14 Housing needs of the community
CS17 Travel options and accessibility

5.3 Reigate and Banstead Development Management Plan 2019

DES1 Design of new development
DES5 Delivering High Quality Homes
DES8 Construction Management
TP1 Access, Parking and servicing
CCF1 Climate change mitigation
NHE2 Protecting and Enhancing Bio diversity and area of Geological Importance

5.4 Other Material Considerations

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development

Other

Human Rights Act 1998

6.0 Assessment

6.1 The site lies within an urban, sustainable location and the Council have accepted the principle of the development of this site providing such development can comply with the relevant policies of the Development Plan, as discussed below. This position was accepted by the Inspector in the previous planning appeal

6.2 The main issues to consider are:

- Design and Impact upon local character
- Quality of accommodation
- Neighbour amenity
- Access and parking
- Flooding
- Ecology

Design and Impact upon character of the Area

6.3 DMP Policy DES1 is the most pertinent policy for consideration in this scheme. It requires in essence that new development fits sympathetically within existing development, acknowledging any special character that exists. This requires attention not only to the design and materials, but also to plot size, plot width, scale and mass of the building and elements such as landscaping.

6.4 The appearance of the proposed dwellings would be of a traditional form that would match the surrounding housing sympathetically. Whilst a pair of semi detached units rather than adjoining the neighbouring terrace, the general scale and form of development would nevertheless sit sympathetically within its surroundings.

6.4 The flank wall facing onto 131 Bletchingley Road would be separated from the flank wall of that house by approximately 3.5m's – a distance which in appearance terms would not appear cramped in relation to that dwelling. The separation from the easternmost boundary would be just under 3m's and wall would lie between 2.5 – 4.0 m's. Since that boundary is the rear garden boundary for a dwelling in Radstock Way, over 30m's distant this is also considered acceptable.

6.5 The separation of the proposed dwellings from the rear is greater than previously considered in the appeal, although at the shortest distance on marginally larger. However the concerns expressed by the Inspector about the gabled roofs have been addressed, there is a greater separation distance around the proposed houses and, as will be seen below, there is no overlooking issue with this scheme. Consequently, whilst an ideal back to back separation distance would be around 20m's that proposed here is considered acceptable. It would be significantly shorter than in some nearby properties

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which have much longer gardens than would be sought as part of a new development, but there are many instances around this site, where for instance an end of terrace backs onto the flank wall of a terrace in an adjacent road, where this separation distance is found...indeed in some instances a smaller separation is seen

- 6.6 The scheme would result in two additional crossovers across the deep grass verge in front of the houses. Other houses have already carried out such works and the visual impacts could be mitigated by the use of a modular system that allows the grass to grow through the membrane used. Overall it is considered that the scheme would fit comfortably within the spatial and design character of the surrounding area.

Quality of Accommodation

- 6.7 DMP Policy DES5 requires all new residential development to provide high quality adaptable accommodation, providing good living conditions for future occupants.
- 6.7 In this instance the proposed layout and room sizes are acceptable with only one concern: that being the obscure glazed window to the rear facing bedroom two window. This window in both units would lie too close to the house at the rear to be fully clear glazed – leading to unacceptable level of overlooking and loss of privacy. It is accepted that the design of these windows would be fine – with conventional sized windows but with the lower portion obscure glazed and the upper portion clear glazed on both rear facing bedroom and bathroom windows. Whilst it is accepted that a bathroom window could be obscure glazed it is less clear that this is acceptable for a bedroom window. There is no other option for the two rear facing bedrooms without compromising neighbours privacy. On balance however it is considered that since these would be three bedroom houses, there would still be two bedrooms with clear glazing with the option given recent changes to home working arrangements that the rear bedroom could function as a study or such a room that does not necessarily depend so much upon clear glazing to provide an acceptable environment.
- 6.9 The rear gardens of the two houses would be overlooked from the first floor rear windows of 154 Malmstone Avenue at between 14-16.5 m's. Whilst not ideal, that level of overlooking is already available between the rear of 154 and the rear garden of 131 Bletchingley Road. Similar separation distances exist between the rear of 212 Radstock Ave and 158 Malmstone Avenue and dwellings on the opposite side of Malmstone Avenue and houses in Chilmark Gardens also experience similar separation levels.
- 6.10 Overall whilst acknowledging that the separation levels are not ideal, there are other examples in the near vicinity that leads officers to conclude that, on balance, this scheme would not be unacceptable on that basis.

Neighbours Amenities

- 6.11 DMP Policy DES1 seeks to protect the amenities of existing occupants from adverse impacts of new development through a range of issues such as overlooking, overshadowing, visual intrusion, noise etc.
- 6.12 The residents most affected by the scheme would be those at 131 whose side entrance faces onto the site and 154 Malmstone Avenue at the rear of the site.
- 6.13 Subject to a condition to ensure that the lower portions of the rear facing windows would be obscure glazed, no surrounding neighbour would suffer a loss of privacy or overlooking from the proposed scheme.
- 6.14 Sufficient off street parking would be provided such that there are not anticipated to be significantly harmful impacts to the neighbours amenities through the loss of on street parking. Some residents of Bletchingley Road have crossovers providing off street parking and it is clear that in the near vicinity many houses have off street parking. Overall it is not considered that the scheme would cause significant harm in this respect.
- 6.15 The proposed houses would lie sufficiently far from the flank of 131 Bletchingley Road such as to not cause an adverse impact such as considered harmful previously by the Inspector.
- 6.16 Some overshadowing would occur of the rear of 154 Malmstone Avenue but through the course of the day sufficient light and sunlight would reach this house and its garden that this impact would not be unacceptable and the Council's own daylight assessments would be passed. The proposal represents an improvement from the previous in this regard and with regards any overbearing impact by virtue of the increase space to the side boundaries and the use of a hipped, rather than gable-ended roof which will allow more visible space around the building. On balance, therefore whilst there would clearly be a change to the outlook and living conditions of the occupiers of 154 Malmstone Avenue, the impacts of the proposal would not be so harmful as to warrant refusal on this ground alone.
- 6.17 Concern has been raised about the inconvenience during construction but this is not a sufficient reason for which to refuse a scheme. Overall it is considered on balance that the impacts of the scheme whilst noticeable to these around the site, would not be unacceptable.

Access and parking

- 6.18 DMP Policy TAP1 requires that all development be required to provide safe and convenient access for all road users, not to cause highways safety concerns, not to unnecessarily impeded the free flow of traffic and to provide sufficient off street parking .
- 6.19 Each house would have two off street parking spaces accessed via Bletchingley Road. This would potentially result in the loss of two on street

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spaces but there is considered to be sufficient on street parking in the general area that this would not cause such harm as to be unacceptable. Visually the crossovers would be acceptable and would reflect others nearby.

- 6.20 The scheme has been considered by the County highways Authority and is considered acceptable in terms of highways safety and the free flow of traffic.
- 6.21 Overall the scheme is considered acceptable in terms of its highways impacts.

Flooding

- 6.22 Concerns have been expressed by some residents about potential flooding and drainage issues. The site lies in Floodzone 1 which is land at the lowest risk of flooding and is not identified as experiencing surface water flooding. Consequently there is not considered to be a flooding risk associated with the scheme.

Ecology

- 6.23 DMP Policy NHE2 addresses the issue of protection of bio diversity and ecology requiring that all schemes be designed where possible to provide bio diversity enhancements and protection against losses.
- 6.24 This land appears to have been former garden land and if not certainly appears to have been maintained as such with the grass kept short and there being no appreciable landscaping on the site. The site does not lie in close proximity to a wildlife site. It is considered that a bio diversity enhancement could be achieved on this site by linking such enhancements to a landscaping scheme. Both these aspects could be dealt with by appropriate conditions. Accordingly therefore Policy NHHE2 could be complied with.

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
Other Plan	UNNUMBERED		09.11.2021
Site Layout Plan	006	A	22.10.2021
Elevation Plan	004	A	22.10.2021
Proposed Plans	005	A	22.10.2021
Proposed Plans	008		05.11.2021
Block Plan	007		05.11.2021

Location Plan

UNNUMBERED

05.11.2021

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 above ground floor slab level shall commence on site until a scheme for the landscaping has been submitted to and approved in writing by the local planning authority. The Landscaping scheme shall include details of hard landscaping, boundary fencing of treatment, 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, the reinstatement of evergreen ornamental shrubbery set between the extended area and the Victorian building, numbers/densities of planting and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first 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 guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition 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 policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

4. The development shall not be occupied until unless and until each of the dwellings have been 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), and a further 20% of the available spaces to be provided with power supply to provide additional fast socket if required, in accordance with a scheme to be submitted to and approved in writing the LPA.

Reason: In recognition of Section 9 Promoting Sustainable Transport in the NPPF and in order to meet the objectives of the NPPF and to satisfy the provisions of Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

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5. The proposed vehicular accesses to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be permanently retained.

Reason: In order that the scheme should not prejudice highways safety nor cause inconvenience to other highway users.

6. Spaces shall be laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking area shall be retained and maintained for their designated purpose.

Reason: In order that the scheme should not prejudice highways safety nor cause inconvenience to other highway users.

7. Prior to any works above slab level, details shall be provided in writing to and be approved by the Local Planning authority of the proposed bio diversity enhancements and mitigation proposed to ensure a total net increase in bio diversity. The scheme shall be carried out in accordance with the approved details.

Reason: To accord with the provisions of Policy NHE2 of the Reigate and Banstead Development Management Plan 2019 and the National Planning Policy Framework.

8. Prior to any works above slab level, details shall be provided in writing to and be approved by the Local planning authority of the proposed external materials. The scheme shall be carried out in accordance with the approved details.

Reason; To ensure a satisfactory appearance upon completion in accordance with the provision of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

9. The first floor windows in the north elevation 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.

10. 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.

11. 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring properties by overlooking and to protect the visual amenities of the area in accordance with Policy DES1 of the Reigate and Banstead Borough Development Management Plan 2019.

13. Prior to the commencement of development a scheme for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority.

Reason: In order to provide ecological benefits with regards Policy NHE2 of the Development Management Plan 2019.

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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, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or 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.

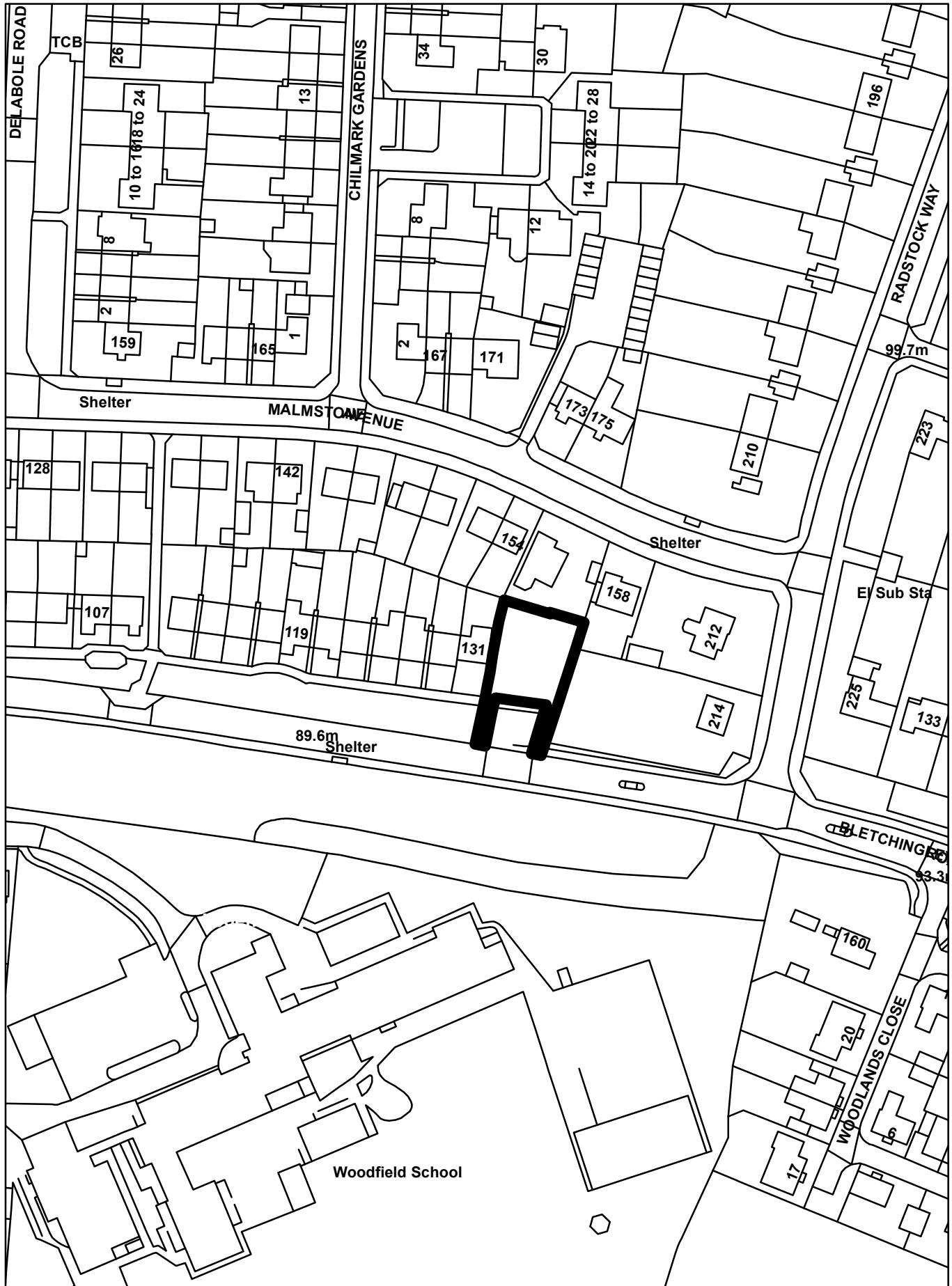
Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

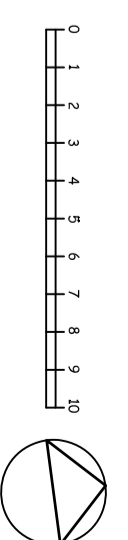
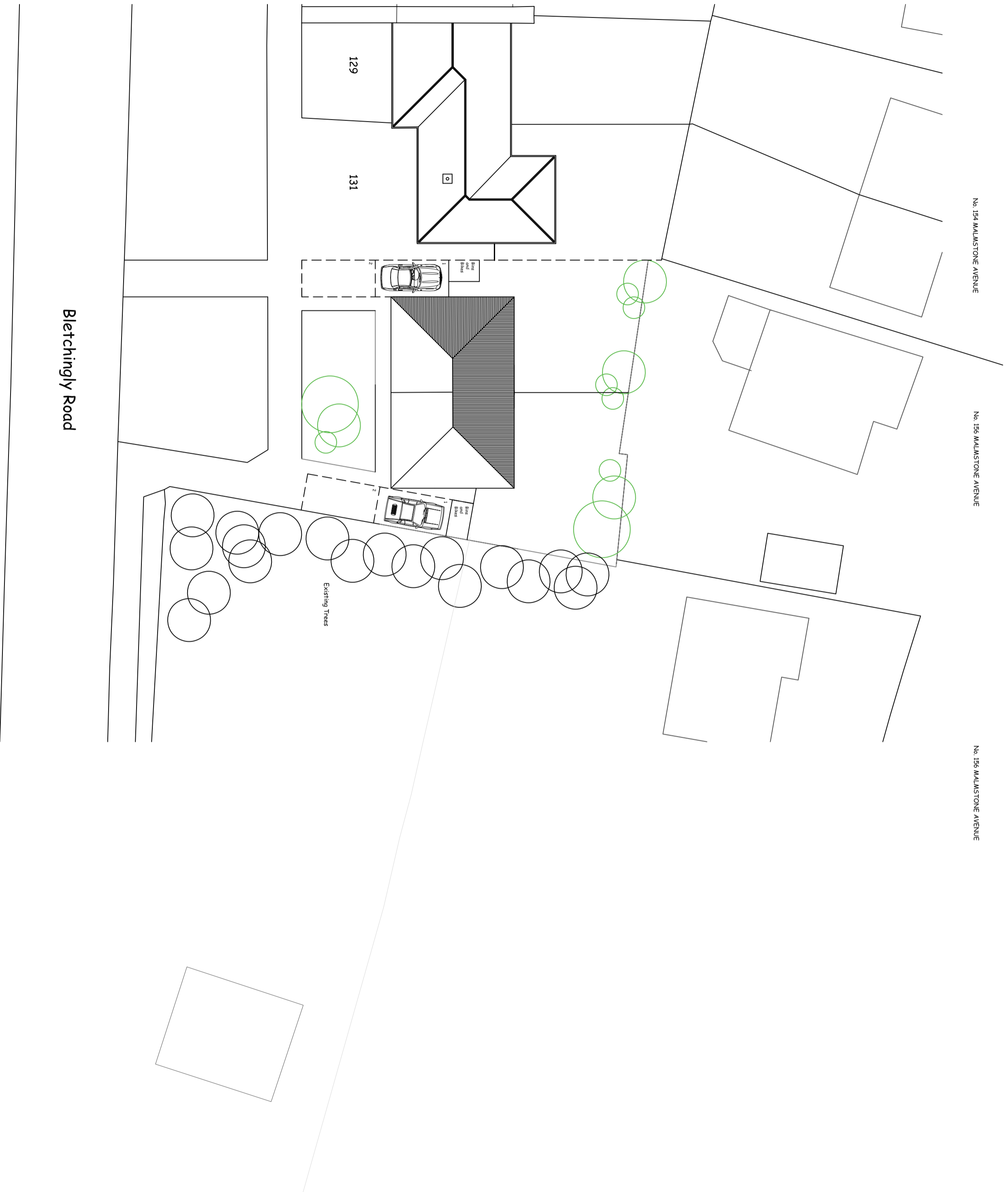
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1 CS10 CS11 CS14 CS17 DES1 DES5 DES8 TP1 CCF1 NHE2 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.

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21/02769/F - 131 Bletchingley Road, Merstham





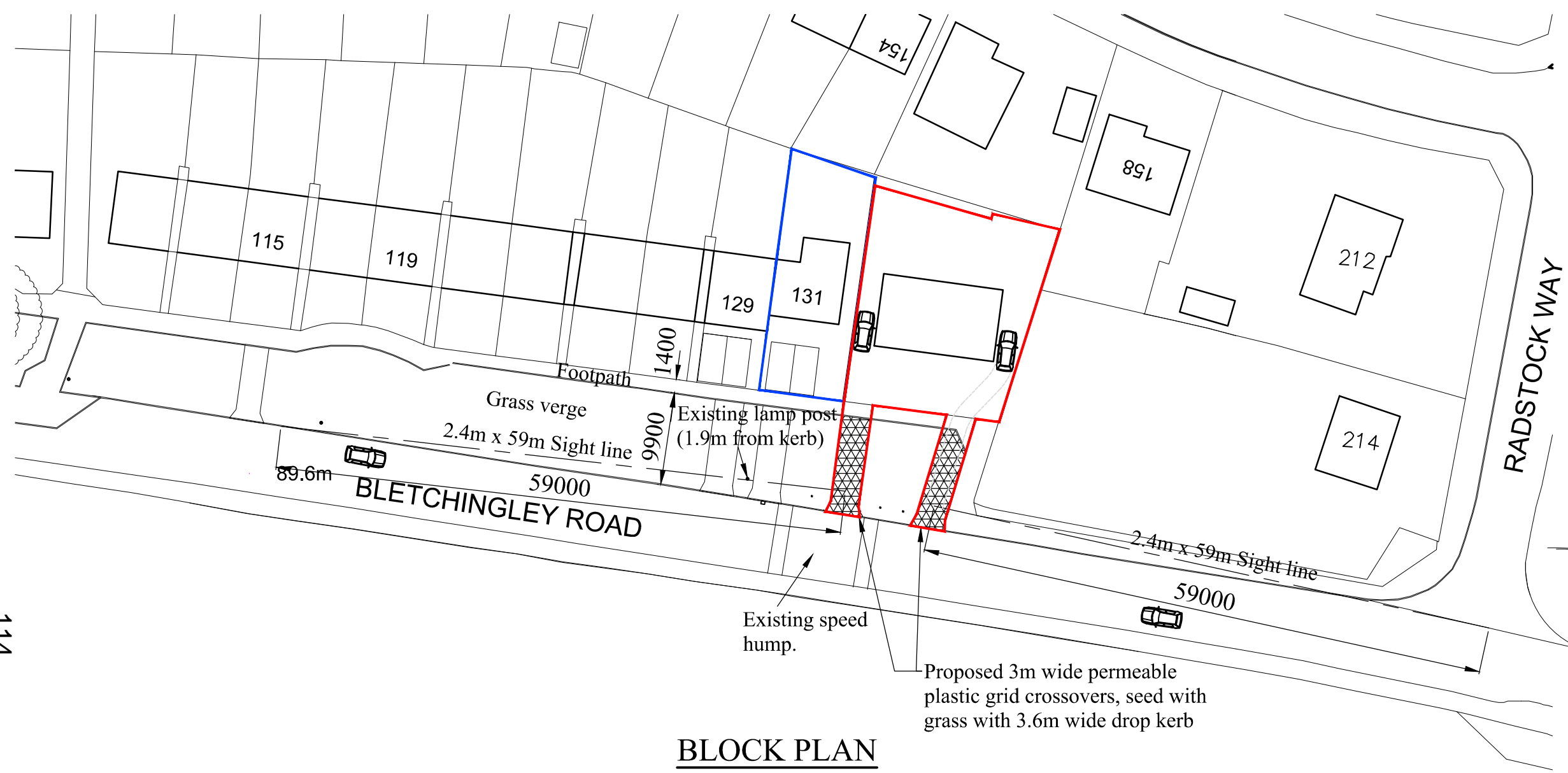
A revisions
06.10.21

Darling Associates
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14 Farlington Close
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P 01 444 458813
F 01 444 458813
E darlingassociates@btopenworld.com

**Land Adjacent
131 Bletchingly
Road Merstham**

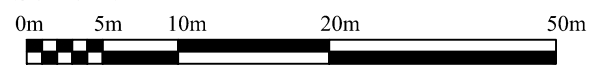
**Site Plan
Semi Detached**

Drawn	Date	Scale
GD	08.21	1:200A2
006A		



BLOCK PLAN

Scale 1:500



114

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 The Studio
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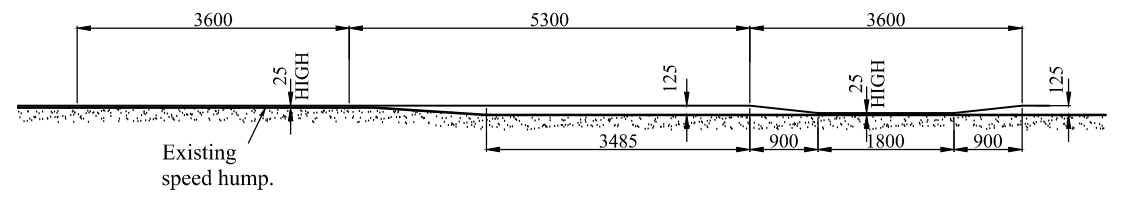
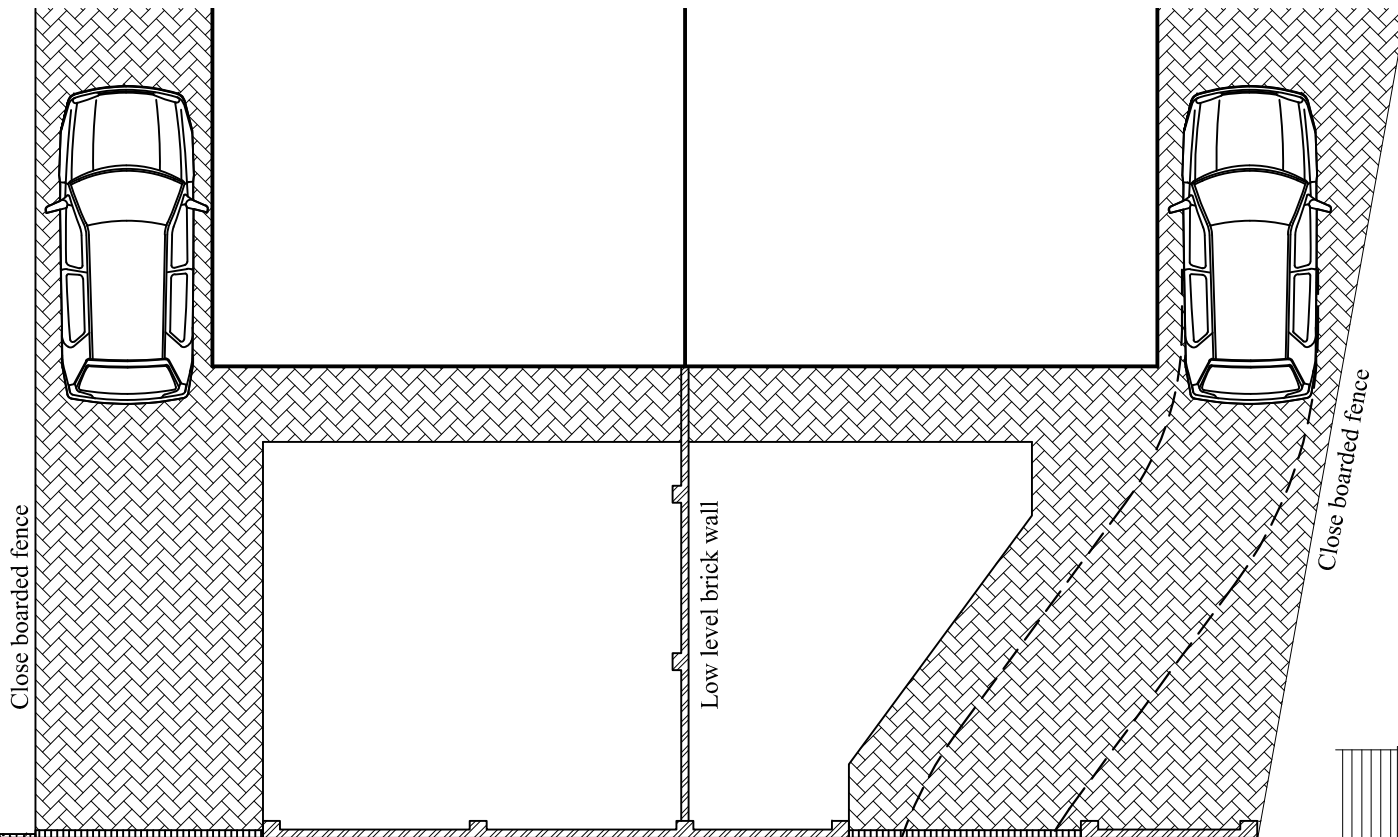
Land Adjacent to
 131 Bletchingley Road
 Merstham

Block Plan

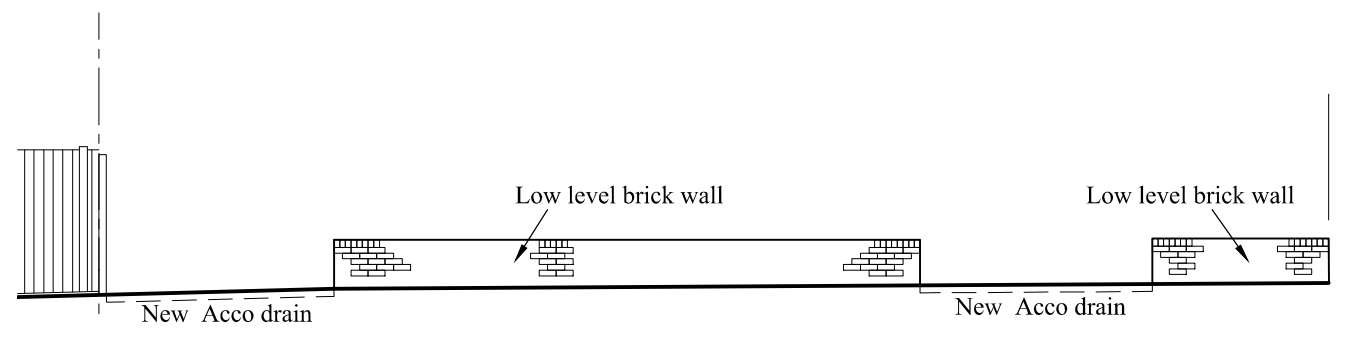
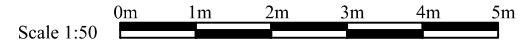
Drawn GC	Date 08.01	Scale 1:500A3
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007

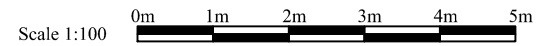
131



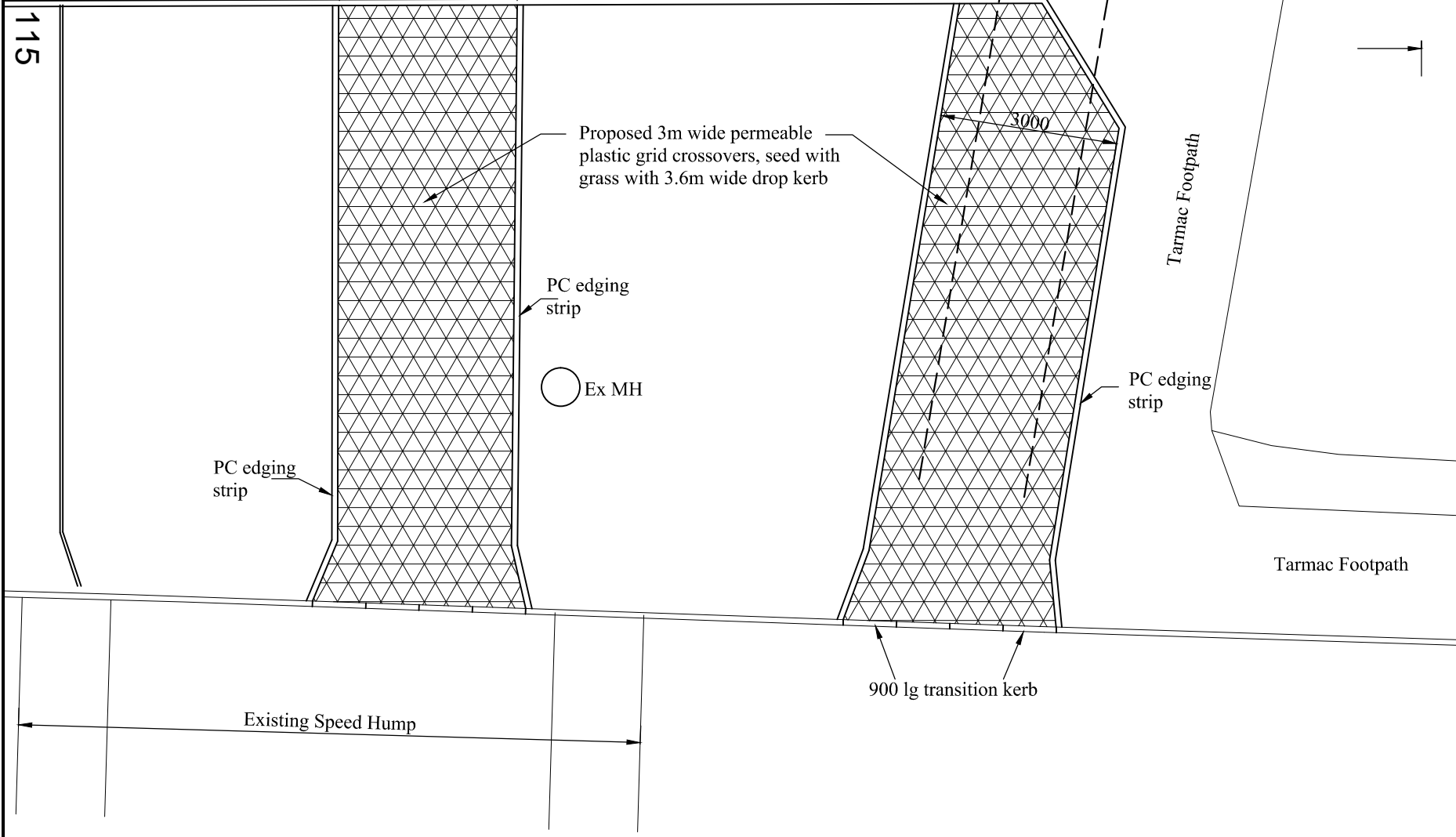
ELEVATION ON DROPPED KERB



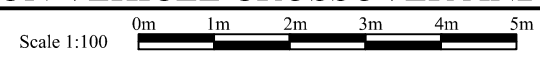
ELEVATION ON BACK OF FOOTPATH



115



PLAN ON VEHICLE CROSSOVER AND DROPPED KERB



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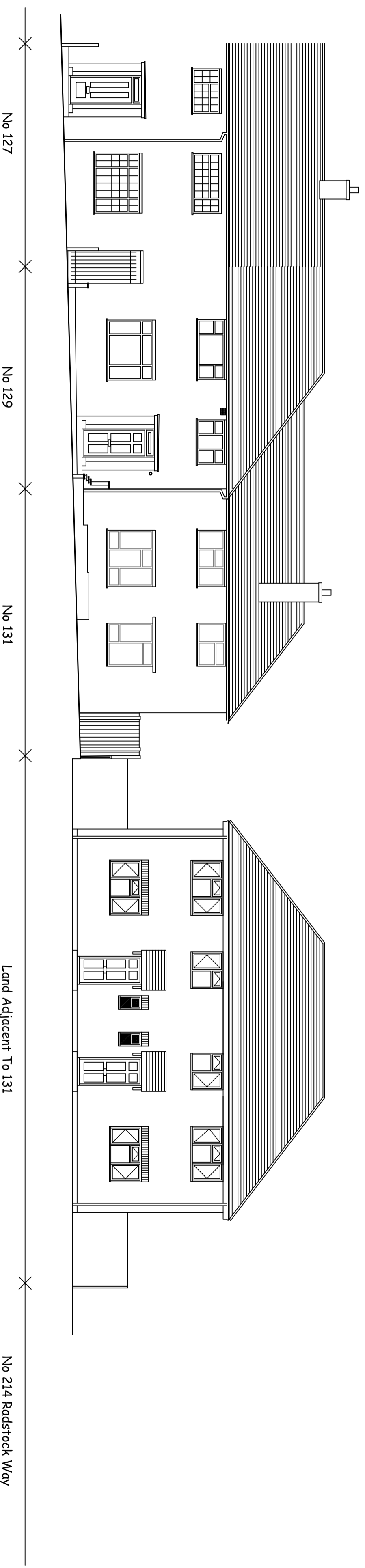
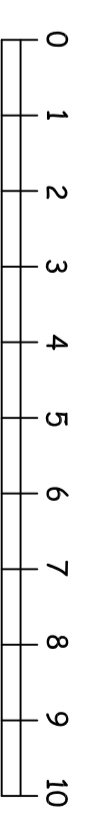
Land Adjacent to
131 Bletchingley Road
Merstham

Vehicle Crossover
Details

Drawn GC	Date 08.01	Scale 1:100 & 1:50 @A3
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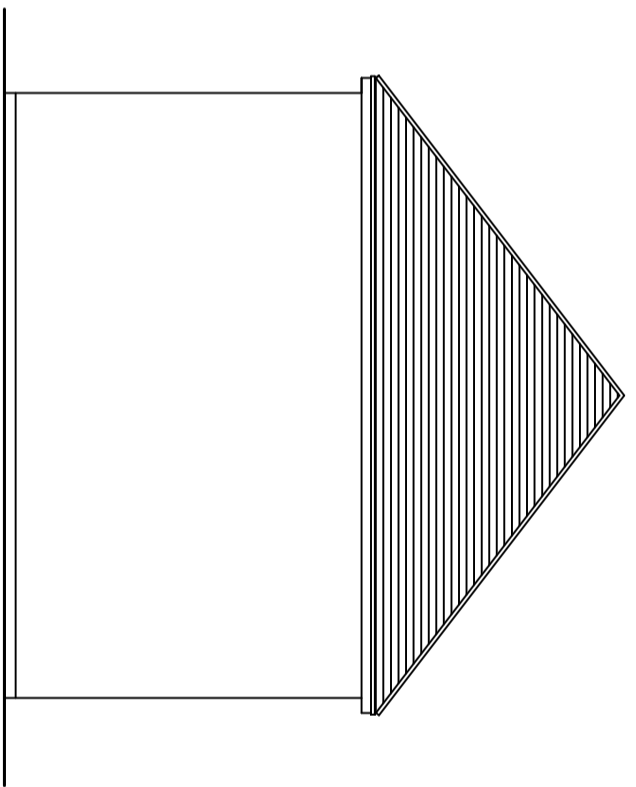
008

Agenda Item 7



Front (South) Elevation

Rear (North) Elevation



Side Elevations

A revisions
06.10.21

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Land Adjacent
131 Bletchingly
Road Merstham

Elevations
Semi Detached

Drawn	Date	Scale
GD	08.21	1:100A2
004A		



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Illustration of proposed new houses
adjacent to 131, Bletchingley Road
Merstham, Surrey


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Agenda Item 8

Planning Committee
27th April 2022

Agenda Item: 8
DM Performance Q42021/22

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	27 th April 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHORS:	Andrew Benson	
	TELEPHONE:	01737 276175	
	EMAIL:	Andrew.benson@reigate-banstead.gov.uk	
AGENDA ITEM:	8	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q4 2021-22 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2021/22 Q4 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q4 2021/22

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Levelling Up housing and Communities. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the fourth quarterly report of the 2021/22 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

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27th April 2022

Agenda Item: 8
DM Performance Q42021/22

PERFORMANCE

	Applications determined (in 8/13 weeks or agreed)	Target	20/21	Q1	Q2	Q3	Q4	21/22
1	Major applications	60%	91%	75%	80%	75%	86%	81%
2	Non-major applications	70%	87%	80%	87%	80%	92%	86%
3	Average days to decision	73	80	80	73	80	78	78
Appeals								
4	Appeals Received	-	74	14	19	21	30	84
5	Major Appeals Decided	-	3	1	1	3	1*	6
6	Major Appeals Dismissed	70%	3 (100%)	1 (100%)	1 (100%)	2 (75%)	0 (0%)	4 (66.6%)
7	Non-major appeals Decided	-	56	10	16	13	15	54
8	Non-major appeals Dismissed	70%	37 (66%)	9 (90%)	10 (62.5%)	8 (62%)	9 (56%)	36 (66.6%)
Enforcement								
9	Reported Breaches		417	105	100	113	120	429
10	Cases Closed		374	84	86	135	125	430
11	On hand at end of period		162	190	189	197	161	161
12	Cases over 6 months old		56	62	68	74	40	40
13	Priority 1 Enforcement	100%	100%	100%	100%	100%	100%	100%
Application Workload								
14	Received		1417	478	410	369 (251 HH)	403 (282 HH)	1651
15	Determined		1276	421	473	351	328	1573
16	On hand at end of period		460	497	419	413	469	469
17	Withdrawn		50	15	12	18	16	61

* Great Tattenhams appeal allowed but subsequently quashed and awaiting redetermination

Table 1 - Development Management performance

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
9	10.2	8.5	9.5	8.1	7.1	11.1	12.1	12.3	6.7	3.7	3.3	2.8	3.1	2.6	2.3	2.8	2.4

Table 2 – Time taken from receipt to registration (working days)

Reason for delay	Number
Awaiting compliance check	1
Awaiting submission of application	7
Awaiting outcome of application	11
Written in past month chasing information/regularisation	1
Open/ongoing prosecution	1
Awaiting Appeal	9
Expediency of harm be concluded with input from statutory consultees	2
Regularising works commenced but not yet complete	4
Chasing up of costs	1
Temporary Stop Notice Served	1
Awaiting planting of replacement tree	1
Delayed by probate	1

Table 3 – Reason for enforcement investigation over 6 months

Planning applications

6. 403 planning applications (282 householder) were received in Q4 which picked up from Q3 but continues the reduction from the extremely high number of submissions in Q1 of 478 and is more in line with long term average application numbers. Across the year the total of 1651 applications received is the highest since 2016/17 reflecting a busy and buoyant construction sector, particularly though still in terms of householder extensions which have formed the vast bulk of submissions. The number on hand at the end of the period, at 469 is similar to that last year at 460, meaning that decisions are being made and cases closed effectively.
7. The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
8. In this Quarter 86% of major applications were determined within the statutory period or within agreed extension of time and across the year as a whole this figure was 81% so comfortably meeting the statutory target. For non-major applications the figure was 92% for the quarter and 86% for the year so the target was met for both.
9. The average days to decision for the quarter and the year as a whole was 78 days, which missed the target of 73 days, primarily due to improvements being sought and amendments secured to add value with the applicant's agreement to an extension of time.

Planning appeals

10. 30 appeals have been received in the quarter and 84 over the year as a whole.
11. Alongside the Government performance measure based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.
For example –
If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

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The assessment considers appeals allowed against applications refused by each authority across a two year period. Over this latest two-year period 79 major applications were determined meaning 8 or more appeals allowed in the two year period to 31st December 2022 will lead to the target being missed and likely poorly performing designation together with the loss of control by virtue of the ability to submit applications directly to the Secretary of State.

12. In this last quarter two major appeals were determined and both were allowed. One was a green belt development at a former nursery in Croydon Lane, Banstead and one was a flatted redevelopment of a site in Great Tattenhams. However, the Council has successfully sought a judicial review of the Great Tattenhams decision and it has been quashed and will fall to be redetermined. As such it will not count against this quarter's or this year's statistics and so the figure for the quarter is 1 of 1 allowed. Across the year 4 of the 6 major appeals were dismissed or 2 allowed. This is a sustainable number in the context of the poor performance designation criteria.
13. 9 out of the 15 non-major appeals determined in this quarter were dismissed representing 56% dismissed which misses the 70% target but evens out across the year where 66.6% were dismissed. 3 of the 9 were applications that were decided by Committee (94 Brighton Rd Horley, 29 Woodlands Road Redhill and 16 Downs Wood).

Planning Enforcement

14. There were 120 reported enforcement breaches in the quarter, continuing the high numbers that started to be reported last year. This is common across the County and nationally as was reported in the national planning press in December. It is likely to be a result of the combination of more people working at home, spending more time observing development in their neighborhoods as well as some changes resulting from Government changes in response to Covid such as extending construction hours and correlations to the high numbers of planning applications and amount of householder development currently being undertaken. At 429 enforcement breaches reported across the year, this is the highest recorded. However, work has been focused on clearing more historic cases which is now back closer to the average baseline at 40 cases over 6 months remaining unclosed.

Registration

15. Table 2 shows that performance in the time taken from receipt to registration of new applications. It is pleasing to report how quickly valid applications have been registered in this last quarter.

Overall

16. It has been a busy year with the highest numbers of planning application submissions for years but performance has remained strong in the registration and determination of these. Maintaining some of the efficient working practices developed from working through the pandemic lockdowns has been crucial in assisting with this. Planning enforcement cases continue to run high but are being appropriately managed and kept on top of.

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17. A Development Manager has been appointed which will assist in maintaining performance and supporting the team, hopefully starting in June.

18. The significant changes to the planning system proposed by the Planning White Paper seem to have been watered down but it is still likely that there will be further changes to the system to be reported in the Queens Speech and delivered through the Levelling Up and Housing Acts rather than a standalone Planning Act.

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