

Agenda

Planning Committee

Wednesday, 28 September 2022 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.

All attendees at the meeting have personal responsibility for adhering to any Covid control measures. Attendees are welcome to wear face coverings if they wish.



Members of the public may observe the proceedings live on the Council's [website](#).

For information about speaking at meetings of the Planning Committee, visit our [website](#).

Members:

S. Parnall (Chairman)

M. S. Blacker
J. Baker
J. S. Bray
P. Chandler
Z. Cooper
P. Harp
A. King

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

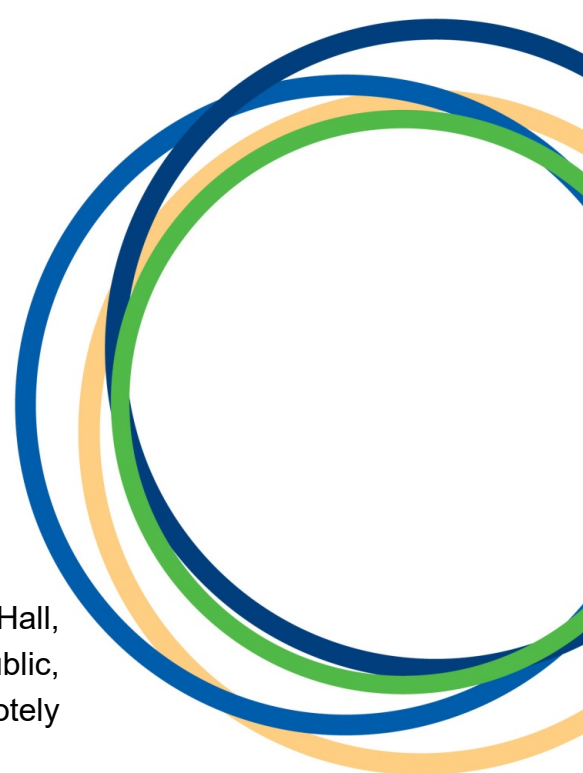
For enquiries regarding this agenda;

Contact: 01737 276182

Email: democratic@reigate-banstead.gov.uk

Published 20 September 2022

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Substitutes:

Conservatives:	R. Absalom, H. Avery, J. Hudson, N. C. Moses, M. Tary and R. S. Turner
Residents Group:	G. Adamson and G. Hinton R. Harper and N. D. Harrison
Green Party:	J. Booton, V. Chester, J. C. S. Essex, A. Proudfoot, S. Sinden and R. Ritter
Liberal Democrats	M. Elbourne

Mari Roberts-Wood
Managing Director

1. Minutes (Pages 7 - 10)

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. 22/00669/F - Roseacre, Holly Hill Drive, Banstead (Pages 11 - 50)

Demolition of vacant care home and erection of 8 dwellings. As amended on 28/07/2022 and on 24/08/2022.

6. 22/00364/F - 1 & 3 Norbury Road and associated garages, Reigate (Pages 51 - 80)

Demolition of existing buildings and erection of 5 x houses with associated works including 11 car parking spaces, landscaping, surfacing and boundary treatment. As amended on 04/03/2022, 05/05/2022, 01/08/2022 and on 16/08/2022.

7. 22/00640/F - Isbells Cottage, Cockshot Road, Reigate (Pages 81 - 106)

Demolition of existing two storey detached dwelling with attached garage blocks and construction of 1 detached dwelling and 2 semi-detached dwellings and associated access + associated works.

8. 22/01517/F - Lakers, Church Road, Redhill (Pages 107 - 126)

Demolition of existing bungalow and erection of a new three-bedroom dwelling, access and landscaping.

9. 22/01796/CON - Land at Woodhatch Place, 11 Cockshot Hill, Reigate (Pages 127 - 150)

The erection of a part one, part two and part three storey building to provide a 5-form entry junior school, with two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping and off-site highways works.

This is an application for determination by Surrey County Council and as such the Borough Council is a consultee to the application. The Borough Planning Committee is asked to agree the Borough Council's response as a consultee rather than decision maker.

10. 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.



Streaming of meetings

Meetings are broadcast live on the internet and are available to view online for six months. A recording is retained for six years after the meeting. In attending any meeting, you are recognising that you may be filmed and consent to the live stream being broadcast online, and available for others to view.



Accessibility

The Council's agenda and minutes are provided in English. However, the Council also embraces its duty to anticipate the need to provide documents in different formats, such as audio, large print or in other languages. The Council will provide such formats where a need is identified prior to publication or on request.



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.

This page is intentionally left blank

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 31 August 2022 at 7.30 pm.**

Present: Councillors M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, R. Absalom (Substitute), R. Ritter (Substitute) and R. S. Turner (Substitute)

36 Minutes

RESOLVED that the minutes of the previous meeting held on 27 July 2022 be approved as a correct record.

37 Apologies for absence

Apologies for absence had been received from Councillors A King, Torra and Walsh, Councillors Absalom, Ritter and Turner were their respective substitutes.

38 Declarations of interest

There were none.

39 Addendum to the agenda

RESOLVED that the addendum be noted.

40 22/00476/F - Gilead House, Quality Street, Merstham

The Committee considered an application at Gilead House, Quality Street, Merstham for the demolition of extensions to the rear of the property and conversion of building to nine flats, including design and fenestration changes, including the erection of dormer to rear roof slope. As amended on 29/04/2022, 09/06/2022, 22/06/2022 and on 15/07/2022.

Members sought clarification on the actual treatment for the parking area, which was to be fixed gravel as per para 4.2 of the report and required by condition 6.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus the additional informative:

The Planning Committee requests that public consultation on the loss of the on-street parking spaces is undertaken as part of the s278 Agreement.

Agenda Item 1

Planning Committee, Wednesday, 31st August, 2022

41 22/01160/F - Drill Service Ltd, 89 Albert Road, Horley

The Committee considered an application at Drill Service Ltd, 89 Albert Road, Horley for the demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus the additional informative:

The applicant is encouraged to undertake the development with the re-use of materials from the existing building wherever possible.

42 22/00647/F - Land to the rear of 5 Carlton Road, Redhill

The Committee considered an application at land to the rear of 5 Carlton Road, Redhill for the Erection of a new dwelling. As amended on 01/06/2022.

Geoff Tohill, a local resident, spoke in objection to the application stating that this was a tandem development, unlike other local developments that had dedicated accesses rather than access via a shared driveway. The proposed entrance from Carlton Road was purposely designed not to look like an access road so the donor property retained its in-out driveway. The revised plans to widen the entrance did not meet the minimum legal requirements for fire tender access and did not reliably provide access to the new property. There was no demarcation between the front garden of the donor property and the access road, this meant emergency vehicles would only be able to get close enough to the new development in a shared space and this relied on the discipline of residents and visitors to the donor property to keep the space clear. It was felt that the access was too narrow to safely accommodate some vehicles which meant they may have to reverse onto Carlton Road. It was felt that the proposal did not meet the requirements of the relevant planning regulations as it had the potential hinder access by the emergency services and cause a nuisance to the local community.

Honor Schmidt, a local resident, spoke in objection to the application for the following three reasons:

1. Character and appearance - Policy DES1, DES2
2. Impact on residential amenity Policy DES2
3. Tandem development DES2

DES1 Section 5 stated a development should "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." However, this proposal would be visually dominant and overbearing due to its mass, bulk and height contradicting DES1 Section 1. No 29 would be overlooked and there would be a loss of privacy when viewed from the rear elevations and garden and a number of other issues of overlooking were outlined, including through the removal of trees at the rear of the property. The depth and bulk of the proposal would disrupt the existing sense of space between the buildings and would not relate well to any existing dwellings. It was felt that the proposal would dominate the outlook from the rear windows and patio of Ms Schmidt's property and this would be overbearing and oppressive. It was felt that

Agenda Item 1

Planning Committee, Wednesday, 31st August, 2022

policies DES1 and 2 had been largely ignored in this proposal as a large, bulky house was proposed with little regard to retaining existing landscaping.

Peggy Hui, the agent, spoke in support of the application, stating that the application was submitted in March, and following consultations with the planning officers a number of changes had been made and these were outlined. Other backland developments existed along Carlton Road and these were shown in the officer's report. The size of the new house would be similar to No. 7a and 7b Lemon Grove, which was in keeping with the prevailing character of the immediate locality. The existing U-shaped landscaping at the forecourt would be retained and additional soft landscaping would be planted along the boundary. As the scheme would not create a further access point, it maintained the rhythm of the street frontage and respected the character and appearance of the street scene. In terms of overlooking, the separation distance between facing windows on the first floor would be 27.7m, this exceeded the 21m window to window relationship which was typically considered acceptable. There was significant screening within No. 5. The scheme would retain the valuable trees and landscaping along the rear boundary and would not adversely affect the amenity of neighboring properties. The Council's Environmental Consultants confirmed that the noise from the proposed house and associated vehicle movement, taking into account the width and proximity of the driveway would not be a material concern. The submission clearly demonstrated that access for fire engines could be provided. The existing western access would be widened to a minimum access width of 4.8m to allow fire appliances to enter the site. There were no highway concerns on the application. The recommended highways conditions were included in conditions 13-15. The proposal would provide a new 4-bedroom house which made efficient use of urban land and contributed to housing supply.

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

1. The proposed development, by virtue of the combination of; the narrow access drive, close to the flank walls of the existing houses; the proximity of the proposed access to the access drive for nos.7A and 7B Carlton Road; and the resulting isolation of the garden of no.5A Carlton Road, sandwiched between backland properties; would result in a cramped appearance, at odds with and harmful to the pattern of development and character of the area. The development is thereby contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and the Local Character & Distinctiveness Design Guide 2021.

43 22/00336/F - 73-77 Brighton Road, Horley

The Committee considered an application at 73-77 Brighton Road, Horley for the construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.

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

Agenda Item 1

Planning Committee, Wednesday, 31st August, 2022

44 Any other urgent business

There was none.

The meeting finished at 9.43 pm

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	28 September 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: <i>Banstead Village</i>

APPLICATION NUMBER:	22/00669/F	VALID:	06/04/2022
APPLICANT:	Oakford Homes	AGENT:	Armstrong Rigg Planning (Arp) Armstrong
LOCATION:	ROSEACRE HOLLY HILL DRIVE BANSTEAD SURREY SM7 2BD		
DESCRIPTION:	Demolition of vacant care home and erection of 8 dwellings. As amended on 28/07/2022 and on 24/08/2022.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of vacant care home and erection of 8 dwellings

The dwellings would be in the form of two pairs of semi-detached properties which would consist of a pair of 2-bed units and a pair of 3-bed units; and four detached 4 bed units. The properties would be positioned broadly in a U-shape layout, built around a central courtyard which would be served by one vehicular access which makes use of the existing access on to Holly Hill Drive. The parking would be provided as a mixture of garaging and surface parking spaces. A total of 18 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 20 spaces.

The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber frame and facing brickwork on the walls and clay tiles to the roofs

The site comprises a former residential care home with a specialist unit caring for people living with dementia (referred to as the High Dependency Wing). It is understood that the home could accommodate a maximum of 40 residents.

The building has two storeys but with two single storey wings and is surrounded by gardens, being located at the far end of Holly Hill Drive. It was constructed as an

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

residential home for the elderly in the 1960s and has not undergone any major extensions since that time.

The site is on the edge of the urban area and the southwest boundary of the site adjoins woodland which is within the Metropolitan Green Belt and designated as an Area of Great Landscape Value. Holly Hill Drive is characterised by large, detached houses and a predominance of mature planting and trees. The site is relatively flat. There are some mature trees beyond the southwest boundary which could be affected by the proposed development.

In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining good levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and good size gardens (ranging from 11m to 19m deep).

The traditional form, design and materials of the proposed dwellings would reflect the arts and craft character of the properties within the Holly Hill Park and Drive area. The different house types and layout adds character and interest to the scheme and plot 8 has been designed so that it faces the entrance to provide an active frontage. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties in Holly Hill Park. It is considered that the result is a sensitive and good quality design approach which would fit comfortably within the site and would not be out of keeping with the character of the surrounding area. The good quality layout and design also adequately addresses the issue of setting of AGLV and transition to green belt and heritage matters.

Overall, it is considered that the proposed development would be of appropriate scale and design and would be in keeping with the street scene of Church Lane and the character of the wider locality and would provide an acceptable level of amenity for future occupants.

The proposal would not have a significant adverse effect upon existing neighbouring properties. The proposal would provide parking in excess of the DMP parking standards and would subject to conditions be acceptable with regard to the impact on trees, ecology, drainage and sustainable construction.

The proposal would make efficient use of this previously developed site for new housing without harming the amenities of neighbouring properties and are considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: no objection subject to conditions securing implementation of access and parking, CTMP, and electric charging points

Banstead Village Resident’s Association: advise that many of the concerns raised when the application was first submitted have been addressed by the amended plans. However still query:

- Lack of details about boundary treatment in the north-east corner [Officer note: a boundary treatment condition is recommended to address this.
- Lack of details about a management company [Officer note: this is not a planning matter]
- No detail of water run off [Officer note: see drainage section below]

Surrey Hills AONB Planning Adviser: the application site is within the built up area but adjoins the AGLV. It is a considerable distance from the AONB such that its setting is not an issue.

From a desktop exercise I do not consider that the proposed development would necessarily harm the largely wooded neighbouring AGLV provided that the boundary trees are retained and possibly reinforced with additional planting.

Surrey Wildlife Trust: no objection raised. Recommend a number of conditions to secure mitigation and enhancement measures.

Council’s Drainage Consultant (Patrick Parsons): no reason to refuse on ground or flood risk or drainage. The information is detailed, recommend an implementation condition.

Representations:

To date 17 representations have been received, 12 objections, 1 support, and 4 neither objecting or supporting

Issue	Response
Hazard to highway safety	See paragraph 6.26-6.29
Health fears	See paragraph 6.44-6.45
Small garden size	See paragraph 6.8-6.19
Inadequate parking	See paragraph 6.26-6.29
Inconvenience during construction	See paragraph 6.45
Increase in traffic and congestion	See paragraph 6.26 to 6.29
Loss of/harm to trees	See paragraph 6.30 to 6.32
Noise and disturbance	See paragraph 6.20 to 6.25 and 6.45

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

Out of character with surrounding area	See paragraph 6.8 to 6.19
Overdevelopment	See paragraph 6.8 to 6.19
Overshadowing	See paragraph 6.20 to 6.25
Overbearing relationship	See paragraph 6.20 to 6.25
Loss of private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraph 6.20 to 6.25
Drainage/Sewerage capacity	See paragraph 6.37 to 6.38
Harm to wildlife habitat	See paragraph 6.32 to 6.36
Flooding	See paragraph 6.37 to 6.38
Impact on local services	See paragraph 6.42 to 6.43

Support

Benefit to housing need

Reduction in traffic

Visual amenity benefits

1.0 Site and Character Appraisal

- 1.1 The site comprises a former residential care home with a specialist unit caring for people living with dementia (referred to as the High Dependency Wing). It is understood that the home could accommodate a maximum of 40 residents.
- 1.2 The building has two storeys but with two single storey wings, and is surrounded by gardens and located at the far end of Holly Hill Drive. It was constructed as an old people's home in the 1960s and has not undergone any major extensions since that time.
- 1.3 The site is on the edge of the urban area and the southwest boundary of the site adjoins woodland which is within the Metropolitan Green Belt and designated as an Area of Great Landscape Value. Holly Hill Drive is characterised by large, detached houses and a predominance of mature planting and trees. The site is relatively flat. There are some mature trees

beyond the southwest boundary which could be affected by the proposed development.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00444, which proposed a residential development of 14 dwellings. Concerns were raised regarding scale of development and potential impact on neighbouring properties. The applicant was also advised that they would have to justify the loss of the care home use.

2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations;
- Reduction in scale of development and mix of scheme to include smaller units so that the scheme is now for 8 instead of 9 units and the mix includes 2 x 2 bed units, 2 x 3 bed and 3 x 4 bed units. Also development moved away from south-eastern boundary and western corner of the site.

2.3 Further improvements to be secured through conditions:
The following conditions are recommended to be attached to the permission:

- Materials and design measures
- Drainage
- Tree Protection
- Landscaping
- Ecology
- Sustainability measures
- Highway conditions

3.0 Relevant Planning and Enforcement History

3.1	19/00832/F	Single storey extension to elderly person's residential home. As amended on 16/05/2019 and on 10/06/2019	Approved
3.2	92/04730/F	Amendments to existing old peoples home construction of enclosure for disabled persons lift and an extension to the sitting room.	Approved
3.3	76P/0068	Detached boiler room to house 2 new gas boilers	Approved
3.4	61/248	Erection of Old People's Home, land adjoining 'Holly Hill', Holly Hill Drive, Banstead.	Approved
3.5	58/304	Old Peoples Home (for 40 people) land at Holly Hill, Holly Lane, Banstead.	Outline approved

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

4.0 Proposal and Design Approach

- 4.1 This is a full planning application for the demolition of vacant care home and erection of 8 dwellings.
- 4.2 The dwellings would be in the form of two pairs of semi-detached properties which would consist of a pair of 2-bed units and a pair of 3-bed units; and four detached 4 bed units. The properties would be positioned broadly in a U-shape layout, built around a central courtyard which would be served by one vehicular access which makes use of the existing access on to Holly Hill Drive. The parking would be provided as a mixture of garaging and surface parking spaces. A total of 18 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 20 spaces.
- 4.3 The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber frame and facing brickwork on the walls and clay tiles to the roofs.
- 4.4 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	Pages 10 to 24 of the applicant's DAS considers the context of the application including the design and materials of site and the surrounding area, tree and highway considerations and the available design policy/guidance and consideration of local precedents and characteristics of the surrounding area.
Involvement	The applicant undertook a public consultation through an exhibition of a scheme for 12 dwellings
Evaluation	The DAS sets out the design evolution from the 14 dwelling scheme to current 8 dwelling scheme and the rationale to the changes.
Design	Pages 30-42 of the DAS set out the design strategy of the current scheme including layout, unit mix, parking, highways, refuse and fire access and consideration of the mass and form of the dwellings.

- 4.6 Further details of the development are as follows:

Site area	0.5ha
Existing use	Care Home (C2 use)
Proposed use	8 Residential dwellings(C3 use) 2x 2 bed 2x 3 bed 4x 4 bed
Existing parking spaces	Not known
Proposed parking spaces	20 (including 2 visitor)
Parking standard	16 (including 2 visitor)
Number of affordable units	0
Net increase in dwellings	8
Proposed site density	16 dph
Density of the surrounding area	13 dph (Holly Hill Drive and Holly Hill Park) 25 dph (Chalk Pit Road and Thornfield Road)

5.0 Policy Context

5.1 Designation

Urban Area

Parking Accessibility Score - Medium (majority of the site has a score of 6, and is therefore within the medium area)

Adjacent to AGLV and Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

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),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
OSR2 (Open Space in new developments)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE1 (Landscape Protection)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)
INF2 (Community facilities)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
(NPPF)

National Planning Practice Guidance
(NPPG)

Nationally Described Space Standards
(NDSS)

Supplementary Planning Guidance

Surrey Design 2002
Local Character & Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
SCC Vehicle and Cycle Parking
Guidance 2018
SCC Transportation Development
Planning Good Practice Guide 2016
Householder Extension & alterations
SPG

Other

Human Rights Act 1998
Community Infrastructure
Regulations 2010

6.0 **Assessment**

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development however the proposal would result in the loss of the care home use. Subject to the loss being adequately justified the provision of residential properties on this site would be acceptable in principle. The application would also have to address design specific matters including design and character, highways issues including car parking,

neighbour amenity, impact on trees and ecology, flooding and drainage and sustainable construction.

6.2 The main issues to consider are:

- Loss of care home
- Design appraisal and heritage impacts
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Flooding/drainage
- Sustainable Construction
- Community Infrastructure Levy

Loss of care home

6.3 The proposal would result in the loss of a care home facility. Core Strategy Policy CS14 Housing needs of the community and DMP Policy DES7 Specialist accommodation recognise the need to provide specialist housing. DMP Policy DES7 Para 2b states that: 'The loss of existing care homes, housing for older people and housing for people with support needs will be resisted unless adequate alternative provision is provided locally, or evidence is provided that there is no longer a need for the facilities or it is not viable for continued care home use.'

6.4 The applicant outlines their case within the submitted Planning Statement and they argue that justification rests on a combination of all three circumstances required to meet DES7 and is summarised as follows:

- As will be noted when the case officer undertakes their site visit the current 1960s building is significantly dilapidated and the cost of upgrade and repairs to a standard acceptable to the Care Quality Commission and other licensing bodies would make the facility unviable;
- Partially resultant of the unattractive and degraded environment provided by the aging building residency levels had declined to a serious extent with only one permanent client at the point of the home's closure in 2021. The closure of the home did not result in the loss of their accommodation as there was sufficient capacity at the operator's other facility – Roseland – which lies around 0.5 miles from the application site; and
- Due to a combination of these circumstance and its own broader financial considerations and duty of care to residents the operator took the strategic decision to dispose of the site to allow reinvestment in improving the offer and range of facilities at Roseland.

6.5 Having visited the site it is accepted that the site is in a poor state and the facilities are dated. Whilst no detailed viability information has been provided given the condition of the site and the letter from the operator which closed the facility to concentrate on their other facility it is accepted that the site is unlikely to be viable for continued care home use.

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

- 6.6 In addition the applicant has provided a document evidencing applications in the last 5 years which have resulted in the loss or gain of care home or retirement living scheme which come under Class C2 uses. This document shows a net gain of 185 care home beds and 461 retirement living units. The majority of the information has been taken from the Council's own planning policy team and on review it is considered that the majority of the information submitted is accurate and reflects the recent planning permissions within the borough. The document does include the Sandcross Lane application which is currently undetermined and does not take in to account a planning application (ref. 21/01996/F), which resulted in the loss of care home with approximately 24 beds to enable a residential development. However even taking this in to account the evidence still shows that over the last 5 years there has been a net gain in both care home provision (96) and retirement living accommodation (461) even with a number of care homes closing. In the Banstead area the evidence shows that there has been a net gain of 83 care beds. It would therefore appear from this evidence that there is adequate alternative provision within the Banstead area and there is not a strong need for the retention of this site. This is further backed up by the operator's own letter which states that the remaining occupants of Roseacre were able to be accommodated in their other facility at Roseland, which is only 0.5 miles from the application site.
- 6.7 Having regard to the information provided in relation to the local care home supply and demand, and the economic viability of the specific site it is considered that there is sufficient evidence to demonstrate that there is not an ongoing need for a care home facility at this site and that it has also been demonstrated that the property is unviable for continued use as a care home. Accordingly, the proposal would accord with Policy DES7 of the DMP.

Design appraisal and heritage impacts

- 6.8 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.
- 6.9 The site comprises a former care home development. As set out in the submission documents and apparent on the site visit the existing building is in a poor state and has limited architectural merit. The building is not listed and the site is not located in conservation area. As such there is no objection to the demolition of the existing building.
- 6.10 The site adjoins the AGLV and Metropolitan Green Belt to the south-west. The proposal must therefore satisfactorily transition to the countryside. The

site is also within the former grounds and approach to the locally listed building, 1-6 & 9 Holly Hill Park, and the related designated historic park and garden, which is located to the north-east of the site within the Holly Hill Park development. The impact on the setting of these heritage assets must therefore be considered.

- 6.11 In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining good levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and good size gardens (ranging from 11m to 19m deep). Whilst the plots are smaller than the more generous plots within Holly Hill Park the density at 16dph is considered to be low and is not significantly higher than Holly Hill Park and Holly Hill Drive (13dph) and compares favourably to the residential development to the west of the site (25dph). The proposal does include some semi-detached properties which is not a feature of the Holly Hill Park and Drive area but the proposed units are required to address the Council's own housing mix requirements and they are designed so as to appear more like a detached dwelling than a row of semi-detached units. The site also adjoins terrace housing to the west. The proposed development is therefore considered to strike an acceptable balance between addressing the lower density housing to the east and north whilst making best use of the site.
- 6.12 The proposed form, design and materials of the dwellings would be traditional in nature and reflect the arts and craft character of the properties within the Holly Hill Park and Drive area. The different house types and layout adds character and interest to the scheme and plot 8 has been designed so that it faces the entrance to provide an active frontage as you enter the site. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties in Holly Hill Park. It is considered that the result is a sensitive and good quality design approach which would fit comfortably within the site and would not be out of keeping with the character of the surrounding area.
- 6.13 The good quality layout and design also adequately addresses the issue of setting of AGLV and transition to green belt and heritage matters. The proposed built form generally follows the footprint of the existing care home building along the western and south-western boundary. This, combined with the fact that the built form is more broken up along the south-western boundary than the existing care home, ensures that the development maintains a good level of separation to the boundary with the AGLV and has a spacious character. The proposed boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. The land to the south-west of the site is also heavily wooded and therefore the site will not readily be visible from the wider AGLV and AONB. The Surrey Hills AONB Advisor has raised no concerns with the scheme.
- 6.14 In terms of heritage matters the Council's Conservation Officer requested enhanced tree screening near the entrance (to the front of plot 8), the change in the roof design of the garage for plot 8 to reduce its roof span and the

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

introduction of tile hanging to the side gables. The amended plans have addressed these requirements and the Conservation Officer now has no objection in terms of the setting of the locally listed building.

- 6.15 Given the above factors it is considered that the proposal 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, NHE2 and NHE9.
- 6.16 DMP 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, two houses would be 2 bedroom dwellings in line with the policy requirements.
- 6.17 DMP Policy DES5 relates to the delivery of high quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.18 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden sizes (ranging from 11-19m deep), orientation of the dwellings and distance from the boundary trees would ensure that the units would receive acceptable levels of sunlight and daylight to the main habitable rooms and garden areas and the occupants would be afforded acceptable outlook and levels of private amenity space (both indoor and outdoor).
- 6.19 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene or the character of the wider locality including the AGLV and setting of the locally listed building, and would provide an acceptable level of amenity for future occupants. Conditions are recommended to secure further details of the proposed external materials, boundary treatments and means of enclosure and external lighting to ensure that the scheme is of any acceptable quality.

Neighbour amenity

- 6.20 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.

- 6.21 There are no adjoining properties to the south of the site and therefore no concerns in this regard.
- 6.22 The site adjoins residential development on three sides, to the north, west and east. To the north plot 8 would be located over 16m from the nearest element of The Coach House and the two storey element would be located over 7m from the site boundary. There would be a garage closer to the boundary but this would be single storey. To the east plots 1 and 2 would be located over 14m from the boundary with no.14 Holly Hill Park. The single storey garage would be closer at approximately 6.8m, but the garage would be single storey and aligned with the side elevation of no.14. Plot 3 would be located over 32m from the nearest know part of the rear elevation of no.13 Holly Hill Park and the side garage over 25m from the same elevation.
- 6.23 It is therefore considered that the proposed dwellings have been positioned sufficient distance away from the nearest properties on all three side so as to ensure that there would not be unacceptable harm to the occupants of these properties with regard to overbearing impact, loss of privacy and loss of light.
- 6.24 In terms of the proposal and potential noise, disturbance and pollution. It is considered unlikely that there would be a detrimental increase in the activity at the site given that the former use would likely have generated more traffic and the residential nature of the proposal. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied.
- 6.25 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.26 The proposed development has been reviewed by the County Highway Authority (CHA), with regard to highway safety, capacity and policy matters. The CHA has advised that the proposal is likely to lead to less or similar vehicle movements when compared to the care home use. As such the CHA raises no objection to the proposal.
- 6.27 The site is located in an area which is assessed as having a medium accessibility rating. In such areas, the Council's adopted parking standards require the provision of 1 space for each two bedroom dwelling and 2 spaces for each of the 3 and 4 bedroom dwellings and two spaces are required for visitors. Thus, a total of 16 spaces would be required. In this case, a total of 20 spaces are proposed. Therefore the proposal is providing above the minimum requirements for parking ensuring provision for visitors or additional parking for residents. Cycle storage is shown to be provided either within the larger garages or small outbuilding to the rear gardens. Further details of the final design of the storage can be secured by condition.

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

- 6.28 In terms of refuse collection and access for larger vehicles the application documents include swept path analysis showing that it is possible for a refuse truck and fire engine to enter and exit the site in forward gear. As the refuse truck will be able to enter the site, bin collection would be from the kerbside on collection days. There is ample space for refuse storage to be in the rear gardens of the properties.
- 6.29 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.30 The applicant has included an arboricultural report in their submission. The report states that there will be no trees removed as a result of the development. Two trees will however require crown lifting (T34 and T35). The Tree Officer has made the following comments with regard to the current application:
“The proposed development incorporates the existing trees which have been heavily reduced recently. Retaining them will benefit the local landscape but will require on going maintenance to control the regrowth, and quite possibly result in some of them being removed overtime. To ensure the local canopy cover is not diminished and detailed landscape scheme is required to demonstrate trees can be planted and enhance this scheme.”
- 6.31 Based on the Tree Officer’s comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and a condition which secures further details of the landscaping.

Ecology

- 6.32 The applicant has provided a number of ecology related documents including an arboricultural report, a Preliminary Ecological Appraisal (PEA), bat survey and Biodiversity net gain assessment.
- 6.33 The PEA found that the site is not considered to have any significant effect on any designated site. The habitats on site are considered to have potential for birds, bats and badgers and therefore mitigation measures are recommended to ensure no harm will occur. An invasive non-native species was also found to be present and measures are recommended to prevent it spreading off-site. The required further bat survey found no evidence of bats being present or recent activity but there is potential for transient bat roosting and so a precautionary approach is recommended.
- 6.34 Surrey Wildlife Trust (SWT) has considered the submitted information and has advised that adequate information has been submitted to enable the decision maker to fully assess the potential impact and determine the application. SWT make a number of recommendations in relation to further surveys being required prior to development works including bat and badger surveys and further mitigations measures for reptiles, birds and lowland

mixed deciduous woodland which should be implemented as part of the development. SWT recommend that these details can be secured through a Construction Environmental Management Plan (CEMP), which can be secured by condition.

- 6.35 In terms of biodiversity enhancements a number of recommendations are set out within the submitted documents. The Biodiversity Net Gain assessment concludes that the total net % change for the proposed development area when applying the Biodiversity Metric 3.0 is +0.15% (habitat units) and +73.43% (hedgerow units) which indicates a net gain in biodiversity as a result of the Scheme. It is recommended that finalised details of the proposed enhancement measures can be secured by condition.
- 6.36 Officers are therefore satisfied that the proposal, subject to the recommended conditions, would not result in unacceptable harm to protected species or habitats and would be able to secure a net gain in biodiversity.

Flooding/drainage

- 6.37 The site is located within flood zone 1, the areas lowest risk of flooding. As such no concern is raised with regard to fluvial flooding. The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company.
- 6.38 In terms of drainage, detailed drainage information has been provided at the application stage. The surface water drainage strategy has been designed to accommodate a 1 in 100 year storm event plus 40% climate change. Discharge from the site in to the water sewer network will be restricted to 2 l/sec as required by Thames Water. The strategy also includes a maintenance plan. The Council's Drainage Consultants have considered the submitted information and they are satisfied that the information is detailed and acceptable as submitted. A condition is recommended to secure implementation.

Sustainable Construction

- 6.39 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.
- 6.40 The application is supported by a Sustainability and Energy Statement by Bluesky Unlimited dated 19 July 2022. The report sets out that the dwellings would achieve a 40.66% reduction over and above the TER targets through the use of energy efficiency measures and the installation of air source heat pumps (ASHP). The report also states that the Water consumption would be limited to below 110 l/p/d (109.49) by incorporating water saving measures and equipment. In the event that planning permission is to be granted, a condition would be imposed to secure the implementation of the

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

recommended measures and further details of the location and specification of the ASHP in order to comply 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. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL)

- 6.42 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, although the exact amount would be determined and collected after the grant of planning permission.
- 6.43 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.

Other Matters

- 6.44 Concern has been raised about a potential health and safety issue due to the lack of a proposed fence between plot 1 and the north-east boundary which could result in children getting into difficulty. This is really an issue for the developer, future occupants of plot 1 and the owners of Holly Hill Park. However further details of boundary treatments are to be secured by condition so further information of boundary fencing can be provided at this stage.
- 6.45 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement which would require further information regarding working hours and methods to reduce impacts of matters such as dust and noise. It is noted that concerns have been raised about potential impact on

water supply to neighbouring properties during work. This is not within the control of planning.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Landscaping Plan	FLA-ROS-LS-001	F	28.07.2022
Street Scene	30127A 302	D	28.07.2022
Street Scene	30127A_301	E	28.07.2022
Street Scene	30127A_300	E	28.07.2022
Street Scene	30127A 303	D	28.07.2022
Proposed Plans	30127A 674	A	28.07.2022
Proposed Plans	30127A 673	A	28.07.2022
Proposed Plans	30127A 672	A	28.07.2022
Proposed Plans	30127A 671	A	28.07.2022
Proposed Plans	30127A 670	A	28.07.2022
Floor Plan	30127A_521	A	28.07.2022
Elevation Plan	30127A_525	B	28.07.2022
Floor Plan	30127A_524	A	28.07.2022
Elevation Plan	30127A_523	C	28.07.2022
Floor Plan	30127A_522	C	28.07.2022
Floor Plan	30127A_521	F	28.07.2022
Elevation Plan	30127A_520	G	28.07.2022
Elevation Plan	30127A_520.2	E	28.07.2022
Floor Plan	30127A_503	F	28.07.2022
Elevation Plan	30127A_520	H	28.07.2022
Floor Plan	30127A_501	F	28.07.2022
Elevation Plan	30127A_500	H	28.07.2022
Proposed Plans	30127A_205	B	28.07.2022
Proposed Plans	30127A_204	E	28.07.2022
Site Layout Plan	30127A_150	AF	28.07.2022
Proposed Plans	30127A_675	A	28.07.2022
Elevation Plan	30127A_700	A	06.04.2022
Floor Plan	30127A_701	A	06.04.2022
Floor Plan	30127A_702	A	06.04.2022
Location Plan	30127A_10	F	21.03.2022

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

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

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

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, other than demolition and site clearance, shall take place until the developer obtains the Local Planning Authority's written approval of details of 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 Reigate and Banstead Development Management Plan 2019 policy DES8.

5. The works shall be carried out in accordance with the submitted Surface Water Drainage Strategy prepared by SDP Consulting Engineers (ref. OAK110/E21-056 dated August 2022, Issue 2).

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, it must 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).

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

Reason: To ensure the drainage system is constructed in accordance with the agreed strategy 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.

6. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the arboricultural report compiled by Marcus Foster Arboricultural Design & Consultancy AIA/MF/003/22_RevB dated July 2022

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

7. Notwithstanding the approved plans no development above slab level shall commence on site until a scheme for the soft and hard landscaping and tree planting of the site has been submitted and approved in writing by the local planning authority. The Landscaping scheme shall be in accordance with the principles in the submitted Proposed Indicative Landscape Strategy (dwg. FLA-ROS-LS-001 Rev F) and 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.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation 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.

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

8. 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.

The CEMP shall be based on and include all measures set out within the submitted ecology documents (Preliminary Ecological Appraisal (PEA), bat survey and Biodiversity net gain assessment) and recommendations set out by the Surrey Wildlife Trust.

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.

9. No development above ground level shall commence until a scheme to provide biodiversity net gain, informed by the submitted Preliminary Ecological Appraisal (PEA), bat survey, Biodiversity net gain assessment and indicative landscape strategy, has been submitted to and approved in writing by the local planning authority (LPA). This should 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.

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.

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
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles

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

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 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.

11. Prior to the first occupation of the development hereby approved details of bin storage for each dwelling, including the location and type of storage including the design of any proposed outdoor storage units, shall be submitted to and agreed in writing by the Local Planning Authority. The refuse storage for each dwelling shall be implemented and made ready for use in accordance with the approved details prior to the first occupation of the development.

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.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered 30127A 150 Rev AF 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 (including garages) and turning areas shall be retained and maintained for their designated purposes and no other 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.

13. Prior to the first occupation of the development finalises details of covered and secure cycle storage for each dwelling, including the location and type of storage including the design of any proposed outdoor storage units, shall be submitted to and agreed in writing by the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/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.

14. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

(current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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. 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 walls, fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

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

16. Notwithstanding the indicative landscape strategy hereby approved the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be retained and erected, both around (including the north east boundary between plot 1 and Holly Hill Park) and within the site, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the first occupation of the development hereby permitted.

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

17. 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 lighting strategy shall also consider the potential impacts on bats.

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 protected species with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

18. The development shall be implemented so that plots 3 and 4 meet the Building Regulations requirements for 'accessible and adaptable dwellings'

(Part M4(2)) prior to their first occupation unless an alternative scheme is submitted to and agreed in writing by the Local Planning Authority.

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

19. The development hereby approved shall be carried out in accordance with the Sustainability and Energy Statement by Bluesky Unlimited dated 19 July 2022 to not be first occupied unless and until an Energy and Water Efficiency Statement to ensure that the development:
- a) Restricts potential water consumption by occupants of each new dwelling to maximum of 110 litres per person per day
 - b) Achieves not less than a 40% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

Details of the final siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development.

Thereafter, the ASHP shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual and neighbouring amenity of the site and surrounding area with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 and DES1 of the Reigate & Banstead Development Management Plan 2019.

20. 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.

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

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. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. 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
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
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. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. 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

Agenda Item 5

Planning Committee
28 September 2022

Agenda Item: 5
22/00669/F

planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

REASON FOR PERMISSION

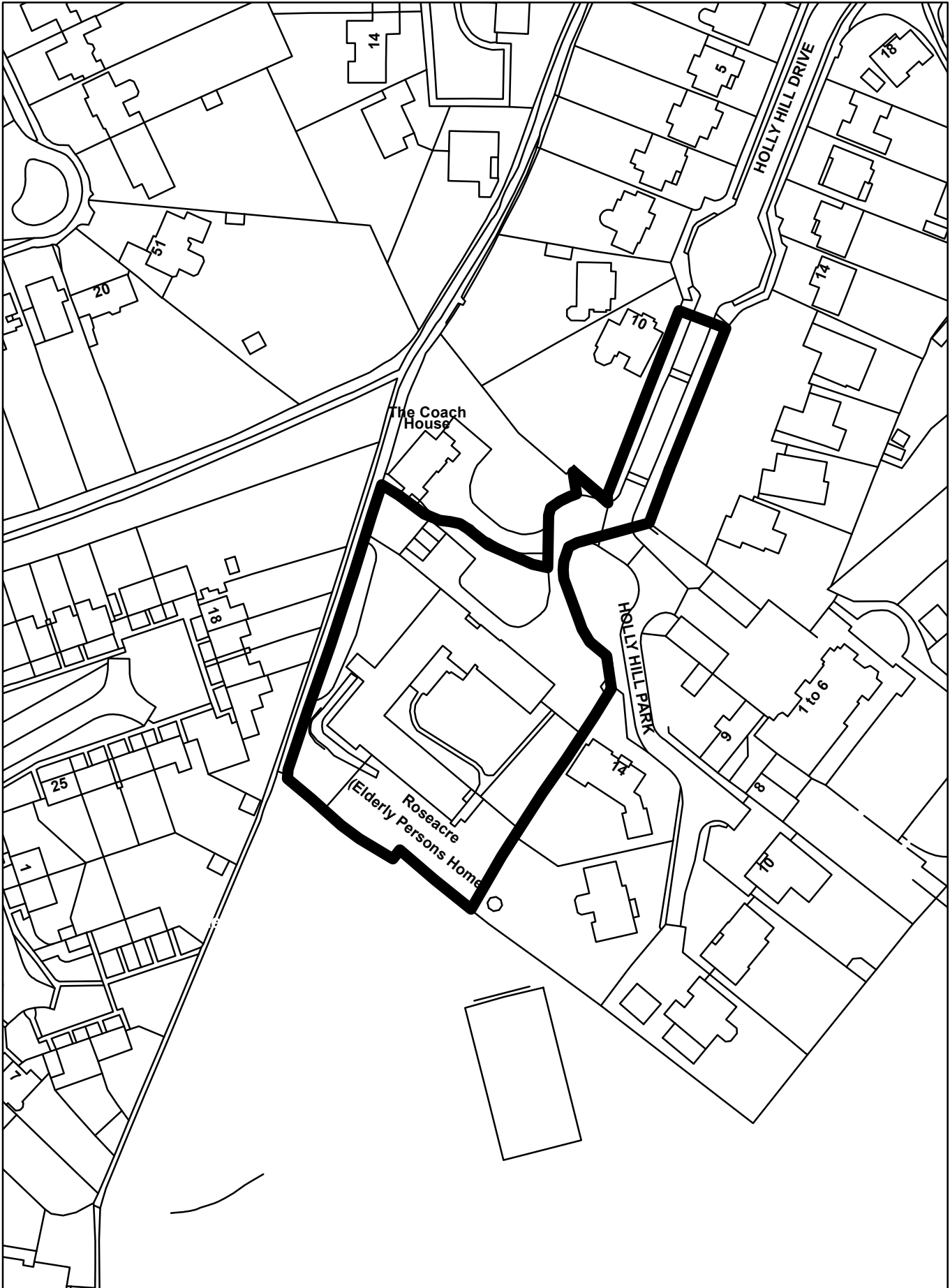
The development hereby permitted has been assessed against development plan policies CS1, CS2, C4, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES7, DES8, DES9, OSR2, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE9, INF2, INF3 and material considerations, including third party representations. 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.

22/00669/F Roseacre Holly Hill Drive
Banstead Surrey SM7 2BD


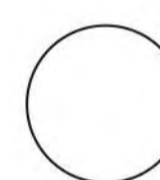
Agenda Item 5



NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



-  Existing Carehome
-  Root Protection Area

Project Title

Proposed Residential Development

Drawing Description

Proposed Site Layout
 8 Units
 Option-2

Scale	Drawn by
1:200 @A1	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury Kent CT1 2BH	01227 762060
1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_150	AF

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Project Title
Proposed Residential Development

Drawing Description
Street Scenes AA

Scale
1:200 @A1

Drawn by
NS

Date
July 2022

Checked by
CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762060

1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765102

8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

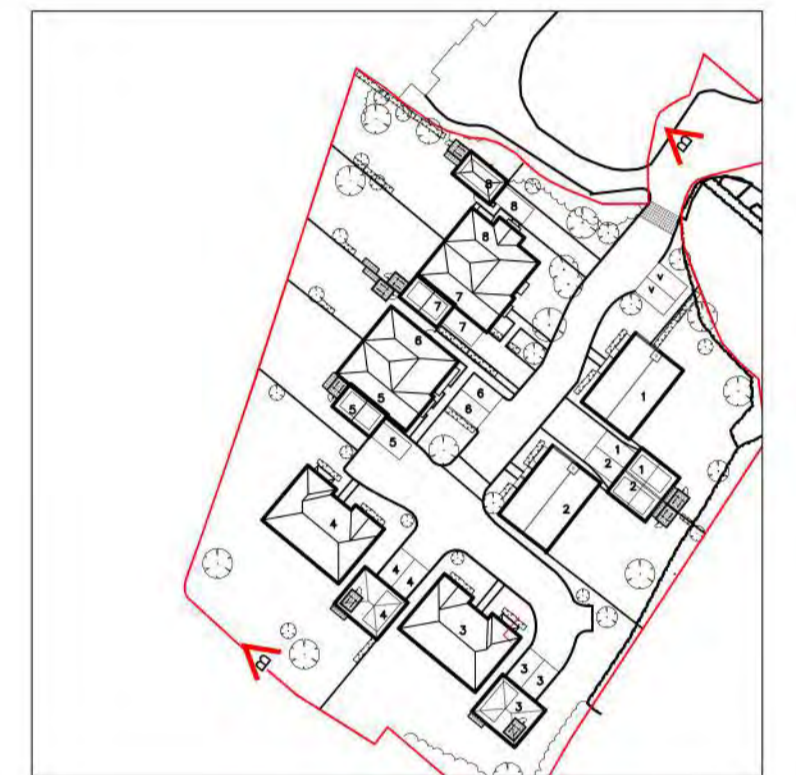
Drawing Number
30127A_300

Revision
E



NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Project Title

Proposed Residential Development

Drawing Description

Street Scenes BB

Scale	Drawn by
1:200 @A1	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury Kent CT1 2BH	01227 762060
1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 785102
8, Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_303	D



NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Project Title

Proposed Residential Development

Drawing Description

Street Scenes CC

Scale	Drawn by
1:200 @A2	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury Kent CT1 2BH	01227 762060
1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8 Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_301	E



Site Boundary Line

Site Boundary Line



159m

154m

Plot 1

Plot 2

Proposed Street Scene DD

NOTES
Do Not Scale
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing and design are copyright of Clague LLP
Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Project Title

Proposed Residential Development

Drawing Description

Street Scenes DD

Scale	Drawn by
1:200 @A3	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

67 Burgate, Canterbury
Kent CT1 2SH 01227 762060

1 Kirtlington Court, Linton Road,
Harpden, Hertfordshire AL5 2BL 01582 755102

8, Driney Street,
London SE1 1JF 0203 597 9112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A 302	D

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey





43





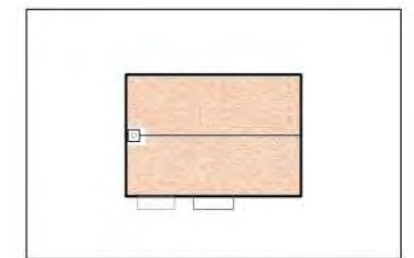
Front Elevation



Right Side Elevation

NOTES:
 Do Not Scale
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP.
 Registration number CC335948.

Rev	Date	Description
-----	------	-------------



Roof Plan



Rear Elevation



Left Side Elevation

Plot 1 Total Area :
 158.75m²/ 1708sq ft

Project Title:
 Proposed Residential Development

Drawing Description:
 Plot 1
 Elevations

Scale:
 1:100 @A3
 Date:
 January 2022
 Drawn by:
 NS
 Checked by:
 CSS

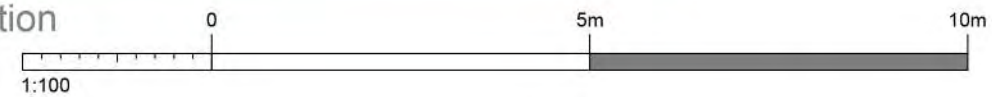
CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762090
 1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765102
 8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number:
 30127A_500
 Revision:
 H

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey





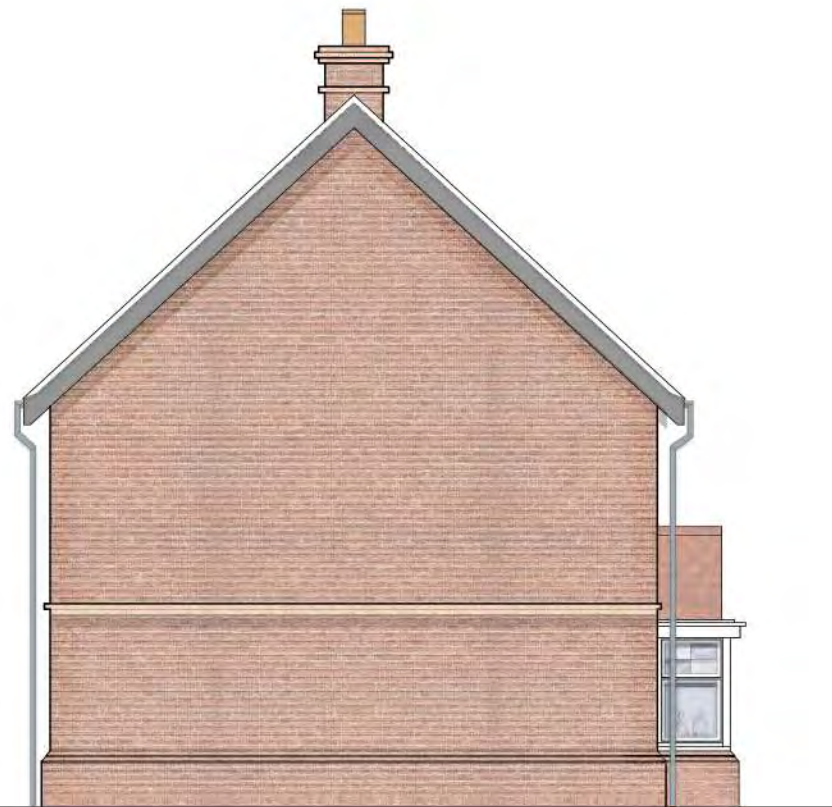
Front Elevation



Right Side Elevation



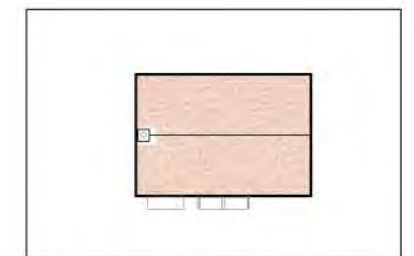
Rear Elevation



Left Side Elevation

NOTES:
Do Not Scale
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing and design are copyright of Clague LLP.
Registration number CC335948.

Rev	Date	Description
-----	------	-------------



Roof Plan

Plot 2 Total Area :
158.75m²/ 1708sq ft

Project Title
Proposed Residential Development

Drawing Description
Plot 2
Elevations

Scale	Drawn by
1:100 @A3	NS
Date	Checked by
January 2022	CSS

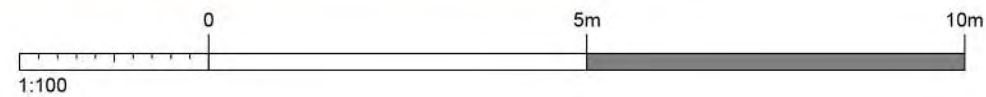
CLAGUE ARCHITECTS

62 Burgate, Canterbury Kent CT1 2BH	01227 762090
1 Kinsbourne Court, Luton Road, Harpden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street, London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPDEN

Drawing Number	Revision
30127A_502	H

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



NOTES:
 Do Not Scale
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

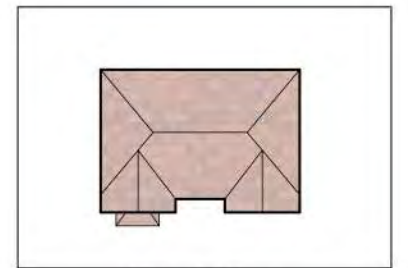
Rev	Date	Description
-----	------	-------------



Front Elevation



Right Side Elevation



Roof Plan

47



Rear Elevation
 Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Left Side Elevation

Plot 3 Total Area:
 213.84m²/ 2301.75sq ft

Project Title
 Proposed Residential Development
 Applicable to Plot: 3

Drawing Description
 Plot: 3
 Elevations

Scale
 1:100 @A3
 Date
 July 2022

Drawn by
 NS
 Checked by
 CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762050
 1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765103
 8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number
 30127A_520
 Revision
 G



NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP
 Registration number OC335948.

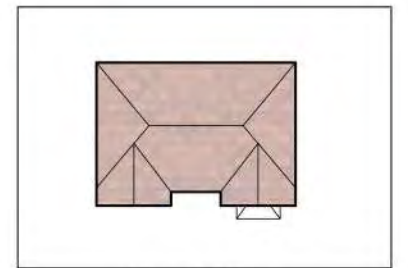
Rev	Date	Description



Front Elevation



Right Side Elevation



Roof Plan

48



Rear Elevation

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Left Side Elevation

Plot 4 Total Area:
 213.84m²/ 2301.75sq ft

Project Title
 Proposed Residential Development
 Applicable to Plot: 4

Drawing Description
 Plot: 4
 Elevations

Scale
 1:100 @A3
 Date
 July 2022

Drawn by
 NS
 Checked by
 CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762060
 1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765103
 8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

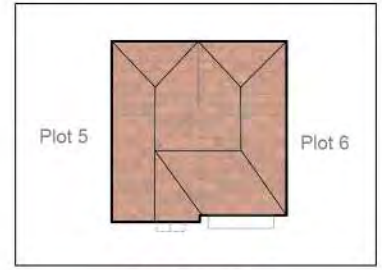
Drawing Number
 30127A_520.2
 Revision
 E



Oakford Homes

NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of Clague LLP.
 Registration number DC335948.

Rev	Date	Description
Plot 5 Total Area: 116.4m ² / 1252sq ft		
Plot 6 Total Area: 114.4m ² / 1231sq ft		



Roof Plan

49

Front Elevation

Right Side Elevation



Project Title
 Proposed Residential Development

Drawing Description
 Plot 5 & 6 Elevations

Scale	Drawn by
1:100 @A3	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

S2 Burgate, Canterbury
 Kent CT1 2BH 01227 762050

1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765102

8, Disney Street
 London SE1 1JF 0203 597 6112

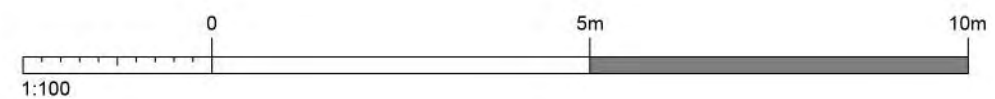
CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_523	C

Rear Elevation

Left Side Elevation

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Oakford Homes



Front Elevation



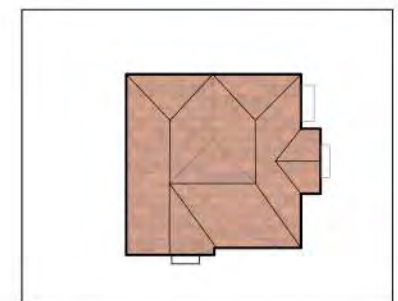
Right Side Elevation

NOTES:
Do Not Scale.
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing and design are copyright of Clague LLP
Registration number OC335948.

Rev	Date	Description
-----	------	-------------

Plot 7 Total Area:
116.4m²/ 1252sq ft

Plot 8 Total Area:
123.4m²/ 1328 sq ft



Plot 7 Plot 8
Roof Plan

50



Rear Elevation



Left Side Elevation

Project Title

Proposed Residential Development

Drawing Description

Plot 7 & 8
Elevations

Scale:
1:100 @A3

Drawn by:
NS

Date:
July 2022

Checked by:
CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
Kent CT1 2BH 01227 762050

1 Kinsbourne Court, Luton Road,
Harpenden, Hertfordshire AL5 3BL 01682 768102

8, Disney Street
London SE1 1JF 0203 597 8112

CANTERBURY LONDON HARPENDEN

Drawing Number
30127A_525

Revision
B

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Agenda Item 5

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	28 th September 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Matthew Sheahan	
	TELEPHONE:	01737 276514	
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk	
AGENDA ITEM:	6	WARD:	Reigate

APPLICATION NUMBER:	22/00364/F	VALID:	02/03/2022
APPLICANT:	Ledco (Norbury) Ltd	AGENT:	
LOCATION:	1 & 3 NORBURY ROAD AND ASSOCIATED GARAGES, REIGATE, SURREY RH2 9BY		
DESCRIPTION:	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 5 X HOUSES WITH ASSOCIATED WORKS INCLUDING 11 CAR PARKING SPACES, LANDSCAPING, SURFACING AND BOUNDARY TREATMENT. AS AMENDED ON 04/03/2022, 05/05/2022, 01/08/2022 AND ON 16/08/2022.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of existing buildings at 1&3 Norbury Road and the erection of 5 dwellinghouses, with associated parking and landscaping. The site is located to the west of Reigate town centre, partially within the Reigate Town Centre Conservation Area. The character of Norbury Road is that of traditional Victorian terrace cottages to the north of the application site, with commercial properties to the southern end of the road. The wider area is also comprised largely of traditional dwellings, some of which are locally and statutorily listed.

The existing buildings are currently vacant, though had previously been occupied as commercial offices. Following an extensive marketing exercise the buildings have failed to attract a commercial occupier, and the likelihood of such a use coming forward is considered unlikely. Therefore the principle of the loss of the existing buildings is deemed acceptable, in compliance with Policy EMP4 of the Development Management Plan (DMP).

The proposed dwellings would largely reflect the scale of the existing terraced properties to the west side of Norbury Road and would be commensurate in terms of ridge and eaves height. Materials, in particular the use of yellow brick and slate tiles for the roof, would also be reflective of the established traditional appearance of the

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

road. The design and appearance of the dwellings would be acceptable and would not impact harmfully on the character of the road or surrounding area.

The proposed dwellings would be of a scale and depth that would not impact on the amenity of neighbouring properties, in particular 5 Norbury Road to the north. Windows have been appropriately sited and designed so as not to give rise to harmful overlooking.

Adequate parking has been provided in-line with the Council's adopted parking standards, including the provision of three new regularised parking spaces for the existing commercial unit opposite the site, which will be unaffected by the proposal. A parking survey has been carried out by the applicant, which has demonstrated that the scheme would not give rise to overspill parking, and that there is adequate space on surrounding roads should it be required.

The proposed development would be acceptable with regard to arboricultural impacts and landscaping, flooding and drainage matters and ecology subject to conditions and informatives.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The proposed development has been considered by the County Highway Authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, has raised no objections subject to the imposition of appropriate conditions.

Contaminated Land Officer: No objection subject to conditions and informatives.

Environment Agency: No objection raised subject to conditions and informatives.

Drainage Consultant: Advise that the view of the Environment Agency should be taken.

Surrey Wildlife Trust: No objection subject to conditions and informatives.

Neighbourhood Services: No objection subject to condition.

County Archaeologist: The site is identified as being outside the area identified as being of high archaeological potential. Given the level of development that has taken place at the site over the years it is unlikely that archaeological remains would be disturbed.

Conservation Officer: no objections subject to conditions.

Representations:

Letters were sent to neighbouring properties on 3rd March 2022. A total of 17 responses were received. Following the submission of amended plans neighbouring properties were reconsulted on 18th May 2022 and 17th August. A further 17 responses were received. A site notice was posted on 17th March 2022. Comments/objections have been made on the following issues:

Issue	Paragraph
Poor design	Paragraph 6.7-6.10
Overdevelopment	Paragraph 6.7-6.10
Out of character with surrounding area	Paragraph 6.7-6.10
No need for the development	Paragraph 6.7-6.10
Harm to Conservation Area	Paragraph 6.7-6.10
Harm to listed building	Paragraph 6.7-6.10

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

Overbearing relationship	Paragraph 6.11-6.15
Overlooking and loss of privacy	Paragraph 6.11-6.15
Hazard to highway safety	Paragraph 6.19-6.24
Increase in traffic and congestion	Paragraph 6.19-6.24
Inconvenience during construction	Paragraph 6.19-6.24
Inadequate parking	Paragraph 6.19-6.24
Drainage/sewage capacity	Paragraph 6.34-6.36
Flooding	Paragraph 6.34-6.36
Health fears	Paragraph 6.43-6.45
Loss of private view	Paragraph 6.43-6.45

1.0 Site and Character Appraisal

- 1.1 The site is formed of existing commercial development on opposite sides of Norbury Road, Reigate. The plots currently include a range of single and two-2 ½ storey development with parking to the front and rear of the site on the western side of Norbury Road and in front/south of the building on the eastern side of Norbury Road. To the south of units 2/2A lie a pair of double garages – which the applicant advises are currently unused.
- 1.2 The remainder of Norbury Road comprises residential development, mostly two storey in height and that part immediately adjacent to the site has a traditional and fairly tight urban grain with little space around these dwellings apart from the rear gardens: which are themselves mostly very modest in scale. The road opens up a little towards the northern end where houses of a different design and character are arranged around a turning head.
- 1.3 The road has significant levels of on street parking, particularly around the southern end of the road and the parking associated with the business use of these premises seems somewhat less formal and presents a generally more loose and unattractive character to this end of the road.
- 1.4 The site is in the urban area of Reigate and partially in the Reigate Town Centre Conservation Area to the immediate south: the double garage facing southwards which forms part of the site to the eastern side of Norbury Road lies within the conservation area, as do both houses abutting Norbury Rd to the south.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was sought from the Local Planning Authority prior to submission for a scheme of 5x4-bed dwellings. Concern was raised regarding the height and scale of the development and proliferation of gables to the street scene. Concern was also raised with regard to potential impact on the setting of the Reigate Town Centre Conservation Area.
- 2.2 Improvements secured during the course of the application: amendments have been received seeking to address concerns raised regarding the height and scale of the proposed dwellings, in particular the eaves heights in relation to neighbouring properties and the number of gables frontages.
- 2.3 Further improvements could be secured: Further improvements could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There have been no planning applications associated with this site in recent years of relevance.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing buildings and erection of 5x3 bed houses with associated works including 11 car parking spaces, landscaping, surfacing and boundary treatment.
- 4.2 The development would take the form of two pairs of semi-detached dwellings flanking a single detached dwelling in the middle. The semi-detached dwellings would feature full hipped roofs on either end of the development with three gables prominently featuring within the centre of the development. The dwellings would be 9m in height and 10m in depth. The dwellings have been designed to reflect the palette of materials found along Norbury Road and the surrounding area, specifically the use of slate tiles for the roof, yellow facing brickwork with red brick detailing.
- 4.3 Internally each of the proposed dwellings would have a traditional layout, accommodating three bedrooms, one of which would be located within the roof space, with the main living areas located on the ground floor. Externally each property would have access to a rear garden of 6.7m depth. Parking would primarily be located immediately in front of the dwellings, whilst a further 6 spaces would be sited on the opposite side of Norbury in place of existing garaging. Three spaces would be provided for the existing commercial unity opposite the proposed dwellings, which would remain unaltered. Landscaping would be incorporated around the parking. The hardstanding would comprise permeable paving. Communal refuse collection would be located alongside the parking area and is proposed to be screened by parking.

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

Assessment;
Involvement;
Evaluation; and
Design.

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

Assessment	The site is identified as being located to the central-west area of Reigate. The site is located within a residential area amongst a selection of suburban houses and in close proximity to the Reigate Town Centre Conservation Area, which falls within the southern part of the application site. Currently occupied by three buildings, a two storey office building of masonry construction painted white with a part pitched slate roof and part flat felt roof, and a part two storey part single storey building of similar design and materials and a single storey building to the east of the site. The existing boundaries are defined by both the existing buildings and continuous walls. Housing within Norbury Road is characterised by Small front gardens with varied plot depths, On-street parking, limited street trees, up to 1.2m high boundaries/ hedges. The wider area of Reigate Town Centre is noted as having a number of listed buildings within close proximity to the site.
Involvement	No community consultation took place, though tenants have been notified of the proposed works.
Evaluation	Pre-application advice was sought from the Council prior to the submission of the application.
Design	The proposed dwellings have been designed the reflect the character, scale and appearance of dwellings within Norbury Road so as to be in keeping with the traditional form of architecture within this part of Reigate.

4.6 Further details of the development are as follows:

Site area	0.082 Ha
Existing use	Office (Class E, now vacant)
Proposed use	Residential (Class C3) 5x3 bedroom dwellinghouses

Proposed density	60.9dph
Parking standard	Medium Accessibility (11 spaces required, including 1 visitor space)
Existing parking provision	15 spaces
Proposed parking provision	11 residential spaces and 3 commercial spaces
Net increase in dwellings	5

5.0 Policy Context

5.1 Designation

Urban area
Reigate Town Centre Conservation Area
Flood Zone 2 and 3
Surface Water Flooding 1-30 years
Surface Water Flooding 1-1000 years

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Employment	EMP4
Design	DES1, DES2, DES5, DES6, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and Flooding	CCF1 CCF2
Infrastructure	INF1

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

A Parking Strategy for Surrey
Parking Standards for Development
Householder Extensions and
Alterations

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

This is a full application for the Demolition of existing buildings and erection of 5 x houses with associated works including 11 car parking spaces, landscaping, surfacing and boundary treatment. As amended on 04/03/2022, 05/05/2022, 01/08/2022 and on 16/08/2022.

6.1 The main issues to consider are

- Principle of development (loss of existing employment use)
- Design and character assessment.
- Impact on neighbour amenity.
- Amenity of future occupiers and housing mix.
- Highway matters.
- Trees and landscaping.
- Sustainability, infrastructure and climate change.
- Affordable Housing.
- Community Infrastructure Levy (CIL).
- Other Matters

Principle of the development

6.2 The site is located within the urban area where subject to compliance with adopted planning policies there would no in principle objection to the new residential development. The development would provide a net gain of 5 residential units and as such the development would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. The principle in this case primarily rests upon considering whether the loss of the existing employment use would be acceptable.

6.3 The existing buildings proposed to be demolished are comprised of 1-3 Norbury Road. Whilst currently vacant these buildings had previously been occupied by commercial offices and a store building associated with an electrical company (DH Croft) respectively, though 3 Norbury Road has been unoccupied for at least 8 years. Numbers 2, 2A and 2B located opposite the application site are currently occupied by longstanding tenants and no changes are proposed to these properties.

- 6.4 Policy EMP4 of the Development Management Plan 2019 (DMP) seeks to safeguard employment land and premises within the borough. The loss of such sites will be resisted unless it can be clearly demonstrated that there is no reasonable prospect of (or demand for) the retention or redevelopment of the site for employment use. The requirements of Annex 3 of the DMP with regard to the marketing of the property would be expected to be complied with.
- 6.5 Marketing of the properties commenced on the 26th July 2021 with a rental price of £24,500 per annum for the ground floor and £25,340 for the first floor. The rents of the previous tenants were £23,250 and £24,040 for the first and second floors respectively. This equates to £14.75 per square ft (psf). This rental figure was reviewed by both two commercial property consultants (Robinsons and Hurst Warne) who considered this to an appropriate rent for this building based on its age, specification and location. The properties were advertised both on local and national marketing websites and with sign attached to the building. In total 6 enquiries for particulars were made, however no requests for internal viewings were made. After 6 months of marketing at a representative market rent there were very few enquiries.
- 6.6 In light of the above considerations it is considered that the likelihood of the buildings being occupied by another commercial use is low. Employment uses should only be protected where there is a reasonable prospect of such a use coming forward, which is not considered to be the case in this instance. Therefore the principle of the loss of the existing employment use is considered acceptable, and would therefore comply with Policy EMP4 of the DMP 2019.

Design and character assessment

- 6.7 The proposed dwellings have been designed to reflect the traditional architecture established both existing properties along Norbury Road and the wider Reigate area, taking note of the proximity of the site to the Reigate Town Centre Conservation Area. The scale of the proposed dwellings would be commensurate to that of the existing properties to the west side of Norbury Road in terms of eaves and ridge height. Whilst it is noted that the detached property immediately to the north (5 Norbury Road) would be smaller than the proposed dwellings, this is a later addition and something of an anomaly within the road. The 5 proposed dwellings would relate more appropriately to the row of existing terrace houses, the ridge height remain level with these and the eaves height being lower. The palette of materials, particularly the use of a lighter brick and slate for the roofs, would be acceptable in the context of the character of the road and typical of many streets in Reigate.
- 6.8 The depth of the dwellings would also reflect the rear building line of existing properties, with comparable distance to the rear boundary and garden size. The level of spacing to the north and south boundaries would be appropriate

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

to the scale of dwelling and would increase the level of separation with the southern boundary by more than 1.5m over and above the existing buildings.

- 6.9 It is noted that the frontage of the dwellings would feature quite a number of parking spaces. However the existing building is almost entirely comprised of hardstanding in the form of gravel with a fairly irregular parking arrangement, including informally parking on the pavement. The proposal would see the parking regularised and soft landscaping elements in the form of planter around both the parking spaces and refuse storage areas. A greater degree of soft landscaping would be incorporated to the opposite side of Norbury Road where at present there is a mix of hardstanding and garaging. Whilst the Conservation Officer has expressed some concern regarding the need to enhance the setting of the conservation area in this location, in all the proposal would represent a significant improvement to the hard landscape dominated character of the site at present and would be in keeping with the proposed residential form of the development.
- 6.10 In light of the above it is considered that the proposed dwellings would be acceptable in terms of their design and impact on the character of the wider area. The development would therefore comply with Policy DES1 of the Development Management Plan 2019 (DMP) in this regard.

Neighbour Amenity

- 6.11 The nearest neighbouring dwelling would be 5 Norbury Road, a detached pitched roof dwelling, 1m to the north of the application site. This property features ground and first floor rear facing windows which likely serve habitable rooms. The nearest of the proposed dwellings would project some 3.2m beyond the rear elevation of this property. Whilst the scale of the proposed dwellings would be greater than the level of built form currently present adjacent to 5 Norbury Road, it is not considered that demonstrable harm would arise. The proposed depth would pass the 45 degree tests with regard to light, demonstrating that significant overshadowing would not occur. Whilst the depth of the dwellings would project beyond the rear elevation of number 5, it would be relatively modest and in view of the 1m separation would not appear unduly overbearing. To limit further impact a condition removing permitted development rights for extensions is recommended. Some overlooking may occur from the upper floor rear windows however views would be fairly limited and not untypical of the surrounding residential area where similar relationships are observed to exist.
- 6.12 The level of distance between the development site and 4&6 Norbury Road would be approx. 11m, at the closest point, which is comparable to the relationship between existing properties along Norbury Road. Four of the proposed five dwellings would be a greater distance still. Whilst the front windows of the northern most plot would face 4 Norbury Road this would not be to any greater extent than currently allowed from existing properties to the west side of the road. It is not considered there would be harm to the amenities of these properties.

- 6.13 Turning to properties to the rear of the site, namely 1A, 1 and 3 Evesham Road, the distance to these properties would exceed 30m. Whilst policy does not prescribe minimum separation distances, a separation of 21m or more is generally deemed acceptable. The position of the dwellings in relation to the rear boundary would not result in an overbearing or overlooking impact on the rear gardens or these properties.
- 6.14 Numbers 32 to 36A&B West Street would share their rear boundaries with the application site. The proposed dwellings would be some 21m from 32 West Street and to the north-west, meaning they would not directly impede on the boundary. There exists intervening screening between within the neighbour's property on the boundary. It is not intended to incorporate side facing windows into the dwellings, therefore there is little likelihood that overlooking would occur. This would also be the case with 34 West Street some 26m from the dwellings to the south where again boundary screening remains, limiting the dwellings from view. Numbers 36A and 36B are flats occupying a detached building to the rear of 36 West Street 'The Old Forge', on the ground and first floor respectively. There is one window to the rear of this building serving a bedroom which is currently negatively impacted by the depth of the existing building, which extends along the boundary. The footprint of the proposed dwellings would be moved away from these properties creating a better, less overbearing relationship between the two.
- 6.15 In light of the above considerations it is considered that the development would have a satisfactory relationship with neighbouring properties and would not give rise to unsatisfactory harm to neighbouring amenity. The proposed development would comply with Policy DES1 of the DMP in this regard.

Amenity for future occupants and housing mix

- 6.16 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.17 Each of the 5 proposed dwellings would provide 3 bedrooms, including a bedroom within the roof space. Each dwelling would have a traditional arrangement, with living room and kitchen/ dining area occupying the ground floor, with bedrooms on the upper floors. Each dwelling would be appropriately laid out, avoiding awkwardly shaped rooms, and habitable rooms would be well served by windows providing light and outlook. Externally each dwelling would be provided with a garden that is of an appropriate size for a three bedroom dwelling and would be comparable in

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

this regard to other properties on Norbury Road, many of which a number are also three bedroom dwellings.

- 6.18 On the basis of the above considerations the proposed dwellings are considered to provide an appropriate living environment for future occupants, in line with Nationally Described Space Standards and the requirements of Policies DES2 and DES5 of the DMP.

Highway Matters

- 6.19 The application site is located within an area of medium accessibility as defined within Annex 4 of the DMP. In line with these standards a total of 11 parking spaces would be required. Five spaces would be sited in front of the proposed dwellings and regularised by the introduction of new paving where at present it is gravelled. A further 6 spaces would be located in front of the site on the opposite side of Norbury Road. This arrangement is considered acceptable. The County Highway Authority (CHA) has reviewed the highway implications of the scheme and is satisfied that there would not be impact on the safe operation of the highway and that the level of parking would be provided in accordance with standards. A number of conditions and informatives are recommended, including the requirement for the submission of a construction transport management plan for approval prior to commencement of development. Each dwelling would also be provided with an electric vehicle charging point.
- 6.20 It is noted that a parking survey has been carried out on street streets within 200 metres of the proposed development. The parking survey includes streets (Upper West Street and West Street) that are within the Reigate Control Parking Zone, despite what the Lambeth parking Methodology states. However those streets having parking restrictions between 0800h and 1930h Monday to Saturday, but on weekends, evenings and nights parking is permitted until 0800h the day parking restrictions are in force. Given those restrictions it was considered by the CHA appropriate to include these streets in the parking survey. These surveys shows that there is a parking stress of between 63% and 67%. This shows there is adequate spare available parking space within a short walk of Norbury Road and the site should it be required. It is also proposed that the existing northern most extent of dropped kerb be removed, increase the amount of legal on-street parking available to existing residents by up to 3 spaces.
- 6.21 The CHA advise that the proposed development is unlikely to result in more displacement of parking compared to the current lawful use of the site. This is because the extent of dropped kerbs for the proposed development is similar to the existing use of the site. Whilst the site is currently vacant parking has been taking place informally by passers by and other residents and visitors to the road. The development would be able to contain its own parking need within the site, therefore not displacing parking elsewhere on the surrounding road network. Three additional formal parking spaces would be provided opposite the site to be used by the existing commercial unit at 2 Norbury

Road. This would further assist in creating a more formalised parking arrangement within the road.

- 6.22 The proposed layout of parking is formally set out as opposed to the current unmarked layout of the existing use of the site. This is considered an improvement. The extent of hardstanding would be softened by the introduction of areas of planting where at present there is little.
- 6.23 Norbury Road has also been subject to a speed survey which shows 85th percentile speeds of 14.4mph. These speeds are considered low and in keeping with the cul de sac setting of Norbury Road. Drivers emerging from the parking spaces are likely to be slow moving onto and off the carriageway which is a low speed environment where the 85th percentile speed is 14.4mph.
- 6.24 In light of the above considerations the development would be acceptable with regard to parking provision and would not give rise to impact on the safe operation of the highway. The development is therefore deemed acceptable with regard to highway matters and would comply with Policy TAP1 of the DMP.

Trees and landscaping

- 6.25 The site as existing is largely devoid of planting, with the exception small patches of overgrown shrubs in front of the building. The proposal provides for a greater degree of formal soft landscaping. Details have not been provided of this planting; however these can be secured via a suitably worded condition.
- 6.26 There are no trees within the site, however there are off-site trees within neighbouring properties, particularly to the southern side boundary. In order to ensure that these trees can be protected during the course of development a condition requiring the submission of tree protection details prior to the commencement of development would be included in the event of planning permission being granted.
- 6.27 Subject to compliance with the above referenced conditions, the development would have an acceptable impact on existing trees and would secure landscape improvements for the site. The development would therefore comply with Policies DES1 and NHE3 of the DMP.

Ecology

- 6.28 The existing buildings have been surveyed for bat presence, and the wider site for other species. No evidence of bats was found during internal and external inspection of the buildings. The survey noted that the majority of the masonry and mortar is well sealed with no obvious access gaps recorded. The timber cladding to the rear of building 1 was generally tight fitted and sealed with any restricted gas covered by cobwebs and general debris. The soffits and fascias are well sealed, as are the roof tiles, which were observed

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

to be in good condition. Building two was noted as being restricted in size. The site was observed as being dominated by buildings and hardstanding, lacking in established trees or vegetation, providing no opportunity for foraging bats.

- 6.29 Regarding other wildlife species, such as birds, no other species of note were recorded as having notable established presence within the site.
- 6.30 Surrey Wildlife Trust (SWT) have reviewed the survey and consider it appropriate in scope and methodology and has identified a likely absence of bats at the site. SWT therefore advise that bats do not appear to be a constraint to development on site however advise a precautionary approach so as not to disturb any unidentified bat roosts.
- 6.31 The survey also identified a presence of Japanese Knotweed on the site. SWT has therefore advised that an invasive species management plan be submitted for approval in order to prevent the spread of this invasive species.
- 6.32 Further conditions requiring the provision of biodiversity enhancements would also be secured by condition.
- 6.33 Subject to compliance with these conditions and informatives the development would not result in ecological harm to the site and would comply with policy NHE2 and NHE3 of the DMP.

Flooding and Drainage

- 6.34 The front part of the site containing the parking spaces is sited within Flood Zones 2 and 3, however the dwellings remain outside of these. The site is subject to surface water flooding. The submitted Flood Risk Assessment (FRA) identifies that the Long-Term Flood Risk Map for Rivers or the Sea indicate a partial risk of flooding to the site from such sources to the east/south-eastern extents of the site ('Medium' risk). The remaining areas of the site are not identified as being at risk of flooding from such sources. 'Medium' risk is defined as a chance of flooding, each year, between 1% and 3.3%, taking into account any flood defences in the area. The Long-Term Flood Risk Map for Surface Water identifies a varying susceptibility to surface water flooding at the site, and immediate surrounding areas. The western parcel of land is identified as being at 'Very Low' to 'Medium' risk of surface water flooding, although Norbury Road itself is shown to be at 'High' risk of surface water flooding, which would appear to partially capture the eastern parcel of land.
- 6.35 The site is considered at low risk of flooding from river flooding given it is predominantly located within Flood Zone 1. The site is deemed low to medium risk with regard to surface water flooding, low to medium risk of ground water flooding, and low risk of sewer flooding.
- 6.36 The scheme and supporting flood risk assessment has been reviewed by the Environment Agency (EA) who have raised no objection subject to a range of

conditions and informatives. In view of this the application is deemed to be acceptable with regard to flooding and drainage matters and would comply with the NPPF and Policy CCF2 of the DMP.

Sustainability, infrastructure and climate change

6.37 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions and water usage. However the new Part L Building Regulations, which came into effect in June 2022, require greater energy efficiencies and carbon savings than was required by this Policy and this aspect of the Policy is therefore superseded. In order that the proposed development contributes to achieving water efficiency aims however a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day is imposed. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

Affordable Housing

6.39 Policy CS15 of the Core Strategy states that the Council will negotiate to achieve affordable housing taking account of the mix of affordable units proposed and the overall viability of the proposed development at the time the application is made.

6.40 However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.

6.41 In view of the Court of Appeal Judgement, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. As such, there is no requirement for this scheme to provide an affordable housing contribution.

CIL

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

Other Matters

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

- 6.43 It is noted that objection has been raised on the grounds of increased noise and disturbance and inconvenience during the construction phase. Whilst development can cause disturbance this is temporary in nature. Separate noise legislation is in place to deal with excessive disturbance, and it would be expected that works would be carried out with the hours outlined in informative 3 below.
- 6.44 Concern has been raised that the development would result in the loss of private view. Whilst impact on immediate outlook can be considered, there is no right to a view that can protected within planning.
- 6.45 It is not considered that the proposed development would give rise to health impacts.

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
Floor Plan	2113-101	PL04	05.05.2022
Floor Plan	2113-100	PL04	05.05.2022
Site Layout Plan	2113-112	PL01	05.05.2022
Floor Plan	2113-102	PL04	16.08.2022
Roof Plan	2113-103	PL04	16.08.2022
Elevation Plan	2113-110	PL05	16.08.2022
Section Plan	2113-111	PL03	16.08.2022
Location Plan	2113-001	PL01	17.02.2022
Floor Plan	2113-011	PL01	17.02.2022
Floor Plan	2113-012	PL01	17.02.2022
Roof Plan	2113-013	PL01	17.02.2022
Elevation Plan	2113-021	PL01	17.02.2022
Elevation Plan	2113-021	PL02	03.03.2022

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. 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.

4. The development shall not be occupied until the proposed vehicular accesses to Norbury Road has been constructed in accordance with the approved Mayer Brown plan numbered MENORBURYROAD.01/01.

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

5. The development hereby approved shall not be occupied unless and until redundant existing accesses from the site to Norbury Road have been permanently closed and any kerbs, verge, footway, fully reinstated.

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

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered MENORBURYROAD.01/01. for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

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

7. 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
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

(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: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum 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: 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 Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy DES9 of the Reigate and Banstead Development Management Plan (2019).

10. Development hereby approved shall not commence until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented with a connection to foul sewer, has been submitted to and approved by the local planning authority.

The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No occupation of any premises can take place until the installed scheme is confirmed as meeting the agreed specifications and connections are made to the sewer network.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF and Policy DES9 of the Reigate and Banstead Development Management Plan (2019).

11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy DES9 of the Reigate and Banstead Development Management Plan (2019).

12. Finished floor levels shall be no lower than 78.50m AOD (300mm above the average ground level of 78.2m AOD), as detailed within the submitted FRA (Prepared by Bright Plan Civils, dated February 2022).

Reasons: To ensure that the proposed development is safe from flooding for its lifetime, in line with Paragraph 159 of the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan (2019).

13. No development shall take place until a scheme for the provision and management of green landscaping next to the Saturday Ditch main river has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:

- plans showing the extent and layout of the landscaping next to the watercourse
- details of planting (with only native species)
- details demonstrating how the buffer zone will be protected during development
- details of any lighting, fencing etc. (Note no lighting should be so close as to direct lighting into the stream corridor).

Reasons: Land alongside streams is particularly valuable for wildlife and it is essential this is protected. This condition is in line with paragraphs 174 and 180 of the NPPF and Policy NHE4 of the Reigate and Banstead Development Management Plan (2019). If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

14. 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

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

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.

15. 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.

16. 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.

17. 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.

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.

18. 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.

19. No development shall take place until an Invasive Species Management Plan, prepared by a suitably qualified individual, that details how the control of invasive species will be managed on site, including roles and responsibilities, has been submitted to and approved in writing by the Local Planning Authority.

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

Reason: To protect and enhance the ecological environment in accordance with Policy NHE2 of the Development Management Plan 2019.

20. No development shall take place until an Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and enhance the ecological environment in accordance with Policy NHE2 of the Development Management Plan 2019.

21. 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.

22. 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.

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.

23. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, including design and screening (and pulling distances where applicable), 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 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.

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.

24. 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 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 Development Management Plan 2019.

25. 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

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

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.

26. No development shall be commenced until details of surface water attenuation measures have been submitted to and approved in writing by the local planning authority. Prior to occupation of the development a validation report shall be submitted to the local planning authority to demonstrate compliance with the approved details which shall thereafter be permanently maintained.

Reason:

To prevent any increase in surface water flooding with regards Development Management Plan policy CCF1.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by Classes A, B, C and D of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval of the Local Planning Authority.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 (add NHE9 as appropriate).

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.

You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:

(a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

(c) Deliveries should only be received within the hours detailed in (a) above;

(d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down

stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

4. 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.
5. 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).
6. 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.
7. 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.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other

Agenda Item 6

Planning Committee
28th September 2022

Agenda Item: 6
22/00364/F

device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape 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 [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].
12. Flood Risk Activity Permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit [https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-](https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits) permits or contact our National Customer Contact Centre on 03702422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

13. 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

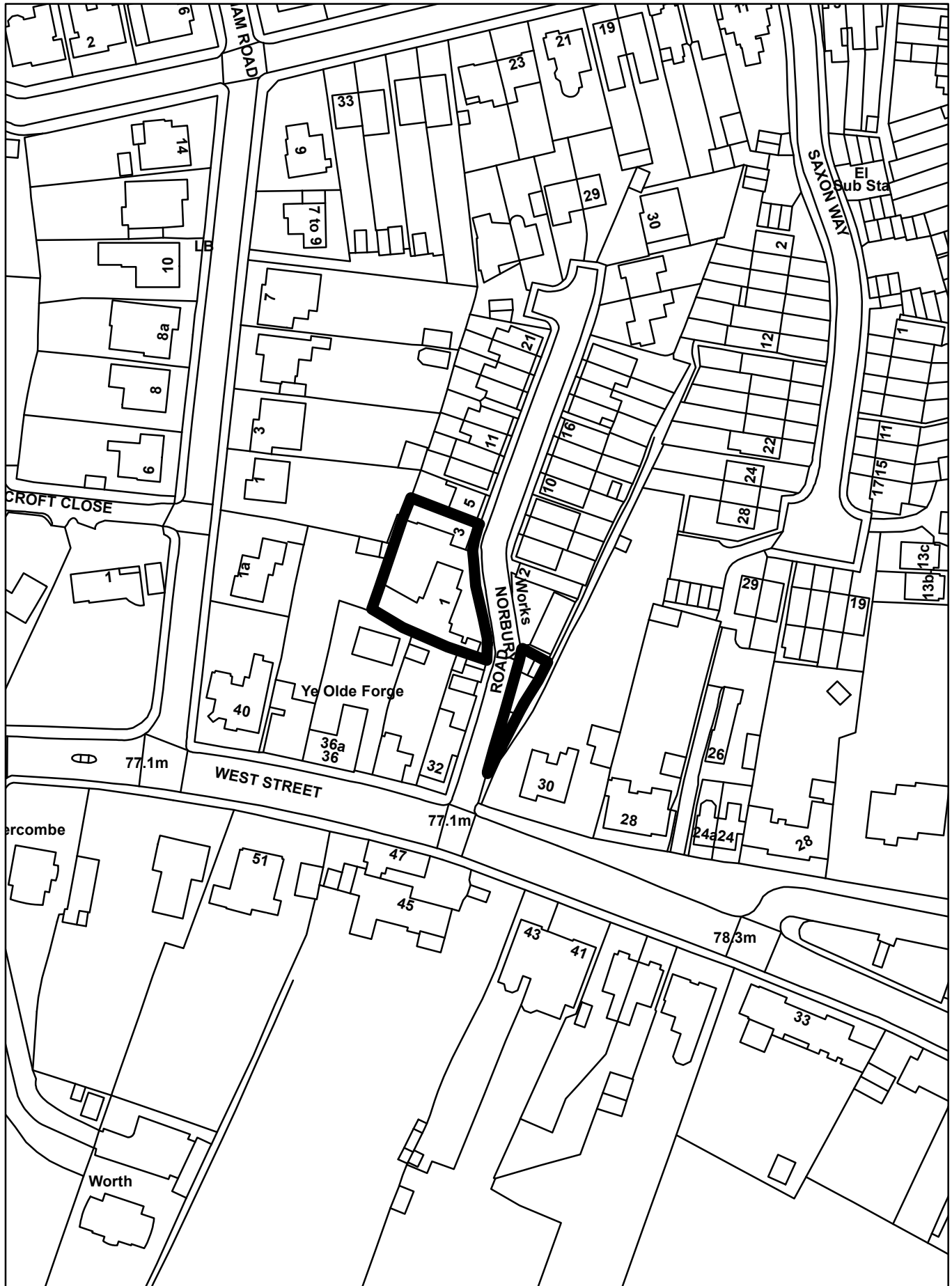
unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

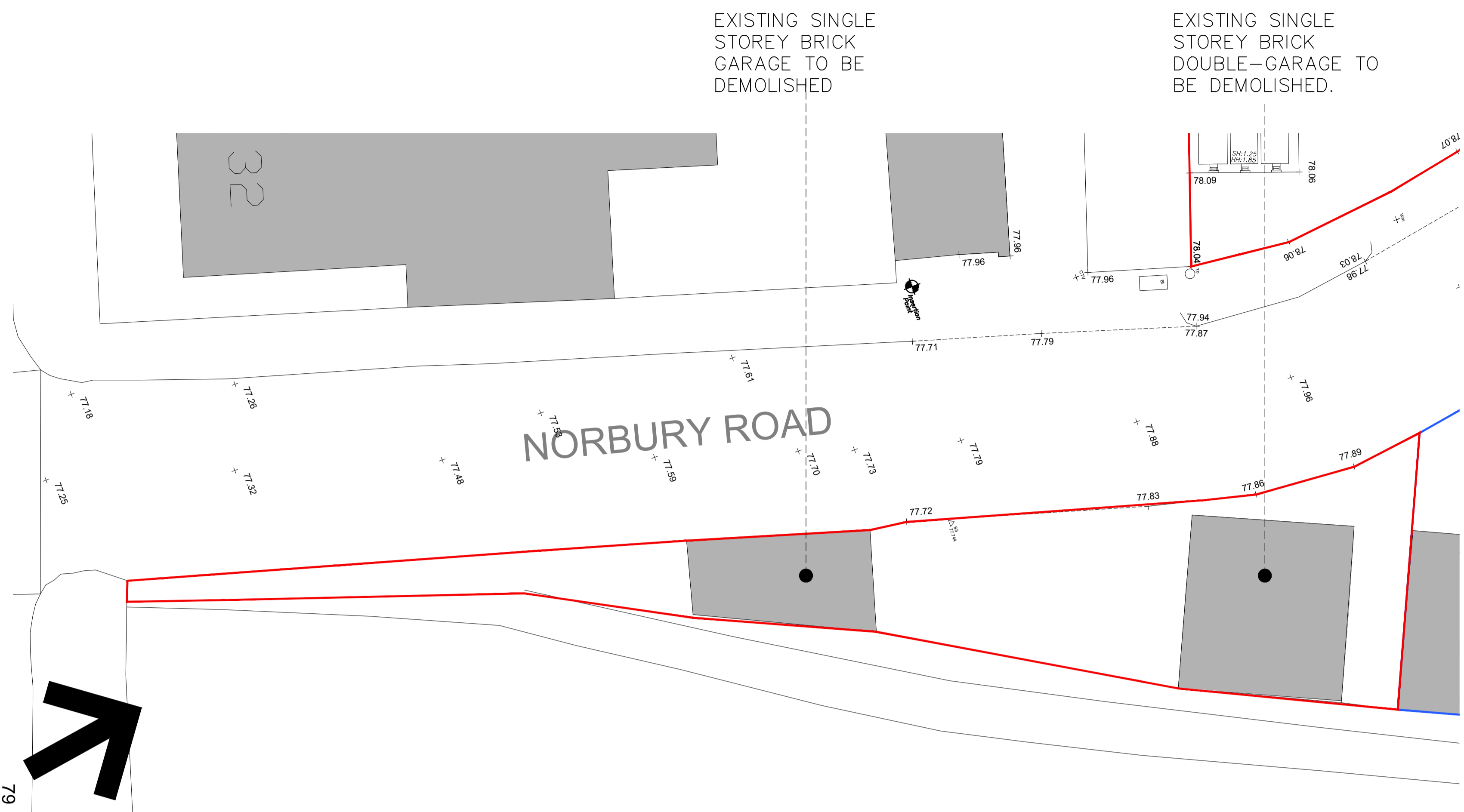
REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES4, DES5, DES6, DES8, DES9, NHE3, TAP1, CCF1, INF3 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.

Agenda Item 6
22/00364/F 1 & 3 Norbury Road And Associated Garages
On East Side Of Norbury Road RH2 9BY

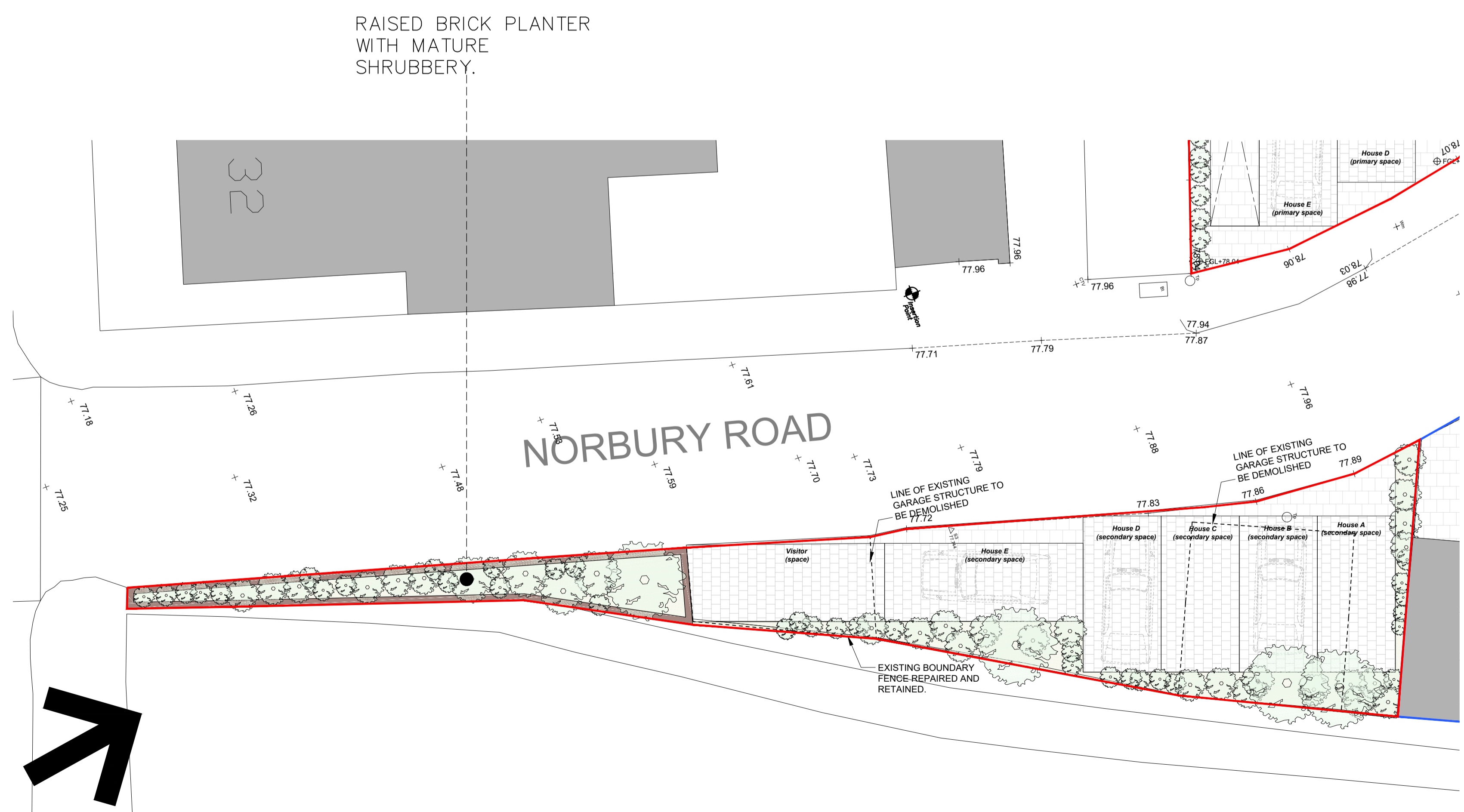




EXISTING PLAN



EXISTING STREET VIEW



PROPOSED PLAN



PROPOSED 3D RENDER



dga architects David Gallagher Associates LLP Telephone 0207 834 9474
 Studio: 3/07, Food Exchange info@dga-architects.co.uk
 New Covent Garden Market www.dga-architects.co.uk
 London SW8 5EL

CLIENT: Ledco (Norbury) Ltd
 14 Leabourne Road
 Reigate RH2 7D

PROJECT: **1 & 3 NORBURY ROAD REIGATE, RH2 9BY**

DRAWING TITLE: **PROPOSED GROUND FLOOR PLAN - SMALLER SITE**

JOB NO:	STATUS:	SHEET SIZE:
2113	PLANNING	A1
DRAWN BY:	FIRST DRAWN:	DRAWING SCALE:
TB	24.08.2021	1:100

DRAWING NUMBER: **2113-112** REVISION: **PL01**

REVISION	DATE	BY	DESCRIPTION	CHECKED
PL01	09.12.2021	TB	PREPARED FOR PLANNING	TB
PL02	16.12.2021	TB	PREPARED FOR PLANNING	TB
PL03	11.01.2022	BI	WINDOW SPACING MODIFIED	TB
PL04	28.04.2022	TB	FRONT FACADE TO NEW HOUSES ARTICULATED, EAVES LOWERED TO MATCH No. 5, NEW ROOF FORM WITH FRONT GABLES TO END PROPERTIES OMITTED AND ALL REAR GABLES REMOVED, HIPPED ENDS AND DORMER WINDOWS INTRODUCED. HOUSES CHANGED TO 3 BED HOUSES.	TB
PL05	14.08.2022	TB	ROOF AMENDED TO INCLUDE FULL HIPPED ENDS, FRONT GABLES BROUGHT DOWN TO ALIGN WITH EAVES LINE AND INTERNAL LAYOUT AMENDMENTS TO ACCOMMODATE THE ROOF CHANGES.	TB

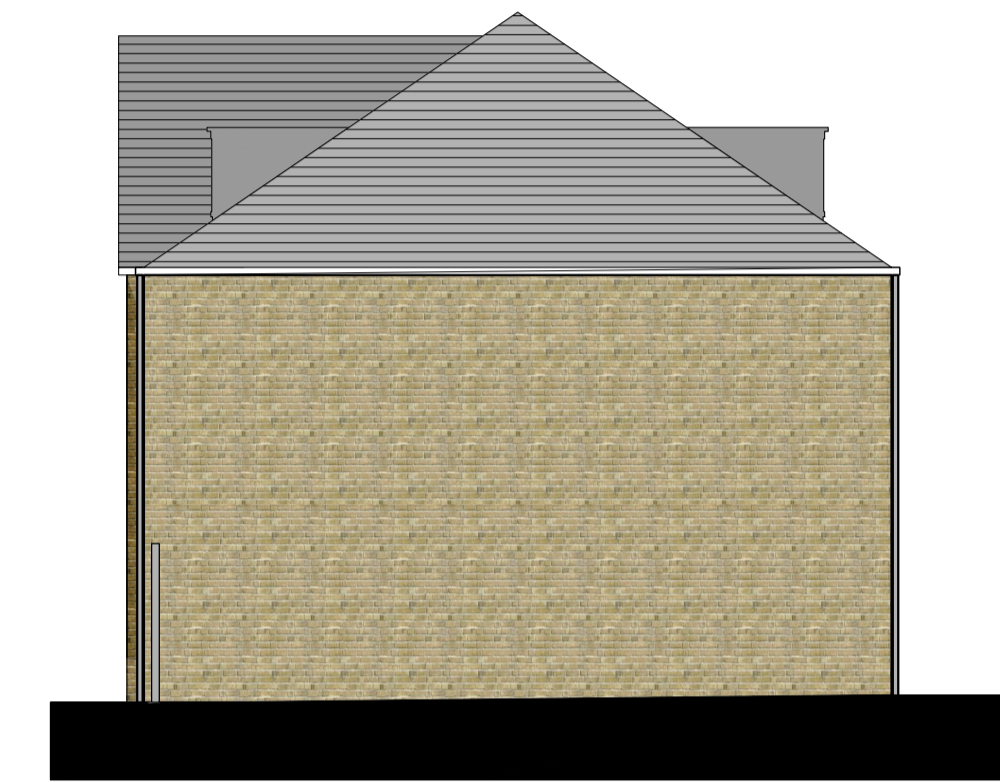
REFERENCE FILES
-

NOTES
-

LEGEND
-



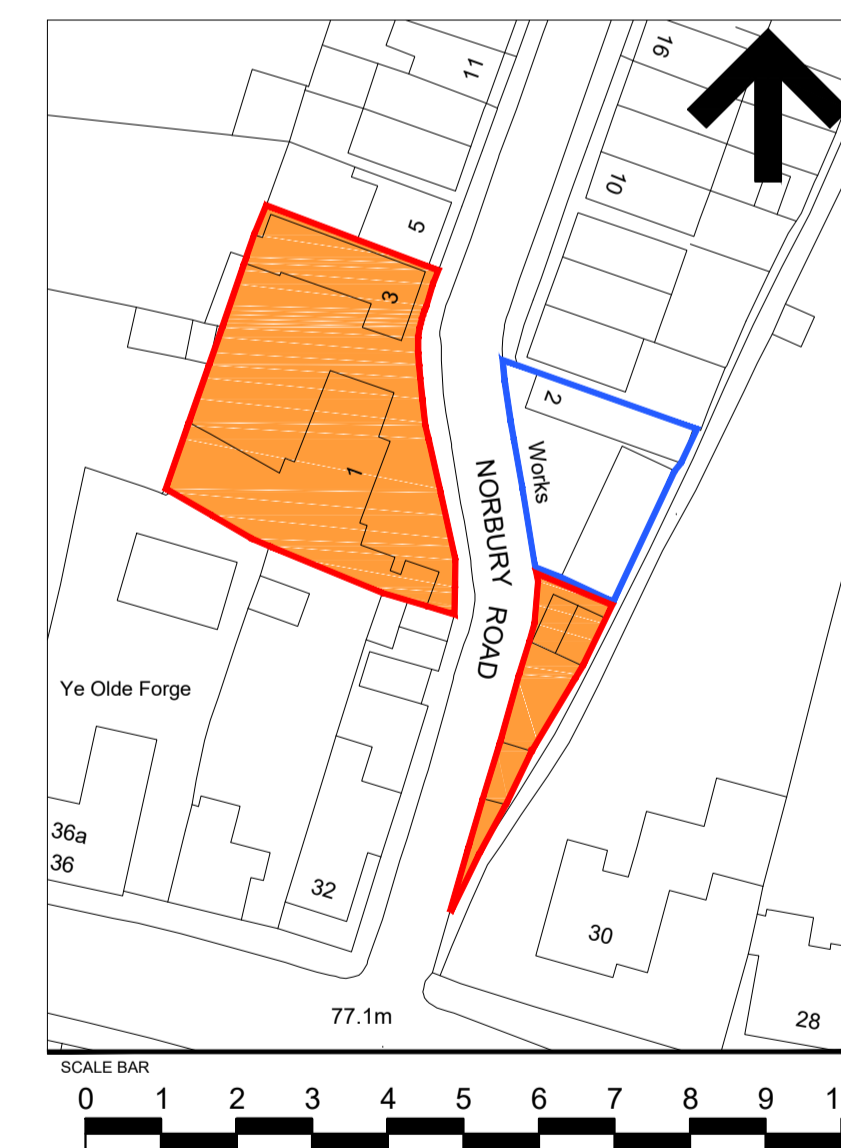
Datum: 75.00m.
Elevation 1 - Rear



Datum: 75.00m.
Elevation 1 - Side



Datum: 75.00m.
Elevation 2 - Front



dga architects David Gallagher Associates LLP Telephone 0207 834 9474
 Studio: 3/07, Food Exchange info@dga-architects.co.uk
 New Covent Garden Market www.dga-architects.co.uk
 London SW8 5EL

CLIENT:
Ledco (Norbury) Ltd
 14 Leabourne Road
 Reigate RH2 7D

PROJECT:
**1 & 3 NORBURY ROAD
 REIGATE, RH2 9BY**

DRAWING TITLE:
PROPOSED ELEVATIONS

JOB NO: 2113	STATUS: PLANNING	SHEET SIZE: A1
DRAWN BY: TB	FIRST DRAWN: 24.08.2021	DRAWING SCALE: 1:100

DRAWING NUMBER: **2113-110** REVISION: **PL05**

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 September 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Meadvale and St John's

APPLICATION NUMBER:	22/00640/F	VALID:	21/03/2022
APPLICANT:	Furzefield Homes Ltd	AGENT:	Chelmvale Ltd
LOCATION:	ISBELLS COTTAGE, COCKSHOT ROAD, REIGATE		
DESCRIPTION:	Demolition of existing two storey detached dwelling with attached garage blocks and construction of 1 detached dwelling and 2 semi-detached dwellings and associated access + associated works		
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 is for the demolition of the existing dwelling on the site, along with the extensive garaging to the front and the erection two semi-detached dwellings fronting Cockshot Road with one detached house to the rear accessed by a driveway to the east of the new dwellings.

The resultant plot sizes would be commensurate with the surrounding area and the properties would be designed to the local Victorian / Edwardian vernacular, similar in design to the new dwellings recently approved and constructed to the east.

During the course of the application, the scale of the buildings has been reduced and the ridge heights have also been lowered. It is considered that there would not be a harmful increase to the amenity of the neighbouring properties due to the position of the buildings, the changes in land levels and the distances to the boundaries. In addition, a number of the boundaries have substantial hedging which is proposed to be protected by condition.

There would be sufficient car parking spaces to meet the DMP standards and hard and soft landscaping would be provided.

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: No objections subject to conditions relating to the accesses, parking and turning, a construction transport management plan, and the provision of electrical charging points for cars.

Contaminated Land Officer: Recommends two informatives relating to the close proximity of a former landfill within 250m of the site.

Tree Officer: Due to the mature hedging to the boundaries, recommends conditions relating to tree protection and landscaping

Representations:

Letters were sent to neighbouring properties on 28 March 2022 and 15 August 2022. Twelve letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	9	See paragraphs 6.11-6.15
Overbearing	9	See paragraphs 6.11-6.15
Out of character	8	See paragraphs 6.11-6.15
Poor design	2	See paragraphs 6.3- 6.7
Overdevelopment	7	See paragraphs 6.3 – 6.7
Inadequate parking	1	See paragraph 6.17
Noise and disturbance	5	See paragraphs 6.11-6.15
Loss of private view	4	Not a material planning consideration

Three letters of support have also been received.

1.0 Site and Character Appraisal

1.1 The site comprises a detached house with a number of garages located within a plot to the south of Reigate town centre. The house itself is of an individual design and is set back from the road with garaging in front and the amenity space to the side /rear of the house. The site has a number of changes in level and at the highest point includes the area adjacent to Orwell Gardens. This was part of a front garden to one of the properties in Orwell Gardens but is now under the applicant's ownership.

1.2 The surrounding area is residential in character with houses of a variety of ages and designs but with a fairly tight knit grain. Some dwellings are able to offer off street parking but there is a high level of on street parking around this site.

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None
- 2.2 Further improvements could be secured: Materials, landscaping, tree protection condition, broadband condition, water and energy efficiency condition, highways condition, construction transport management plan, bin storage

3.0 Relevant Planning and Enforcement History

- 3.1 74P/0417 - Outline permission for the erection of 1 pair of semi detached houses and one detached house - approved (not implemented).
- 3.2 19/02032/F - Extension of first floor office at rear and addition of a flat above - refused and dismissed on appeal.
- 3.3 20/02468/F - Extension to first floor office at rear to form a self contained unit of residential accommodation – approved with conditions.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of the existing dwelling on the site, along with the extensive garaging to the front and the erection two semi-detached dwellings fronting Cockshot Road with one detached house to the rear accessed by a driveway to the east of the new dwellings.
- 4.2 The proposed scheme has been amended during the course of the application to reduce the amount of built form on site by changing to the two detached dwellings to the front to be semi-detached. In addition, there has been changes and reductions to the amount of hard standing and the plots reduced in height by between 250mm (plots 1 and 3) and 500mm (plot 2).
- 4.3 The design of the properties reflects the largely Victorian / Edwardian properties in the vicinities with bay windows and traditional materials with tiled roofs and brickwork.
- 4.4 Parking has been provided for each property with two off road car parking spaces per property.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
 - Assessment;
 - Involvement;
 - Evaluation; and
 - Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The proposal seeks to provide extra housing in an existing urban area with no impact on surrounding green areas or fabric. The character and density of the design and its location to local services and transport links has been carefully considered.
Involvement	No community consultation took place.
Evaluation	The statement states how the design has evolved from the original pre-application response and an additional statement was provided showing the amended site layout and the reduction in built form.
Design	The proposal has been designed to respect the character of the surrounding buildings and areas by adopting a similar design to many of the buildings in the local area.

4.7 Further details of the development are as follows:

Site area	0.14 hectares
Proposed parking spaces	8 (6 plus 2 visitor spaces)
Parking standard	7 (6 plus 1 visitor space)
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

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

5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES5, DES8
Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

5.3 Other Material Considerations

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Householder Extensions and
Alterations

Other

Human Rights Act 1998

6.0 Assessment

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

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway and parking matters
- Trees and landscaping
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

Impact on local character

6.3 The application is for the demolition of the existing detached dwelling and associated extensive garaging and the erection of two semi-detached dwellings facing Cockshot Road and one detached dwelling to the rear accessed by a new driveway to the east of the semi-detached dwellings. There is no objection to the demolition to the existing dwelling which is believed to have been a chauffeur's cottage and the existing garaging has not been used for around twenty years. The house itself is of little architectural merit and sits well away from the street. The garaging is utilitarian in style and is an incongruous addition to the street scene which is largely residential.

6.4 The proposed dwelling to the rear would be in a similar position to the existing dwelling (albeit set further back into the plot) and the two semi-detached properties would be in a similar position to the existing garaging towards the front of the property facing Cockshot Road. Policy DES2 refers to development within residential garden land. It is considered that the sub-division of the plot as proposed would comply with policy DES2 as the plots would be similar in size to the properties recently constructed or approved to the rear of 16-18 Smoke Lane. In addition, the plot sizes would be similar to the properties in Orwell Gardens, the road to the west of the site.

6.5 It is noted that the immediate area does not have any tandem developments such as that proposed. However, it is noted that there is extensive built form already on the site and the quantum of footprint is similar to the existing dwelling

and garages on site. In addition, plot 3, the house to the rear is in a similar position to the existing dwelling and whilst it is larger in scale due to its position, would have a neutral impact on the character of the area. It would be designed in a similar style to the Victorian architecture seen on both Cockshot Road and Smoke Lane. In addition, the rear gardens of the adjacent properties on Smoke Lane have been subdivided for new dwellings facing Cockshot Road and plots 1 and 2 therefore would form part of the established character on that road.

- 6.6 The proposed dwellings are designed as Victorian / Edwardian in character and would be similar in design to the new dwellings approved to the east and the majority of the dwellings within Cockshot Road. They would have a featured two storey bay window to the front and would be constructed out of traditional materials. The materials will be secured by condition to ensure that the materials are in keeping with the surrounding area.
- 6.7 The semi-detached dwellings step up slightly to the west so that plot 2 is slightly higher to allow for the increased height to the west. A street scene has been provided and this shows that the semi detached properties (plots 1 and 2) are commensurate in height with the adjoining property to the east. A further street scene has been provided with the view from Orwell Gardens and this shows that the detached property (plot 3) would have a lower ridge than the properties to the front and due to differing land levels and the distance to Orwell Gardens would not make a significant impact to the character of that road.
- 6.8 There would be new dwarf boundary walls to the front of plots one and two in keeping with other properties within the road.
- 6.9 The three dwellings exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5.
- 6.10 It is considered therefore when assessing alongside the existing buildings to be demolished and the density of the surrounding area that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with policy DES1 in this regard.

Neighbour amenity

- 6.11 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken and a number of visits to neighbouring properties were also undertaken to assess the impact of the new dwellings on neighbouring properties. It is considered that the impact to the properties to the north, at 45-61 Cockshot Road are limited as they are on the opposite side of the road, and this would be a typical street layout.
- 6.12 Turning to the new property to the east, at 44 Cockshot Road, the semi-detached houses would be built adjacent to the boundary, albeit set away due to the new access road. It is considered expedient to impose a condition requiring the first and second floor side facing windows to be obscure glazed and fixed shut, in order to mitigate against any overlooking to that property. Plots 1 and 2 would not exceed the depth of no.44 and therefore it is not

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

considered that there would be significant or material overshadowing or dominance to that property. It is noted that there would be a new access road along the boundary. However, the plans show that there would be sufficient space for some planting and there is a 2m high close boarded fence along the boundary. Furthermore, the driveway only serves one house so the amount of noise and disturbance would be relatively minimal and would not harm the amenity of that property so greatly as to warrant refusal on this ground.

- 6.13 Turning to the properties to the south, in Smoke Lane, these could be impacted by Plot 3, the detached dwelling to the rear of the site. The applicant has provided plans that show a 25 degree line taken from the rear windows of the properties in Smoke Lane and this would not be impacted by the proposed new dwelling. In addition, the distance from plot 3 to nos 20 and 22 Smoke Lane is 12.89m and there is a substantial hedge along the boundary (which would be protected under a tree protection condition, please see the section under trees and landscaping) that would further mitigate against any significant overshadowing or loss of light to those properties. Any first and second floor windows to the side of plot 3 will also be secured by condition to be obscure glazed and fixed shut.
- 6.14 Concern has been raised from overlooking from some of the residents of Orwell Gardens, the road to the west of the site. The closest property is no.7 Orwell Gardens and this property faces South East (away from the front plots but towards the rear of Plot 3). Due to differing levels, Orwell Gardens is higher than Plot 3 and its garden which helps to minimise any significant impact. In addition, plot 3 is around 24m from 7 Orwell Gardens and this is an adequate distance between the two properties to avoid overlooking and any material overshadowing etc. Whilst it is noted that there would be a change of outlook to some of the windows of properties in Orwell Gardens, it is not considered to cause rise to a harmful loss of amenity.
- 6.15 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Highway and Parking Matters

- 6.16 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new accesses, parking and turning, a construction transport management plan, and the provision of electrical charging points for cars.
- 6.17 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include two car parking spaces within the development and this is considered compliant with policy.

Trees and Landscaping

- 6.18 Whilst there are no mature trees on the site, there is significant and substantial boundary planting along the southern and western boundaries. The council's tree officer has been consulted and recommends a tree protection condition in order that the existing trees and hedging along the boundary are retained and maintained.
- 6.19 In addition, a landscaping condition will be added to the permission to ensure that hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

CIL

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

Affordable Housing

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

Sustainability and Climate Change

- 6.23 Policy CCF1 of the Council's Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. However, the policy's requirement for 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 has been superseded by the new 2022 Building Regulations which exert a 30% improvement, thus superseding this aspect of the policy. However, in the event that planning permission is granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day would be required.

Other Matters

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

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

CONDITIONS

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

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

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

Plan Type	Reference	Version	Date Received
Proposed Plans	2021/ISBELLS/P/05	A	12.08.2022
Proposed Plans	2021/ISBELLS/P/06	A	12.08.2022
Proposed Plans	2021/ISBELLS/P/09	A	12.08.2022
Site Layout Plan	2021/ISBELLS/P/10	B	15.09.2022
Site Layout Plan	2021/ISBELLS/P/01	B	15.09.2022
Site Layout Plan	2021/ISBELLS/P/04	D	15.09.2022
Block Plan	UNNUMBERED		15.09.2022
Proposed Plans	2021/ISBELLS/P/07	C	15.09.2022
Site Layout Plan	2021/ISBELLS/P/03	D	15.09.2022
Existing Plans	2021/ISBELLS/P/02		17.03.2022
Proposed Plans	2021/ISBELLS/P/05		17.03.2022
Section Plan	2021/ISBELLS/P/08		17.03.2022
Location Plan	UNNUMBERED		21.03.2022

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

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

3. 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.

4. The first and second floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening

unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

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

5. 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 and existing hedging (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 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 shall not be occupied 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, prior to first occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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.

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

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

7. No part of the development shall be first occupied unless and until the proposed vehicular modified accesses to Cockshot Road have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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 NPPF and Reigate and Banstead Development Management Plan policy TAP1.

8. 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) measures to prevent the deposit of materials on the highway
 - (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (h) on-site turning for construction vehicles or equivalent traffic management.has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

9. 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 area 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 NPPF and Reigate and Banstead Development Management Plan policy TAP1.

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

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

11. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for the storage of bins and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the residential development hereby permitted has suitable storage for bins and to comply with policy DES1 of the Development Management Plan 2019.

12. 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.

13. 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,

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

- 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.

INFORMATIVES

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

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

2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
3. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and

upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

4. The 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.
5. 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](#).
6. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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 permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>.
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:

Agenda Item 7

Planning Committee
28 September 2022

Agenda Item: 7
22/00640/F

<https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991.

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. 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.
11. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

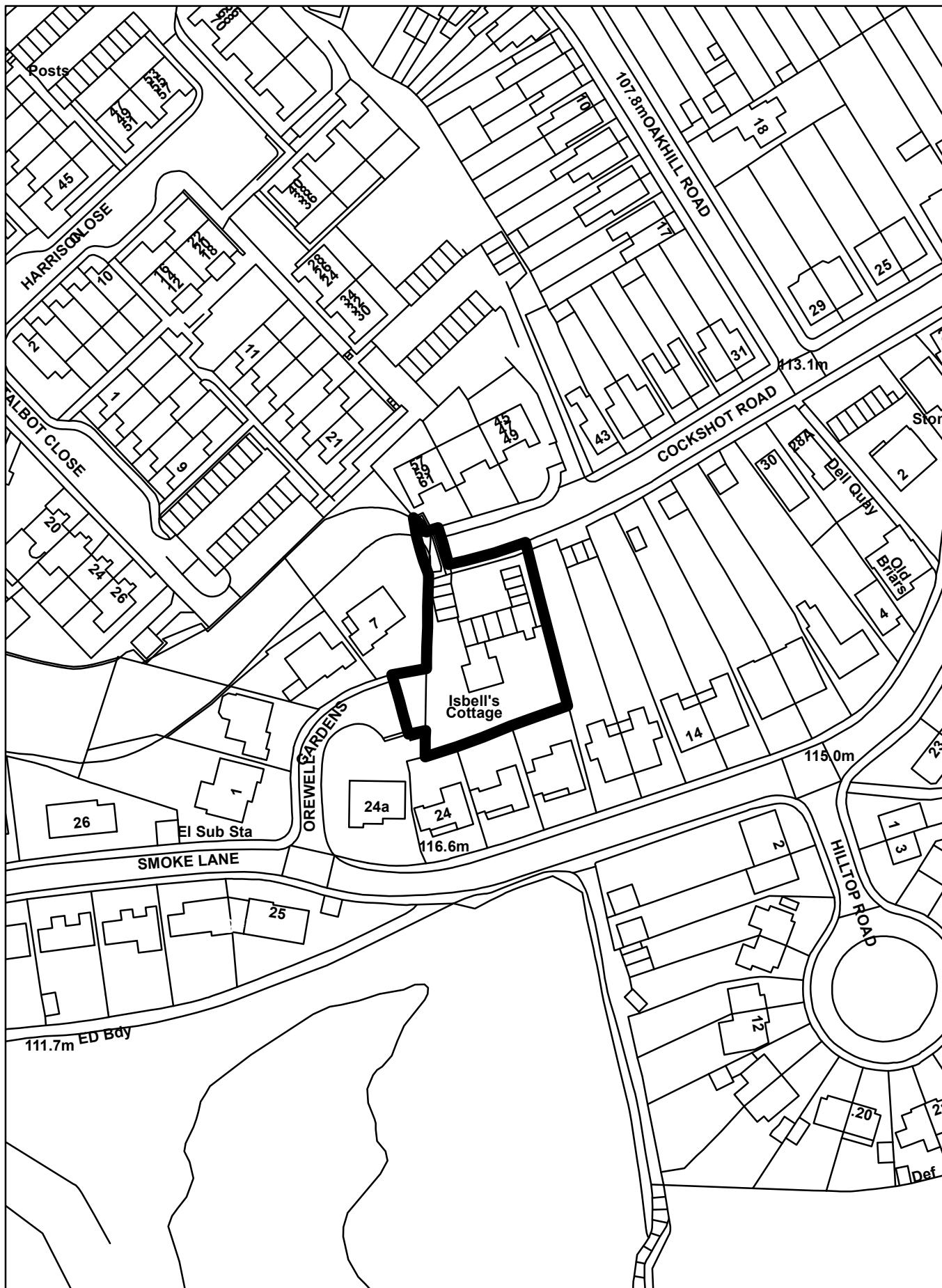
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES2, DES5, DES8, TAP1, NHE3, CCF1, INF3, 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.

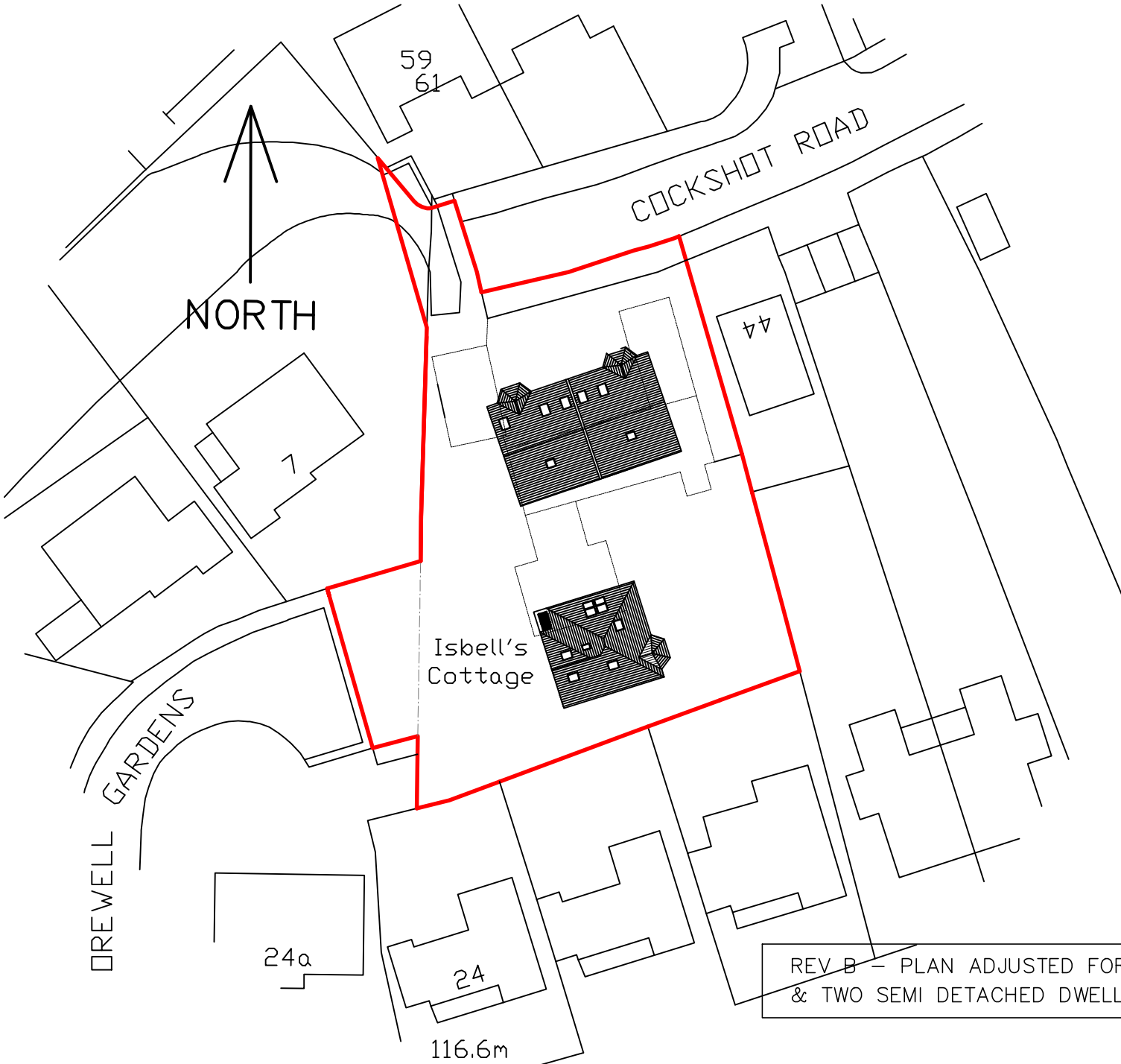
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

22/00640/F Isbells Cottage Cockshot Road

Reigate Surrey RH2 7HB



86



NORTH

COCKSHOT ROAD

DREWELL GARDENS

Isbell's Cottage

REV B - PLAN ADJUSTED FOR 1 DETACHED & TWO SEMI DETACHED DWELLINGS -14.09.22

116.6m

1:500 BLOCK PLAN





- Boundary Plot close boarded timber fencing – 2.0M max
- Tree Planting within Development Within dwelling plots/development Silver Birch & Beech. To embankment native species – Hawthorne, Blackthorn & Holly
- Within defined planting areas evergreen shrubs and grassed – assume subject to planting Condition for final species and size/density agreement
- Existing high Boundary Conifer hedging – retained
- To Orwell Gardens, hedge planted adjacent to new fence. To No 7 return – evergreen hedge/tree planting (existing)
- Margins adjacent to conifers planted with grasses and evergreen ground cover (low water demand)
- Lawn/turfed within each dwelling
- Grass blocks – grass finish with proprietary blocks/grid to support vehicles. Permeable surfacing.
- Permeable block paving – brindle with grey edging/bay markers
- Paving Slabs (India Stone) with permeable gravel perimeter
- Gravel surface finish = permeable area

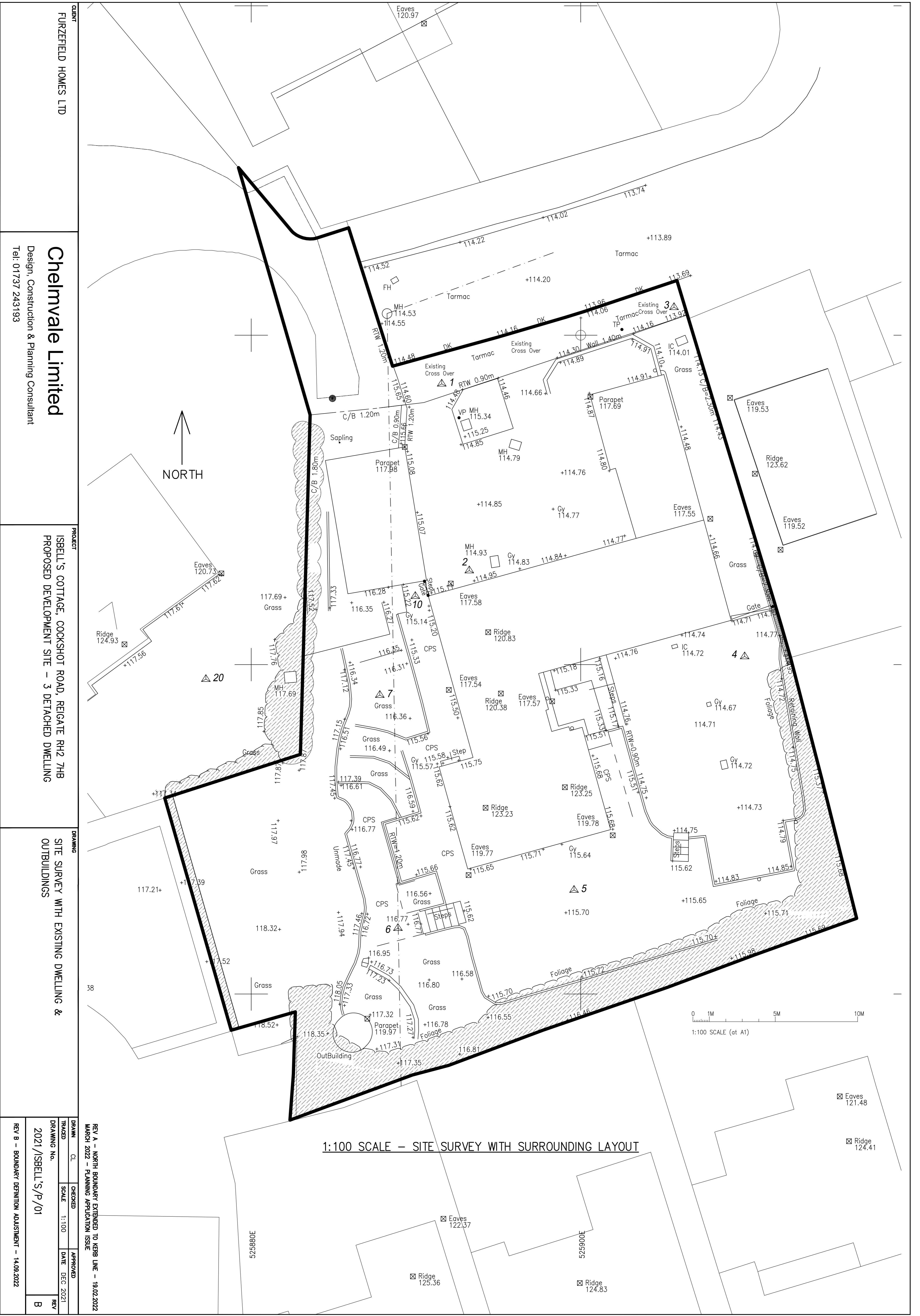
1 : 150 SCALE – PROPOSED DEVELOPMENT LANDSCAPE LAYOUT

Rev B – Boundary Definition Adjustment – 14.09.2022
 Rev A – Plot 3 Parking Adjustments – 09.09.2022

ISBELL'S COTTAGE – PROPOSED DEVELOPMENT

AUGUST 2022 – 1:150 SCALE @ A1

2021/ISBELL'S/P/10^B



1:100 SCALE – SITE SURVEY WITH SURROUNDING LAYOUT

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
 Design, Construction & Planning Consultant
 Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
 PROPOSED DEVELOPMENT SITE – 3 DETACHED DWELLING

DRAWING
SITE SURVEY WITH EXISTING DWELLING & OUTBUILDINGS

REV	NO.	DESCRIPTION	DATE
B	1	2021/ISBELL'S/P/01	DEC 2021
B	2	REV B – BOUNDARY DEFINITION ADJUSTMENT – 14.09.2022	19.02.2022

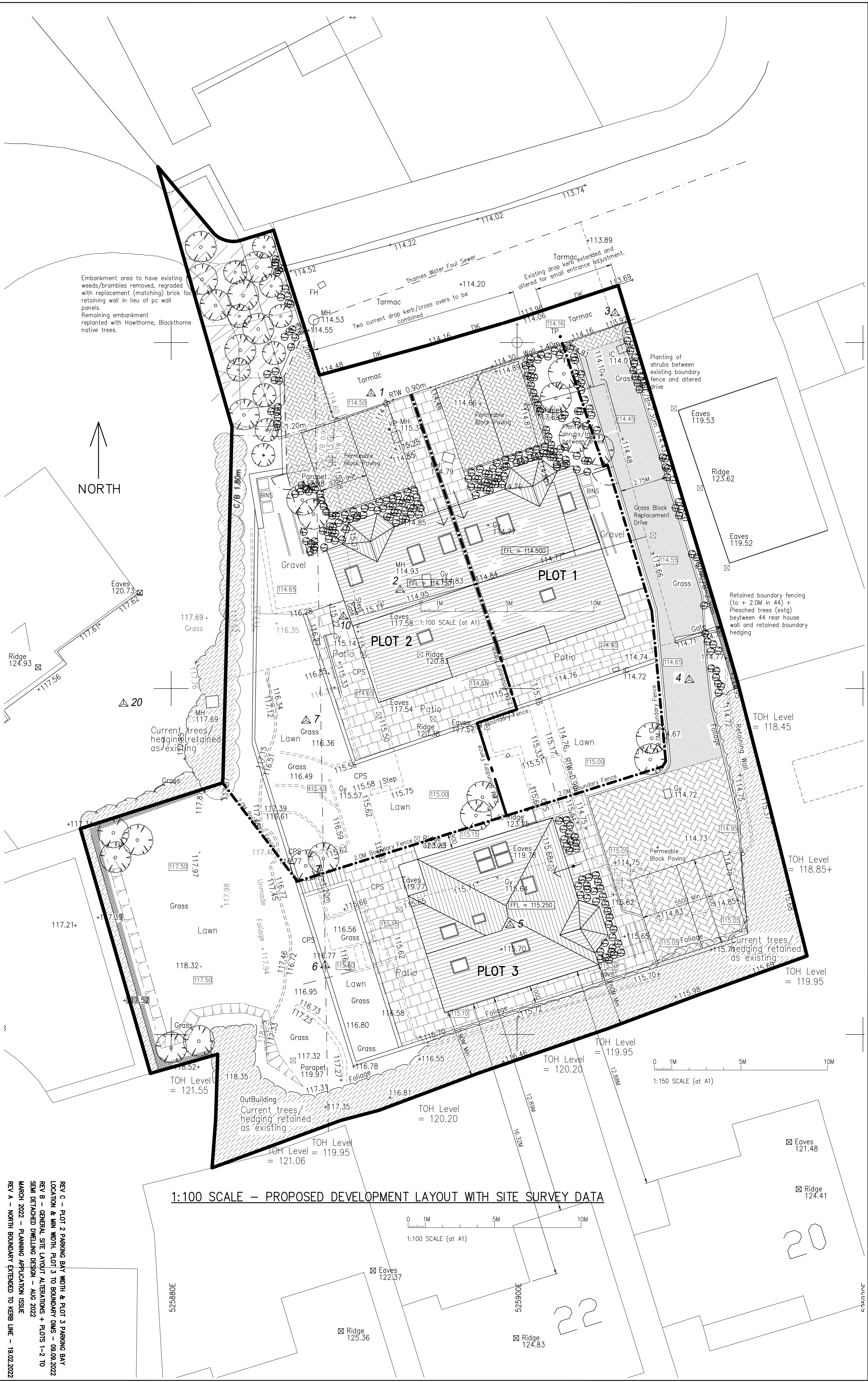
REV A – NORTH BOUNDARY EXTENDED TO KERB LINE – 19.02.2022
 MARCH 2022 – PLANNING APPLICATION ISSUE

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
SITE PLAN WITH PROPOSED BUILDING & LANDSCAPE
+ PROPOSED LEVELS



Embankment area to have existing weeds/brambles removed, regraded with replacement (matching) brick face retaining wall in lieu of pc wall panels. Remaining embankment replanted with Hawthorne, Blackthorne native trees.

Planting of shrubs between existing boundary fence and altered drive

Retained boundary fencing (to + 2.0M in 44) + Pleached trees (extg) between 44 rear house wall and retained boundary hedging

Current trees/hedging retained as existing

OutBuilding Current trees/hedging retained as existing

1:100 SCALE - PROPOSED DEVELOPMENT LAYOUT WITH SITE SURVEY DATA

REV C - PLOT 2 PARKING BAY WIDTH & PLOT 3 PARKING BAY LOCATION & MIN WIDTH, PLOT 3 TO BOUNDARY DIMS - 09.09.2022
REV B - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022
MARCH 2022 - PLANNING APPLICATION ISSUE
REV A - NORTH BOUNDARY EXTENDED TO KERB LINE - 19.02.2022

REV	DESCRIPTION	DATE	APPROVED
D	REV D - BOUNDARY DEFINITIONS ADJUSTED AND ADDITIONAL PLOT OFFSET DIMENSIONS ADDED - 14.09.2022	14.09.2022	
	2021/ISBELL'S/P/04		
	DRAWING NO.		
	SCALE	1:100	
	CHECKED		
	DATE	DEC 2021	
	TRACED		



PROPOSED FRONT (NORTH) ELEVATION

MATERIALS:
 Plain clay tiles –
 Brickwork – Red Stock bricks
 main elevation quoin bricks to
 replicate other dwellings in
 Cockshot Road.
 Windows – Painted h/w timber –
 sash style.
 Doors – Painted h/w timber.



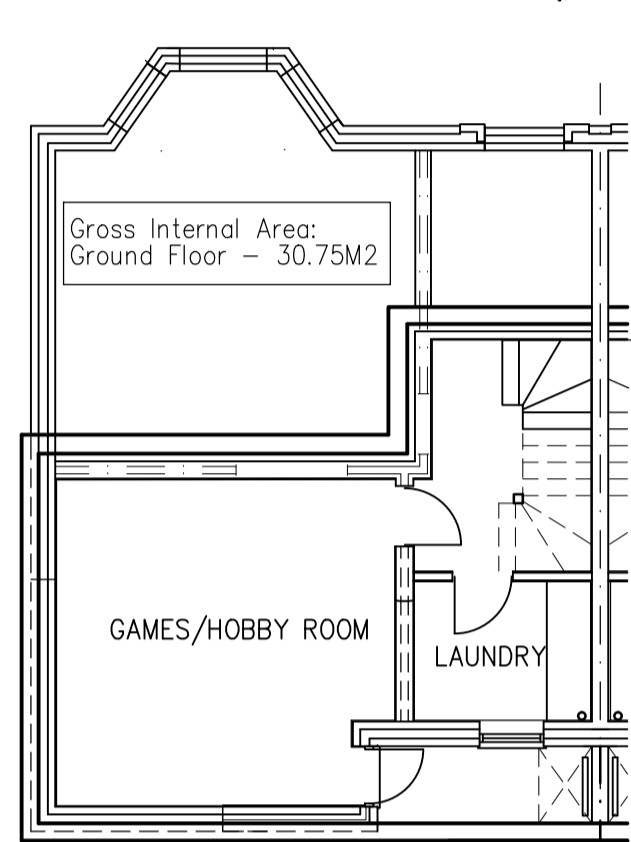
PROPOSED SIDE (WEST) ELEVATION



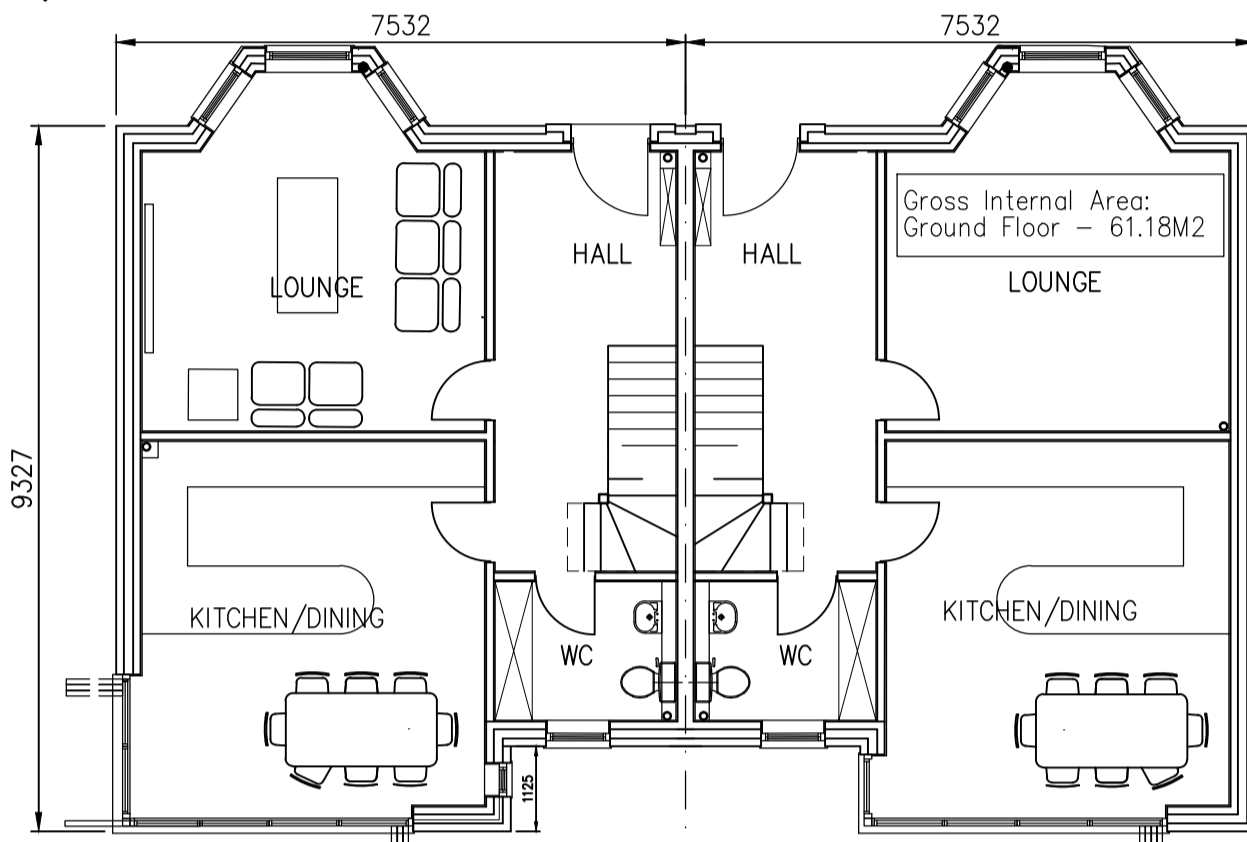
PROPOSED REAR (SOUTH) ELEVATION



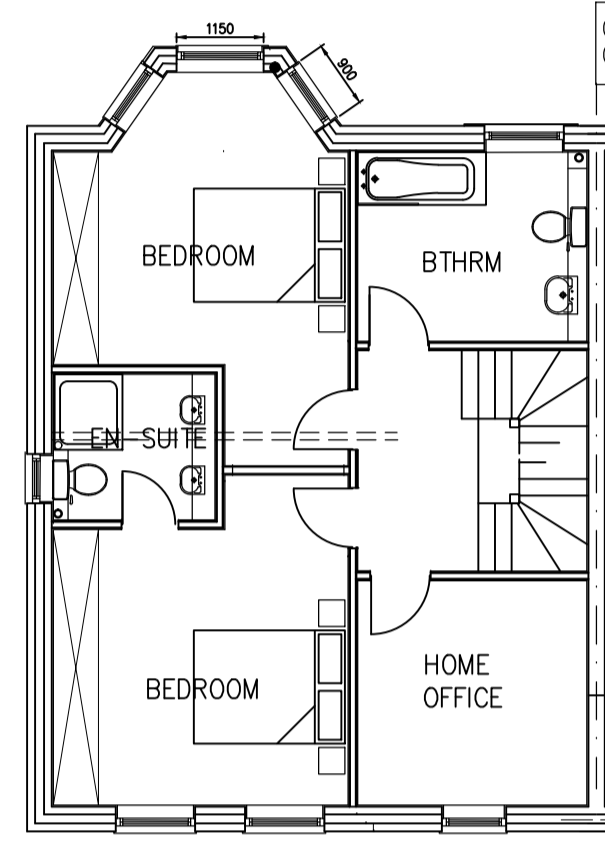
PROPOSED SIDE (EAST) ELEVATION



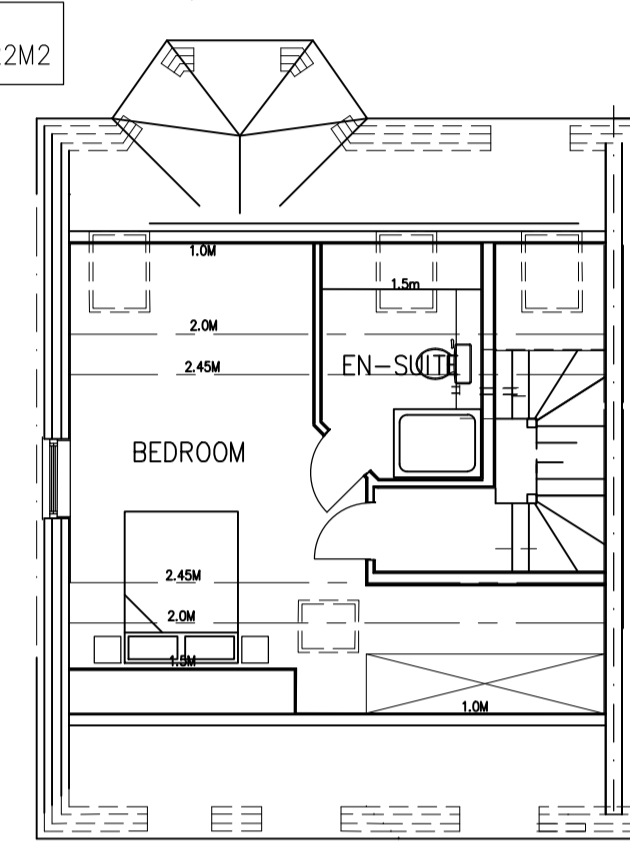
SEMI BASEMENT PLAN



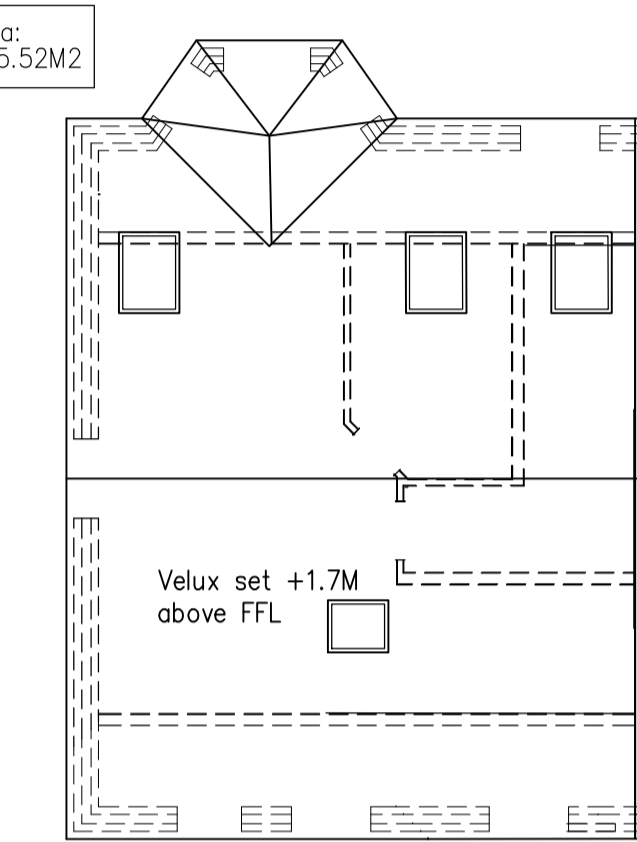
PROPOSED GROUND FLOOR LEVEL PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

PLOTS 1 & 2 PLANS & ELEVATIONS



PROPOSED FRONT (EAST) ELEVATION

MATERIALS:
 Plain clay tiles –
 Brickwork – Red Stock bricks
 main elevation quoin bricks to
 replicate other dwellings in
 Cockshot Road.
 Windows – Painted h/w timber –
 sash style.
 Doors – Painted h/w timber.

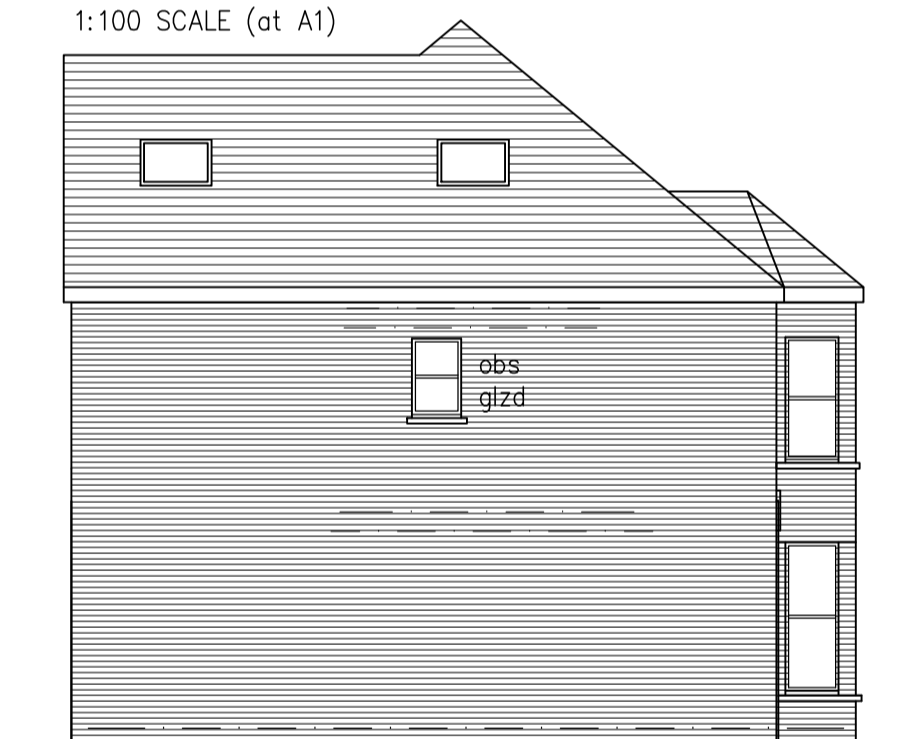


PROPOSED SIDE ELEVATION

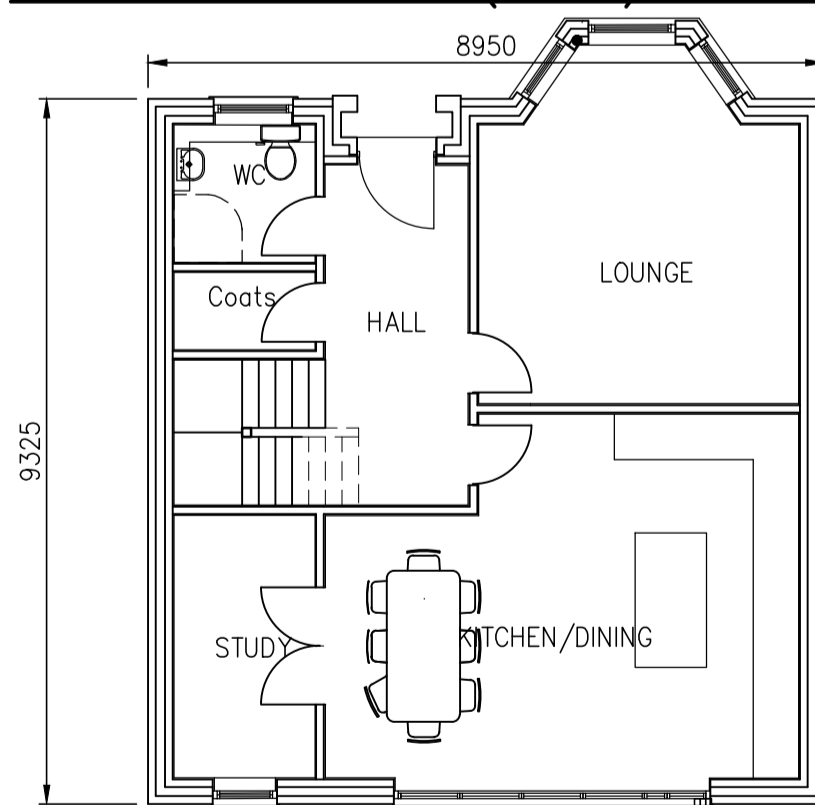
NOTE: Cills to Velux/Roof slope
 windows located with cill +1.7M
 above FFL in rooms.
 To multiple units located above
 staircase – at high level



PROPOSED REAR (WEST) ELEVATION

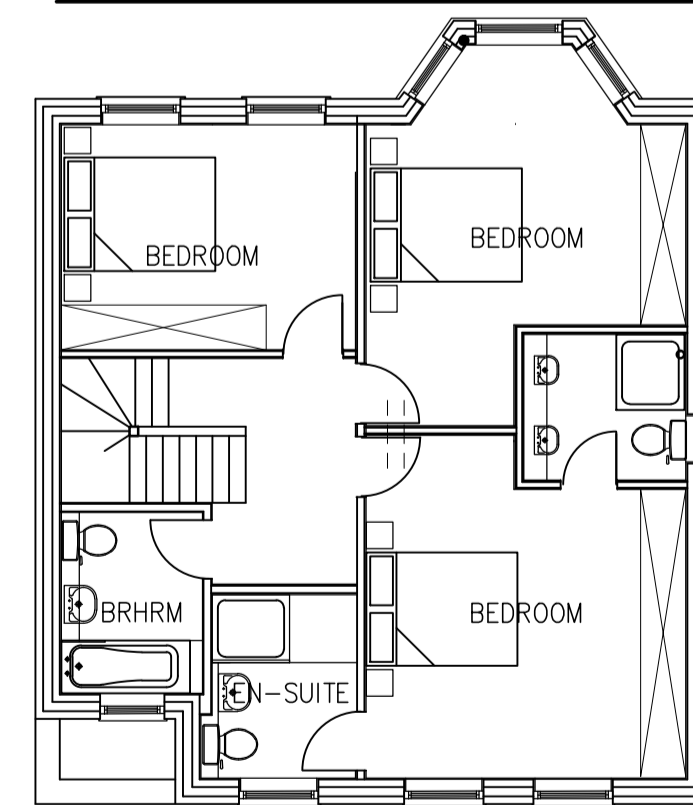


PROPOSED SIDE ELEVATION



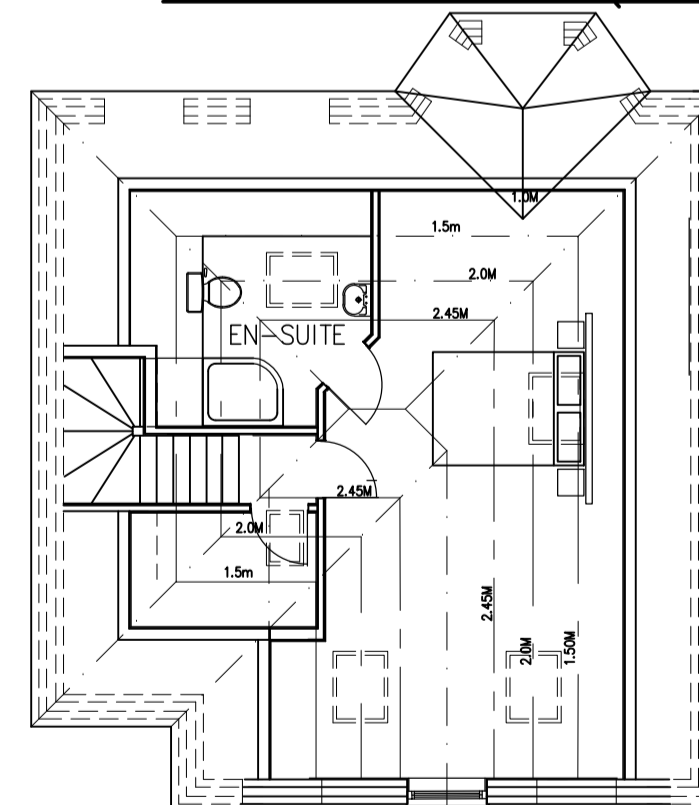
PROPOSED GROUND FLOOR LEVEL PLAN

Gross Internal Area:
 Ground Floor – 73.13M2



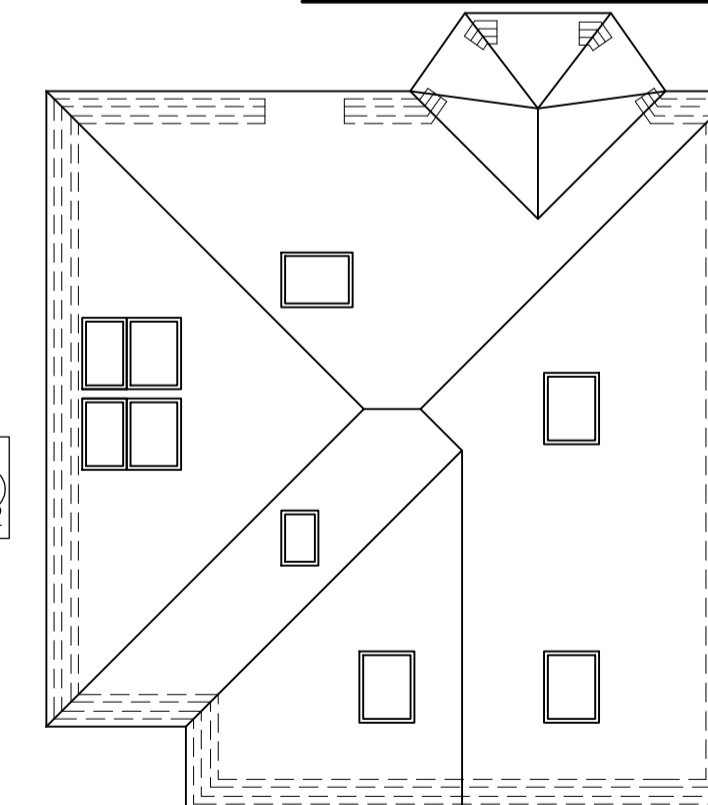
PROPOSED FIRST FLOOR LEVEL PLAN

GIA (inclg stairs):
 First Floor – 71.52M2



PROPOSED SECOND FLOOR LEVEL PLAN

GIA (inclg stairs &
 where headroom + 1.5M)
 Second Floor – 33.29M2



PROPOSED ROOF LEVEL PLAN

PLOTS 3 PLANS & ELEVATIONS

CLIENT
 FURZEFIELD HOMES LTD

Chelmvale Limited

Design, Construction & Planning Consultant
 Tel: 01737 243193

PROJECT
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
 PROPOSED DEVELOPMENT SITE – 3 DETACHED DWELLING

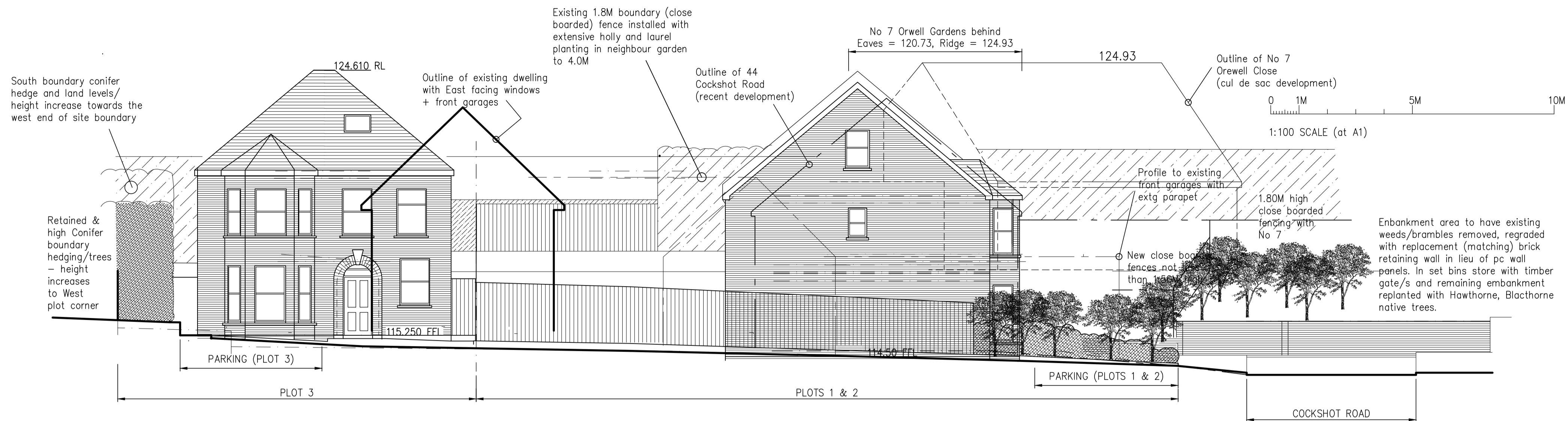
DRAWING
 TYPICAL DWELLING PLANS & ELEVATIONS

MARCH 2022 – PLANNING APPLICATION ISSUE

DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
			DEC 2021

DRAWING No.	REV
2021/ISBELL'S/P/05	A

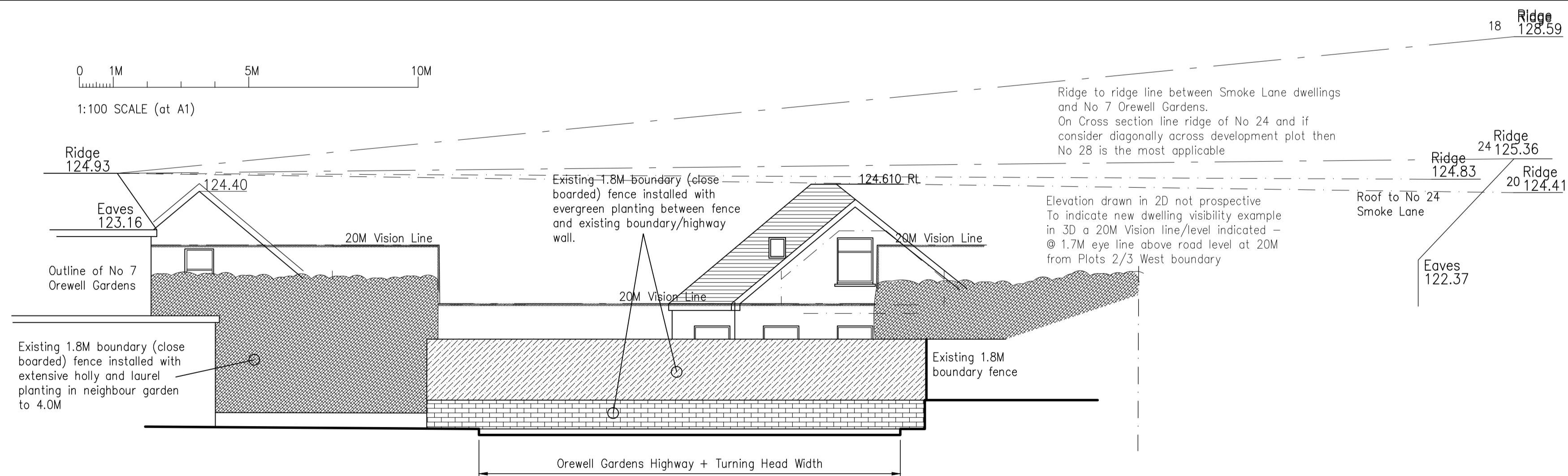
REV A – GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO
 SEMI DETACHED DWELLING DESIGN – AUG 2022



PROPOSED FRONT TO REAR - SECTION / ELEVATION ON PLOTS 3 & 1



PROPOSED PLOTS 1 & 2 FRONT ELEV'N & DEVELOPMENT STREET SCENE



PROPOSED VIEW / ELEVATION FROM OREWELL GARDENS

CLIENT
FURZEFIELD HOMES LTD

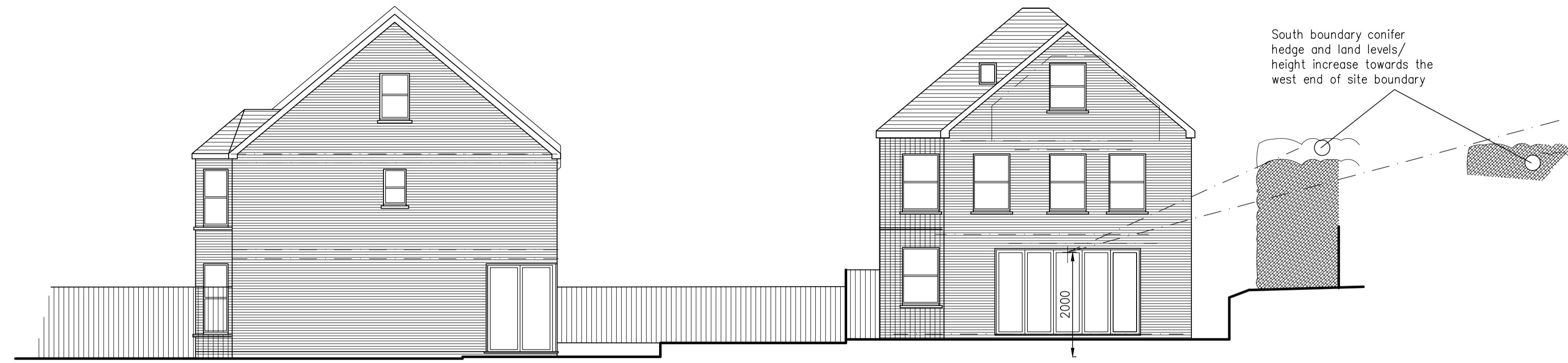
Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
TYPICAL NEW DEVELOPMENT ELEVATIONS -
STREET SCENE, EAST ELEVATION & FROM
OREWELL GARDENS (CUL DE SAC)

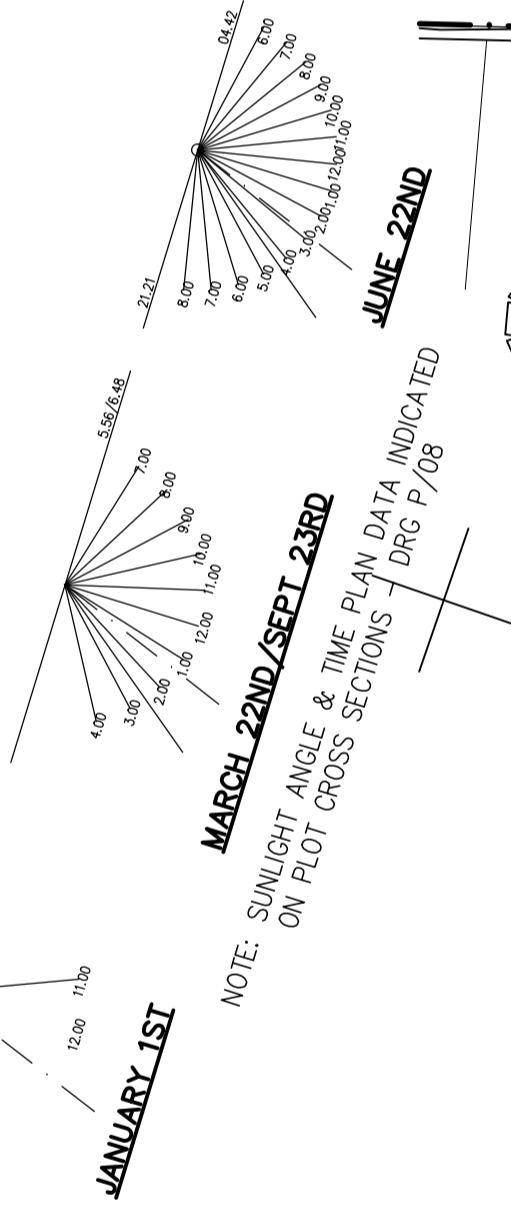
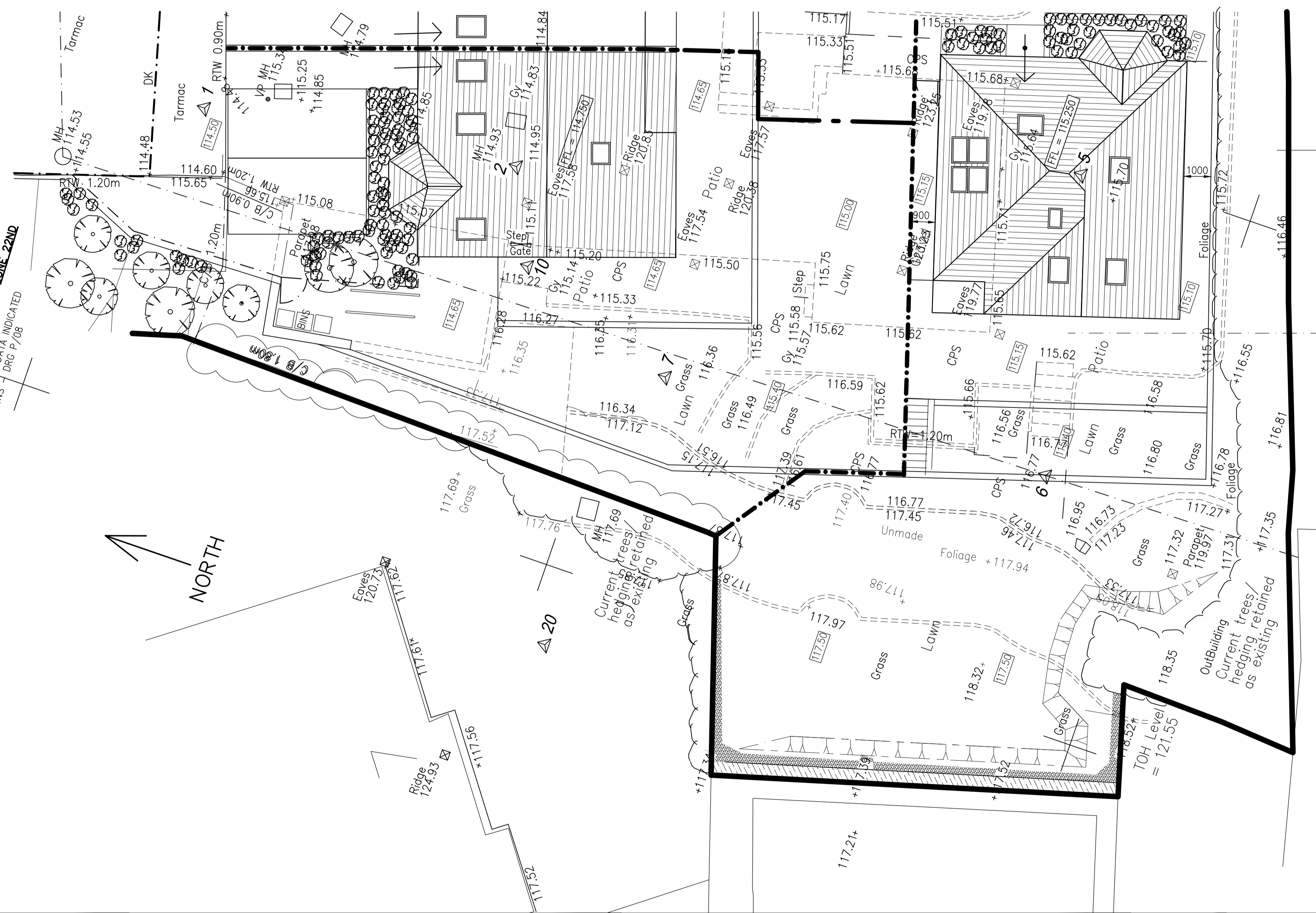
MARCH 2022 - PLANNING APPLICATION ISSUE

DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/06			REV A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

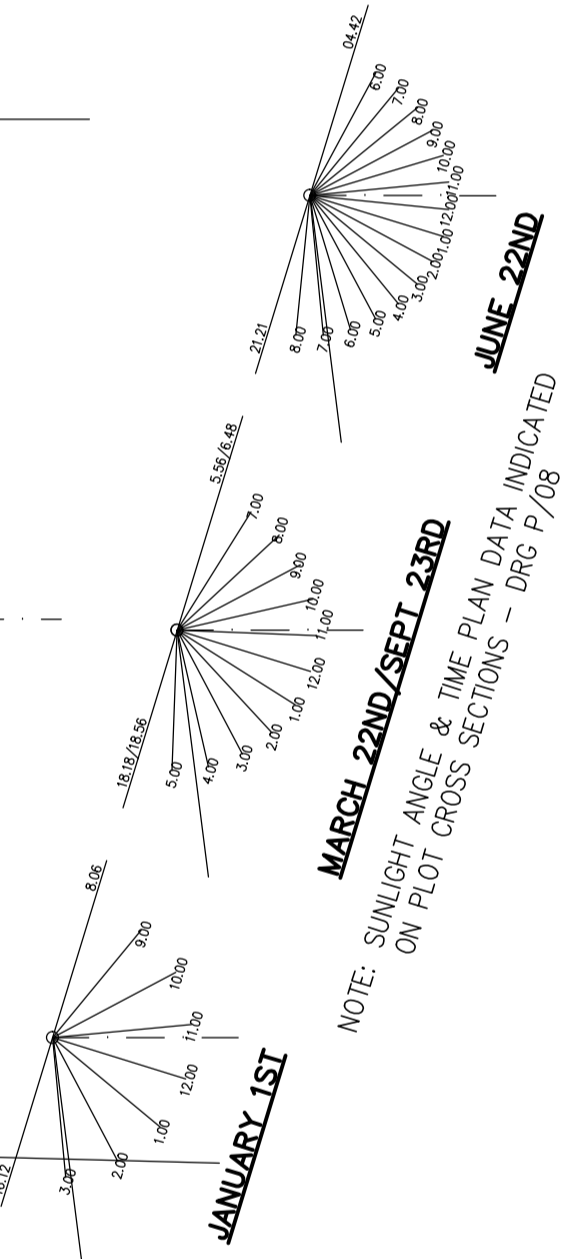


REAR/SIDE ELEVATION ON PLOTS 2 TO 3

South boundary conifer hedge and land levels/ height increase towards the west end of site boundary



NOTE: SUNLIGHT ANGLE & TIME PLAN DATA INDICATED ON PLOT CROSS SECTIONS - DRG P/08



NOTE: SUNLIGHT ANGLE & TIME PLAN DATA INDICATED ON PLOT CROSS SECTIONS - DRG P/08

REV B - SIDE PATH WIDTH & FRONT BAY ADJUSTMENT - MINOR ADJUSTMENTS - 09.09.2022
 REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022
 MARCH 2022 - PLANNING APPLICATION ISSUE

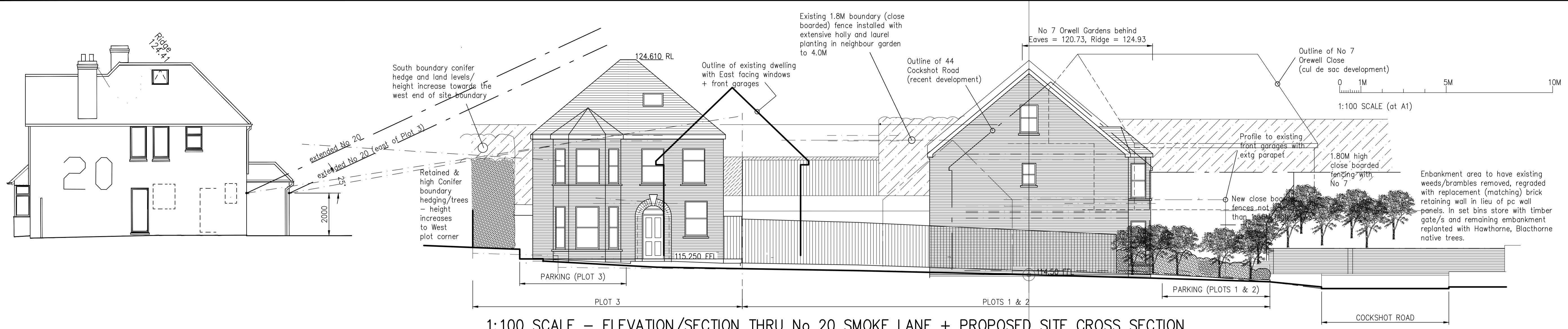
CLIENT
 FURZEFIELD HOMES LTD

PROJECT
Chelmvale Limited
 Design, Construction & Planning Consultant
 Tel: 01737 243193

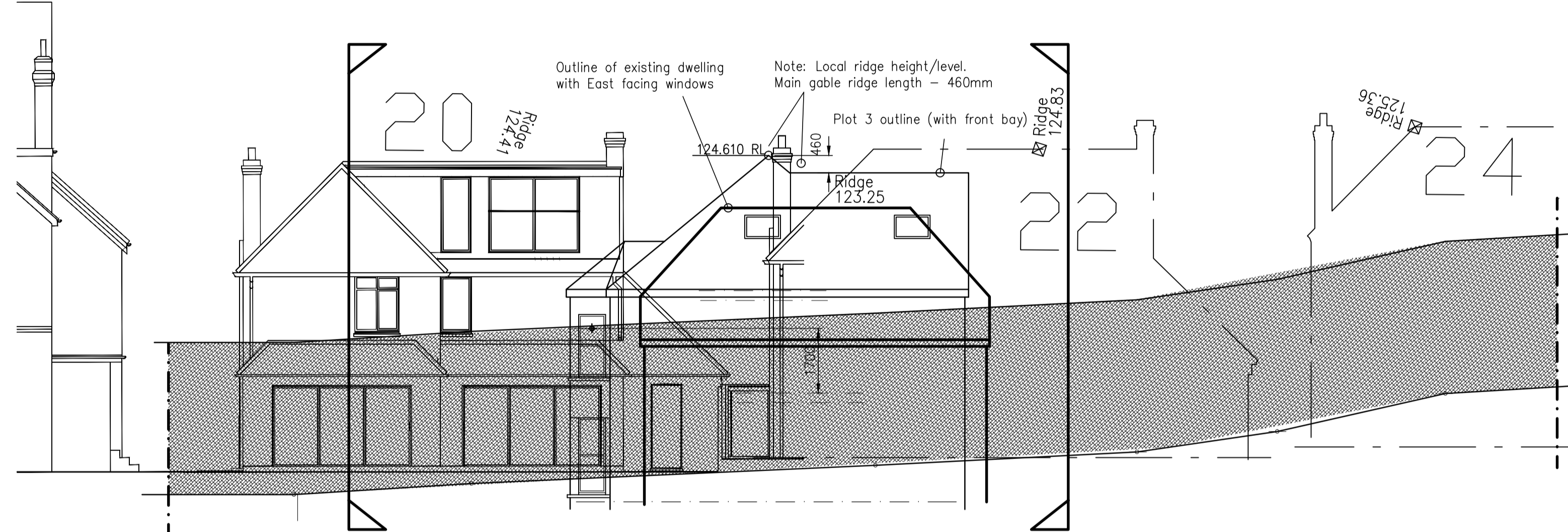
PROJECT
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
 PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
 HOUSE REAR ELEVATION, PLANS & ASSOCIATED LIGHT ANGLES/TIMES

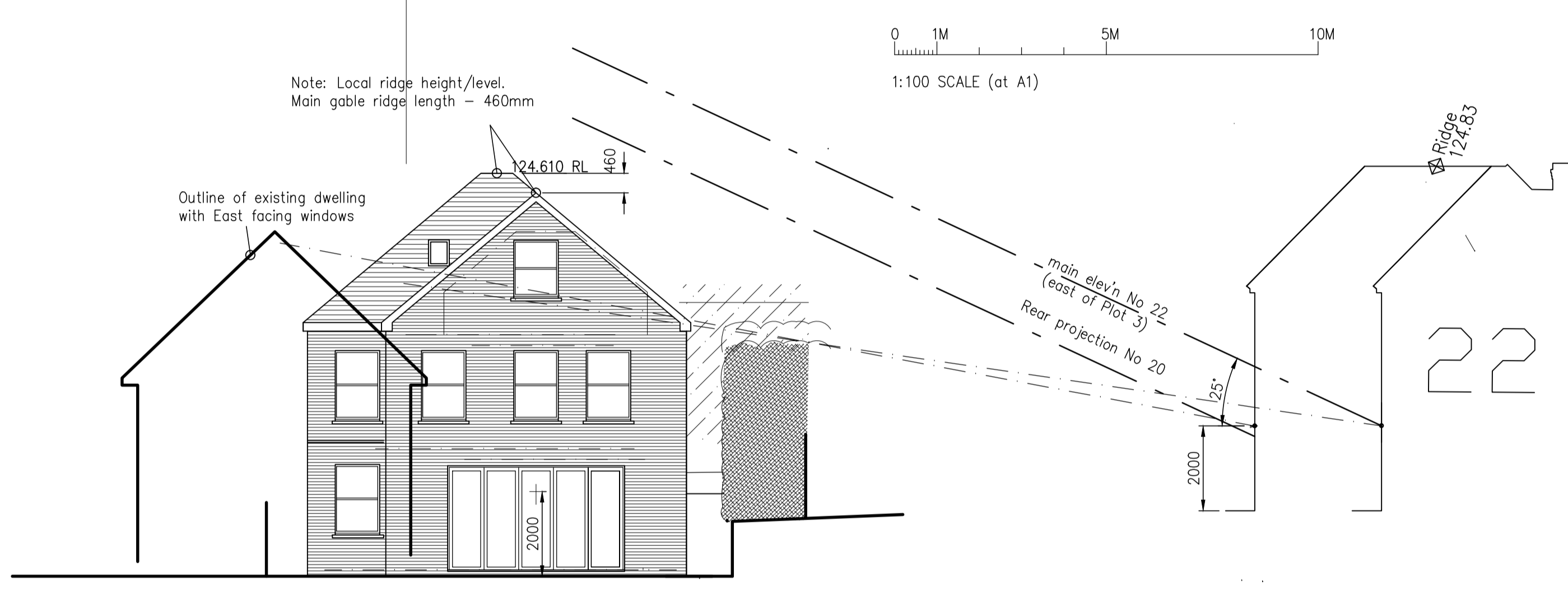
DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE 1:100	DATE DEC 2021	REV C
DRAWING No. 2021/ISBELL'S/P/07			REV C
REV C - BOUNDARY PLOT DEFINITION ADJUSTMENTS - 14.09.2022			



1:100 SCALE - ELEVATION/SECTION THRU No 20 SMOKE LANE + PROPOSED SITE CROSS SECTION



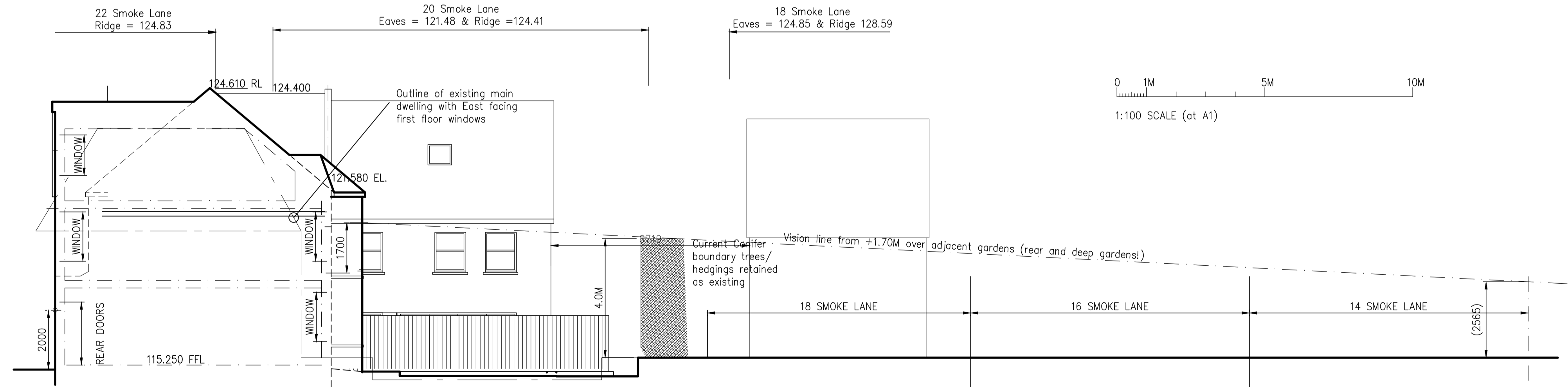
1:100 SCALE - ELEVATION/SECTION ON 18-24 SMOKE LANE + RETAINED LAND LEVELS WITH SOUTH BOUNDARY HEDGING



1:100 SCALE - ELEVATION/SECTION THRU No 22 SMOKE LANE + PART SITE CROSS SECTION



1:500 SCALE - ELEVATION LOCATIONS



1:100 SCALE - ELEVATION/SECTION THRU PLOT 3 - VIEW FROM BAY TO SMOKE LANE REAR GARDENS

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
ADDITIONAL SUPPORT CROSS SECTIONS WITH
SIGHT LINE. LEVEL AND LOCATION DATA.


28.04.2022 - ADDL DRAWING ISSUE FOR PLANNING

DRAWN	CL	CHECKED	APPROVED
TRACED		SCALE 1:100/500	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/09			REV A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

Agenda Item 8

Agenda Item: 8
22/01517/F

Planning Committee
28th September 2022

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 th September 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Meadvale and St Johns

APPLICATION NUMBER:	22/01517/F	VALID:	5 th July 2022
APPLICANT:	Mr and Mrs Mark and Deborah Waters	AGENT:	Colin Smith Planning Ltd
LOCATION:	LAKERS CHURCH ROAD REDHILL SURREY RH1 6QA		
DESCRIPTION:	Demolition of existing bungalow and erection of a new three bedroom dwelling, access and landscaping.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred by Cllr Kulka.

SUMMARY

This is a full application for the demolition of the existing bungalow and the erection of a new three bedroom, two storey dwelling, access and landscaping. The design of the house would be contemporary and would include a split pitched/split ridged roof (maximum height 8.6m). The walls would be largely finished in white render with brick slips used on part of the first floor, front elevation. The roof would be finished in slate coloured, interlocking clay tiles. It is proposed to lower the existing ground levels for the new dwelling by approximately 1m – 1.2m by excavating the front half of the application site.

Policy NHE9 of the Development Management Plan is pertinent to the application. In this case the site lies opposite (to the east of) St Johns Conservation Area and Grade I listed St Johns Church and plays a role in the setting of these heritage assets. The proposed house is located within a group of hipped roof and brown plain tile arts and crafts houses to the east of the Conservation Area (in the current Conservation Area boundary review, this group has been identified for potential inclusion in the St Johns Conservation Area as part of the common settlement). These provide a relatively subdued backdrop at present. It is considered the disjointed roof form of the proposal would be a disruptive element within the group, visible with the increase in scale and at odds with the local distinctiveness elements within the group. The finishing materials being slate coloured roof tiles would exacerbate this issue. The proposal is considered to result in an incongruous and

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and character of the group of arts and crafts houses.

Weighing against this harm is the fact that the proposed dwelling would have high sustainability credentials. Schemes which would provide benefits in terms of sustainability and tackling climate change are supported by the Council's planning policies, however, the sustainable attributes of the current scheme are not considered to be so exceptional that they can be afforded any significant weight to overcome the view that the design of this house would be at odds with, and harmful to, the setting of the Conservation Area. This is particularly as similar sustainability benefits are considered to be achievable through an alternative, less prominent and disruptive design solution.

RECOMMENDATION(S)

Planning permission is **REFUSED** for the follow reason:

1. The proposed replacement dwelling, by virtue of; the disjointed and non-traditional roof form; the slate-coloured roof tiles; the position and visibility relative to the Conservation Area and listed buildings; and the position amongst a locally distinctive group of arts and crafts houses, would result in an incongruous and disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and harmful to the character of the group of arts and crafts houses. The development is thereby contrary to policies DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and Local Character & Distinctiveness Design Guide 2021.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to condition.

Housing: No response

Sutton and East Surrey Water Company: No response

Conservation officer: Raises objection, see para 6.6

Representations:

Letters were sent to neighbouring properties on 8th July 2022

6 responses have been received raising the following issues:

Issue	Response
Overlooking and loss of privacy	See paragraph 6.9 – 6.12
Existing and proposed levels not clear	See paragraph 6.12
Party wall/structure issues	Not a material planning consideration/matter for Building Regulations
Request for conditions to ensure screening installed, permitted development rights removed for extensions, a construction transport management plan	See paragraph 6.11
Appearance will be an improvement on the bungalow	See paragraph 6.6
Noted that solar panels positioned so not visible to the front	See paragraph 6.6
Application should be considered at Planning Committee to ensure thorough consideration of the change to the environs of St John's Church	Application is to be determined at Planning Committee
Overshadowing	See paragraph 6.8
Out of character with surrounding area but no worse than the existing bungalow	See paragraph 6.4 – 6.7
Loss of private view	Not a material planning consideration
Loss of/harm to trees, and resultant loss of privacy	See paragraph 6.17 – 6.20, 6.9 – 6.12 (loss of privacy)
Support for a replacement dwelling on the site but with some concerns	See above

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

as per list above

1.0 Site and Character Appraisal

- 1.1 The site comprises a detached 2-bedroom bungalow which was built on garden land to the side of 'Ridgecrest' (the house next door) in the late 1950s. The single garage to the left-hand-side of the bungalow's driveway is still in the same ownership as Ridgecrest. Despite being an infill property, the plot size and width of Lakers is not narrower than the average for the properties fronting Church Road and the Common. The bungalow is founded at a slightly elevated position relative to the houses either side and Church Road. The land slopes down towards the rear of the back garden. Along the frontage of the plot the band of vegetation and trees which previously made the bungalow hard to see from the street view has largely been cleared.
- 1.2 The surrounding area is characterised by the Conservation Area and Grade I listed St John's Church which is directly opposite the site, on the other side of Church Road. There are many other locally and statutory listed buildings surrounding the Church. The properties alongside Lakers, which are on the east side of Church Road are not within the current Conservation Area but as a collection have their own attractive arts and crafts identity. The Conservation Officer is considering recommending an extension of the Conservation Area boundary to include these properties because they form part of the settlement around the Common and they frame the church.
- 1.3 The edge of the Common at the front boundary of the application site is also the boundary between Metropolitan Green Belt and the urban area. The site lies in the urban area. The Common has 'Site of Nature Conservation Importance' and 'Local Nature Reserve' designations.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did seek pre-application advice. The main advice given was that the 'Huf Haus'-like design would not respond to its location, and so would be considered out of character and harmful to the setting of the Conservation Area. The application includes brick slips to the front elevation rather than timber cladding in an attempt to be more in keeping with locally distinctive materials.
- 2.2 Improvements secured during the course of the application: Improvements have not been possible as this is the applicants' preferred design.
- 2.3 Further improvements to be secured through the use of conditions or legal agreement: Improvements cannot be sought in this way because it has been concluded that permission should be refused.

3.0 Relevant Planning and Enforcement History

- 3.1 56/0032 Erection of detached bungalow and Approved

garage on land on the east side of
Church Road, St Johns, Redhill,
forming part of the curtilage of
Ridgecrest

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing bungalow and the erection of a new three bedroom dwelling, access and landscaping. The replacement dwelling would be a two storey house, to be built and supplied by a German house builder 'Baufritz' and would have high sustainability credentials.
- 4.2 The design of the house would be contemporary and would include a split pitched/split ridged roof (maximum height 8.6m). The walls would be largely finished in white render with brick slips used on part of the first floor, front elevation. The roof would be finished in slate coloured, interlocking clay tiles and the southern face of the roof would include photovoltaic panels. To the rear of the building a first floor balcony is proposed with steps down along the side elevation providing access to the rear garden.
- 4.3 It is proposed to lower the existing ground levels for the new dwelling by approximately 1 – 1.2m. The replacement dwelling would occupy a similar position within the plot to that of the existing bungalow and the existing vehicular access into the site is to be retained.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	<p>The character of the surrounding area is assessed as part of a Conservation Area, on the other side of Church Road. There are many other locally listed buildings surrounding the Church. The properties alongside Lakers, which are on the east side of Church Road are not within the current Conservation Area.</p> <p>There are larger two- to 2.5-storey properties with roof space accommodation (and therefore larger than the application building) to be found in the wider area. The surrounding properties show the use of a variety of external materials, with render, brick and tile hanging, and</p>
------------	--

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

	<p>the use of clay or concrete tiles and slates on roofs. The surrounding buildings are generally of an older age than the application property.</p> <p>There are however also modern and contemporary buildings to be found in the wider area.</p> <p>No site features worthy of retention were identified.</p>
Involvement	The Applicant states 'Prior to submitting the scheme for planning the applicant has presented the proposal to the future neighbours for their review and discussed the submitted planning application in person.'
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were in order to provide a good healthy contemporary living, whilst respecting the surrounding context.

4.6 Further details of the development are as follows:

Site area	0.09hectares
Proposed parking spaces	2
Parking standard	2 (minimum)

5.0 Policy Context

5.1 Designation

Urban Area
Setting of St John's Conservation Area
Setting of Grade I listed St John's Church

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES5, DES8
Landscape & Nature Conservation	NHE3
Heritage	NHE9
Transport, Access and Parking	TAP1
Climate change	CCF1
Infrastructure	INF3

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Vehicle and Cycle Parking

Guidance 2018

Householder Extensions and
Alterations

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

Conservation of Habitats and
Species 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.

6.2 The proposed scheme is supported by a detailed Design and Access Statement and a detailed Planning Statement, which includes a Heritage Statement. The proposed house is to be built and supplied by a German house builder 'Baufritz' and would have high sustainability credentials. .

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Protecting and enhancing biodiversity
- Amenity for future occupants
- Sustainable construction
- Drainage
- Affordable Housing and Community Infrastructure Levy
- Conclusion

Design appraisal

6.4 The scale of the proposed house is considered appropriate within the plot and the quantum of built form would not appear cramped or oversized or be too

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

close to the boundaries. The maximum height and the eaves heights would strike a balance between those of the two adjacent properties. The proposal would be set into the existing ground level by approximately 1.0m because the bungalow sits on ground which is artificially higher than its neighbours, and this would help to prevent the proposed house from appearing out of step with its neighbours and suit the general fall in levels towards the south.

- 6.5 Whilst the general scale of the proposal would be acceptable, the proposed architectural design is considered not to respond to its location.
- 6.6 The Conservation Officer's comments explain the issues:

"The site is adjacent to St Johns Conservation Area and the setting is a material consideration. The proposed house site is located within a group of hipped and brown plain tile arts and crafts houses to the east of the Conservation Area (In the current Conservation Area boundary review this group has been identified this area for potential inclusion in the St Johns Conservation Area as part of the Common settlement.) The problem with the new building is the disjointed roof form that would be a disruptive element within the group, visible with the increase in scale and at odds with the local distinctiveness elements within the group. There is no reason why a sustainable eco passive house could not be provided with a more traditional balanced, cohesive and symmetrical roof form of equal roof planes on each side and with a more traditional pitch and Baufritz do make such houses. My concern is therefore the harm to the setting of the Conservation Area and impact on local distinctiveness of the arts and crafts group. The Council's Local Distinctiveness SPD does raise the issue of harm from slate coloured clay tiles and interlocking tiles would also be out of character with the more traditional plain tiles found on the more positive examples in the area.

In terms of screening whilst the proposed trees are pleasant choice of native tree species, the street elevation shows trees of 6 metres height or more whilst the specification states 2 to 3 metres. It may take a Strawberry Tree a hundred years to reach such a height and three of the trees are deciduous so would give limited winter cover. It therefore be assumed that the proposed house would be visible, and views would be from the side as well as the front.

In this case, the proposed building with its mono-pitched roofs would appear prominent as the site is exposed and sits between more traditional arts and crafts style dwellings. The choice of mono roof forms seem more an aesthetic preference. There is no reason why a more traditional symmetrical roof form could not be used and these would be equally suitable for photovoltaics and appear to be available from the company. I can see no reason why an eco-build with the same level of sustainability couldn't be achieved with a design more in keeping with its surroundings. I would therefore recommend refusal from a conservation and local distinctiveness viewpoint due to the avoidable harm to the Conservation Area, the setting of the Listed Buildings as well as the local distinctiveness of the arts and crafts group"

- 6.7 I share many of the Conservation Officer's concerns and consider a more traditional design approach could achieve the same sustainability benefits whilst offering a more subdued, less jarring and more complimentary backdrop to the setting of the church and Conservation Area and be more in keeping within the group. NPPF para 199 directs that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The weight is applied irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.8 Para 202 of the NPPF directs that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case there are limited public benefits to the scheme (given that sustainability benefits could be achieved by a alternative design approach) and so these are not considered to outweigh the harm to heritage assets identified or the policies of the statutory development plan.
- 6.9 It follows therefore, that the proposed development would not be acceptable in terms of its design and impact upon the character of the wider area, and is contrary to policies CS4, DES1 and NHE9 of the statutory development plan.

Neighbour amenity

- 6.10 The proposed new house would be positioned such that there would be large gaps to the side boundaries, and so it would be well separated from the two adjacent houses (Ridgecrest and St John's Vicarage). The depth of the new house footprint would be significantly less than the existing bungalow, and the position of the rear wall would not be dissimilar from the rear walls of the conservatory at Ridgecrest or the rear of St John's Vicarage. Consequently, even though the house would be taller than the bungalow, there would be no adverse impacts in terms of loss of light, loss of outlook, overshadowing or a sense of overbearing for either Ridgecrest or the Vicarage.
- 6.11 The proposed scheme features living accommodation on the first floor with a balcony to the rear and staircase to the north side to give access to the garden (and fire escape according to the plans). It is acknowledged that first floor windows would allow better views into neighbouring gardens than the rear aspect windows of the bungalow, however, views into neighbouring gardens from upper floor windows is an ordinary circumstance of housing in urban areas. Consequently, the proposed upper floor windows, even taking account that they would serve main living accommodation, would not be considered to result in a harmful loss of privacy for neighbouring properties. Furthermore, the sideways distances to the side boundaries from the centres of the nearest first floor rear windows would be 7.1m and 4.8m approximately, which illustrates that the oblique sideways views from the rear windows would be at a greater distance than is typical in residential areas, even for detached houses.

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

- 6.12 The properties fronting the A23 Brighton Road which lie beyond the rear garden boundary of the application site are at a lower elevation. The rear facing windows of the new house would afford greater views of these properties compared to the bungalow, however, the distance from the proposed windows to the back garden boundary is significant (33.0m approx.) and so despite difference in levels, I do not consider the views would be harmfully intrusive for the Brighton Road properties.
- 6.13 The proposed balcony, however, is considered differently to the rear facing windows, because this could provide vantage points with direct sideways views, and it is usual to seek a method of preventing these views to afford privacy to adjoining neighbours. The proposed scheme shows obscure-glazed screens to a height of 1.8m on both far sides of the balcony. These would be an acceptable solution to prevent sideways overlooking. It is considered the screen on the north side would need to be extended some way down the staircase to ensure full sideways screening to the Vicarage. Details showing relative levels and an appropriate point to terminate the screening could be secured by condition.
- 6.14 There are no first-floor side facing windows proposed in the new house. The ground floor side facing windows would be lower than the existing windows in the bungalow due to the lower proposed elevation of the building and so would not be a concern from a privacy viewpoint. Similarly, the proposal to lower the building into the site would result in a lower driveway, paths and patios, and so even though the detail of this is not provided in the application, there would not be a concern from a neighbour amenity viewpoint, and in any case, full landscaping details with levels could be secured by condition.
- 6.15 In summary, while giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties and complies with policy DES1.

Highway matters

- 6.16 Highway Authority have assessed the application on safety, capacity and policy grounds and have no objection subject to a condition ensuring the parking spaces and bike storage are implemented and maintained, and that an electric vehicle charging point is provided.
- 6.17 The site is classed a 'Medium Accessibility' location, and this means that the minimum parking standard would be 2 parking spaces (for a 3-bed house). This would be comfortably achieved by the proposed driveway area. The existing site entrance and dropped kerb/crossover would not need to be altered.
- 6.18 In summary, the proposed scheme is therefore considered acceptable in terms of access, parking, servicing and overall highway safety, and would comply with policy TAP1.

Impact on trees

6.19 The site is understood to have been quite overgrown with vegetation and trees which had been unmanaged for some years. Some trees and vegetation have been cleared from the site, but it is understood that due to the absence of management, these were not high-quality specimens. Nonetheless, this has opened-up views of the site, particularly to the front. The proposed scheme includes outline proposals to re-plant to the front which is welcomed. There is opportunity for replanting not only to the front but in the reasonably large rear garden. A full landscaping scheme could be secured by condition if the application were to be approved, and this would be an important part of achieving an acceptable appearance, particularly as the Common fronting properties and the Conservation Area opposite have a verdant character.

6.20 The Tree Officer's comments are as follows:

"This all looks pretty straightforward. The new planting scheme will improve upon the previous landscaping at the front. The only further thing to think about would be an element of tree protection fencing at the rear to ensure there is no unnecessary disruption to the trees and/or rooting area of the vegetation in the rear garden and adjacent properties. It is difficult to estimate the need for this as there is no information provided in the application - an aerial photograph of the site suggests this may not be a significant matter. It would be worth clarification though"

6.21 It is considered that the trees and vegetation remaining on the plot would not warrant formal tree protection. There are two more significant trees; one within St John's Vicarage back garden and one within the garden of Ridgecrest. However, these are a reasonable distance from the boundaries and from the new house itself, and so it is not considered these would be likely to be affected by construction activity, or tree protection fencing would be required.

6.22 In summary, the proposal would be acceptable in a trees and landscaping viewpoint and hence would comply with policies DES1 and NHE3.

Protecting and enhancing biodiversity

6.23 On a site such as this where a single replacement dwelling is proposed and the garden is not overly large and has been cleared of a lot of vegetation, the existing biodiversity value is unlikely to be especially high. It has therefore not been considered necessary to require the applicant to carry out an ecology appraisal prior to determination of the planning application. Nonetheless, if planning permission were to be approved, it would be considered reasonable to add a condition to secure biodiversity enhancements, in conjunction with new planting as part of the landscaping scheme. This approach would be considered proportionate given the current local policy position (see policy NHE2) and the national planning policy position on biodiversity.

Agenda Item 8

Planning Committee
28th September 2022

Agenda Item: 8
22/01517/F

Amenity for future occupants

- 6.24 The proposed dwelling would be a 2 Storey, 3-bed, 5-person unit for the purposes of the Nationally Described Space Standards (NDSS). The NDSS requirement for this size unit would be 93 sqm, and 152 sqm approximately is provided, and so this is comfortably achieved. The proposal would therefore comply with the National minimum space standards and the Council's policy DES5 on delivering quality homes.
- 6.25 All habitable rooms would be served by front or rear facing windows, providing light and outlook. The dwelling would be served by a rear garden approximately 30m in depth, giving access to outdoor space. Overall, the proposal would provide good living conditions for future occupants.

Sustainable construction

- 6.26 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.
- 6.27 The Application notes '*This project has been designed as an eco-friendly, low energy house for healthy living. It will be constructed by Baufritz using Modern Methods of Construction (MMC), using offsite prefabricated closed wall and roof panels, which will be erected in approximately 5 days...site wastage is significantly reduced... Thermal insulation values are roughly twice current UK standards and all windows are triple-glazed.*'
- 6.28 If the application were to be approved, a condition would be attached to make the scheme compliant with the climate change mitigation policy CCF1 which requires water efficiency targets to be met. Efficiency targets for the building fabric and energy use are now controlled to a higher level (than local planning policy) by Building Regulations and so there is no longer a need for a planning condition for the building efficiency.
- 6.29 A condition could also be attached to ensure the new dwelling has a high speed broadband connection to accord with policy INF3.

Affordable Housing and Community Infrastructure Levy

- 6.30 The development will not result in the net gain of residential dwellings and as such there is no requirement for affordable housing provision.
- 6.31 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact

amount would be determined and collected after the grant of planning permission and the applicant may be eligible to claim self-build exemption if they plan to continue living within the property as their main residence.

Conclusion

- 6.32 The main starting point for the consideration is that the proposal is within the urban area and a redevelopment of the site to provide a residential development would be acceptable in principle. Schemes which would provide benefits in terms of sustainability and tackling climate change are supported by the Council's planning policies, however, the sustainable attributes of the current scheme are not considered to be so exceptional that they can be afforded any significant weight to overcome the view that the design of this house would be at odds with, and harmful to, the setting of the Conservation Area and wider area.
- 6.33 There is no reason why a sustainable eco passive house could not be provided with a more traditional balanced, cohesive and symmetrical roof form of equal roof planes on each side and with a more traditional pitch and Baufriz are understood to make such houses.
- 6.34 The development is considered contrary to the development plan and the adverse impacts are considered to outweigh the benefits significantly and demonstrably when assessed against the Policy Framework; accordingly, for the reasons set out above it is considered that this application should be refused.

RECOMMENDATION

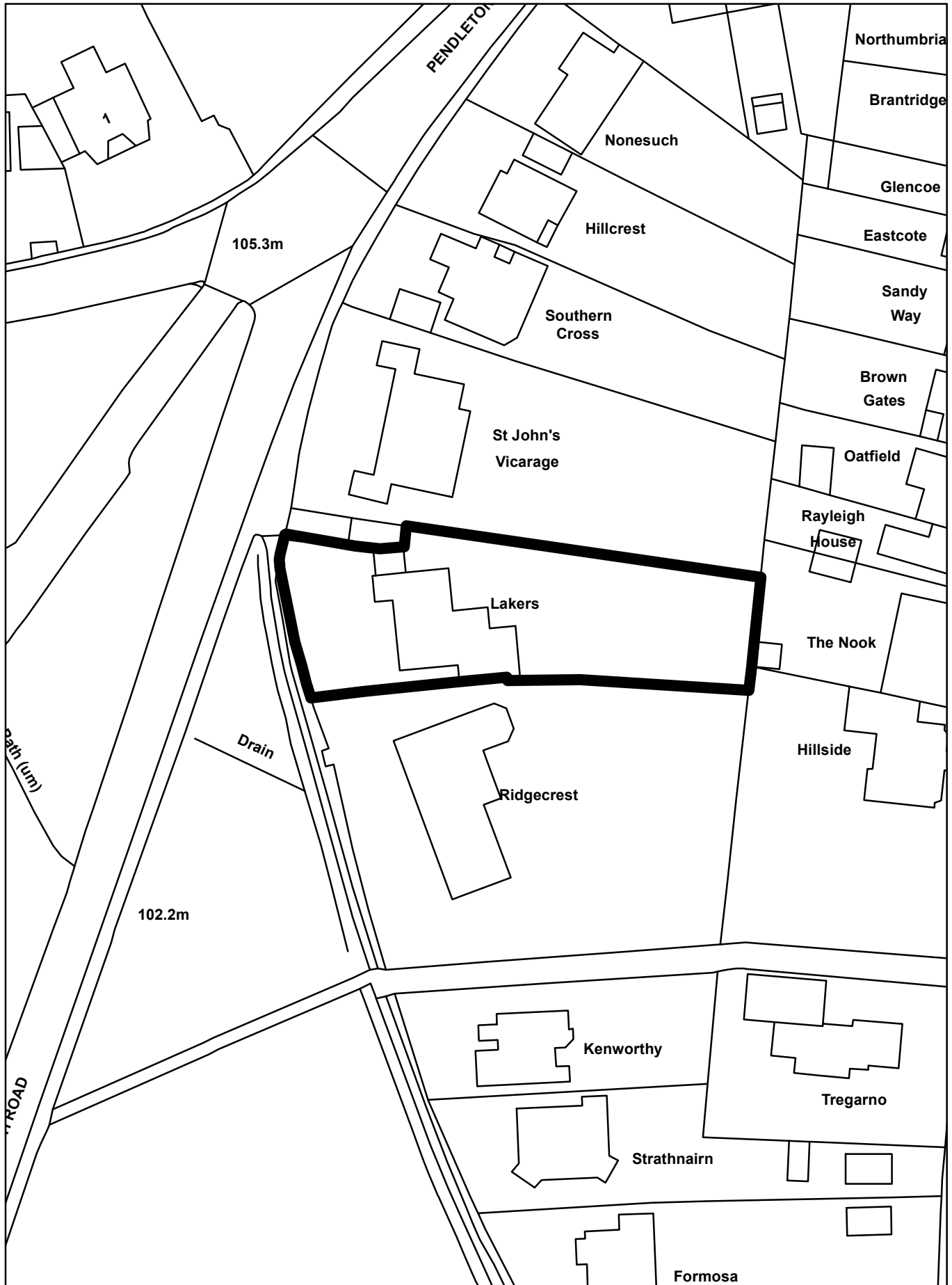
Planning permission is **REFUSED** for the following reasons:

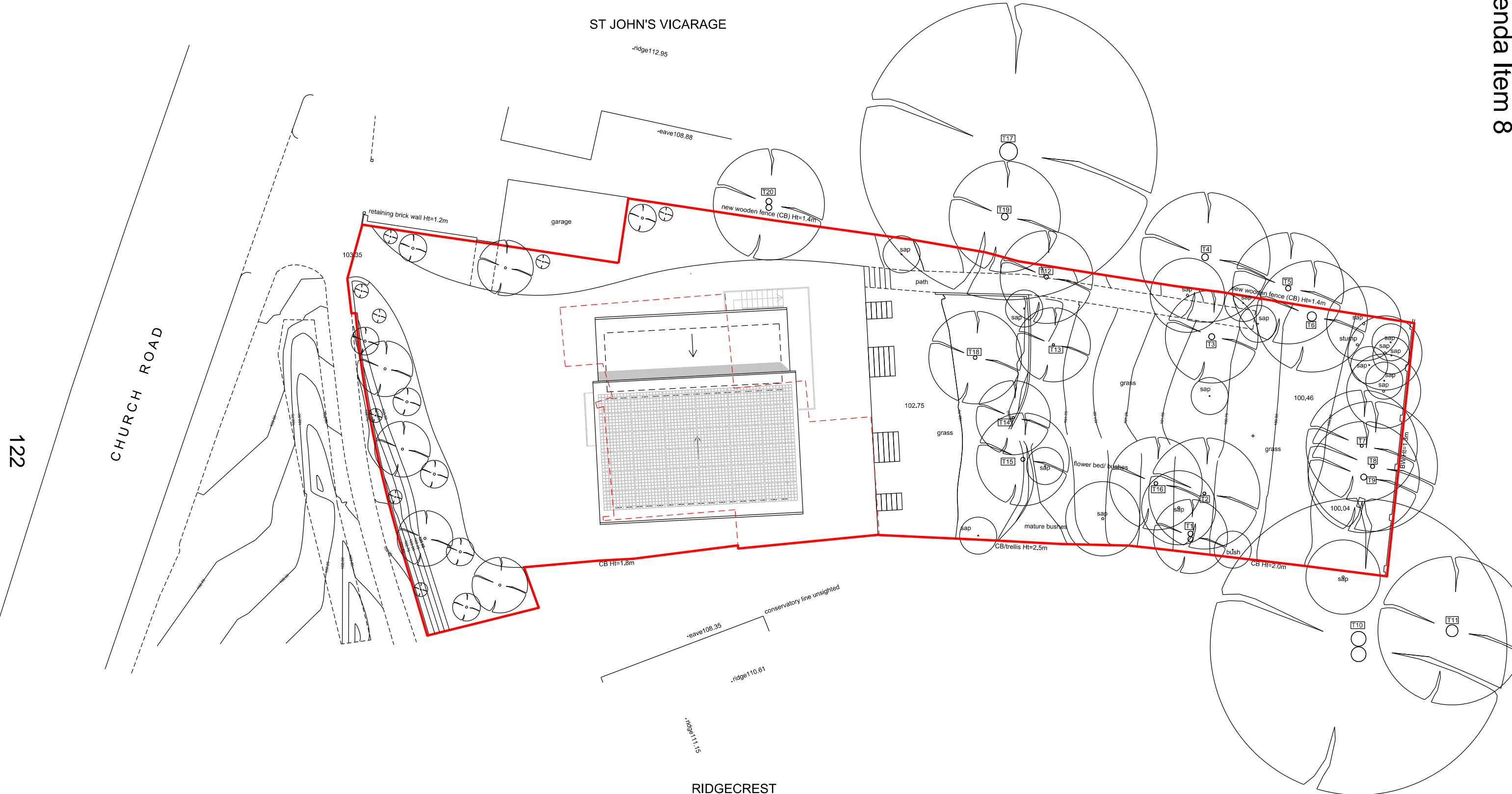
1. The proposed replacement dwelling, by virtue of; the disjointed and non-traditional roof form; the slate-coloured roof tiles; the position and visibility relative to the Conservation Area and listed buildings; and the position amongst a locally distinctive group of arts and crafts houses, would result in an incongruous and disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and harmful to the character of the group of arts and crafts houses. The development is thereby contrary to policies DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and Local Character & Distinctiveness Design Guide 2021.

Pro-active Statement:

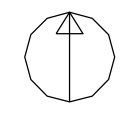
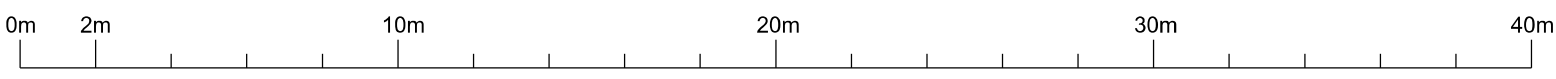
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and whilst planning permission has been refused regard has been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

Agenda Item 8
22/01517/F Lakers Church Road
Redhill Surrey RH1 6QA





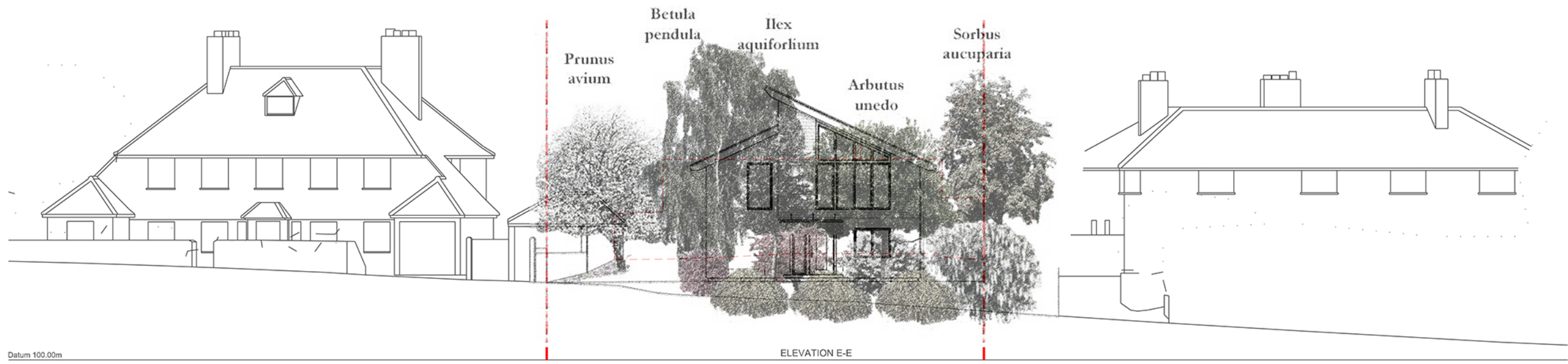
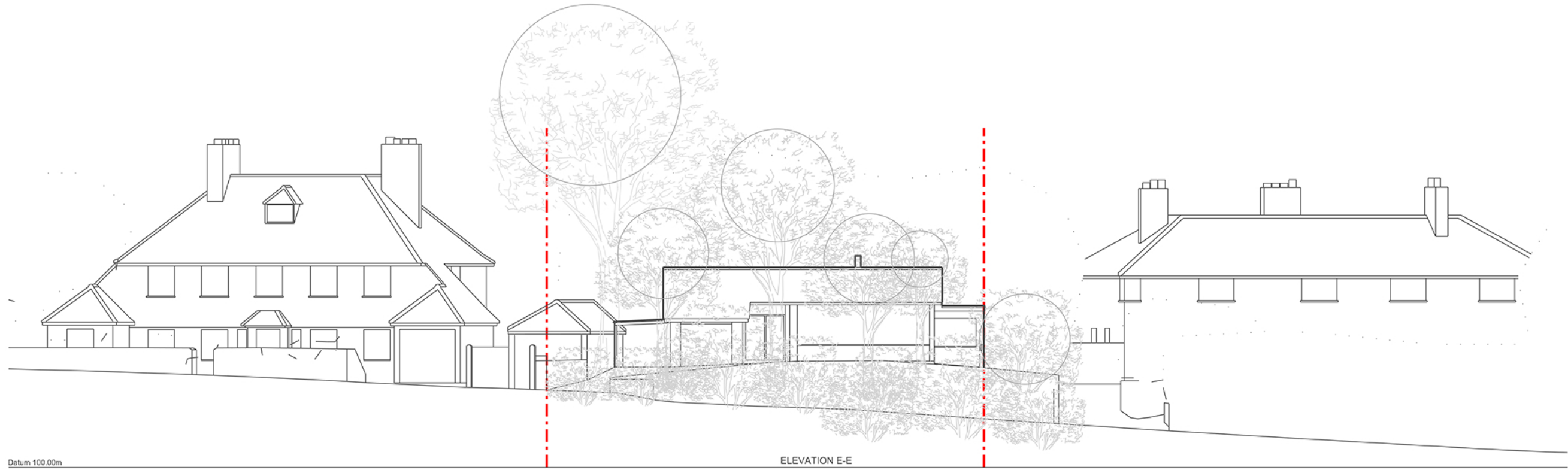
122



N-P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:200 @ A3
Drawing	Proposed Site Plan (Roof Plan)
Drawing No.	A02.01
Issue	Planning Application

Street Elevation Existing vs Proposed



123



N—P
Pflugfelder

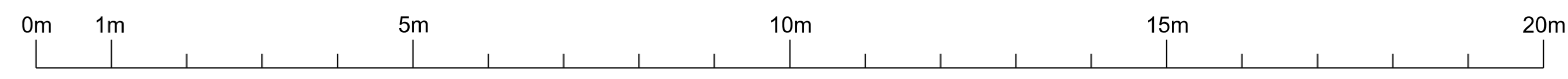
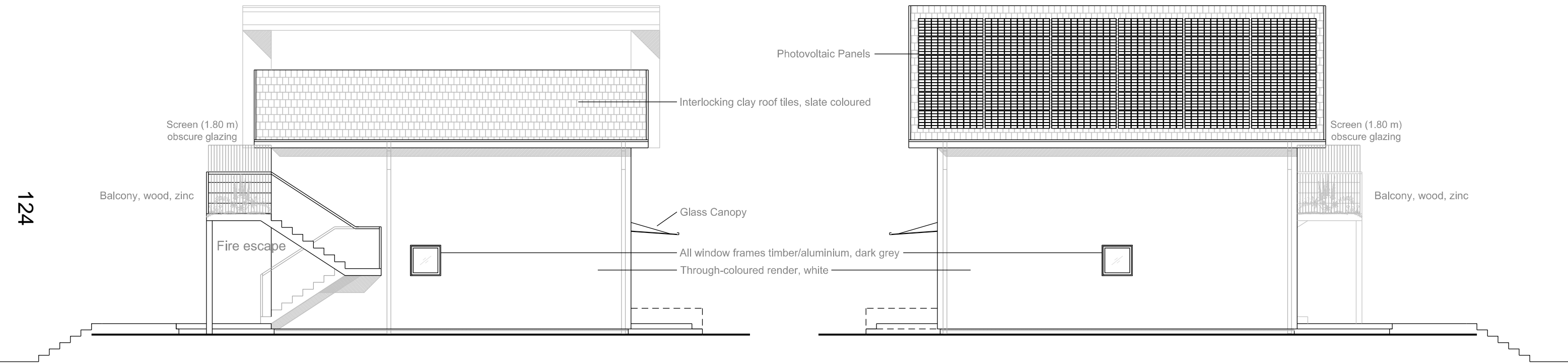
Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:200 @ A3
Drawing	Existing vs Proposed Street Elevation
Drawing No.	A02.40
Issue	Planning Application

Agenda Item 8

North Elevation Proposed

South Elevation Proposed

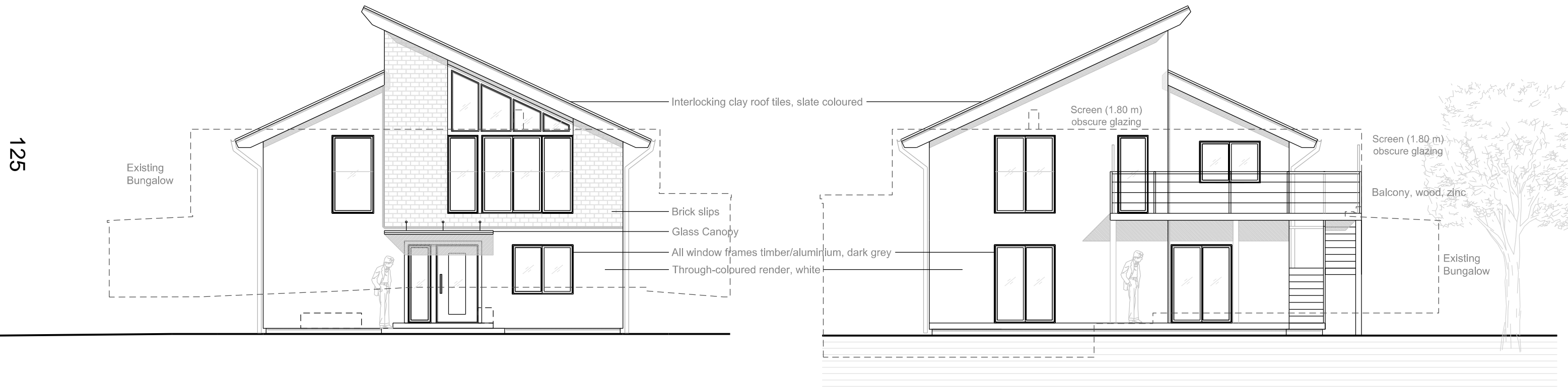
124



Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:100 @ A3
Drawing	Proposed North & South Elevations
Drawing No.	A02.31
Issue	Planning Application


West (Street) Elevation Proposed

East (Rear) Elevation Proposed



Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:100 @ A3
Drawing	Proposed West & East Elevations
Drawing No.	A02.30
Issue	Planning Application

This page is intentionally left blank

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 September 2022
	REPORT OF:	Head of Planning
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: SWH - South Park and Woodhatch

APPLICATION NUMBER:	22/01796/CON	VALID:	12/08/2022
APPLICANT:	Surrey County Council	AGENT:	n/a
LOCATION:	LAND AT WOODHATCH PLACE, 11 COCKSHOT HILL, REIGATE, SURREY, RH2 8EF		
DESCRIPTION:	The erection of a part one, part two and part three storey building to provide a 5-form entry junior school, with two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping and off-site highways works.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed /referenced for detail.			

This is an application for determination by Surrey County Council and as such the Borough Council is a consultee to the application. The Borough Planning Committee is asked to agree the Borough Council's response as a consultee rather than decision maker.

SUMMARY

This is a consultation on an application made by and to be determined by Surrey County Council for a new school on land at Woodhatch Place, Cockshot Hill, Reigate (under Regulation 3 of the Town and Country Planning General Regulations 1992 which allows County Councils and other planning authorities to determine applications to develop their own land).

The Borough Council's response is intended to focus on planning matters only with operational matters (such as the convenience of location) being a matter for the County Education Authority. The response is informed on the basis of the application materials available in the limited time available to review and without consideration of all consultation responses or neighbour notifications, which will be sent directly to the County Planning Team.

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

The proposal relates to provision of a new school would enable the relocation of the Reigate Priory Junior School from its existing site in Reigate Priory Park to Woodhatch Place to provide a larger and modern school building and grounds. Both the existing and proposed schools are junior schools, for ages 7 to 11, with a capacity of 600 pupils.

The relocation of Reigate Priory School is funded in part by the Department for Education's (DfE) School Building Programme, as well as Surrey County Council, with the new school being built to the DfE's BB103 standard, being an operationally carbon neutral building and will provide an improved and up to date school building and facilities for the pupils of Reigate Priory Junior School.

The school would be part two, part three storey building housing a Junior school with five forms providing 600 places as well with two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping.

The proposal would result in development of Urban Open Space, could cause substantial harm to setting of Statutory Heritage Assets (Grade II listed Building and Reigate Conservation Area) and would cause Substantial harm to the setting and Significance of Designated Non Statutory Heritage Assets (Locally Listed Buildings and Locally Park and Garden), the harm of which must be balanced against the benefits of the scheme.

The design of the school building raises significant concerns, primarily from the height, scale and siting and the impact form views from the South of Reigate as it is considered to poorly relate to the park and surrounding buildings, combined with the sheer mass and materials the building would harm the character and appearance of the townscape.

The County Planning Authority would need to be satisfied that the travel impact of the proposed relocation and its impact upon air quality and the designated Air Quality Management Area in Reigate Town centre will not result in a significant adverse or unacceptable impact.

The scheme would derive significant public and social benefits, primarily in relation to the delivery of a funded 5 form entry Junior School and also in terms of the short term economic benefits of the construction programme.

However, and whilst a matter for the decision maker, when considering this and all other issues it is considered that, overall, when weighing up the community benefits against the substantial harm caused, objection should be raised to the consultation.

RECOMMENDED RESPONSE

Reigate and Banstead Borough Council objects on the basis of the following concerns:

- a) Lack of robust justification for the relocation of the school and the loss of Urban Open Space given alternative options for re-use, adaption and extension of the existing school are considered to exist and haven't been fully explored

- b) The substantial impact to the setting of Statutory Listed Building and Conservation Area (Designated Heritage Assets) and Locally Listed Buildings and Park & Garden (Non Statutory Designated Heritage Assets)
- c) The scale and design of the extension poorly relates to the parkland and surrounding buildings, which combined with the sheer mass and materials the building would harm the character and appearance of the townscape.

It will be for the decision maker to weigh this harm against the planning benefits in the planning balance when considering whether or not to grant planning permission for the proposed development although the Borough Council is not convinced that such benefits outweigh the harm or warrant a departure from Development Plan policy.

Furthermore, the County Council must be satisfied that robust transport modelling and highway safety audit of the proposal has been undertaken and that there would not be any significant adverse traffic impacts on the local highway network or any danger to public safety resulting from the proposal, noting the limited space available for parking/collections and narrow carriageways/pathways leading to and from the site.

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

Consultations:

Consultation is limited to internal departments within Reigate and Banstead Borough Council only as the full, wider consultation will be undertaken and reported by Surrey County Council as the planning authority responsible for determination of the application.

Environmental Protection team: no objections

RBBC Conservation Officer : Raises objection on the following grounds:

Listed Buildings and Historic Park & Garden

The proposal is in the grounds of Woodhatch Place (formerly & historically called Woodhatch Lodge), a locally listed building, being an elegant country house of 1796. The parkland of Woodhatch Place is locally listed as a Historic Park and Garden. The locally listed Hill House (in Hill House Drive) of 1855 and its former gardener's cottages and the former grounds form a group with Woodhatch Place, particularly in terms of the parkland setting and also significantly, the evergreen shrubbery on the western boundary. There is a significant number of smaller locally listed buildings in the immediate area and grade II statutory listed buildings, the 17th century Angel (in poor condition but currently being repaired) and Yew Cottage, Woodhatch Road immediately to the south. The heritage aspects in the 1980's for the Urban Open Land/Space designation included the historic park and also the greensand ridge in terms of its connections to the famous artist Samuel Palmer, as well as the recreational and landscape aspects. It is also part of the approach and therefore setting of the Reigate Conservation Area.

Objection from heritage conservation viewpoint

There is substantial harm to the setting of the locally listed Building, Woodhatch Place (formerly Woodhatch Lodge) and substantial harm to the Locally Listed Historic Garden due to the destruction of a significant percentage of the historic garden and harm to the setting of the rest of the garden. (The Historic Park & Garden designation covers all the application site and almost all the County site (except a NE corner adjacent to Smoke Lane) designation). Harm to the setting and approach to a number of locally listed buildings on Cockshot Hill including Hill House, Old Cottage (Vogan Close), Primrose Cottage & Rose Cottage, Rosebank Cottages etc. There is significant harm to the setting of the 17th century Angel, a grade II listed Building and the approach to Reigate Conservation Area.

I strongly object to this application from a conservation viewpoint particularly in terms of the principle of development being contrary to policy but also in the scale, form and detail, in terms of substantial harm in terms of the excessive height and scale and poor design of the proposed building, its cramped nature of site and overbearing nature causing substantial harm which I do not believe is outweighed by public interest.

Impact on Historic Park & Garden

The Historic Parks & Gardens SPD April 2020 (a revision of the old SPG) lists the site as "An 18th century park with good Victorian Shrubbery along Cockshot Hill". DMP Policy NHE9 notes, inter alia, aside from the general historic asset requirements, that

additionally for a historic park and garden, development will be required to avoid subdivision and features such as trees and distinctive planting (in this case the evergreen shrubbery along Cockshot Hill) should be retained or restored. The proposal in this case subdivides the site, and resulting in the loss of mature trees, as well as trees planted in the 1990's to maintain the historic garden tree species and parkland character, and causes damage to the historic shrubbery and hedge line to Cockshot Hill. I would expect a Historic Garden Management Plan to be produced as a starting point in terms of understanding the park and garden but this has not been provided. That said, as with Reigate Priory, the historic garden is a simple structure of open grass parkland interspersed with trees, an evergreen shrubbery of Holly, Yew and parkland trees to the western boundary and the backdrop of the greensand ridge. I consider as well as the damage to the western shrubbery, the school site and its hardstandings and buildings cover a substantial part of the historic garden designation and have a negative impact on the setting of the rest of the site. The school building is out of scale with the rest of the site and surrounding buildings and is on a new raised bund (which I feel may impact on the future health of trees along the western boundary).

The footprint, obtrusive striped appearance and out of scale height of the new school and hardstandings will cause substantial harm. The 3 metre acoustic fence will harm the verdant appearance along Cockshot Hill (and could have been placed behind the shrubbery). It is contrary to the Local Distinctiveness SPD and associated DMP policy in terms of harm to the parkway/green corridor along Cockshot Hill by thinning out the shrubbery and hedge line and views through the gaps and above the tree and shrub line of the tall and obtrusive school building, as well as car parking, substation, (bin store if not successfully screened), fences, signs and hardstanding, particularly in winter views. The artificial pitches would be an alien feature in the parkland landscape and the inappropriate boundary screen of oddly straight lines of trees is at odds with the existing informal landscape and a large number of fences crisscrossing the historic informal parkland harming its appearance, including the lassoing of the eastern woodland.

Design of school

I consider the scale and height of the school is particularly harmful. Scale is important and I consider the height of the building is out of scale with the park and surrounding buildings, both in terms of its out of character 3 storey height but also its placement on a newly raised high bank. This will not only have substantial harm within the park and setting of Woodhatch Place but also impact outside the park in terms harming the backdrop to listed buildings, and its visibility above the tree line, in gaps and in winter views, and harming the approach to the Reigate Conservation Area, as well as wider views from the south including the A217 and impacting on the appearance of the Greensand Ridge backdrop.

The Canon's David Richmond & Partner buildings were designed to be recessive and neutral, the headquarters set back so the 18th century house had prominence and Richmond's Belvedere buildings were designed to respect the low scale of the park and maintain the axial lie between Woodhatch Place and the end of the park with the woodland planting at the time designed to enhance the historic garden setting. The new school building at its higher level disruptive this with an obtrusive striped cladding emphasising the out of scale massing of the proposed school building, unbalance the

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

woodland setting and towering over the Belvedere buildings. This would be contrary to Policy DES1 of the DMP as new development should respect the character of the surrounding area, which it does not in this case.

Green Corridor and Parkway

Green corridors are noted in the DMP as an important part of green infrastructure. The RBBC Local Character & Distinctiveness Design Guide Supplementary Planning Document June 2021 notes on page 85 define “Green corridors or parkways” as where “developments or housing estates are set back behind an existing hedge, including country lanes, to keep the feeling of moving through countryside, where the hedges and tree backdrop form the enclosure so the soft landscape is the dominant character, (and) has been an important planning tool in the borough since the early 20th century.” In the case of Cockshot Hill the early 19th century western shrubbery boundary of “Woodhatch Place” and the existing tree and shrub lined 1920’s Parkway verge on the west side of Cockshot Hill give a leafy and semi rural approach to Reigate. In that respect I consider the current proposals are harmful to Policy NHE1 : Landscape Protection, NHE4 Green Infrastructure. (The Green Infrastructure Strategy includes the appreciation of cultural heritage). The importance of Cockshot Hill as a leafy and semi rural approach to Reigate is harmed by this proposal.

Urban Open Space

The Greensand Ridge backdrop of the north part of Woodhatch Place and the parkland around Woodhatch Place are defined as Urban Open Space and the heritage and landscape aspects were an important consideration of the designation of the Urban Open Space on this site in the 1980’s and 1990’s. I consider the proposal is contrary to Policy OSR1. The reference to expansion of an existing school in the policy is in relation to existing schools within Urban Open Space, not the provision of new schools.

Statement of Need

As with many former country houses , the use of Reigate Priory as a school is an excellent use, both for education and for the historic building, with the classrooms making best use of the large rooms, rather than the problematic subdivision caused by other uses such as residential. There no reasons why the school should not remain in the existing Reigate Priory building with redevelopment of the rear 1950’s block to the same scale as the Priory and using extensions on the rear Victorian elements, glazing of the Victorian rear courtyard and using the Victorian wings for classrooms, with the older more ancient parts for ancillary uses and staff. It is considered a footbridge link at first floor level between the Victorian wing and the 1950’s block is possible or even moving the 1950’s built form south if a right of way and landscaping of the same width were provided to the north ie a direct swap. Both of these solution would address the safeguarding issue of the right of way. Officers consider there are a number of areas where lifts and staircases could easily be placed in the Priory building. The Building Bulletin 103 (BB103) Area Guidelines for Mainstream Schools are for new school developments so should not be applied to existing historic buildings and are in any case supposed to be applied flexibly. There is ample opportunity for new classrooms and the Victorian wing has good room sizes and reasonably wide corridors. The Priory has operated successfully as a school for over 70 years, and is considered to be a unique learning environment in a Grade I historic house and park. Whilst upgrading will be ongoing, the general repairs have already been identify some

years ago and despite delays, are already committed to as part of an ongoing program. The kitchen and dining room could be moved and enlarged. I therefore considered that the existing Priory school can be extended and upgraded for continued school use. (The October 2020 reference in the application documentation is to a proposal for a new school in the grounds of the Priory. This was problematic in terms of scale and operation. This is different to the first proposals in 2019 for upgrading and extending the school which we considered were workable, if appropriate detailed)

I am also doubtful about the site selection process in terms of suitability as in some cases the Conservation Area designation is not referred to. I would agree that the northern end of the Woodhatch Place site is not suitable for any development due to the impact on the Greensand Ridge, important to the character of Reigate, and the historic park and garden itself , including wider views.

Brief Local History of the “Woodhatch Place” site

The Greensand Ridge at Woodhatch attracted a number of residences in the late 18th century due to its landscape location. In 1796 the house and park are believed to have been constructed. In 1809 it was described as “romantically situated and commanding extensive and richly diversified prospects” and the locally listed mansion, which survives today, was described as “admired by all who see it. The road (ie Cockshot Hill) appears to derive a consequence from having such an ornament on its bank”. It had a shrubbery which was extended along the length of Cockshot Hill as the western boundary in the 1820's and is a major feature of the historic park and garden designation but which will be substantially harmed by the present proposal. The Greensand ridge backdrop attracted the famous romantic landscape artist Samuel Palmer to live at The Chantry, a grade II listed building just to the east of Woodhatch Place. In the Historic Gardens SPD the parkland is described as a good example of the 18th century informal landscape movement. The parkland of Woodhatch Place was substantially planted in the late 19th century with ornamental trees including Cedar of Lebanon and Wellingtonia, and some of these trees survive at present and the major character of the site, apart from the shrubbery to the western boundary was and is an example of the English informal landscape (as typified by Capability Brown)m, with informal lawned parkland interspersed with trees. In 1959 in the book “Buildings in the Country “ Paul Mauger described how this was an example of offices (at the time Crusader Insurance) moving into the countryside, but what started as respecting the setting of the Regency mansion, park and fine trees in the 1930's, was harmed by the overlarge 1950's extension. The out of scale Victorian and 1950's extensions were removed in 1995 by a finely well designed and respectful office complex by the architects David Richmond & Partners which restored the 18th century mansion and parkland setting. There were negative elements but the high quality design and unobtrusive materials and respect for the heritage assets were praised nationally in the architectural press at the time. In 2005 flats (replacing a sports pavilion) were built at the bottom of the hill but required to be low in scale to respect the park and the setting of the locally listed mansion. The design and materials of the flats, called the Belvedere were carefully designed to be as low in scale as possible and to read as a traditional parkland feature in keeping with the park, in 2005 . The property has been recently purchased by the County Council in 2020. (Any use or reference to the name “Woodhatch Place” above is in relation the present application site, being the Surrey County Council Building, formerly the Canons site, on the east side of the Cockshot Hill. It should be noted however for those research the local history that the original

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

Woodhatch Place, a substantial 16th century mansion stood on the west side of Cockshut Hill until 1786 when it was rebuilt, and then demolished subsequently in the 1960s, and only the 16th century garden wall survives on that side of the road at the entrance to the Nursery as well as the later 18th century Old Cottage .).

Representations:

As the Council are a consultee to the proposed development responsibility for publicity and neighbour notification rests with the County Council. Notwithstanding this 86 representations have been received and have been forwarded to the County Council for consideration. The following issues were raised:

Issue

Traffic congestion
Parking
Poor location and accessibility
Road and Pedestrian Safety
Unsuitable access
Inadequate Travel Plan
Loss of Urban Open Space
Ecological and Biodiversity impact
Current building capable of adaptation
Impact on Reigate Priory (Grade I)
Impact on Woodhatch Lodge (local listed building)
Impact on Woodhatch Place (local Listed Park and Garden)
Poor Design
Impact on the character and appearance of the area
Landscape impact
Impact on trees
Impact on neighbour amenity
Noise impact and pollution
Air pollution
Flooding concerns
Climate change
Impact on the town centre and economy

Support for relocation
Improved access

Note: Copies of all the letters of representation received have been forwarded to SCC to be reported and taken into account in the assessment of the application by SCC.

1.0 Site and Character Appraisal

- 1.1 The application site is located on land to the south of Woodhatch Place, Cockshot Hill, Reigate. The site is presently in the ownership of SCC and forms part of the wider Woodhatch Place site where SCC has recently moved many of their administrative operations to the existing office building which occupies the centre of the wider site. The red line of the site extends to some c2.55ha (6.3 acres) of land, whilst the area of the school is c2.4ha (c5.9 acres).
- 1.2 Woodhatch Place site is comprised of open grassland with some wooded areas, and the topography of the site is has an incline in the land levels running from south to north with the incline becoming steeper towards the north of the site. In the centre of Woodhatch Place are the SCC office buildings which are 3 storeys in height and of modern design. South of the office building is Woodhatch Lodge which is a locally listed building. This building is a two-storey 18th Century building which is finished in a whitewashed render and has a slate hipped roof design.
- 1.3 Vehicular and pedestrian access to the site is gained via Cockshot Hill (A217) to the west of the site with the internal access to the car park passing the office building to the west.
- 1.4 The site is designated as a Locally Listed Park and Garden and the grounds were subject to extensive re-landscaping during the development of the former modern building now occupied by SCC. It is also designated as Urban Open Space within the DMP and there is a band of trees bordering Cockshot Hill which are subject to TPO.

2.0 Relevant Planning and Enforcement History

- 2.1 None relevant

3.0 Proposal and Design Approach

- 3.1 This full application to be determined by Surrey County Council is for a new five form primary school for up to 600 pupils and two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping.
- 3.2 The building would measure around 77 metres in length and 23 metres in width at its widest part and would have an overall height of 12.7 metres. The part 2 storey element would have an overall height of 7.63 metres. The school building would be finished in a buff brick for the 2 storey element and the ground floor of the 3-storey element with the upper floors of the 3 storey element being finished in cladding in the school colours of red and white with grey stripes.
- 3.3 Vehicular access would be gained from Cockshot Hill via the existing access to the wider Woodhatch Place site. A new internal access road is proposed which would run from the existing access to a new egress point proposed south of the

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

existing access. 12 car parking spaces would be located south of the existing access with 28 spaces proposed to the west of the internal access road and 17 to the east of the internal access road. 3 disabled spaces and 2 minibus spaces would be located in front of the school building.

- 3.4 The background to the proposal is that Reigate Priory School has been identified by the Department of Education (DoE) Priority School Building Programme 2 as a school whose accommodation does not meet the DoE standards and being not fit for purpose for educational purposes. The programme targets the immediate replacement or refurbishment of such schools.
- 3.5 The applicant advocates that the existing Priory School is a Grade I listed building and Scheduled Monument requires regular maintenance and repair, whilst not providing optimum classroom sizes or standards. In addition, due to the museum located upon the site and a public right of way running through the premises poses a unsatisfactory arrangement and safeguarding issue an fails to meet DoE standards.
- 3.6 The school building programme, DOE and SCC also forward that the DoE and SCC have considered the redevelopment of the existing school site, but due to the historical significance of the Priory and its grounds it is contended that these issues would potentially impact on the delivery of new school facilities and also increase costs both now and in the future.

4.0 Policy Context

4.1 Designation

Urban Area
Urban Open Space
Locally listed park and garden
Flood Zone 1
Setting of Grade II Listed Building
Setting of Conservation Area

4.2 Reigate & Banstead Borough Core Strategy

CS1 – Presumption in favour of sustainable development
CS2 – Valued landscapes and the natural environment
CS4 – Valued townscapes and historic environment
CS5 - Valued people and economic development
CS7 – Town and local centres
CS10 - Sustainable development
CS11 – Sustainable construction
CS12 – Infrastructure delivery
CS17 – Travel Options and accessibility

4.3 Reigate and Banstead Local Plan – Development Management Plan

DES1 – Design of new development
DES8 -Construction management

DES9 – Pollution and contaminated land
OSR1 – Urban Open Space
TAP1 – Access, parking and servicing
CCF1 – climate change mitigation
CCf2 – Flood risk
NHE1 – Landscape protection
NHE3 – Protecting trees, woodland areas and natural habitats
NHE4 – Green and blue infrastructure
NHE9 – Heritage assets

4.4 Other Material Considerations

National Planning Policy Framework

Other

Human Rights Act 1998
CLG Policy statement – ‘Planning for schools development’ – August 2011

5.0 **Assessment**

5.1 As a consultee, the Borough’s main focus will be on the main planning impacts of the application, rather than more detailed aspects of the proposals or the non-planning matters, such as convenience of location which is a matter for the County Education Authority.

5.2 The main issues to consider are:

- Current site of Priory School
- Design Appraisal
- Non Statutory heritage assets
- Neighbour amenity
- Transport, Access and parking
- Air Quality
- Other issues

Current site of Priory School

5.3 The continued use of Reigate Priory and potential adaptation of the building would be supported by the Borough Planning Authority. The use of the priory (a former country house) as a school is considered an excellent and compatible use both for education and for the historic building. Teaching makes good use of the large rooms, rather than the potential problematic subdivision caused by other uses such as residential.

5.4 The submission by the applicant is noted and specifically with regards to the maintenance and repair, classroom standards, safeguarding and that the County Council have considered the redevelopment of the existing school and conclude that these issues may potentially impact delivery of new school facilities and also increase costs both now and in the future.

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

- 5.5 The Borough Planning Authority does not fully agree with this assessment and considers that the school could remain in the existing Reigate Priory building with redevelopment of the rear 1950's block to the same scale as the Priory and using extensions on the rear Victorian elements, glazing of the Victorian rear courtyard and using the Victorian wings for classrooms, with the older more ancient parts for ancillary uses and staff.
- 5.6 A footbridge link at first floor level between the Victorian wing and the 1950's block is possible or moving the 1950's built form south if a right of way and landscaping of the same width were provided to the north could be explored. Both of these solutions would address the safeguarding issue of the right of way.
- 5.7 Officers consider there are a number of areas where lifts and staircases could be placed in the Priory building. The Building Bulletin 103 (BB103) Area Guidelines for Mainstream Schools are for new school developments so should not be applied to existing historic buildings and are in any case supposed to be applied flexibly. There is ample opportunity for new classrooms and the Victorian wing has good room sizes and reasonably wide corridors.
- 5.8 The Priory has operated successfully as a school for over 70 years and considered to be a unique learning environment being in a Grade I historic house and park. Whilst upgrading will be ongoing, the general repairs have already been identified some years ago and despite delays, are already committed to as part of an ongoing program. Officers consider that the existing Priory school can be extended and upgraded for continued school use.

Urban open space

- 5.9 The site is within and would result in the partial loss of designated Urban Open Space, being located within the grounds of the grounds of Woodhatch Place, the former Canon campus and new Surrey County Council campus. The site while screened by landscaping and railings along the length of Cockshot Hill, remains open in terms of its character and appearance and contributes greatly to the verdant townscape, specifically from the Southern approach to the town.
- 5.10 The application is supported by an urban open space assessment which considers a number of alternative sites for relocation of the school, all of which are dismissed. It is agreed that, bar the retention of the existing Priory site for continued school use, the other sites can be fairly discounted. As stated above however, it is disputed that the existing site cannot be adapted and extended to enable its continued school use.
- 5.11 Policy OSR1 of the Reigate and Banstead Local Plan Development Management Plan states that any other development which would result in the full or partial loss of designated Urban Open Space will only be permitted in exceptional circumstances where the loss of openness resulting from the proposed development would not have an adverse effect on local character, visual amenity or ecological value.

5.12 Where such circumstances are permitted the policy requires either

- that clear evidence to demonstrate that the site is surplus to requirements and does not make a significant contribution to the recreational, community, ecological or amenity value of the area
- Provision is made for appropriate and suitably located replacement open space of the same type and of at least equivalent quality and/or quantity. Replacement open spaces should be located as close to the lost open space as possible
- The proposal is for the expansion of an existing school, the need for which clearly outweighs the loss of the urban open space

5.13 The application suggests that, as a relocation of an existing school, the third bullet could be applied although this is disputed. The is intended to be applied to existing school sites already situated within urban open space, seeking to extend rather than cases where a school is to be re-sited into urban open space.

5.14 The Borough Council does not consider the urban open space of the proposed site to be surplus to requirements or that it does not make significant relevant contributions to the area.

5.15 As covered later in this report there are significant concerns that the development would result in substantial harm to the heritage assets, high levels of harm to the townscape and local character including views and visual amenity and the proposals fails to make any Bio Diversity net gains upon the site.

5.16 The site is not considered surplus to requirements and appropriate open space has not been provided. Finally, the proposal is seeking to relocate an existing school and the Borough Planning Authority consider that there is a good opportunity to extended, upgraded and retain the current Priory school at its existing site.

5.17 As no replacement provision of open space is proposed, the proposal would thereby appear to represent a departure from Policy OSR1 of the Development Management Plan.

5.18 The County Council Planning Authority will need to consider carefully whether such exceptional circumstances apply in this case to warrant a departure from policy. However, if the existing school can be adapted and extended for continued use it is contended that such considerations would not apply.

Design

5.19 Concern is raised with regards the design of the school and its impact upon the character and appearance of the area, the views and landscape from the South of Reigate. The siting, height and scale of the school is identified as particularly harmful as it would poorly relate to the park and surrounding buildings,

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

combined with the sheer mass and materials the building would harm the character and appearance of the townscape.

- 5.20 The building extends some 77 metres in length and 23 metres in width at its widest part and would have an overall height of 12.7 metres. The part 2 storey element would have an overall height of 7.63 metres. The school building would be finished in a buff brick for the 2 storey element and the ground floor of the 3-storey element with the upper floors of the 3 storey element being finished in cladding in the school colours of red and white with grey stripes.
- 5.21 The height of the building is considered to be out of scale with the park and surrounding buildings, due to its 3 storey height and siting on a newly raised high bank which exacerbates longer views and impacts resulting in substantial harm within the park and setting of Woodhatch Place but also impact outside the park in terms harming the backdrop to listed buildings, and its visibility above the tree line, in gaps and in winter views, and harming the approach to the Reigate Conservation Area, as well as wider views from the south including the A217 and impacting on the appearance of the Greensand Ridge backdrop.
- 5.22 It is acknowledged that there are modern interventions within the surrounding landscape, but each of these are considered sensitively designed and do not cause harm such as the proposed. The SCC office buildings were designed to be recessive and neutral, and were set back so the 18th century house had prominence. The Belvedere buildings were designed to respect the low scale of the park and maintain the axial lie between Woodhatch Place and the end of the park with the woodland planting at the time designed to enhance the historic garden setting. The new school building at its higher level is disruptive and striped cladding emphasising the out of scale massing of the proposed school building, unbalances the woodland setting and towering over the Belvedere buildings.
- 5.23 This new building is considered contrary to Policy DES1 of the DMP as new development should respect the character of the surrounding area, which it does not in this case.

Heritage

- 5.24 The proposal lies in the grounds of Woodhatch Place (formerly called Woodhatch Lodge), a locally listed building dating from circa 1796. The parkland of Woodhatch Place is locally listed as a Historic Park and Garden. The locally listed Hill House (in Hill House Drive) of 1855 and its former gardener's cottages and the former grounds form a group with Woodhatch Place, particularly in terms of the parkland setting and also significantly, the evergreen shrubbery on the western boundary.
- 5.25 There is a significant number of smaller locally listed buildings in the immediate area and grade II statutory listed buildings, the 17th century Angel (in poor condition but currently being repaired with active encouragement from the Borough Council) and Yew Cottage, Woodhatch Road immediately to the south. The heritage aspects in the 1980's for the Urban Open Land/Space

designation included the historic park and also the greensand ridge in terms of its connections to the famous artist Samuel Palmer, as well as the recreational and landscape aspects. It is also part of the approach and therefore setting of the Reigate Conservation Area.

- 5.26 The Conservation officer advises there is significant harm to the setting of the 17th century Angel, a grade II listed Building and the approach to Reigate Conservation Area. Both are statutory designated assets, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss,
- 5.27 Substantial harm is also identified to the setting of the locally listed building and historic park and garden due to the redevelopment and a significant percentage of the historic garden and harm to the setting of the rest of the garden. In addition it is advised that there is harm to the setting and approach to a number of locally listed buildings on Cockshut Hill including Hill House, Old Cottage (Vogan Close), Primrose Cottage & Rose Cottage, Rosebank Cottages etc. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.28 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.29 In this case it is considered that the principle of development is contrary to policy but also in the scale, form and detail, in terms of substantial harm in terms of the excessive height and scale and poor design of the proposed building which is not considered to be outweighed by public interest.

Neighbour amenity

- 5.30 Policy DES1 of the Reigate and Banstead Local Plan Development Management Plan requires that all new development be of a high quality design that makes a positive contribution to the character and appearance of its surroundings and importantly not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 5.31 The relationship between the new building and outdoor facilities and their relationship with the neighbouring flatted development (Belvederes) on Hornbeam Road and to the south of the development are noted. The Local Borough Planning Authority does not pass any specific comment with regards to the likely impacts of the development upon amenity of adjacent occupiers but

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

requests that a detailed assessment by the Case Officer is made on this aspect to consider carefully the impact upon neighbours' amenities.

Transport, Access and parking

- 5.32 Vehicular access to the school would be gained from Cockshot Hill (A217) via the existing access to the wider Woodhatch Place site. A new internal access road is proposed which would run from the existing access to a new egress point proposed south of the existing access. The application is supported by a Transport Assessment which acknowledges that pupils arriving by car will increase in the short term although this may change with changing demographic trends across the catchment and a modal shift. The proposal provides 57 parking spaces, equating to one per FTE staff member. 3 accessible spaces and 2 minibus spaces would be located in front of the school building. 11 of the parking spaces would have electric vehicle charging points. Alongside the parking spaces would be provision for 26 pick-up/drop-off spaces. The TA suggests morning drop-offs would be shorter, with higher turnover of spaces than the afternoon (given the need for waiting) and therefore afternoon collections are proposed in to waves (representing 56 space capacity, 26x2). Further management is proposed in the form of ANPR access control and marshalling/staff assistance.
- 5.33 The Transport Assessment goes on in detail to model the on-street parking and traffic implications of the proposed development with these proposals in place. The County Highway authority have expertise in modelling and assessing the transportation impacts of development and it is requested that they robustly assess the proposal in this regard. It is outside the scope of the Borough Council's responsibilities to undertake this assessment. However, a significant number of objections seen by the Borough Council relate to issues of traffic, congestion and inconsiderate parking and so this matter should be given serious consideration.
- 5.34 Cockshot Hill experiences significant traffic and congestion which the proposal has the potential to exacerbate, particularly with regards the need to travel for those pupils in the northern part of the catchment. The carriageway and footway also seem narrow in parts and so improvements to pedestrian and cycling travel along Cockshot Hill would be necessary, especially given that a travel plan would be required to implement the modal shift envisaged.
- 5.35 Locationally the existing site would seem advantageous in terms of its accessibility and serious consideration must be given to the impacts associated with safely moving pupils, parents and staff to and from the proposed site. If approved, robust conditions would be needed relating to parking operational controls, travel plan monitoring and infrastructure improvements.

Air Quality

- 5.36 The proposals are a major development located several hundred metres to the south of a designated Air Quality Management Area (AQMA) located in Reigate Town Centre (no.9) and was designated in November 2007. The AQMA

(no.9) is located encompasses Reigate High Street, the section of Church Street between the High Street and Bancroft Road, properties with a frontage to Bell Street (between the High Street and the southern end of Bancroft Road) and land and properties within 15m of either side of West Street (between High St and Evesham Rd) and along London Road (between West St and Castlefield Rd).

- 5.37 An Air Quality Management Area (AQMA) is declared for an area where the local air quality is unlikely to meet the Government's national air quality objectives. Once an AQMA has been declared, the Council has to carry out further work to monitor the air quality in the area and identify what action can be taken to improve it.
- 5.38 Policy CS10 of the Reigate and Banstead Core Strategy 2014 requires that development be designed to minimise pollution, including air pollution. Policy DE9 of the Reigate and Banstead Local Plan Development Management Plan require attention be paid to AQMA's, with development only permitted where it can be demonstrated that (on its own or cumulatively) it will not result in a significant adverse or unacceptable impact on the natural or built environment (including sensitive habitats); amenity; or health and safety due to fumes, smoke, steam, dust, noise, vibration, smell, light or any other form of air, land, water or soil pollution.
- 5.39 The Local Borough Planning Authority does not pass any specific comment with regards to the likely impacts of the development upon Air Quality, but recommends that the formal consultation response highlights to the County Planning Authority the requirement to rigorously assess the likely impacts of the development upon Air Quality and in relation to the AQMA. It is advised that such an assessment will require to establish the baseline air quality, whether the proposal could significantly change air quality during construction and operation and should establish whether or users of the development could experience health impacts due to air quality.

Other issues

- 5.40 The significant increase in buildings and hard surfaces across the site has potential to impact surface water drainage. The application is accompanied by a surface water drainage strategy which it is requested by carefully assessed to ensure there would be no increased surface water flood risks.
- 5.41 The application is supported by a BREEAM Assessment which sees the development achieve a 'Very Good' scoring. This accords with DMP Policy CCF2 and should be required by condition.
- 5.42 An ecological impact assessment accompanies the planning application which identifies the potential impacts of the development upon protected species and how such impacts can be mitigated. It is recommended that the assessment be corroborated and that the recommendations are required through planning conditions, if approved.

Agenda Item 9

Planning Committee
28 September 2022

Agenda Item: 9
22/01796/CON

5.43 The application is also supported by a biodiversity net gain assessment which outlines measures to achieve a biodiversity net gain approaching 10% which is to be encouraged and should also form the basis of a condition, if approved.

6.0 CONCLUSIONS

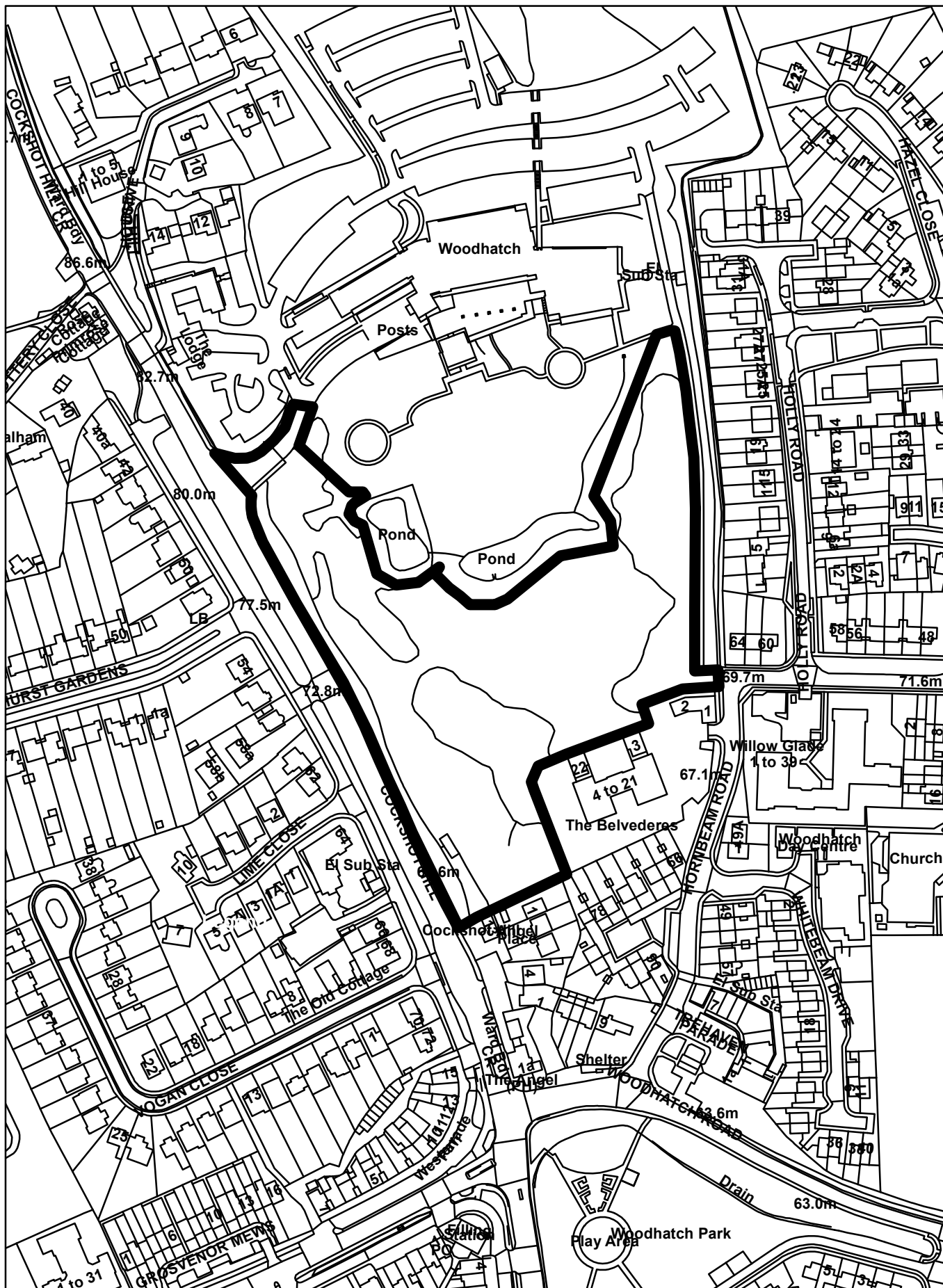
6.1 The proposed development sees a replacement junior school being built within designated urban open space, within a historic garden and affecting the setting of various heritage assets and the character of the wider area. Concerns are raised with regards these impacts, especially given that it is considered that the existing school site could be adapted and extended to enable its continued use.

6.2 In light of the above identified harm the decision maker must consider the planning balance. This must consider the benefits of providing a purpose-built, modern education facility to DfE standards and associated energy efficiencies and other environmental credentials. It would also see the construction of modern play facilities and all weather pitches.

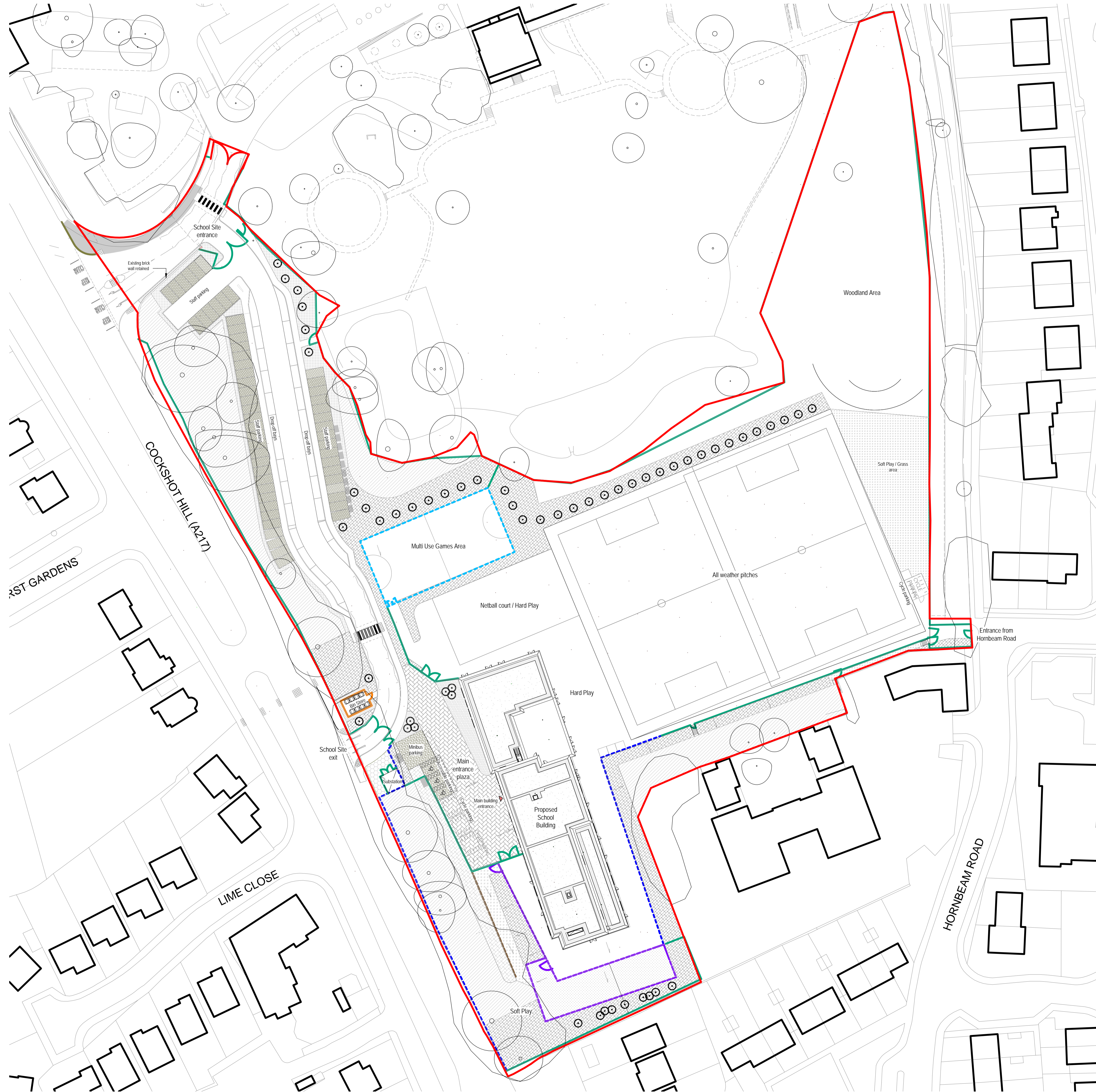
6.3 Whilst such benefits are to be given considerable weight, they ought to be offset by the fact that the existing building (being Grade I Listed) will continue to have high energy demands in any future use and the benefits in having an occupant compatible with its form and layout. Although there is benefit in achieving modern standards of classroom size and layout, meeting this ought not be a prerequisite in a converted building which provides its own benefits in terms of its unique learning environment. After all, many historic buildings are used for prestigious learning environments. There are benefits in overcoming conflicting rights of way and issues associated with the co-location with the museum but, similar to existing deficiencies relating to the layout and operation of the school, there are considered to be alternative options for adaptations and extensions, including incorporation of lifts for disabled access, which see such benefits reduced.

22/01796/CON Land At Woodhatch Place

11 Cockshot Hill Reigate RH2 8EF



- Notes:
- For full proposed building roof plan, please refer to drawing 1138822-NOV-V1-03-DR-A-PL02 - Proposed Roof Plan.
 - For landscape plan, please refer to drawing 1138822-UBU-XX-XX-DR-L-1000_General Arrangement Plan.
- Development boundary
 - CP Electrical Vehicle Charging Point
- Boundary Treatment
- F1 3m high Timber acoustic fence
 - F2 1.2m high timber post and rail fence
 - F3 3m high sports fencing to MUGA
 - F4 2.4m high weldmesh fencing
 - F5 1.8m high timber h&miss vertical fencing (bin store)
 - F6 1.2m high weldmesh fencing
 - F7 1.2m pedestrian guard fencing
- For landscape fencing plan, please refer to drawing 1138822-UBU-XX-XX-DR-L-1003_Fencing Plan.



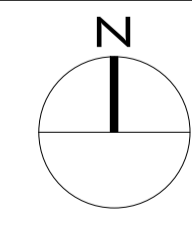
Amendments

No.	Description	Date	Issued by
2	Boundary treatment key added	25/01/2022	ZP
1	Issue for Planning Submission	25/05/2022	ZP

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.
© Novium Limited. All rights reserved.

NOVIUM ARCHITECTS

Corn Exchange
Baffins Lane
Chichester
PO19 1BF
T 01243 558750
info@novium.com
www.novium.com



Project Name: Reigate Priory Junior School

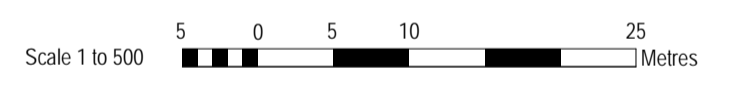
Dwg Reference: Proposed Site Plan

Drawn: BT Checked: ZP
Scale: As indicated @ A1 Project Issue Date: January 2022

Project:	Originator:	Volume:	Level:	Type:	Role:	Number:
1138822 - NOV - V2 - ZZ - DR - A - PL03						

Status:	Suitability Description:	Orig Paper Size:
S2	For Information	A1
Revision:	Revision Description:	Novium Job No:
P0 2	Planning Submission	Z0606

1 Proposed Site Plan
1:500



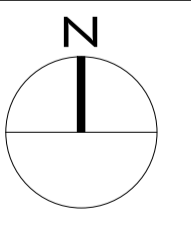
Amendments

No.	Description	Date	Issued by

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.
© Novium Limited. All rights reserved.

NOVIUM ARCHITECTS

Corn Exchange
Baffins Lane
Chichester
PO19 1BF
T 01243 558750
info@novium.com
www.novium.com



Project Name:
Reigate Priory Junior School

Dwg Reference:
Proposed Site Block Plan

Drawn: ZP Checked: MR
Scale: 1 : 500 @ A1 Project Issue Date: January 2022

Project:	Originator:	Volume:	Level:	Type:	Role:	Number:
1138822 - NOV - V2 - XX - DR - A - PL11						

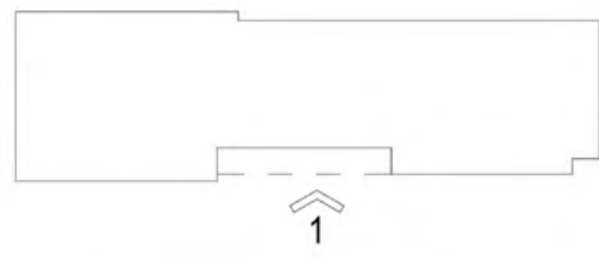
Status: S2 Information Orig Paper:

Revision: P0 Planning Submission Novium Job No: Z0606

Notes:

Reigate Priory Junior School

Agenda Item 9



1 West Elevation

1 : 100

Key:

- 1. Buff Brick
- 2. Metal cladding
- 3. Aluminium window with aluminium louvre and / or opening lights
- 4. Aluminium curtain wall
- 5. Metal doors
- 6. PPC Aluminium Coping
- 7. Proposed Signage
- 8. Glazed External Doors

Scale 1 to 100

Amendments

No.	Description	Date	Issued by
2	Issue for Planning Submission	25/05/2022	ZP
1	Issue for Planning Submission	18/05/2022	ZP

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.
© Novium Limited All rights reserved

NOVIUM ARCHITECTS

Corn Exchange
Baffins Lane
Chichester
PO19 1BF

T 01243 558750

info@novium.com

www.novium.com

Project Name:
Reigate Priory Junior School

Dwg Reference:
Proposed Elevations - Sheet 1 of 2

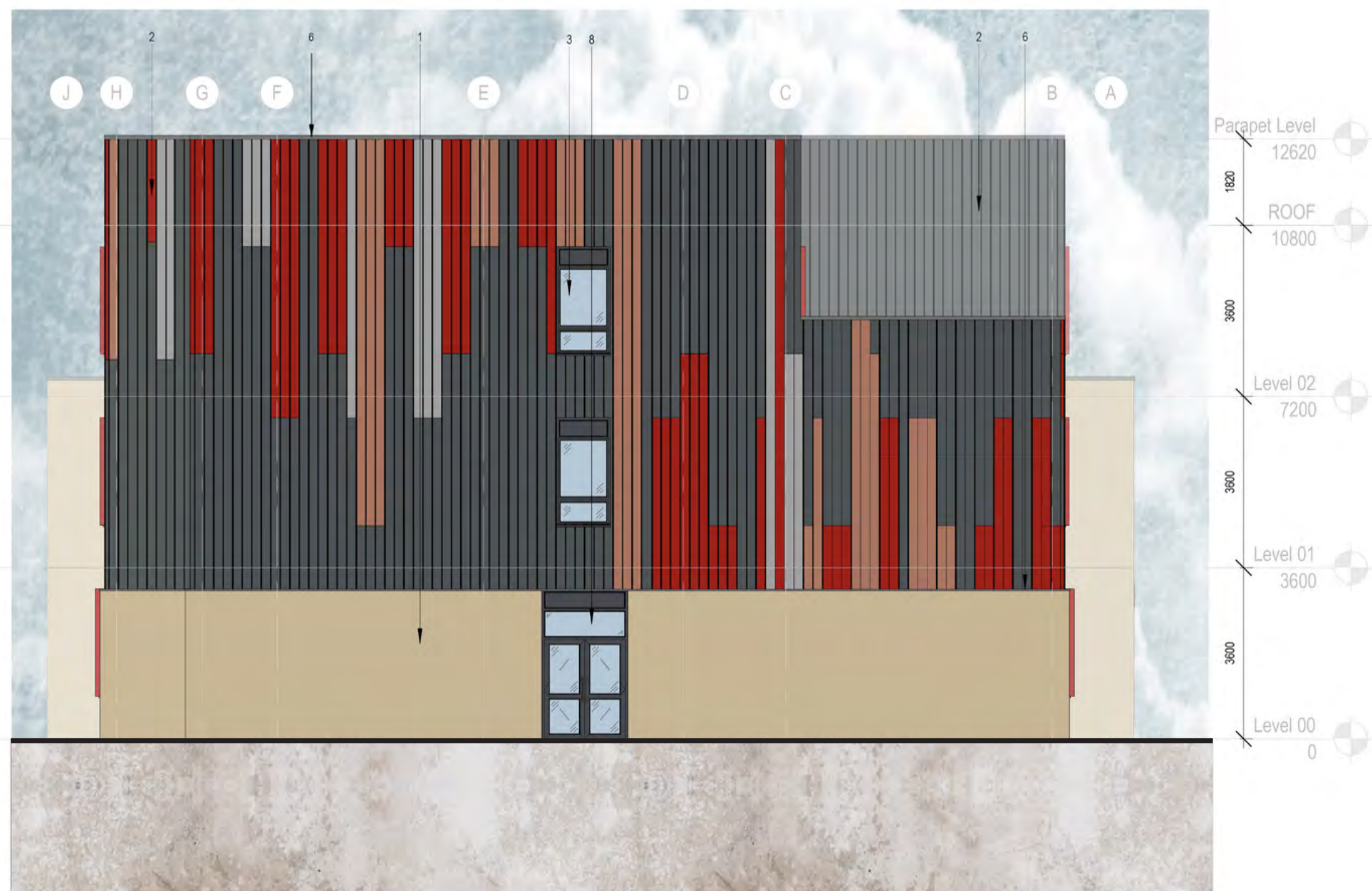
Drawn: JT Checked: ZP

Scale: 1 : 100 @ A1 Project Issue Date: January 2022

Project:	Originator:	Volume:	Level:	Type:	Role:	Number:
1138822 - NOV - V1	- ZZ	- DR	- A	- PL08		

Status: S2 Suitability Description: For Information Orig Paper Size: A1

Revision: P02 Revision Description: Planning Submission Novium Job No: Z0606



2 South Elevation

1 : 100

Notes:

Reigate Priory Junior School



149

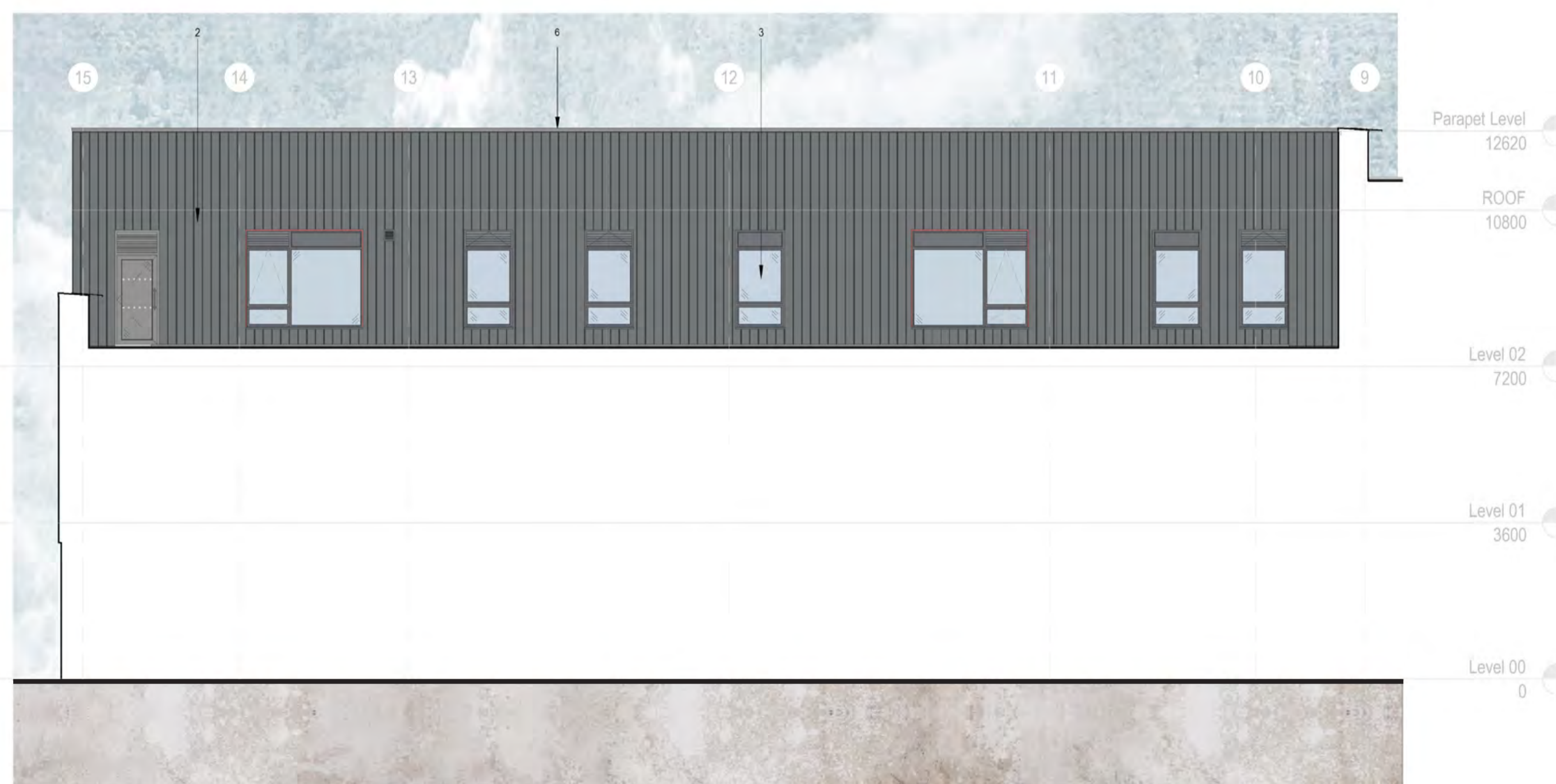
1 East Elevation
1 : 100

Key:

- 1. Buff Brick
- 2. Metal cladding
- 3. Aluminium window with aluminium louvre and / or opening lights
- 4. Aluminium curtain wall
- 5. Metal doors
- 6. PPC Aluminium Coping
- 7. Proposed Signage
- 8. Glazed External Doors



2 North Elevation
1 : 100



3 Hidden East Elevation
1 : 100



Amendments

No.	Description	Date	Issued by
2	Issue for Planning Submission	25/05/2022	ZP
1	Issue for Planning Submission	18/05/2022	ZP

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.
© Novium Limited. All rights reserved.

NOVIUM ARCHITECTS

Corn Exchange
Baffins Lane
Chichester
PO19 1BF

T 01243 558750
info@novium.com
www.novium.com

Project Name: Reigate Priory Junior School

Dwg Reference: Proposed Elevations - Sheet 2 of 2

Drawn: JT Checked: ZP
Scale: 1 : 100 @ A1 Project Issue Date: January 2022

Project:	Originator:	Volume:	Level:	Type:	Role:	Number:
1138822	NOV	V1	ZZ	DR	A	PL00

Status: S2 For Information Orig Paper: [blank]

Revision: P02 Planning Submission Novium Job No: Z0606

Agenda 149

This page is intentionally left blank