

Agenda

Planning Committee

Wednesday, 2 November 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.



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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

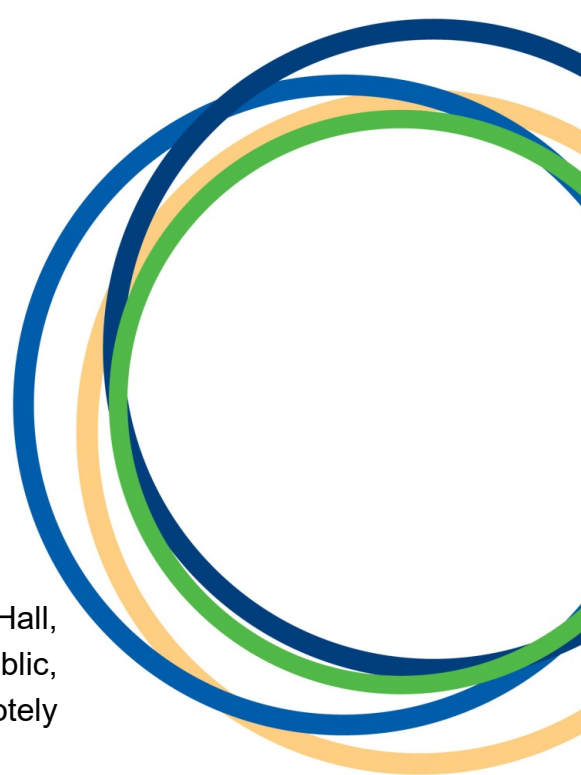
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Published 25 October 2022

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, R. Harper, N. D. Harrison and G. Hinton
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 5 - 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. 21/02000/F - Land to the rear of 260, 262 and 264 Chipstead Way and the rear of Kita, Sunnyfields and Paddock, Woodmansterne (Pages 11 - 56)

Redevelopment of the site to deliver seven residential units with associated landscaping and private gardens, parking and internal access road. As amended on 18/10/2021, 20/10/2021, 28/10/21, 01/11/2021, 25/11/2021, 13/12/2021, 03/03/2022, 08/03/2022, 17/06/2022, 04/07/2022, 21/07/2022, 30/08/2022, 30/09/2022 and on 19/10/2022.

6. 22/01232/F - Farm Corner, 15 The Avenue, Tadworth (Pages 57 - 88)

Construction of two detached houses with associated garages, parking and turning areas.

7. 22/00595/F - Redhill and Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill (Pages 89 - 132)

Demolition of existing buildings, erection of 10x dwellings with associated parking and landscaping. As amended on 12/05/2022, 05/08/2022, 26/08/2022, 14/09/2022, 07/10/2022 and on 13/10/2022.

8. Development Management Quarter 2 2022-23 Performance (Pages 133 - 136)

To inform members of the 2022/23 Q2 Development Management performance against a range of indicators.

9. Any other urgent business

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



Our meetings

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



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

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Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 28 September 2022 at 7.30 pm.**

Present: Councillors S. Parnall (Chair), M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, D. Torra and S. T. Walsh

45 Minutes

RESOLVED that the minutes of the previous meeting held on 31 August 2022 be approved as a correct record.

46 Apologies for absence

An apology for absence had been received from Councillor Stevens.

47 Declarations of interest

There were none.

48 Addendum to the agenda

RESOLVED that the addendum be noted.

49 22/00669/F - Roseacre, Holly Hill Drive, Banstead

The Committee considered an application at Roseacre, Holly Hill Drive, Banstead for the demolition of the vacant care home and erection of 8 dwellings. As amended on 28/07/2022 and on 24/08/2022.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum but with addendum condition change being to no. 4, not no. 8.

50 22/00364/F - 1 & 3 Norbury Road and associated garages, Reigate

The Committee considered an application at 1 & 3 Norbury Road and associated garages, Reigate 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.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with an additional recommendation for use of small vehicles specified to the CTMP condition.

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51 22/00640/F - Isbells Cottage, Cockshot Road, Reigate

The Committee considered an application at Isbells Cottage, Cockshot Road, Reigate for the 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.

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

52 22/01517/F - Lakers, Church Road, Redhill

The Committee considered an application at Lakers, Church Road, Redhill for the Demolition of existing bungalow and erection of a new three-bedroom dwelling, access and landscaping.

Colin Smith, the Agent, spoke in support of the application stating that this was an opportunity to grant permission for a well-designed dwelling that offered significant sustainability gains, improving the setting of the heritage assets. The application was recommended for refusal due to the design, in particular the roof design, however the reasons for the proposed roof design were outlined paying particular attention to sustainability benefits and minimising visual impact. It was felt that the existing building was incongruous and disruptive and not reflective of the surrounding area and was of little architectural quality. It was suggested that a hipped or ridged roof would be a more acceptable design and incorporate PV cells, however both styles of rooves, in terms of energy sustainability, would be inferior to the design submitted and an explanation was given. They would also make the proposed dwelling taller and would emphasise the height difference between The Vicarage and Ridgecrest to the north and south. The impact of the appearance of the roof and how it might appear incongruous set among the "Arts & Crafts" style houses and St Johns Church opposite was unjustified. There were existing mature trees that encircled the church which, for a good deal of the year, that obscured the view of the church from Lakers, and therefore must hide Lakers from the church. Further detail was given regarding the Arts and Crafts houses locally which were obscured from the road. External materials for the proposed could be secured by condition. For that reason, the proposed dwelling with the planned extensive tree and shrub planting would not be disruptive.

A motion for permission was proposed by Councillor Kulka and seconded by Councillor J King, whereupon the Committee voted and **RESOLVED** that planning permission be **GRANTED** on the grounds that:

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 would cause less than substantial harm to the character of adjacent designated and non-designated heritage assets, and that such harm is outweighed by the sustainability benefits of it. The proposal is therefore in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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

CONDITIONS

1. The development hereby permitted shall be 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
Site layout plan	A02.02		05.07.2022
Street Scene	A02.40		05.07.2022
Survey Plan	A01.01		05.07.2022
Arboricultural Plan	TSPP-01		05.07.2022
Elevation Plan	A01.05		05.07.2022
Location Plan	A00.00		05.07.2022
Elevation Plan	A02.31		05.07.2022
Elevation Plan	A02.30		05.07.2022
Floor Plan	A02.10		05.07.2022
Roof Plan	A02.11		05.07.2022
Section Plan	A02.20		05.07.2022
Site Layout Plan	A02.01		05.07.2022

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 until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan DES1.

4. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof and detailing, 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.

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Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

5. Before the photovoltaics or solar panels are installed, details of the panels shall be submitted to and approved in writing by the LPA and shall have black frames to each panel and minimise the silvered contents of the panels.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with plan A02/02 for vehicles to be parked and for bicycles to be stored. Thereafter the parking and bike storage areas shall be retained and maintained for their designated purposes.

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

7. The development hereby approved shall not be occupied unless and until the proposed dwelling is 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. The sockets and any guarding shall minimise the visual impact and be of a dark colour and minimal illumination to conserve the character of the Conservation Area.

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

8. 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, 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.

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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 Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and NHE9, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

9. No development above ground level shall commence until a scheme to provide positive biodiversity benefits 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.

Councillor Walsh requested that it be recorded that he voted against the application.

53 22/01796/CON - Land at Woodhatch Place, 11 Cockshot Hill, Reigate

The Committee considered, as part of the consultation, an application at Land at Woodhatch Place, 11 Cockshot Hill, Reigate for 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.

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

It was agreed that the final response (as shown below) was delegated to Head of Planning to draft in consultation with Chairman, Vice Chairman and Ward Member.

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

- a) The proposal would result in the loss of designated urban open space contrary to Policy OSR1 of the 2019 Development Management Plan, harmful to its local character and visual amenity. Any proposal would therefore need to be considered as a departure to this Policy.
- b) The proposed new school building and associated development would result in substantial harm to the setting of a number of non-designated heritage assets,

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namely the locally listed Building, Woodhatch Place (formerly Woodhatch Lodge) and 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. Harm would also result 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 would also be substantial harm to the setting of designated heritage assets, namely the 17th century Angel, a Grade II listed building, and the approach to Reigate Conservation Area.

- c) The scale and design of the extension poorly relates to the parkland and surrounding buildings, which combined with the sheer mass and materials of the building, together with the new fencing to Cockshot Road would harm the character and appearance of the area.
- d) The Borough Council is concerned that the proposal would give rise to a harmful increase in traffic and congestion, together with highway safety concerns associated with the movement of children along narrow footways and across roads (including the internal access road); as well as inconsiderate parking in neighbouring streets in particular Hornbeam Road where it is proposed to have pedestrian access.

It is considered that there are options for adaptation, extension and redevelopment of the existing Reigate Priory Site that would fulfil many of the educational requirements put forward as justification for the new school. The Victorian Wing could be adapted and extended; the 1950's block could be demolished and re-built; which together with potential for extension in the northern courtyard or into the playground areas would enable the provision of lift/level access, improved classrooms, kitchen/dining and other facilities. It is also considered that the existing right of way could be built over or moved to avoid dissecting the site. The Borough Council would welcome a continuation of discussions for such development options but until such options are exhausted the benefits of the proposal are considered to fail to outweigh the harm identified above.

The County Council is also requested to robustly assess the impacts upon the amenities of neighbouring properties including to ensure that they do not suffer from adverse noise, light pollution or overbearing impacts.

54 Any other urgent business

The Committee discussed current issues with Royal Mail, with some members having not received their paper agendas. Methods for receiving agendas prior to meetings would be discussed with Democratic Services.

The meeting finished at 10.43 pm

Agenda Item 5

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21/02000/F

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 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	21/02000/F
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Chipstead, Kingswood and Woodmansterne

APPLICATION NUMBER:	21/02000/F	VALID:	30 th July 2021
APPLICANT:	Axiom Land Limited	AGENT:	
LOCATION:	LAND TO THE REAR OF 260, 262 AND 264 CHIPSTEAD WAY AND TO THE REAR OF KITA, SUNNYFIELDS AND PADDOCK WOODMANSTERNE SURREY SM7 3LH		
DESCRIPTION:	Redevelopment of the site to deliver seven residential units with associated landscaping and private gardens, parking and internal access road. As amended on 18/10/2021, 20/10/2021, 28/10/21, 01/11/2021, 25/11/2021, 13/12/2021, 03/03/2022, 08/03/2022, 17/06/2022, 04/07/2022, 21/07/2022, 30/08/2022, 30/09/2022 and on 19/10/2022.		
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 a development of 7 residential dwellings with associated landscaping, parking and access road. The site is occupied by a single two storey detached house at 264, Chipstead Way and comprises part of the rear gardens of 260 and 264, Chipstead Way and land to the rear of a number of properties in Outwood Lane, which was formerly part of the rear gardens. The development would comprise the formation of an access road to the side and rear of 264, Chipstead Way and the erection of 7 two storey dwellings, comprising 5 x detached and 2 semi-detached houses, each with parking in the form of garages and open spaces and private rear gardens.

The application follows a previous proposal for 9 dwellings (20/02659/F) refused for a number of reasons including harm to character and appearance of the locality, failure to provide an appropriate mix of dwelling sizes, noise and disturbance, harm to neighbour amenity, future pressure to fell or prune trees, insufficient outdoor amenity space for future occupants, inadequate parking and inadequate provision for accessible and sensitively designed and located waste and recycling bin storage.

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This application seeks to overcome these issues with a revised design approach and reduction in the number of dwellings from 9 to 7. The reduced number of dwellings and reduction in depth of the dwellings has resulted in a more spacious form of development, considered to address the previous concerns in regard to harm to character, harm to neighbour amenity, future pressure to fell or prune trees and insufficient outdoor amenity space for future occupants. No objection has been raised to the proposed housing mix from the Council's Policy Team and plans have been submitted that show access is available into the site for the refuse and recycling lorries to collect bins from outside each of the dwellings. The proposal exceeds the minimum parking standards therefore this issue has also been addressed.

Overall, it is considered the revised layout would be acceptable in terms of impact upon the character of the area. The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Chipstead Way and in the wider area fronting both Outwood Lane and Court Hill. However, there is some variety in the streetscene, and they would nonetheless be proportionate to the size of the dwellings and commensurate with plot widths within the area, with the shallow garden depths not readily appreciable in wider character terms. The spacing between the detached dwellings would be similar with the pattern of development in Chipstead Way. Therefore, the development would broadly reflect the pattern of development in the area and not result in an unacceptable increase in density or loss of the spacious character. Gaps to site boundaries are adequate to avoid harm to neighbour amenity and the proposal is considered to have an acceptable relationship to the surrounding residential properties.

The scheme would provide 17 parking spaces, exceeding the Council's adopted minimum parking standards. No objection has been raised by Surrey County Council in relation to highway safety and capacity.

Subject to conditions the scheme is considered acceptable with regard to quality of accommodation for future residents, drainage, ecology, trees, and sustainable construction.

The scheme is considered to meet the requirements of the Development Plan and guidance set out within the NPPF. The scheme would provide a contribution to the housing needs of the borough and follow the "urban areas first" approach set out within the Core Strategy. The scheme would also provide economic benefits to the borough during construction and an ongoing spend in the local economy once occupied.

The application is recommended for approval.

RECOMMENDATION(S)

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

Consultations:

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

Neighbourhood Services: Provided comments on their requirements for refuse collection. No objection raised to scheme. Concern expressed regarding access – See Refuse and Recycling section.

Noise Consultants: The predicted noise levels show a negligible impact on the most sensitive receptor R1 (adjacent dwelling) and this is policy compliant.

Policy Team – Comments received regarding policy DES4 – See Housing Mix section

Woodmansterne Green Belt and Residents Association – Objects on the grounds of cramped overdevelopment, harm to wildlife habitat, hazard to highway safety, inadequate access for refuse or delivery vans, insufficient parking

Chipstead Residents Association – objects on the grounds of cramped overdevelopment, out of character with surrounding area, hazard to highway safety, harm to wildlife habitat, bin store hazard to highway safety, harm to neighbouring amenity

Outwood Lane Residents Association – Objects on the grounds of overdevelopment, harm to character of the area, inadequate access arrangements, inadequate refuse collection facilities, inadequate parking, loss of/harm to trees, noise and pollution

Housing – no comments received

Sutton and East Surrey Water Company – no comments received

Environmental Health – no comments received

Environment Agency – ‘As they intend to connect to mains for foul drainage we have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.’

Surrey Wildlife Trust – Recommendations for conditions and consideration of biodiversity net gain and impact upon SSSI – See Ecology section

Surrey County Council Minerals and Waste Policy Team – no objection subject to RBBC being satisfied that the development includes adequate facilities for household waste storage and recycling and a condition requiring a waste management plan that should demonstrate that waste generated during construction, demolition and excavation phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated is maximised.

Representations:

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Letters were sent to neighbouring properties on 3rd August 2021. Neighbours were re-notified on the revised plans commencing 8th March 2022 and 12th July 2022.

203 responses have been received raising the following issues:

Issue	Response
Crime fears	See paragraph 6.18 and condition 19.
Drainage/sewage capacity	See paragraph 6.49 and conditions 15 and 24
Flooding	See paragraph 6.49
Harm to Conservation Area	See paragraph 6.55
Harm to Green Belt/countryside	See paragraph 6.55
Harm to wildlife habitat	See paragraph 6.30 – 6.37 and condition 14
Hazard to highway safety	See paragraph 6.38 – 6.47 and conditions 4 - 10
No pavement within the site	See paragraph 6.43 and Condition 10
Inadequate parking	See paragraph 6.43 and condition 5
Inconvenience during construction	See paragraph 6.15 and condition 11
Increase in traffic and congestion	See paragraph 6.43
Loss of/harm to trees	See paragraph 6.29 and condition 12
No need for the development	See paragraph 6.1
Noise & disturbance	See paragraph 6.15 – 6.16
Out of character with surrounding area	See paragraph 6.4 – 6.10
Overdevelopment	See paragraph 6.4 – 6.10
Light pollution	See paragraph 6.18 and condition 14
Overbearing relationship	See paragraph 6.12 – 6.13
Overlooking and loss of privacy	See paragraph 6.12
Overshadowing	See paragraph 6.12
Alternative location/ proposal preferred	See paragraph 6.56

Poor design	See paragraph 6.10
Property devaluation	Not a material planning consideration
Harm to listed building	See paragraph 6.56
Health fears	See paragraph 6.18
Set a precedent	See paragraph 6.56
Refuse collection point	See paragraph 6.45 – 6.46
Increased demand to utilities and services with no infrastructure proposed	See paragraph 6.59 – 6.60
No need for the development	Each scheme must be assessed on its own planning merits
Alternative scheme preferred	Submitted scheme must be assessed on its own planning merits
Loss of private view	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site is occupied by a single two storey detached house at 264, Chipstead Way and comprises part of the rear gardens of 260 and 264, Chipstead Way and land to the rear of a number of properties in Outwood Lane, which was formerly part of the rear gardens.
- 1.2 The existing property at 264, Chipstead Way has two points of access onto the highway, one of which would be used by the proposed development in this case. Chipstead Way rises up from the east to the west and the site itself has a slope and a significant step approximately half way through its length where it rises higher towards the western boundary. The site is typical of a mature garden with a mixture of lawns and mature planting. There is a number of small mature trees on the site, whilst the western boundary is marked by a large number of tall mature trees located in neighbouring properties.
- 1.3 The wider area of land lies on a slope, sloping uphill from east to west. The adjoining site to the east has recently been developed for a scheme of retirement apartments, set at a lower level.
- 1.4 Apart from the retirement apartments recently constructed on the corner of Chipstead Way and Outwood Lane, and the block of apartments immediately to the south of the site on Outwood Lane, the majority of surrounding development comprises mostly detached two storey houses (with some accommodation in the roofspace) within plots of a reasonable size characterised by plenty of mature tree planting that is visible from the adjacent highway through gaps in the housing.

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2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Improvements secured during the course of the application: During the course of the application amended plans have been sought to address concerns over the proposed layout, impact upon neighbour amenity and further information has been submitted in response to comments received from the County Highways Authority.
- 2.3 Further improvements to be secured through the use of conditions: Conditions regarding materials, landscaping, tree protection, ecology and drainage would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- 3.1 20/02659/F Redevelopment of the site to deliver Refused
9 residential units with associated 17th February 2021
landscaping and private gardens,
parking and internal access road. As
amended on 21/12/2020.
- 3.2 Application 20/02659/F was refused for the following reasons:
 1. The proposal, by virtue of backland development in a locality typified by spaciouly laid out frontage properties, its obtrusiveness, bulk and massing, inadequate spacing and prominence of the vehicular access and parking, would be incongruous and cramped, out of keeping with and harmful to the character and appearance of the locality and contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF.
 2. Due to the number of dwellings proposed and density of the layout, and the amount of hardstanding proposed, the development proposed would prevent the introduction of meaningful landscaping that will benefit the local landscape and canopy cover. As a result, the proposal represents poor design which would cause harm to the character and appearance of the area, contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and the NPPF.
 3. In the absence of any evidence to the contrary, the proposed development would fail to provide an appropriate mix of dwelling sizes, with a lack of small units on the site, thereby contrary to policy DES4 of the Reigate and Banstead Development Management Plan 2019.

4. The location of the proposed access drive in close proximity to the retained dwelling would lead to a form of development which would cause significant noise and disturbance from comings and goings of traffic along the access drive, to residents in the existing property contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and the NPPF.
5. The development would be detrimental to the amenities of the adjoining residential properties at Sunnyfield and Paddock by virtue of the overbearing and dominant effect of the dwelling on plot 9, contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF.
6. The proposed development would result in the potential loss of the offsite trees along the western boundary which are established specimens and part of the local landscape. The trees would be at risk because of undue proximity to the proposed development causing excessive shading levels resulting in pressure from occupants to fell or unacceptably prune these trees. The development would therefore be contrary to policy NHE3, NHE9 and DES3, of the Reigate and Banstead Development Management Plan 2019 and advice in British Standard 5837:2012 "Trees in Relation to design, demolition and construction".
7. Due to the number of units proposed and the layout shown, a large number of the dwellings would be provided with small rear garden areas which, due to the location of off-site trees along the western would generally suffer from significant overshadowing and which would fail to provide sufficient private outdoor amenity space for future residents of the family houses, leading to a sub-standard form of development, contrary to Policy DES5 of the Reigate and Banstead Development Management Plan and the provisions of the NPPF.
8. The proposed development, by virtue of the insufficient level of off-street parking, including the provision of garages of inadequate size and the lack of freely available visitor parking spaces, would likely give rise to significant additional demand for, and strain on, on-street parking, which would be harmful to the residential character and amenity of the surrounding area, contrary to the objectives of the NPPF and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.
9. The proposals do not make adequate provision for accessible and sensitively designed and located waste and recycling bin storage in accordance with the Council's guidance document 'Making Space for Waste' and therefore conflict with policy DES1 (part 7) of the Reigate and Banstead Development Management Plan 2019.

4.0 Proposal and Design Approach

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- 4.1 This is a full application for redevelopment of the site to deliver seven residential units with associated landscaping and private gardens, parking and internal access road. The development would comprise the formation of an access road to the side and rear of 264, Chipstead Way and the erection of 7 two storey dwellings, comprising 5 x detached and 2 semi-detached houses, each with parking in the form of garages and open spaces and private rear gardens.
- 4.2 The proposed access would run along the eastern side boundary of the site with four detached dwellings, plots 1 – 4, orientated to front the access road. Towards the rear of the site three dwellings are proposed in the form of a pair of semi-detached houses and one detached.
- 4.3 The design of the dwellings would be traditional, all with fully pitched roof forms. Parking would be arranged mostly within the front garden driveways and within attached/integral garages to plots 1 – 4. Two visitor bays are proposed to the front of plots 6 – 7 and parking for these two dwelling would be to the east of plot 7 where 4 spaces are proposed to serve these two houses.
- 4.4 Areas of landscaping are proposed along parts of the access road on the eastern side as well as areas for soft landscaping within the front gardens of all the houses.
- 4.5 Minor alterations are proposed to the donor dwelling, 264 Chipstead Way, in the form of changes to windows on the east side elevation.
- 4.6 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as: 'The wider village of Chipstead offers a range of unit types which include large detached family homes, typically two storeys high with integrated garages but also more dense developments including apartments. Immediately adjacent to the site are 28 retirement apartments under construction to the east of the site which will be accommodated in a 3 storey building, and 14 apartments on the southern boundary of the site, also 3 storeys high.
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	The local materials palette includes stock brick, usually at half-height, with white render or hung tile. Mock Tudor style homes incorporate timber details to provide a characterful street scene, and roofs mainly feature red clay tiles. Porches, bay windows and gables are common features, as well as catslide roofs and dormer windows.
	Site features meriting retention are listed as : Retention of trees within the site where possible and houses located a suitable distance from the western boundary to ensure no encroachment on roots. 3 on-site trees will be removed.
Involvement	No community consultation took place.
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 informed by the previous reasons for refusal.

4.8 Further details of the development are as follows:

Site area	0.36 hectares
Proposed parking spaces	17
Parking standard	16 (minimum)
Net increase in dwellings	7
Existing site density	6 dwellings per hectare 264, 262, 260 Chipstead Way
Proposed site density	22 dwellings per hectare
Density of the surrounding area	11 dwellings per hectare 267 – 275 Chipstead Way 93 dwellings per hectare (Goldfinch House) 20 dwellings per hectare 37 – 55 Pine Walk (odd)

5.0 Policy Context

5.1 Designation

Urban area
Parking Standards – Medium accessibility

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5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES2, DES4, DES5, DES7, DES8,
Landscape & Nature Conservation	NHE2, NHE3
Infrastructure	INF3
Transport, Access and Parking	TAP1
Climate Change Resilience and Flooding	CCF1

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
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 There is no objection in principle to a potential redevelopment of the site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. However, the principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need

to provide additional housing, and its resultant benefit. The following report sets out the key considerations.

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Housing mix
- Amenity for future occupants
- Impact on trees
- Ecology
- Highway matters
- Refuse and recycling
- Drainage matters
- Sustainable construction
- Other matters
- Affordable Housing
- Community Infrastructure Levy
- Infrastructure contributions

Design appraisal

6.4 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.5 Policy DES2 of the Reigate and Banstead Development Management Plan 2019 relates to the development of residential garden land, including infilling schemes and development on back garden land. It states that development should be designed to respect the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness and be of a height, bulk, mass, and siting to ensure the development is in keeping with the existing street scene. For infilling, development should incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality and provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties. The policy states that development should retain mature trees and hedges, and other significant existing landscape features, and include grass verges and street planting that supports wildlife and maintains green corridors and demonstrate they have been carefully designed to ensure a good standard of amenity for all existing and future occupants; and not create an undue disruption to the character and appearance of an existing

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street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.

- 6.6 In general terms, it is considered that the proposed layout would be acceptable and the proposed spread of development across the site would accord with the wider pattern of development. The surrounding area is characterised by a mixture of detached dwellings in relatively spacious plots and more recent infill development of large flatted blocks. In comparison to the previous application, the number of dwellings has been reduced from 9 to 7. This has reduced the number of dwellings sited along the access road from 5 to 4, and at the rear part of the site, this has reduced from 4 to 3. The proposed dwellings have been reduced in depth, would have gaps of over 2m between them, and the layout includes space for landscaping around the site and along the access road.
- 6.7 The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Chipstead Way and in the wider area fronting both Outwood Lane and Court Hill. However, there is some variety in the streetscene, and they would nonetheless be proportionate to the size of the dwellings and commensurate with plots within the area. For example 256 Chipstead Way has a rear garden depth of approximately 10.5m and the proposed plot depths would be similar to this and 267, 269, 273 and 275 on the north side of Chipstead Way, given this and the fact the depths would not be readily appreciable outside the site, the layout is considered acceptable. The dwellings would have gaps of between 2.1 – 2.7m between them. Plot 7 would be set away from the side boundary with the rear of Kita and Sunnyfield, Outwood Lane, by 8m and plot 5 would be set away from the side boundary with the rear of Pilgrims Cottage, Court Hill, by 3.5m. The spacing between the detached dwellings would be similar with the pattern of development in Chipstead Way. Therefore, the development would broadly reflect the pattern of development in the area and not result in an unacceptable increase in density or loss of the spacious character.
- 6.8 The proposed new access road would be sited to the south eastern side of the donor dwelling, 264 Chipstead Way. Plots 1 – 4 have been sited further north westwards and reduced in depth to create space for landscaping along the access road when compared to the previous application. A strip of landscaping is also proposed along the side boundary of the donor dwelling. Views into the site would be softened by these areas of landscaping, creating space between the road and the donor property's flank wall and the south eastern site boundary. This would accord with the landscaped frontages in the streetscene.
- 6.9 A bin presentation point was proposed at the front of the site, however given that swept path analysis drawings have been received that show a refuse lorry can access the site, turn and leave in forward gear (discussed later in report in greater detail), it is considered that this area is not required for this purpose. The removal of this element of the proposal would benefit views at the front of the site and increased soft landscaping can be achieved in its place. A condition (condition 21) is recommended to secure these details.

- 6.10 Within the site the proposed dwellings would be two storey in height and designed in a traditional form with brick, tile hanging and render to the main elevations and tiles to the hipped and gable roofs. The external appearance of the dwellings would not be out of character. The overall bulk and mass, which includes accommodation over the attached garages, together with the gaps between the dwellings, would be acceptable. When compared to the previous application, the reduction in the number of units, the reduction in depth of the dwellings, and increased gaps between dwellings and to site boundaries are such that it is considered the proposal would respect the character of the existing area and would accord with policies DES1 and DES2.

Neighbour amenity

- 6.11 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.
- 6.12 The site is located on land which rises from the east to the west sloping up from the properties on Outwood Lane. Proposed plots 1-4 would be positioned facing east with rear elevations facing to the west towards the rear gardens of properties in Court Hill. However, there would be a gap of approximately 41 - 44m between the front elevations of the proposed dwellings on the plots 1-4 and the rear facing elevations of properties in Outwood Lane, which would be sufficient to prevent any overlooking or a loss of privacy, overbearing or overshadowing impact. To the west, the gap to dwellings in Court Hill would exceed 70m.
- 6.13 Plots 5-7 would be located on a north-south axis on the site. During the course of the application amendments have been secured to increase the separation distance between the flank wall of plot 7 and the site boundary, and this has increased to a gap of 8m. The roof would be hipped on this side with a front facing gable roof. Despite the rising land level, the level of separation is considered to be sufficient to avoid an overbearing impact on the rear garden of the neighbouring properties at Sunnyfield and Paddock.
- 6.14 The additional vehicles that would result from the development and access road would run in close proximity to the flank wall of the existing dwelling. Since the previous application, amendments are now proposed to the donor dwelling to remove 3 ground floor windows on this flank wall. These windows are all secondary to front and rear facing reception rooms that are served by front and rear facing windows also, and therefore this change is not considered to result in a harmful impact in terms of loss of light or outlook.
- 6.15 The Council's Noise Consultants have been consulted upon the proposal and considered the impact upon this dwelling. They state the key issue to note here is the speed of the passing vehicle at 15mph would result in noise 14 seconds thus for 5 vehicle movements this represents a total time of disturbance of around 1 minute in the busiest hour. The Consultants conclude that the

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predicted noise levels show a negligible impact at the most sensitive receptor (264 Chipstead Way) and this is policy compliant. It is therefore considered that the proposal would not cause a significant level of noise and disturbance to the donor or neighbouring dwellings and would be acceptable in this regard.

- 6.16 Objection has been raised from neighbouring properties regarding inconvenience during construction, noise and disturbance, pollution, crime and health fears. Some inconvenience may occur during the construction of the proposal, however this is part and parcel of development and would not form a sustainable reason for refusal. Statutory nuisance legislation does however exist to control any significant harm that may occur and a construction method statement would be secured by planning condition were the application to be approved.
- 6.17 The proposed development may result in some additional noise and disturbance; however, the development would be in residential use and this would not be significant enough to warrant refusal of the application.
- 6.18 The proposal would result in the redevelopment of rear gardens, new boundary treatments proposed, and the development is not considered to cause crime issues. No significant health or pollution issues are considered to arise as a result of the planning application. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to light pollution or nuisance from headlights. The separation distances to neighbouring dwellings is satisfactory so as to avoid a harmful impact in terms of outlook or an oppressive appearance.

Housing mix

- 6.19 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, the scheme would provide 5 x 4 bedroom dwellings and 2 x 3 bedroom dwellings and would not accord with the terms of the policy.
- 6.20 The Council's Policy Team were consulted and provided the following comments:

'This application follows a previous application 20/02659/F for nine residential units which has been refused on several grounds. One of the reasons for refusal was in relation to the proposed housing mix of dwelling sizes, stating:

3. In the absence of any evidence to the contrary, the proposed development would fail to provide an appropriate mix of dwelling sizes, with a lack of small units on the site, thereby contrary to policy DES4 of the Reigate and Banstead Development Management Plan 2019.

Planning Policy’s comments are being sought in regard to the compliance of the latest planning application 21/02000/F with the DMP Policy DES4: ‘Housing mix’.

DMP Policy DES4, criterion 1 states:

1. *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:*
 - a. *Meet the requirements set out (2) below;*
 - b. *Respond appropriately to any other relevant evidence of local need and demand for different sizes and types of housing, including the Council’s most recent Strategic Housing Market Assessment (or similar); and*
 - c. *Address any site specific requirements contained in this or other relevant local plan documents, including the requirements of the Affordable Housing SPD.*

DMP Policy DES4, criterion 2 then states that:

2. *Provision of market housing should meet the following requirements unless it can be demonstrated that it is not financially viable or technically feasible to do so, that there would be no need or market demand for a particular size of homes (as may be the case for certain types of specialist accommodation), or that doing so would have an adverse impact on the character of the surrounding area.*

Criterion 2 (i) specifies that *borough-wide (except for town and local centres), on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes.*

The proposal is for seven new residential dwellings, consisting of a mix of 3-bedroom and 4-bedroom homes, which is not in line with the DMP Policy DES4, criterion 2(i). There are however several considerations that should be taken into account when assessing the proposal.

Local Housing Need

DMP Policy DES4, criterion 1 (b) states that housing mix must respond appropriately to any evidence of local housing need and demand, including the Council’s most recent SHMA (or similar).

The most recent 2019 Housing Needs Assessment was published by the Council in January 2020, recommending the following mix of market housing.

	Market Housing
1 bedroom	5%
2 bedrooms	25%
3 bedrooms	40%
4+ bedrooms	30%

The Housing Needs Assessment does not suggest that these prescriptive figures should necessarily be provided on each site but rather that they should be used to inform the mix required as part of new developments.

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The latest evidence published in the 2021 Housing Monitor suggests there is currently a significant over delivery of smaller 1 and 2 bedroom units in the borough. Within the last monitoring period (01 April 2020 – 31 March 2021), 70.8% of market housing completions and 72.1% of new permitted (gross) dwellings were 1 and 2 bedroom units. This high percentage is due to several high capacity flat redevelopments, including those permitted via permitted development rights.

Given the current oversupply of smaller properties, the proposal for the development of three and four bedroom units would be acceptable, in this instance, under the DMP Policy DES4, criterion 1 (b).

Other evidence

DMP Policy DES4, criterion 2 states that provision of market housing should meet the criteria specified in criterion 2(i), unless it can be demonstrated that it is not financially viable or technically feasible to do so, that there would be no need or market demand for a particular size of homes, or that doing so would have an adverse impact on the character of the surrounding area.

The applicant provided a letter prepared by Eastons Estate Agents in support of this application. The letter states, that:

- *The site is appropriate for houses, rather than flats, due to the character of the area and the demand from buyers in the area.*
- *Buyers with this location preference require properties with gardens and these lend themselves to family homes of 3 - 4 bedrooms.*
- *Whilst there are some 1 and 2 bed flats available locally and they do sell, they will only sell at a lower selling price per metre squared compared to 3 & 4 bedroom houses thus the introduction of 1 & 2 bedroom properties – particularly flats, I would conclude, would make the scheme unviable. This is especially pertinent when this is in the face of general pressure from the LPA and local residents to reduce density.*

Although this short assessment in itself would not necessarily provide sufficient evidence, combined with the fact that the Council's Housing monitor shows that the current supply of smaller one and two bedroom properties in the borough significantly outweighs the need identified in the 2019 Housing Needs Assessment, the Planning Policy team would consider the proposal to be acceptable under the DMP Policy DES4.

Given the above reasons, the Planning Policy team would not object to the proposal on the grounds of an appropriate housing mix as required by the DMP Policy DES4.'

- 6.21 On this basis, it is considered that the proposal for 3 and 4 bedroom dwellings would be acceptable in this instance.

Amenity for future occupants

- 6.22 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.
- 6.23 In this case, each proposed dwelling would be of sufficient size to meet the minimum standard. The policy also requires new development to make adequate provision for outdoor amenity space, including balconies and roof terraces, and/or communal outdoor space. Each of the dwelling houses would be provided with private gardens of adequate size.
- 6.24 During the course of the previous application, objection was raised by the on the grounds the proposed rear gardens would generally suffer from significant overshadowing and would fail to provide sufficient private outdoor amenity space for future residents of the family houses, leading to a sub-standard form of development, contrary to Policy DES5 of the Reigate and Banstead Development Management Plan and the provisions of the NPPF.
- 6.25 During the course of the Application the Tree Officer was consulted and noted the updated arboricultural report dated May 21 makes reference to an overshadowing report which shows the gardens will receive at least 2 hours of direct sunlight on 21st March and 21st June and therefore meets the BRE guidelines. Whilst this goes part way to address his original concern, a combination of the density of the scheme and size of the gardens for plots 1-5 is likely to result in the further pressure to remove the trees as they mature.
- 6.26 Since this time, the number of dwellings has been reduced and the Tree Officer has since commented he would not object to the proposal and recommends a tree protection condition and landscaping condition were the application to be approved.
- 6.27 Given the increased areas of rear gardens, the proposal is considered to have overcome earlier concerns and would provide a satisfactory level of amenity for future occupants.
- 6.28 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary, it is considered that such a requirement would be viable for the applicant and therefore a condition is recommended to secure adequate accessible housing in accordance with policy DES7.

Impact on trees

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- 6.29 The tree officer has been consulted on the proposals in order to assess the proposed development against impact upon existing trees and vegetation. No objection has been raised to the amended layout and the Tree Officer commented if it is not possible for structural planting to be incorporated into the layout, a native hedgerow next to the driveway could be acceptable. Subject to tree protection and landscaping conditions, the development would therefore comply with policies NHE3, NHE9 and DES3, of the Reigate and Banstead Development Management Plan 2019 and advice in British Standard 5837:2012 "Trees in Relation to design, demolition and construction".

Ecology

- 6.30 The application is supported by a Preliminary Ecological Assessment which notes that the gardens that comprise the development area are intensively maintained with regularly mown lawns and areas of ornamental garden landscape planting, and these provide limited opportunities for significant nature conservation interest as habitat for notable or protected wildlife species. In general, replacement of these gardens with the proposed residential development scheme will have no potential for significant adverse ecological impacts.
- 6.31 Ornamental garden trees that will be removed to accommodate the proposed development were inspected for their potential to provide bat roosting habitat. As no trees with bat roosting potential are present in any of the gardens their removal as part of pre-development site clearance would not have any significant adverse impacts on the conservation status of roosting bats in the locality.
- 6.32 Whilst the proposal would result in the redevelopment of rear gardens, it is not considered likely to result in significant impact on existing wildlife habitats and may provide opportunities to incorporate features into the design which are beneficial. Measures to enhance biodiversity within the site could be designed in-to the development in accordance with para 118 of the NPPF and secured by planning conditions, in the event that planning permission was to be granted.
- 6.33 Surrey Wildlife Trust were consulted upon the application and confirm that the location of the development site is not within any area designated for its special nature conservation interest, therefore avoids the risk of significant direct adverse impacts of the proposed development on the nature conservation value of any designated nature conservation sites. They comment that it is not clear how this proposed development can be assessed as providing biodiversity net gain. There is the potential for ecological enhancements, as set out in the submitted response note, however, this should be viewed in the context of the headline summary results from the biodiversity metric. On this basis they seek the LPA to ensure that the possibility of on-site BNG has been explored and ruled out.
They comment that the Landscape Strategy Plan in the response note shows the proposed location of 'species rich wildflower grass' however, the proposed location appears to be mainly under the canopy of mature trees. The potential

for consistent and heavy shading may significantly impact the success of the proposed habitat. The LPA may require the Applicant to either re-consider the location of the species rich wildflower grass or justify with the Landscape and Environmental Management Plan how this location maximises the likelihood of successful habitat creation.

- 6.34 The site lies approximately 170m (as the crow flies) beyond the Chipstead Downs Site of Special Scientific Interest. The report notes *‘As extensive areas of urban development land separate the proposed development site from designated nature conservation sites, this avoids the risk of significant indirect adverse impacts of the proposed development on the intrinsic nature conservation value of these sites. As the proposed development site and adjacent areas comprise intensively managed domestic gardens and an active development site, it is highly unlikely that these areas would contain features that could support significant populations of notable or legally protected species.’*
- 6.35 This did not form a reason for refusal in the previous application and given the location of the site and in view of the conclusions above, it is considered the proposal would not result in a harmful impact in terms of the Chipstead Downs SSSI.
- 6.36 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. Currently the Council has no mechanism to allow for an off-site contribution, with no projects or sites currently identified for this. It is noted that the NPPF (para 180 d) requires that when determining planning application Local Planning Authorities should apply the following principle “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” However the NPPF does not require a measurable net gain and policy NHE2 5b. states that schemes will be expected to “be designed, wherever possible, to achieve a net gain in biodiversity.” In this case the applicant has set out that it is not possible to achieve a net gain in biodiversity and given the national and local policy position it is not considered that this could form a reasonable reason for refusal. The proposal does however include a number of on-site enhancement measures and the LEMP condition recommend by SWT would secure further details of these measures as well as future maintenance.
- 6.37 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.

Highway matters

- 6.38 The application proposes access to the site from Chipstead Way. The proposed development has been considered by the County Highway Authority

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who having assessed the application on safety, capacity and policy grounds, recommends the conditions be imposed in any permission granted.

- 6.39 The first recommended condition requires the development not to commence unless and until the access to Chipstead Way has been constructed and provided with visibility zones in accordance with the approved Clague Architects plan numbered 100 Revision Y and TTP Consulting plan numbered 2020 3937 AT 105 3 Rev J and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.
- 6.40 The second recommended condition requires the development not to be first occupied unless and until space has been laid out within the site in accordance with the approved Clague Architects plan numbered 100 Revision Y for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.
- 6.41 Thirdly, no development shall be commenced until a pedestrian inter-visibility splay of 2m by 2m has been provided on the west side of the access in accordance with the approved plan numbered 2020/3837/SK01, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 6.42 Further conditions are recommended to secure a Construction Transport Management Plan, fast charge sockets for each dwelling, a requirement for pedestrian refuge points along the access road to be provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, and a Travel Information Pack for future occupants.
- 6.43 These comments were received following amended information submitted by the Applicant, submitted to seek to overcome concerns raised by the CHA during the course of the application. The CHA were re-consulted following receipt of amended information and now raise no objection subject to the above conditions. The CHA commented:

'The developer is proposing two number three bed houses and five number four or more bed houses. The developer is proposing 14 car parking spaces, comprising a mix of garages and surface parking spaces across the site and two visitor parking spaces. This complies with Reigate and Banstead parking Standards. Each spaces has minimum dimensions which are adequate to support parking of cars.

The access road has adequate space for a refuse or emergency vehicles with space along sections of it for a car to pass.

The developer has provided turning overlays to show that refuse vehicles, box vans, and cars can enter and leave the site in forward gear. No turning overlay has been provided for an emergency vehicles. But given a refuse vehicle car turn, I would imagine an emergency vehicle can turn too.

The developer has provided TRICS data showing the proposed 7 dwellings would produce one vehicle in and two vehicle out movements during the morning peak and three vehicles in and two vehicles out movements during the evening peak with a forecast total daily trip count of 31 movements at the access. However the sites that this data has been derived from mostly includes sites with travel plans which would produce lower traffic generation. I have carried out my assessment using sites from edge of town and suburban locations with no travel plans and before COVID restrictions were imposed. This produces two arrivals and five departures during the morning peak and five arrivals and three departures during the evening peak with a total of 55 movements during the entire day being possible. This amount of movement would still be accommodated by a shared surface which is what the developer is proposing.'

- 6.44 Subject to the recommended conditions, the proposal is considered to be acceptable in this regard.

Refuse and recycling

- 6.45 The application proposed a refuse collection point to be located at the front of the site, to the front of 264 Chipstead Way. The application was also supported by swept path analysis plans that shows it is possible for a refuse vehicle to enter and leave the site in forward gear. The County Highways Authority has commented above a refuse vehicle can enter and leave the site in forward gear and the Council's Neighbourhood Services Team have commented:

There is to be no parking outside of the designated parking bays....., as this is the designated turning head for safe refuse collection vehicle access. In particular, vehicles or other obstacles should not be parked outside of the spaces provided below for P4, P6, P7 and visitor bays. We would recommend suitable signage, markings and enforcement by the property manager to prevent inappropriate parking, as failure in this regard which prevents safe vehicle access will result in the council requiring residents to present bins at the collection point as mentioned in 1 above (at entrance to the new development).

- 6.46 Subject to vehicles parking within the designated parking spaces, refuse lorry can access the site, turn and leave in forward gear.
- 6.47 The Neighbourhood Services Team raised concern that vehicle parking is not restricted in the vicinity of the bell mouth driveway entrance, either side and opposite. A vehicle(s) parked in these areas can make access awkward, one directional or simply not possible. The County Highways Authority have not raised objection on this basis or recommended any conditions in this regard. Rule 243 of the Highway Code states do not stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space. If access were to become an issue in the future, there are separate mechanisms to restrict on street parking in order to resolve access issues.

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- 6.48 On this basis, a condition is recommended to secure a site layout plan that shows the bin presentation point removed and replaced with landscaping to improve street scene views into the site. The Applicant has provided an indicative plan that shows this layout.

Drainage

- 6.49 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. A condition is recommended to secure a suitable surface water drainage scheme for the development to ensure the final drainage design does not increase flood risk on or off site.

Sustainable construction

- 6.50 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.
- 6.51 The application includes a Sustainability and Energy Statement by Bluesky Unlimited. The report demonstrates that through the use of construction standards, and installation of Solar PV panels the scheme would achieve an average reduction of between 19.37%. The report also states that the Water consumption would be limited to below 110 l/p/d (107.10) by incorporating water saving measures and equipment.
- 6.52 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.
- 6.53 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.
- 6.54 As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Other matters

- 6.55 The site is not within nor adjacent to a Conservation Area or land designated Metropolitan Green Belt. Accordingly, the proposal is not considered to result in a harmful impact in this regard. Objection was also received on the ground of harm to a listed building. The site does not contain, nor is adjacent to a listed building and therefore no harm is considered to result in this regard.

- 6.56 Objection was received on the grounds of an alternative location/proposal preferred and setting of a precedent. The application must be determined upon its own merits.

Affordable Housing

- 6.57 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. 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.
- 6.58 In view of this, 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. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Community Infrastructure Levy (CIL)

- 6.59 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

Infrastructure Contributions

- 6.60 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, no such contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

CONDITIONS

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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
Proposed Plans	30103A_506	F	17.06.2022
Proposed Plans	30103A_505	G	17.06.2022
Detailed Technical Plan	2020-3937-AT-105(1) J		04.07.2022
Section Plan	30103A_200	H	21.07.2022
Site Layout Plan	30103A_106	E	21.07.2022
Block Plan	30103A_100	Z1	21.07.2022
Proposed Plans	30103A_501	B	21.07.2022
Proposed Plans	30103A_504	F	08.03.2022
Proposed Plans	30103A_502	F	03.03.2022
Proposed Plans	30103A_503	F	03.03.2022
Location Plan	30103A_10	B	22.07.2021
Proposed Plans	30103A_515	A	22.07.2021
Elevation Plan	30103A_516	A	22.07.2021
Proposed Plans	30103A_517	B	22.07.2021
Elevation Plan	30103A_518	B	22.07.2021
Proposed Plans	30103A_501	B	19.10.2022
Proposed Plans	30103A_502	F	19.10.2022
Proposed Plans	30103A_503	F	19.10.2022
Proposed Plans	30103A_504	F	19.10.2022
Proposed Plans	30103A_505	G	19.10.2022
Street Scene	30103A_200.3	A	19.10.2022
Proposed Plans	30103A_506	F	19.10.2022
Street Scene	30103A_200.2	A	19.10.2022

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 until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan DES1.

4. The development shall not be commenced unless and until the access to Chipstead Way has been constructed and provided with visibility zones in accordance with the approved Clague Architects plan numbered 100 Revision Y and TTP Consulting plan numbered 2020 3937 AT 105 3 Rev J and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

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.

5. 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 Clague Architects plan numbered 100 Revision Y for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated 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 TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. No development shall be commenced until a pedestrian inter-visibility splay of 2m by 2m has been provided on the west side of the access in accordance with the approved plan numbered 2020/3837/SK01-, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway

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- (i) before and after construction condition surveys of the highway and a commitment
 - (k) on-site turning for construction vehicles
 - (l) a communications plan to keep local residents informed
- 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 Policy 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 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and details of public transport within 400 metres of the site and the destinations they serve including to the closest rail station to the site has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to residents of the proposed development upon first occupation.

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 Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

10. The development shall no be occupied until details of pedestrian refuge points along the access road have been provided in accordance with a scheme to be submitted to and approved in writing with 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 2021 and Policy

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

11. 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, wildlife. 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.
 - e) a waste management plan that should demonstrate that waste generated during construction, demolition and excavation phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated is maximised.

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.

12. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized 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 of the area and to comply with policies NHE3, DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

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13. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

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

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

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

14. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Ecology Assessment dated May 2021 and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the

development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

k) Sensitive lighting strategy

l) Measures to enhance habitats for protected species and species of conservation concern.

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

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

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

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

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

16. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

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

17. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20%, unless otherwise agreed in writing, of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

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

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

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be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

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

19. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

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

20. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, (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 accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

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

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

21. Notwithstanding the approved plans, prior to the first occupation full details of a landscaping scheme for the front entrance to the site shall be submitted to and approved in writing by the Local Planning Authority.

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

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, DES1 and DES3 of the Reigate and 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. 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.

24. 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 to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

25. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

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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.

26. 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 first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be 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.

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The 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.
8. 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

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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 Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

9. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
10. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
11. The applicant 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.
12. 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).
13. 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.
14. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of

any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway. 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.

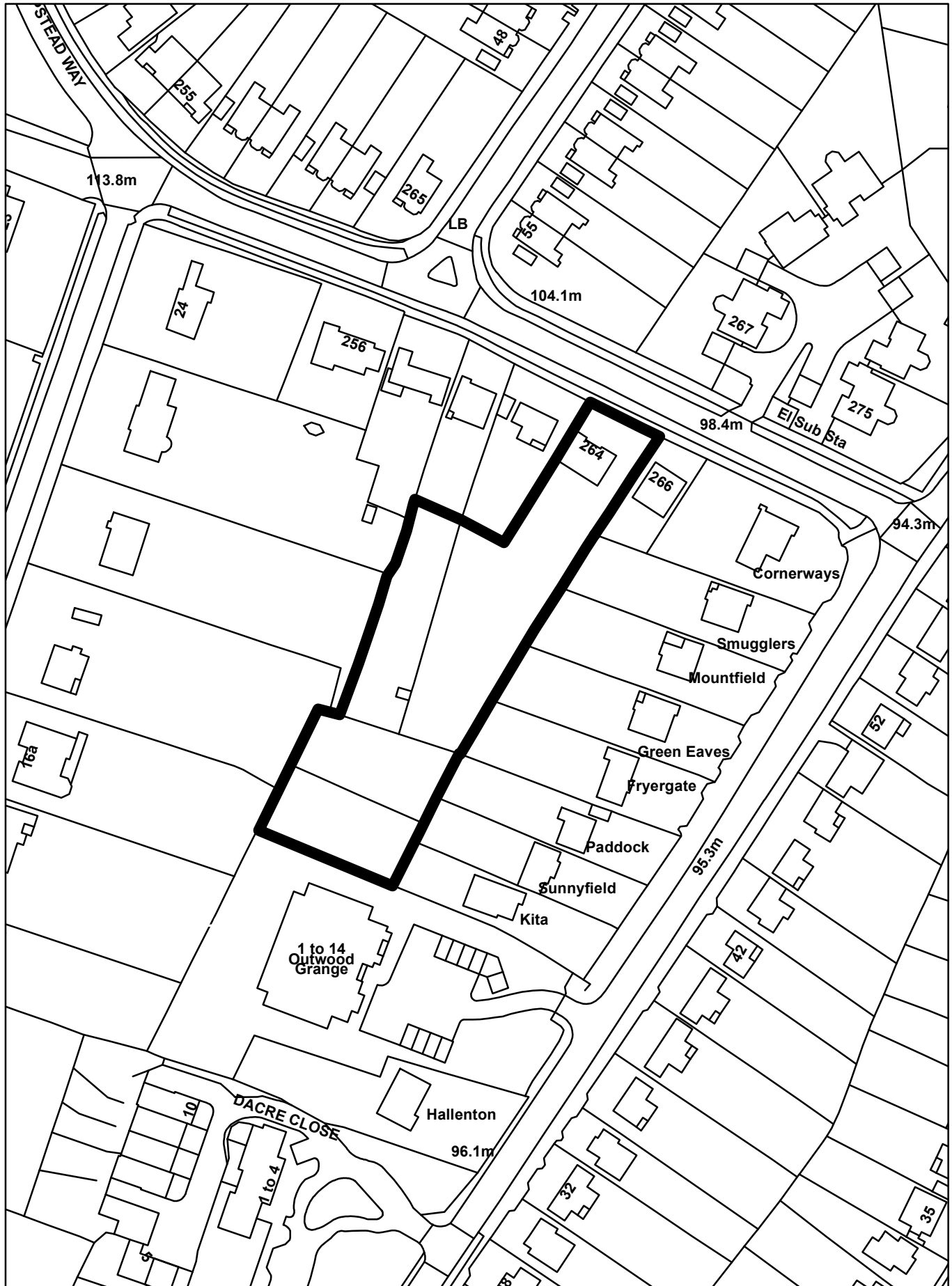
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES2, DES4, DES5, DES7, DES8, NHE2, NHE3, INF3, TAP1, CCF1 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.

Agenda Item 5
21/02000/F - Rear Of 260, 262 & 264 Chipstead Way &
Rear Of Kita, Sunnyfields And Paddock, Woodmansterne



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Rev	Date	Description
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49



Key

	Red Boundary Line
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Project Title
**Proposed Development at
 Chipstead Way
 Surrey**

Drawing Description
Site Block Plan

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

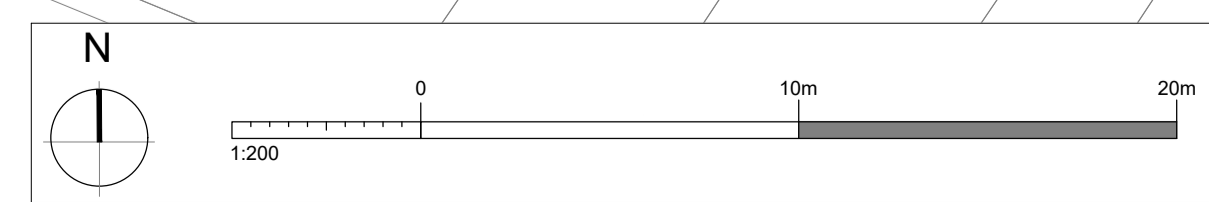
CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762060
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 Harpenden, Hertfordshire AL5 3BL 01582 765102
 8, Disney Street
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CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30103A_100	Z1

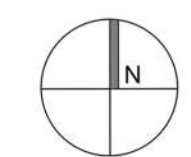
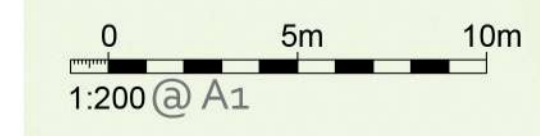
Proposed Residential Development



Agenda Item 5

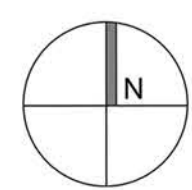


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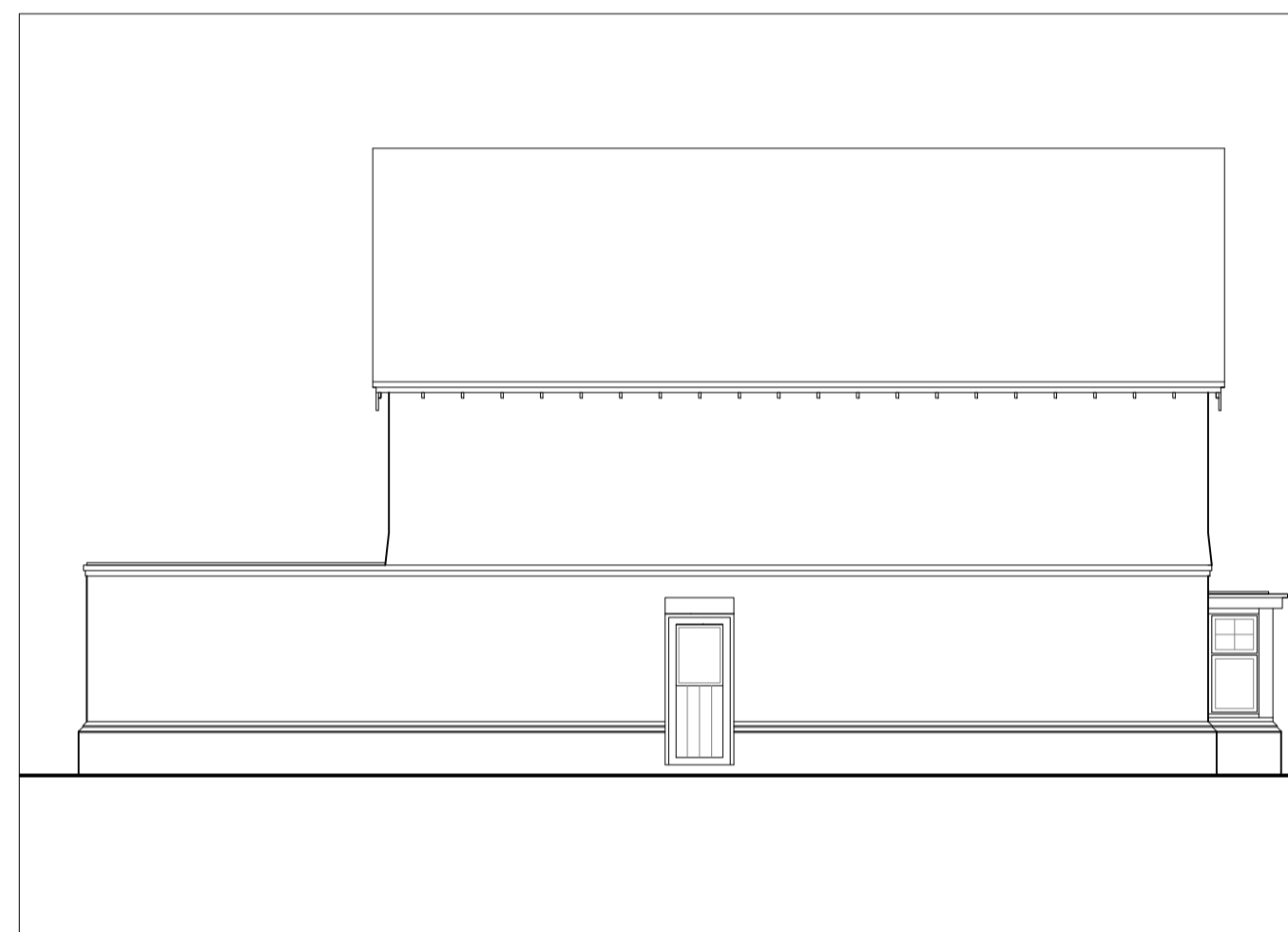


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Rev	Date	Description
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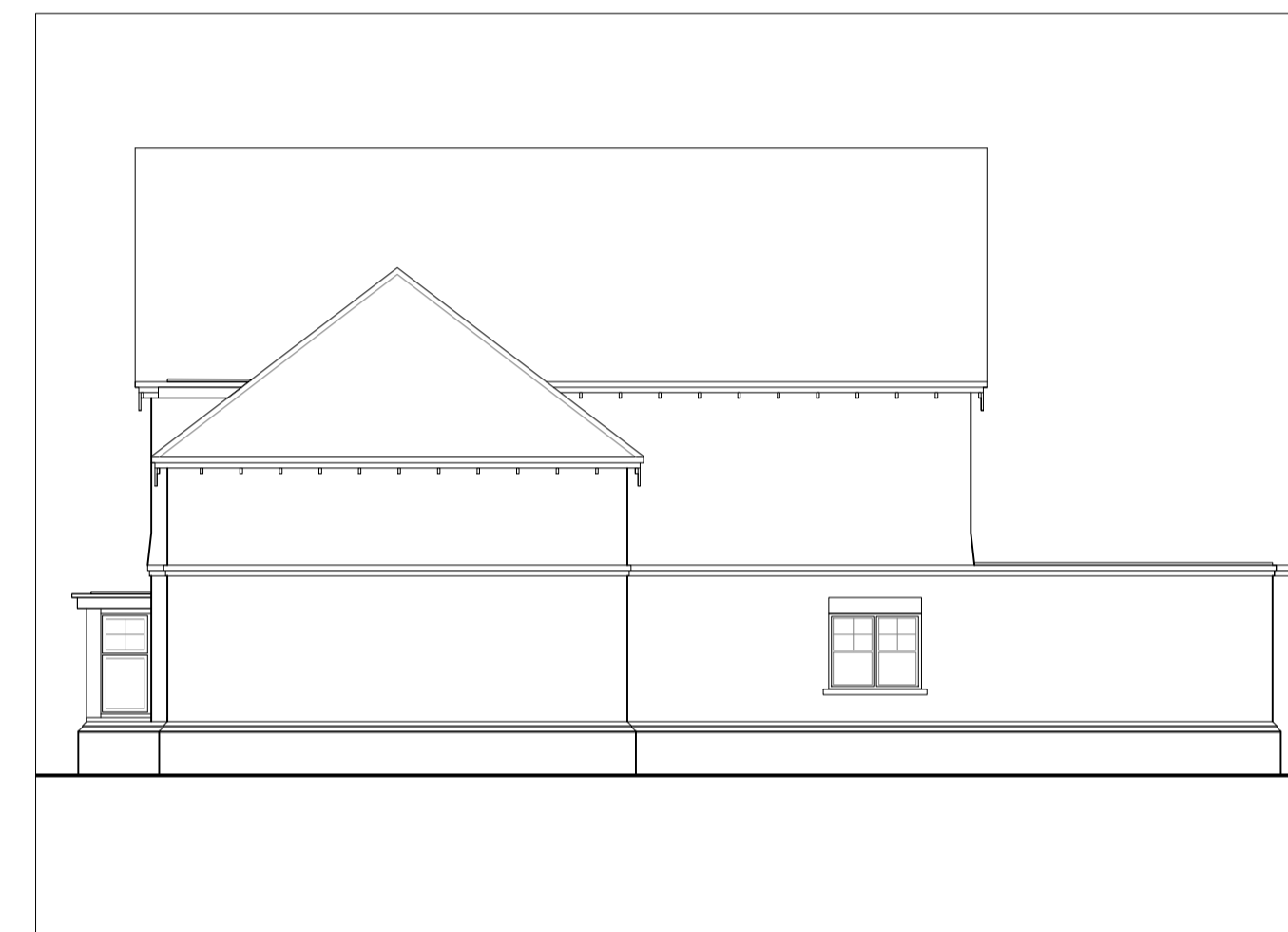
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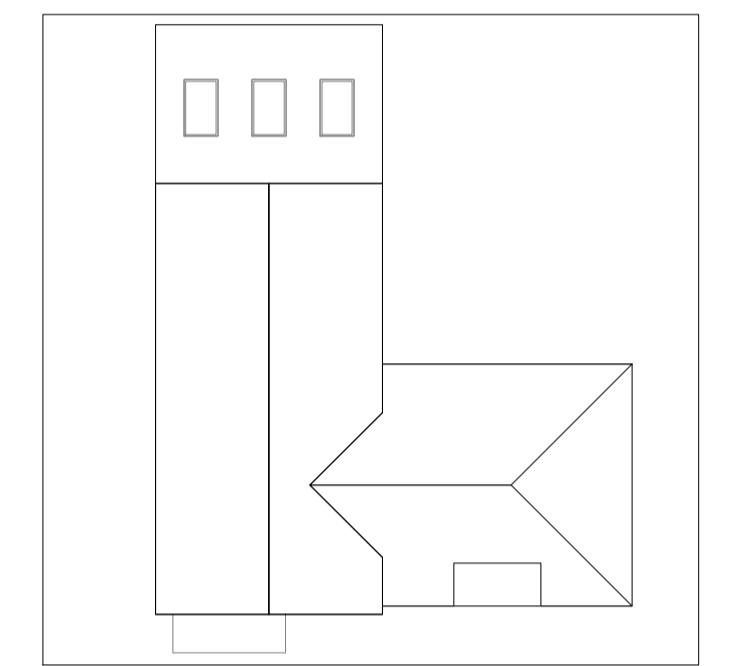
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 80.3m²
 First floor: 96.60m²
 Total area: 176.9m²
 (excl garage)

Project Title
Proposed Development
Chipstead Way
Surrey

Drawing Description

Elevations & Plans
Plot 1

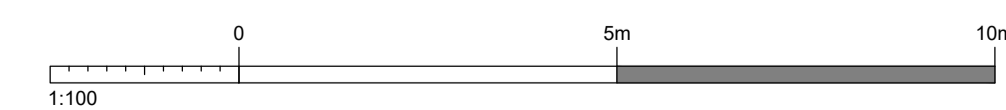
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 Date
 November 2021
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CANTERBURY LONDON HARPENDEN

Drawing Number
30103A_501
 Revision
B

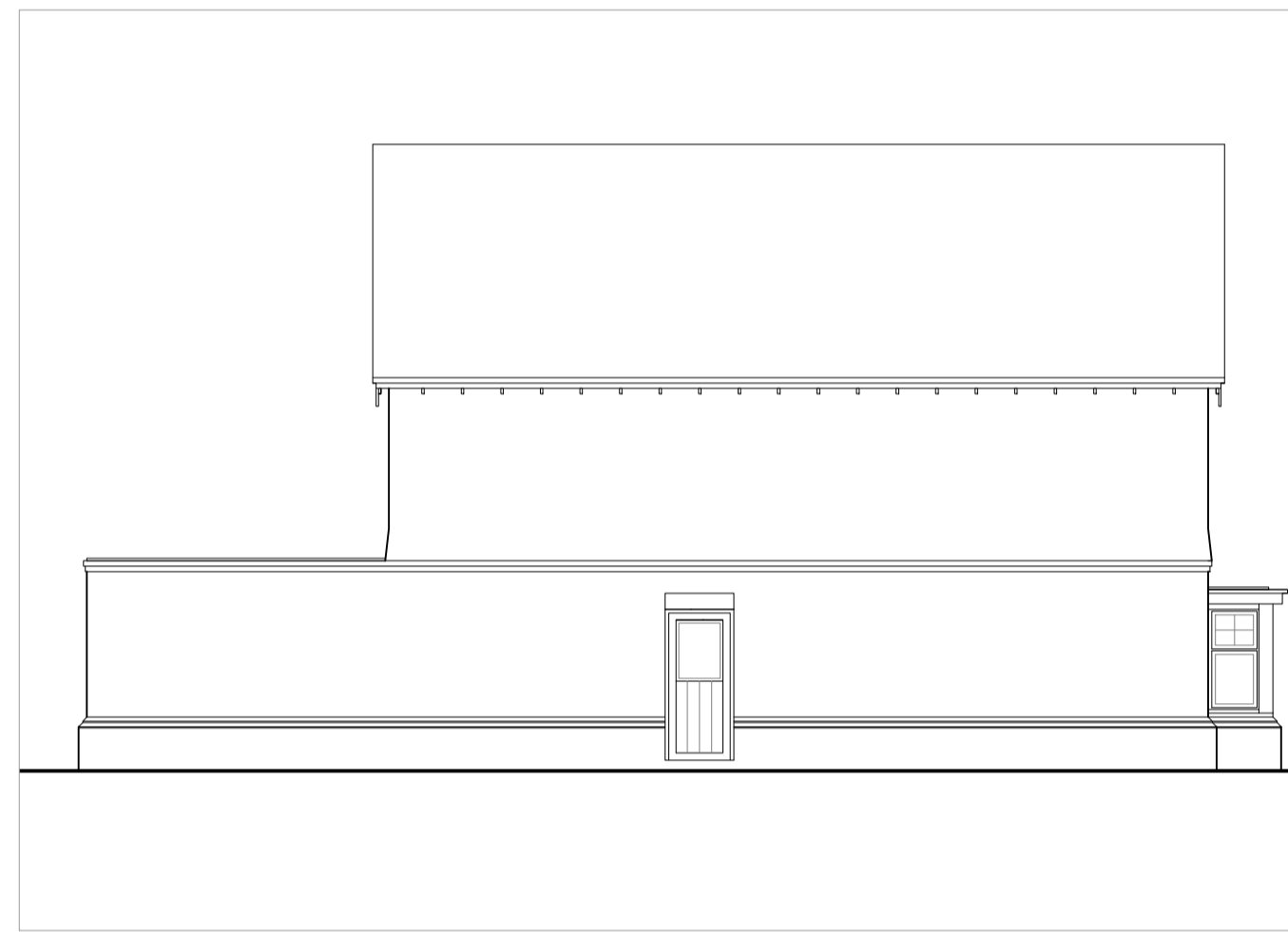


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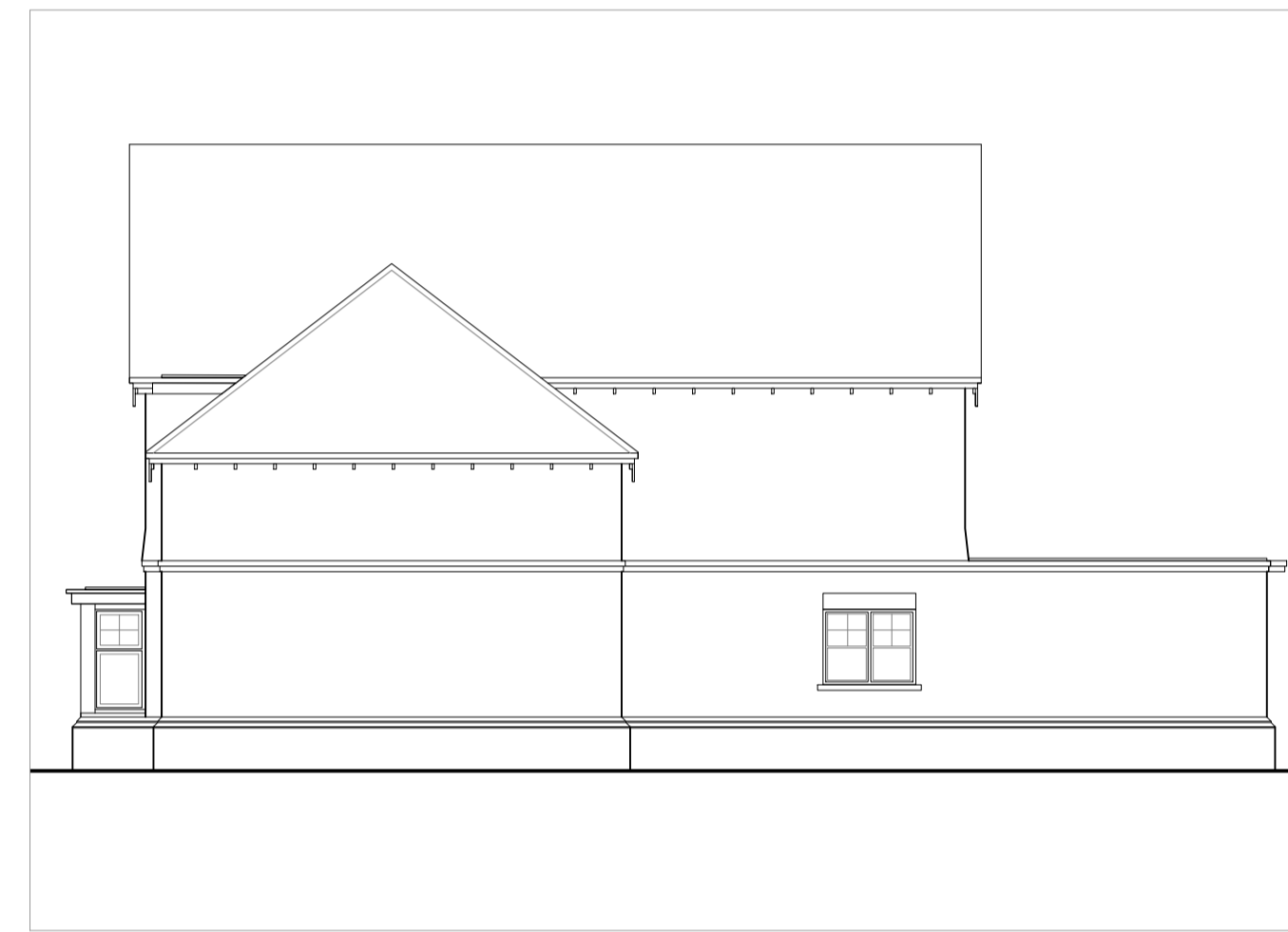
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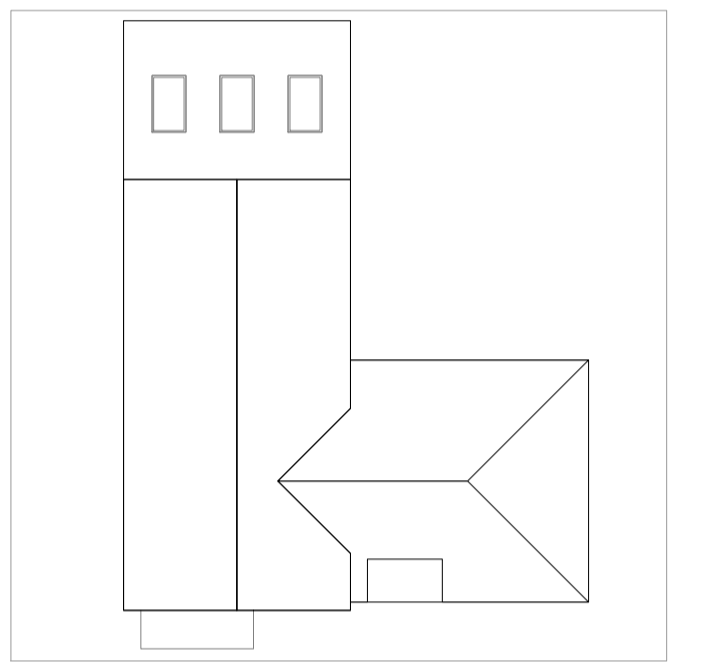
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 80.3m²

First floor: 94.8m²

Total area: 175.1m²

Project Title
Proposed Development
Chipstead Way
Surrey

Drawing Description

Elevations & Plans
Plot 1

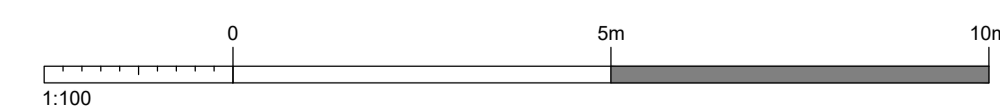
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Date	Checked by
November 2021	CSS

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CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30103A_501	A

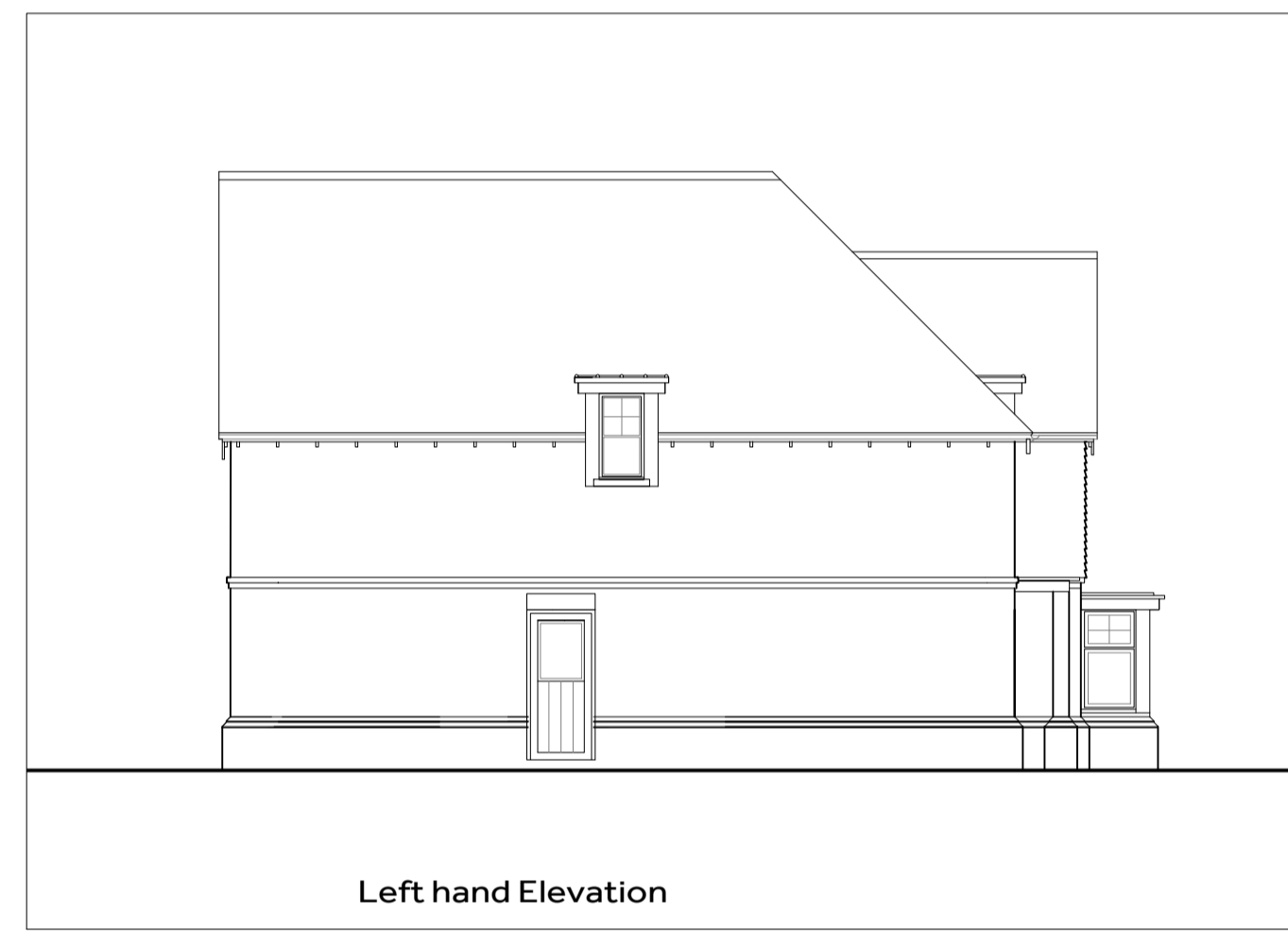


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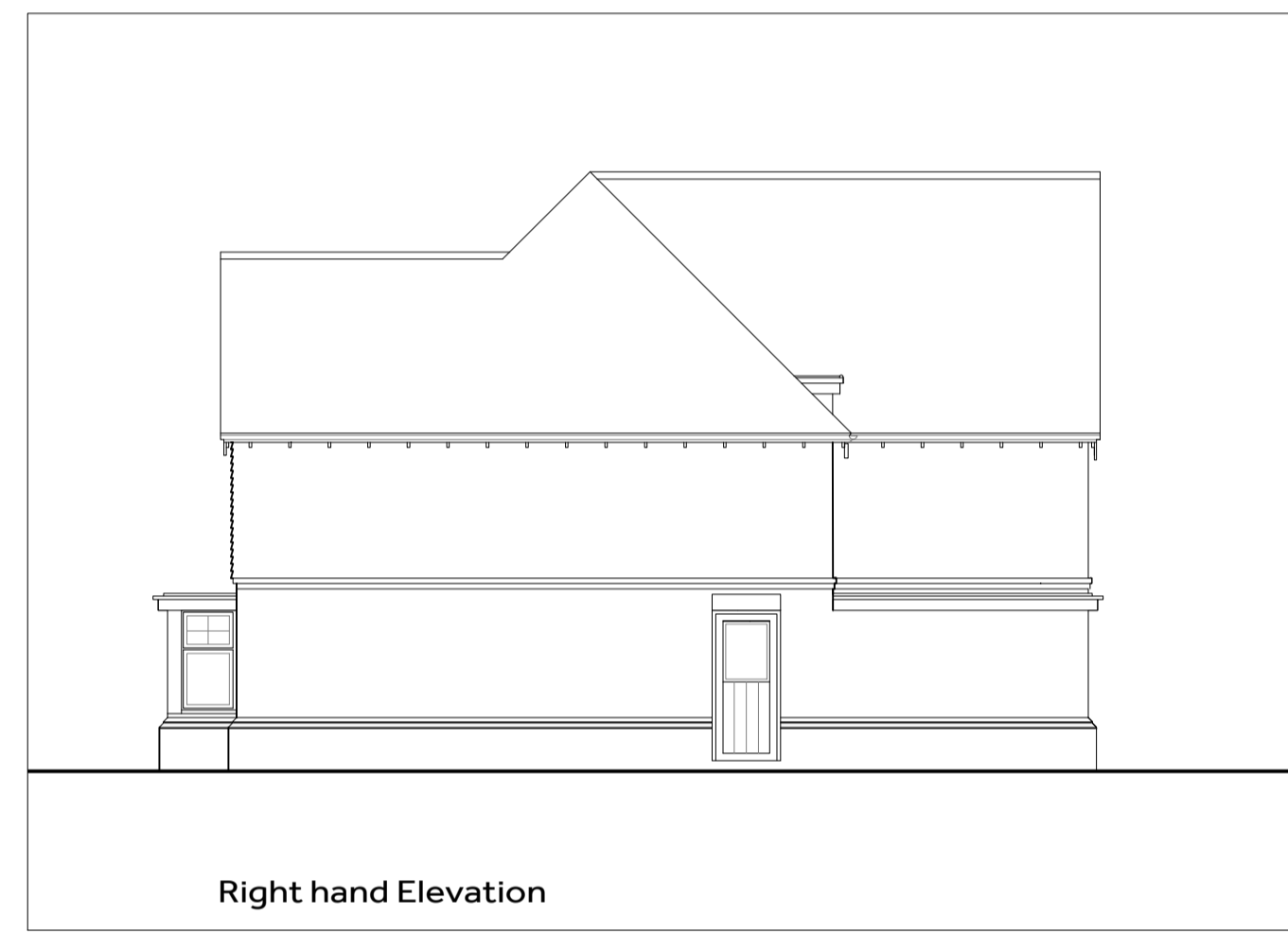
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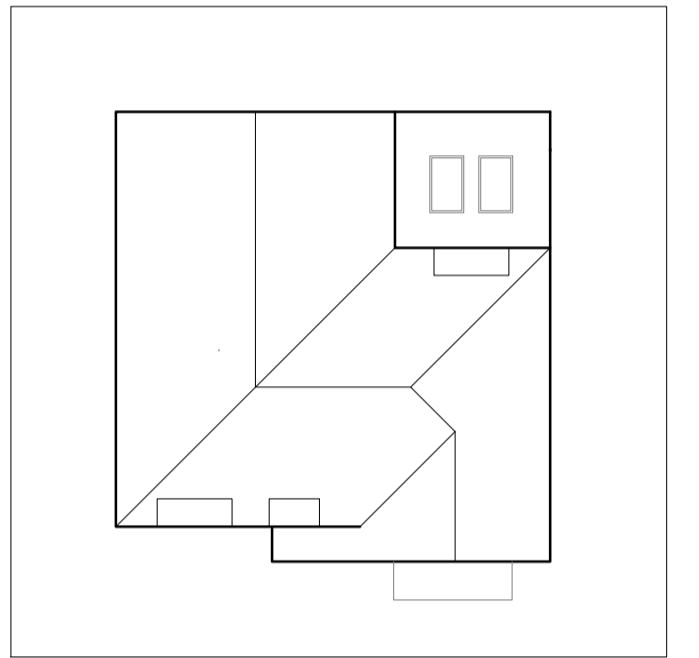
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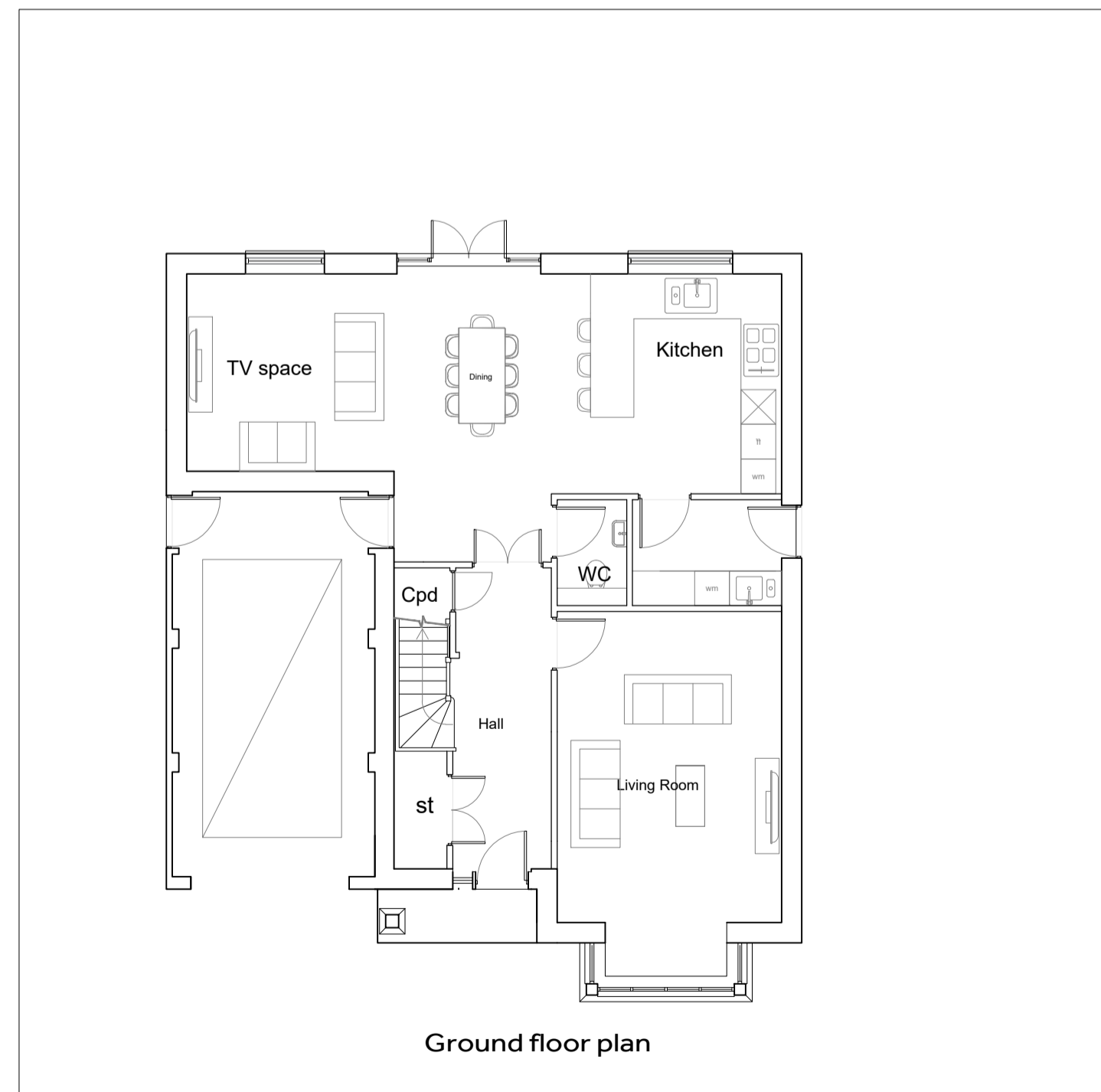
Rear Elevation



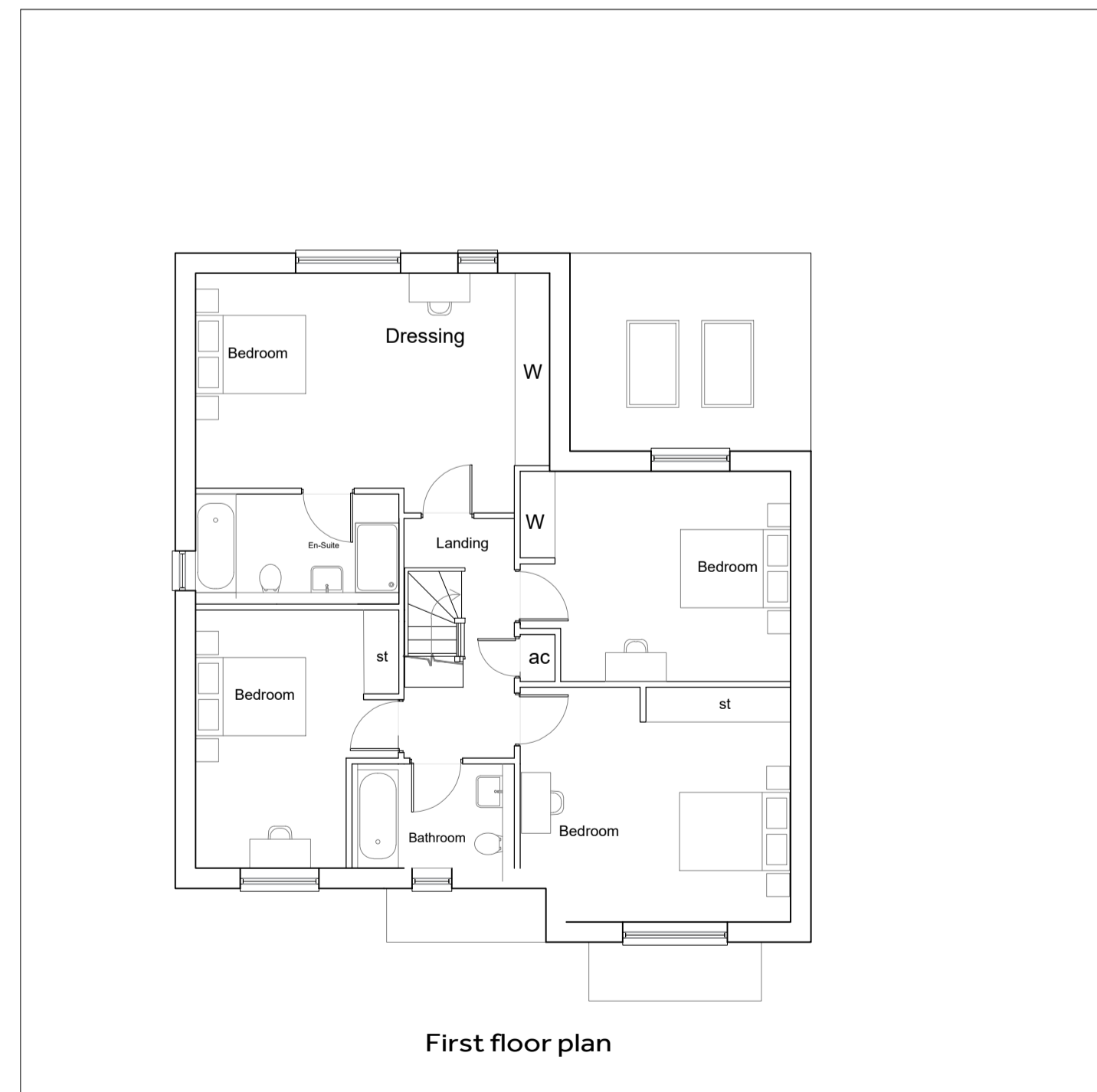
Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 86.5m²

First floor: 96.8m²

Total area: 183.3m²

Project Title
Proposed Development
 Chipstead Way
 Surrey

Drawing Description

Elevations & Plans
 Plot 2

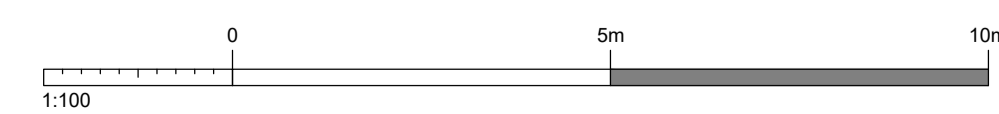
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Drawing Number	Revision
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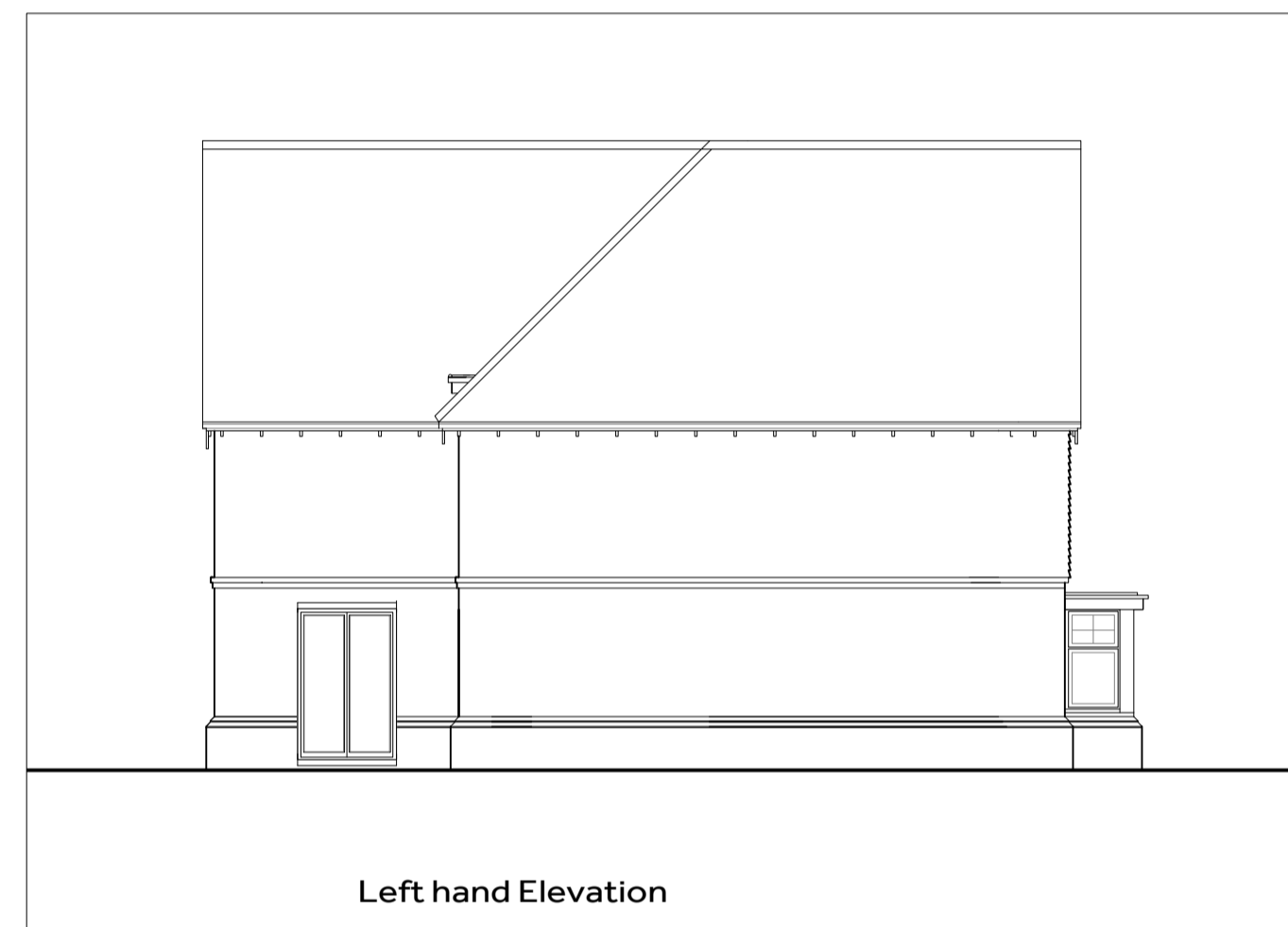


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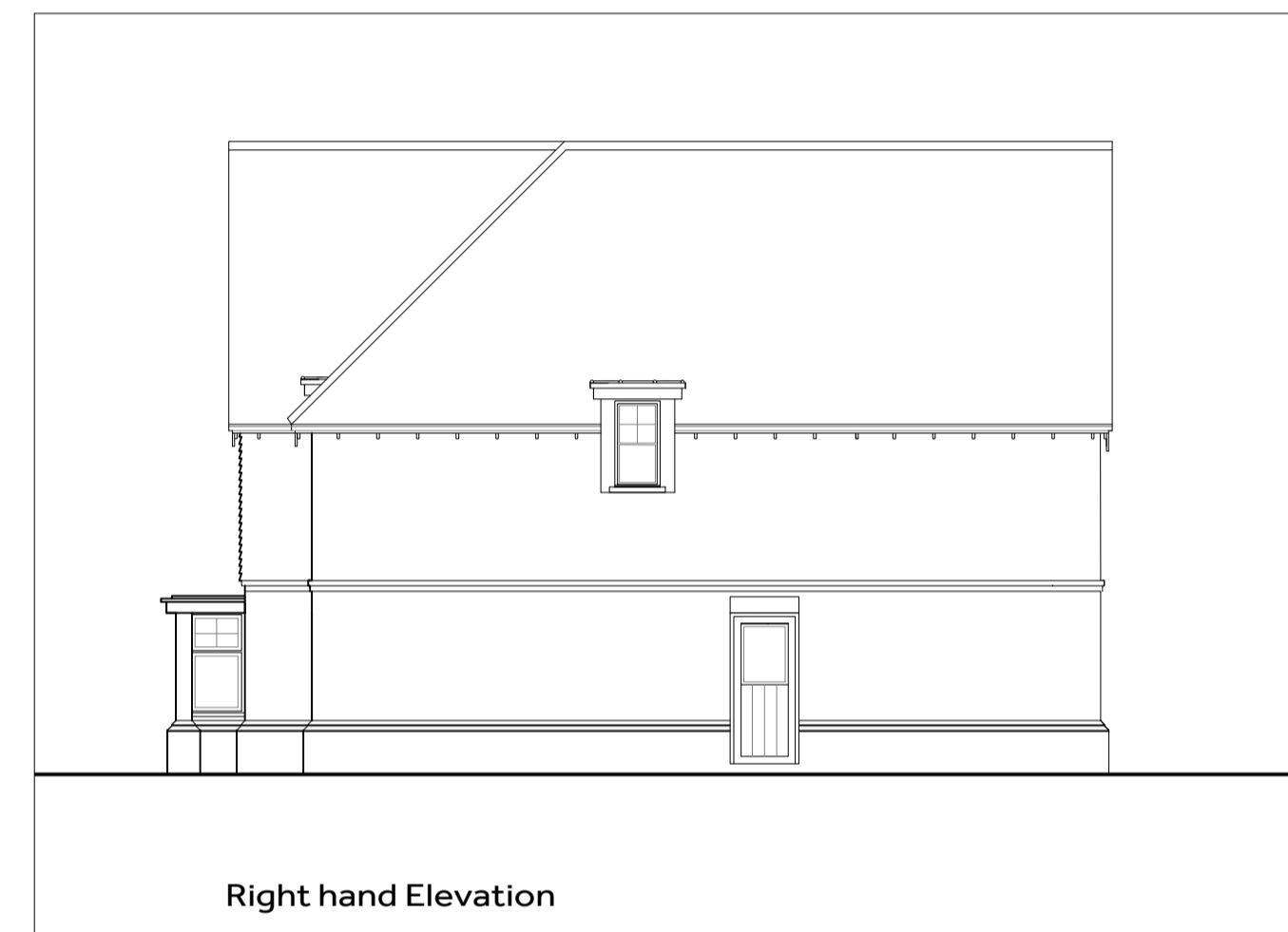
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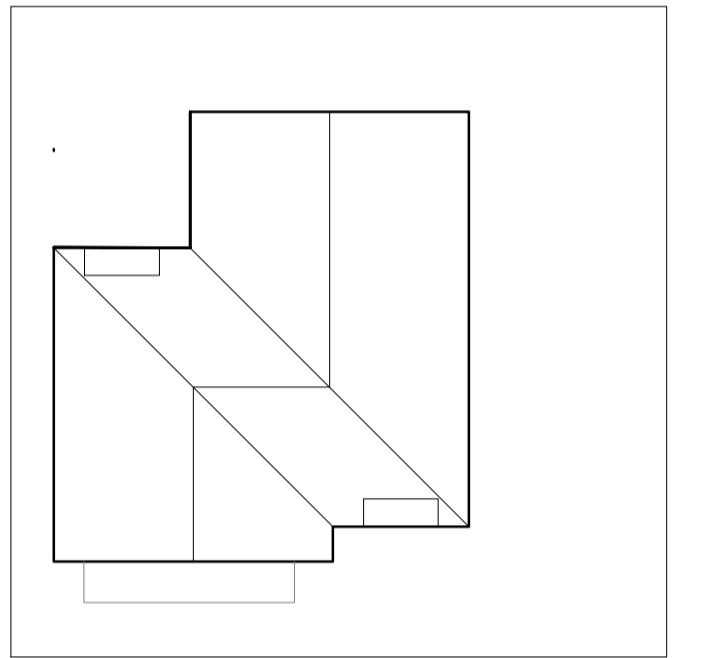
Left hand Elevation



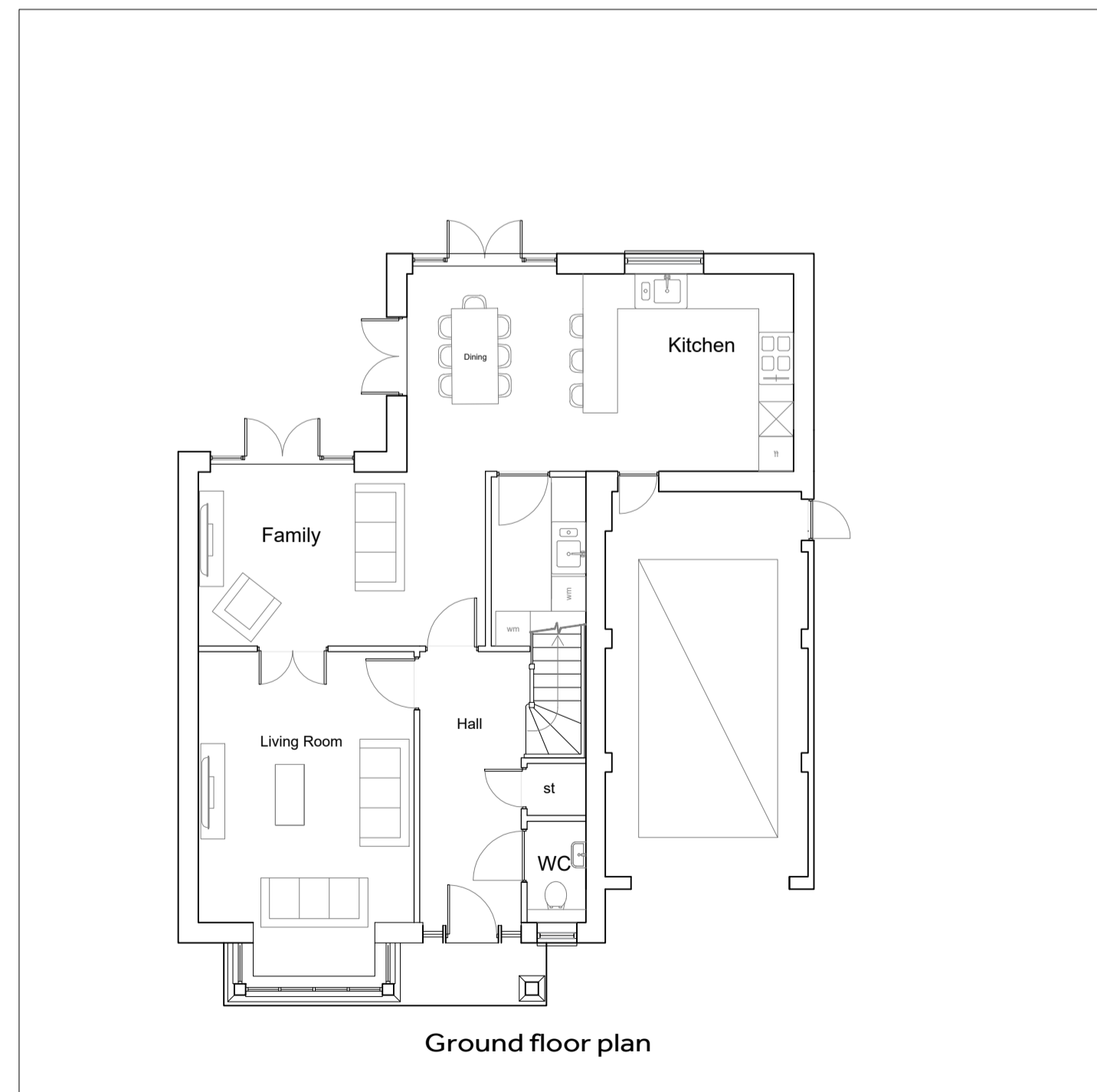
Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 76.9m²

First floor: 99.4m²

Total area: 176.3m²

Project Title
Proposed Development
 Chipstead Way
 Surrey

Drawing Description

Elevations & Plans
 Plot 3

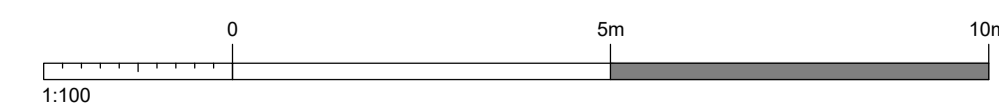
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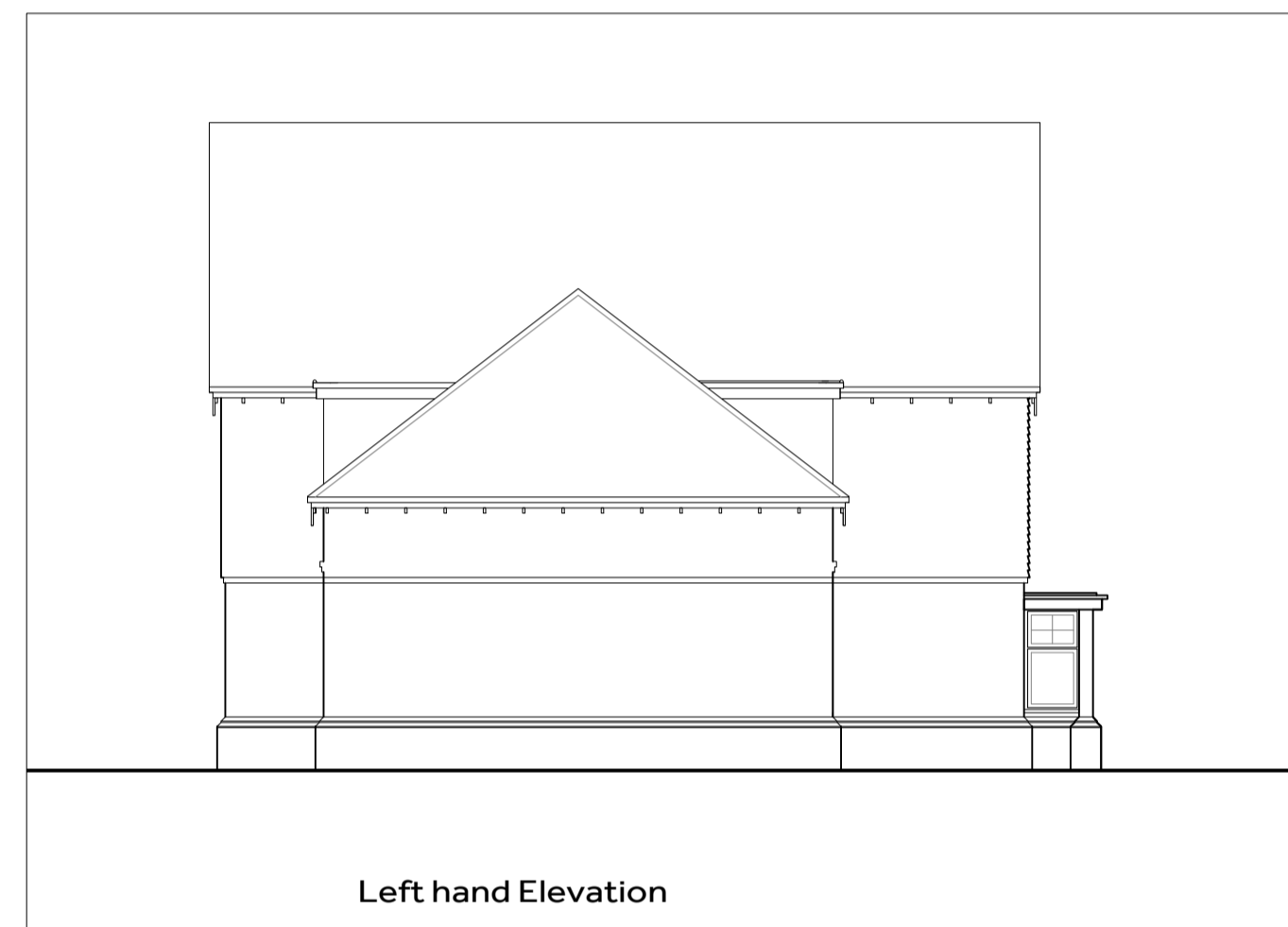


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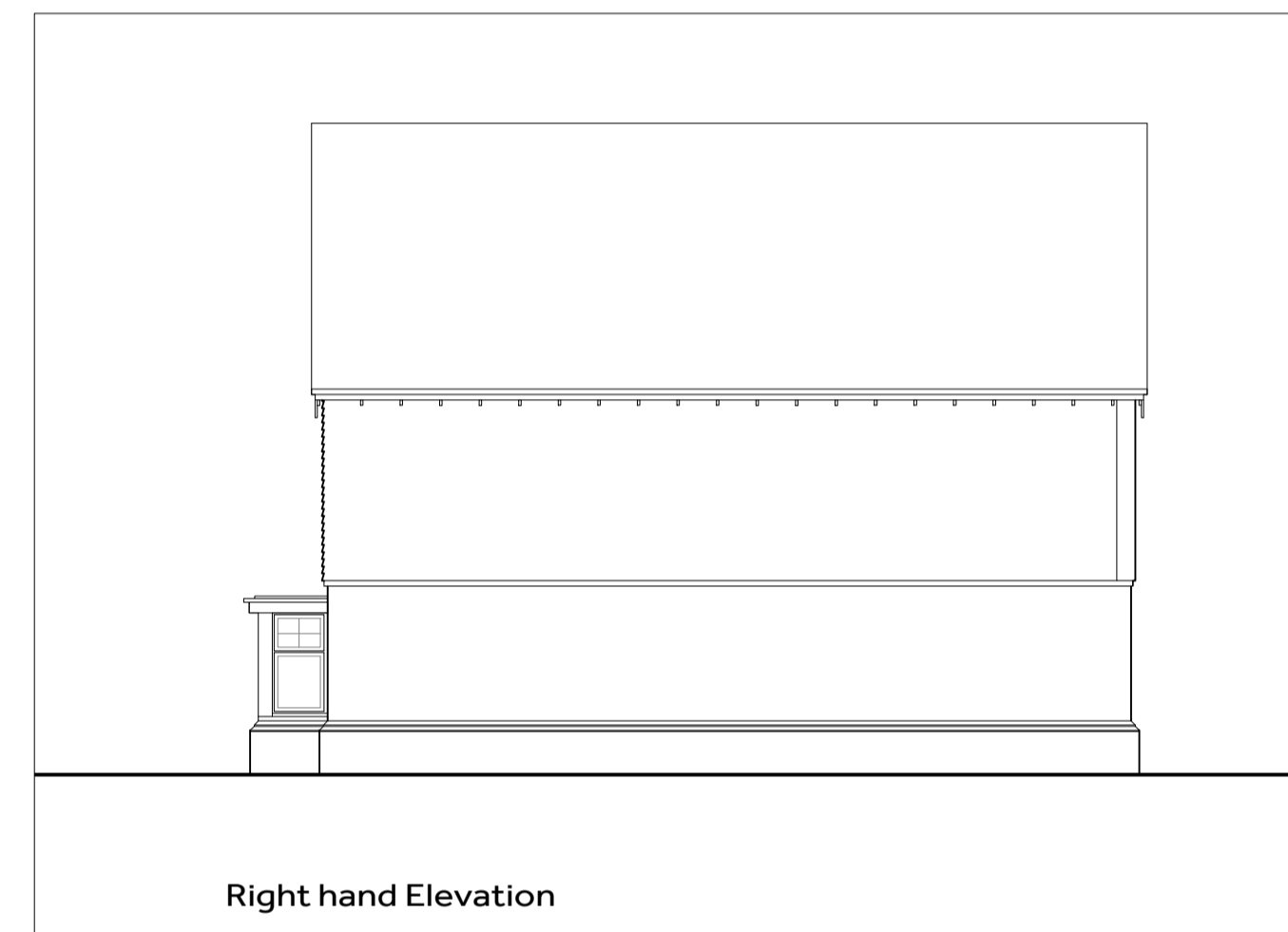
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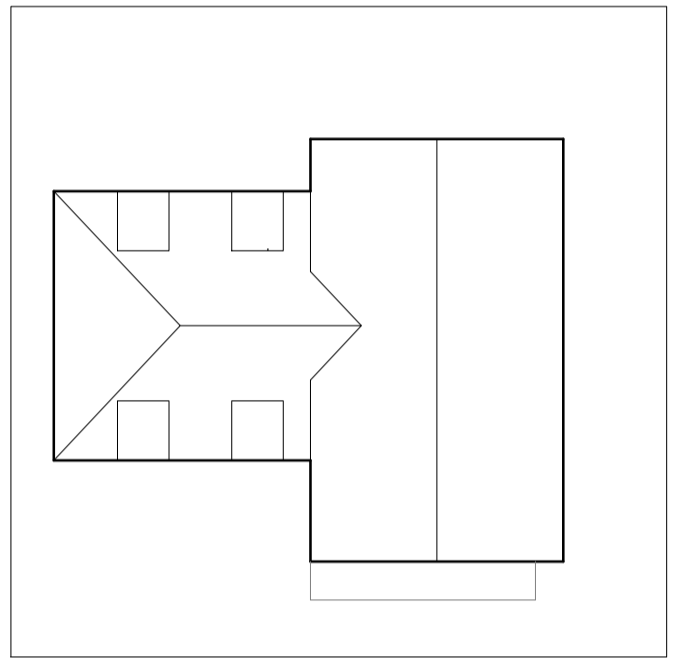
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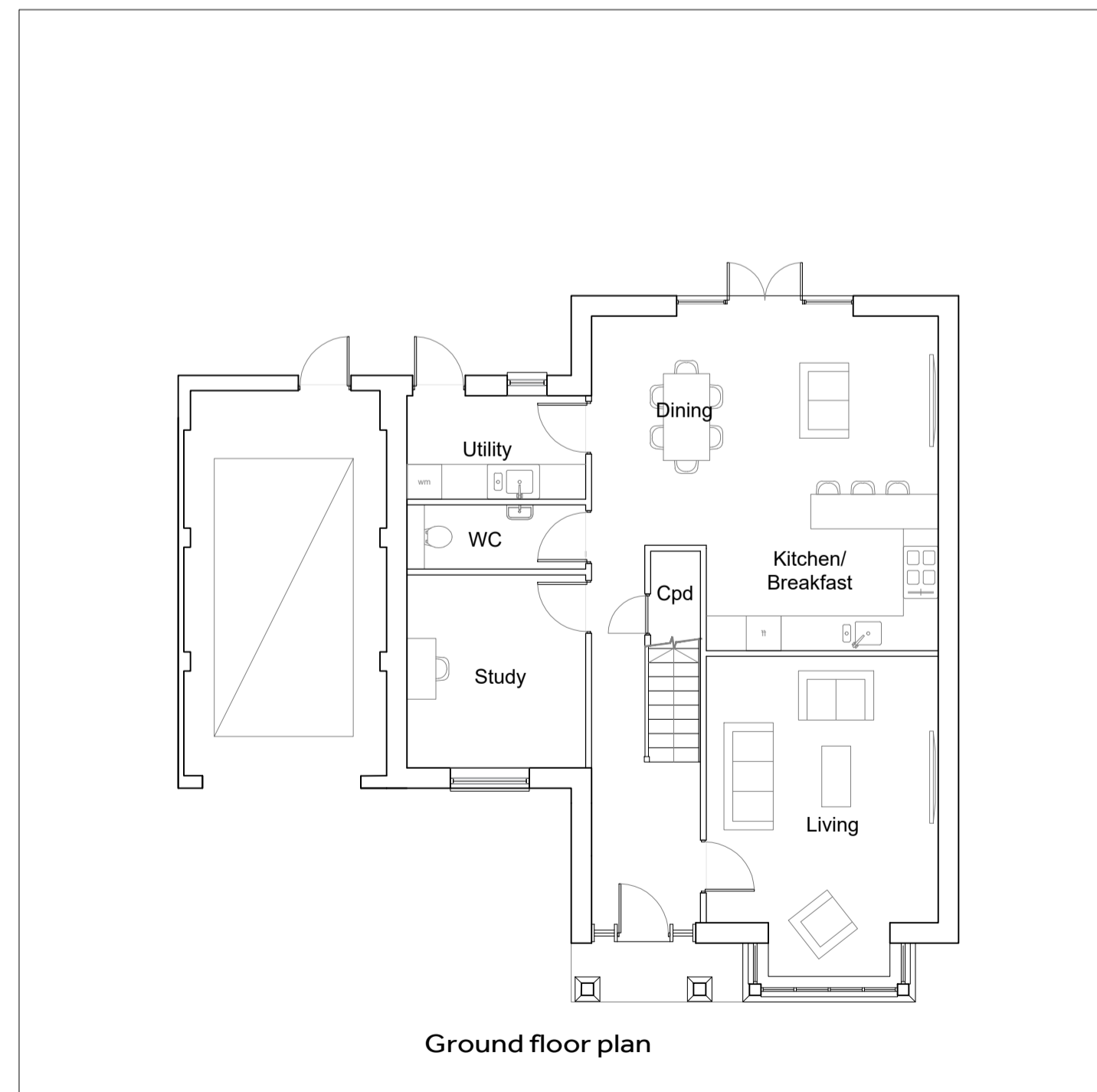
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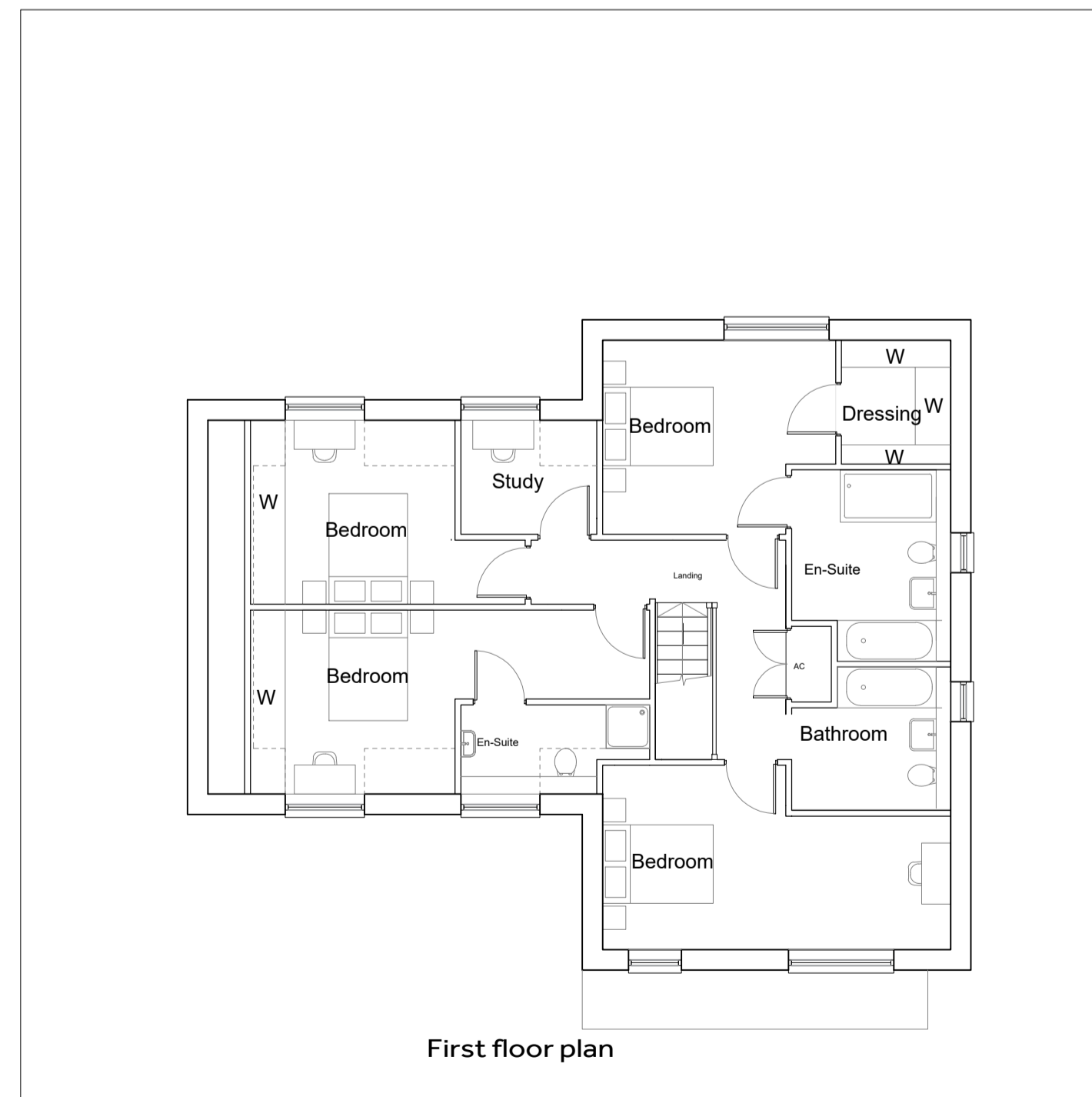
Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 85.1m²

First floor: 96.1m²

Total area: 181.2m²

Project Title
Proposed Development
 Chipstead Way
 Surrey

Drawing Description

Elevations & Plans
 Plot 4

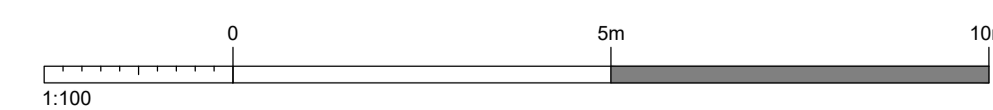
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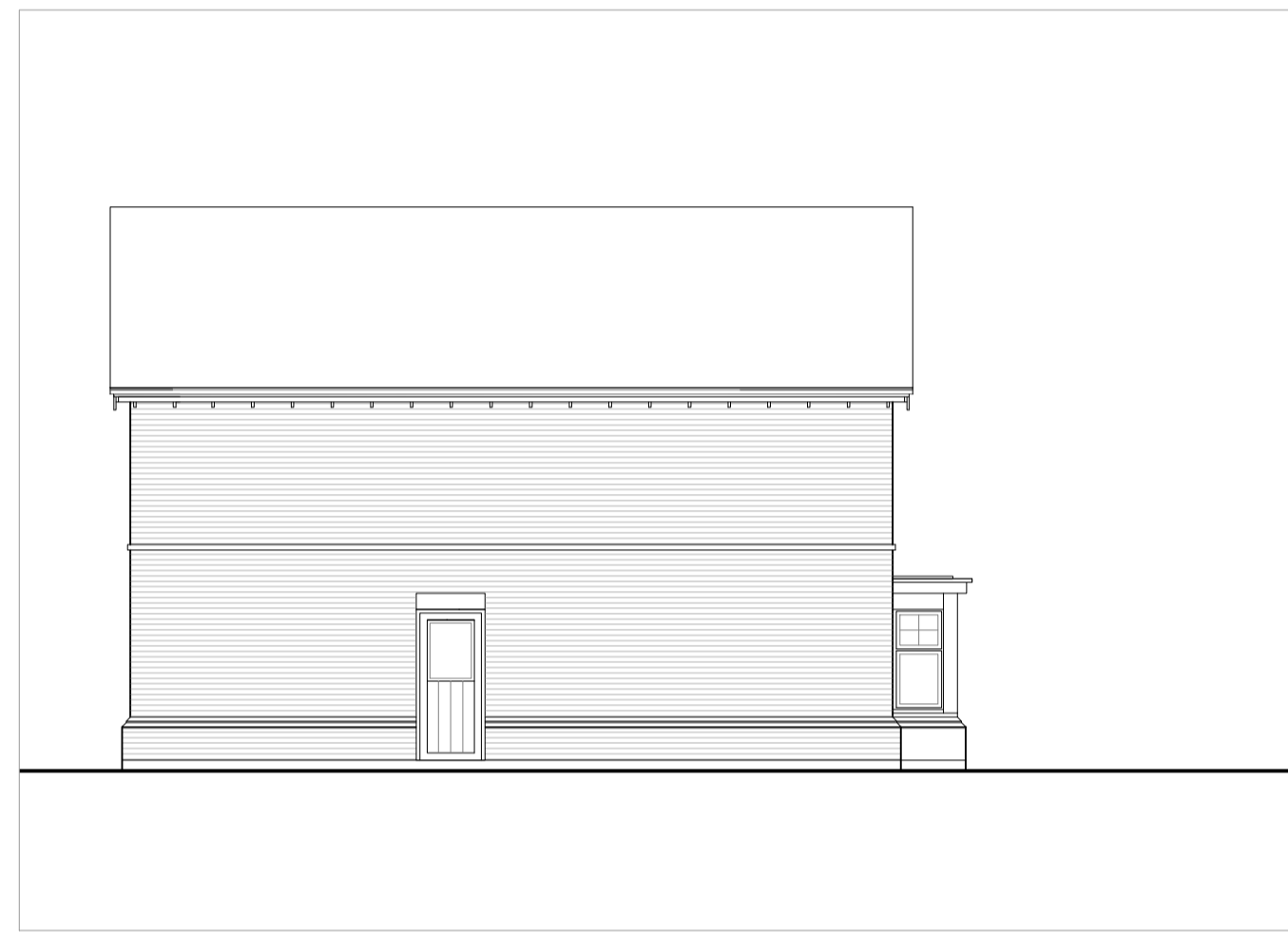


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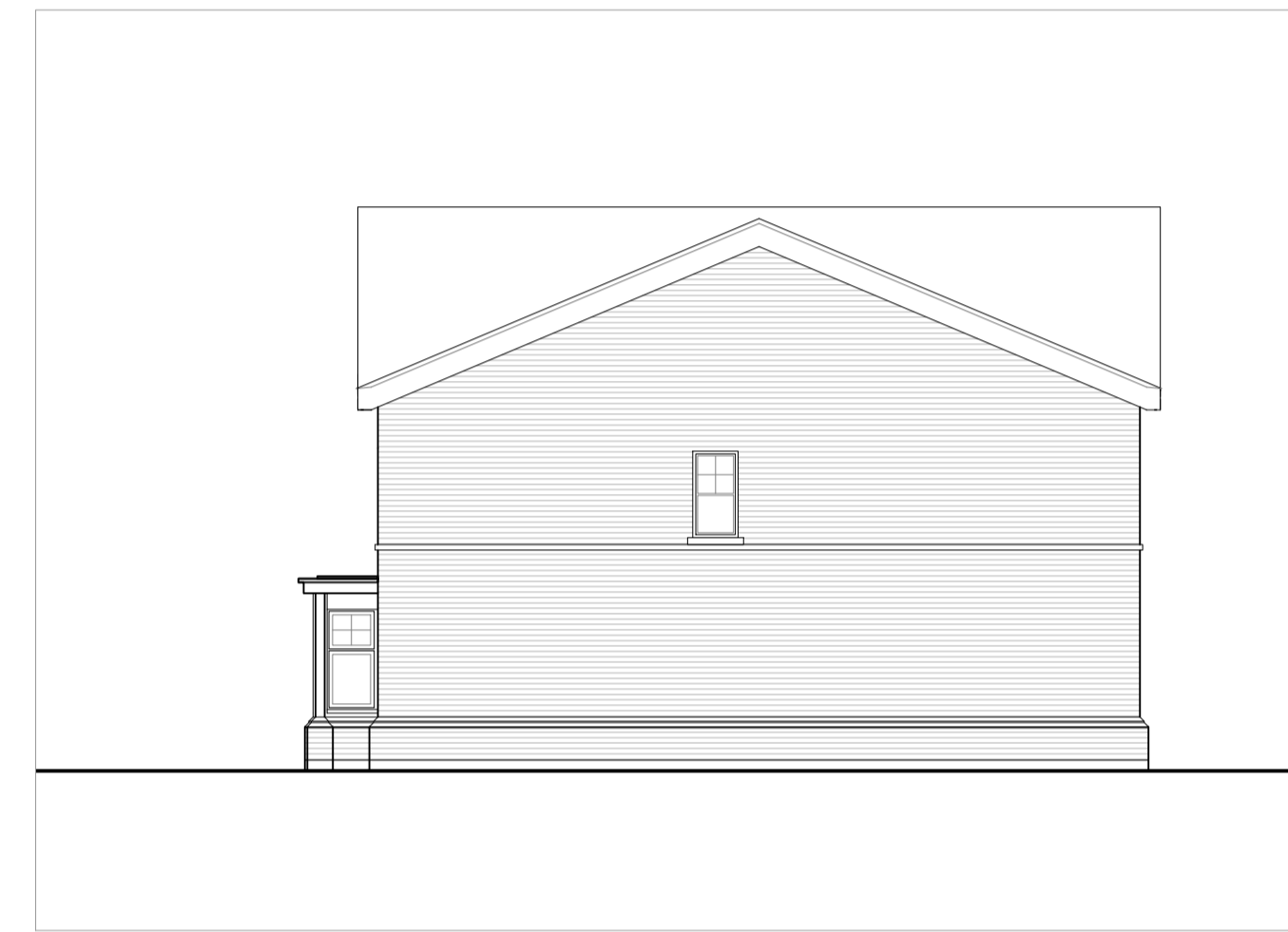
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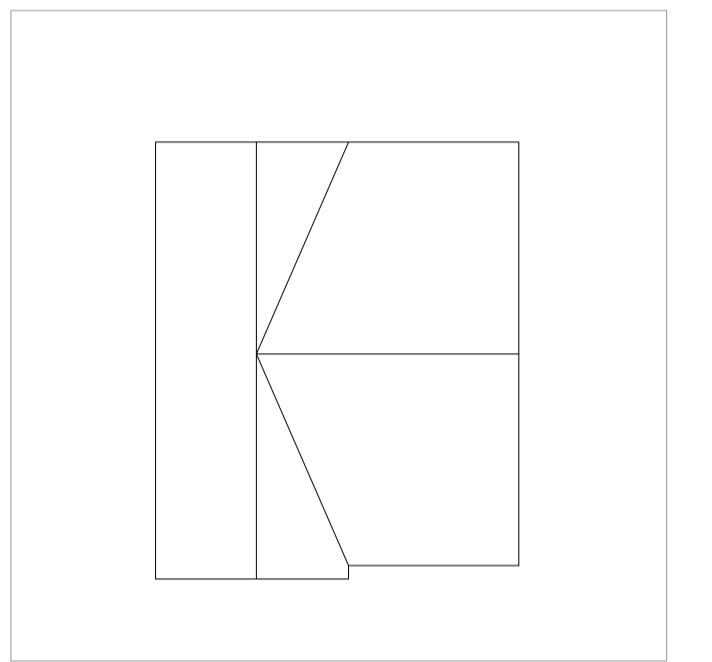
Left hand Elevation



Rear Elevation



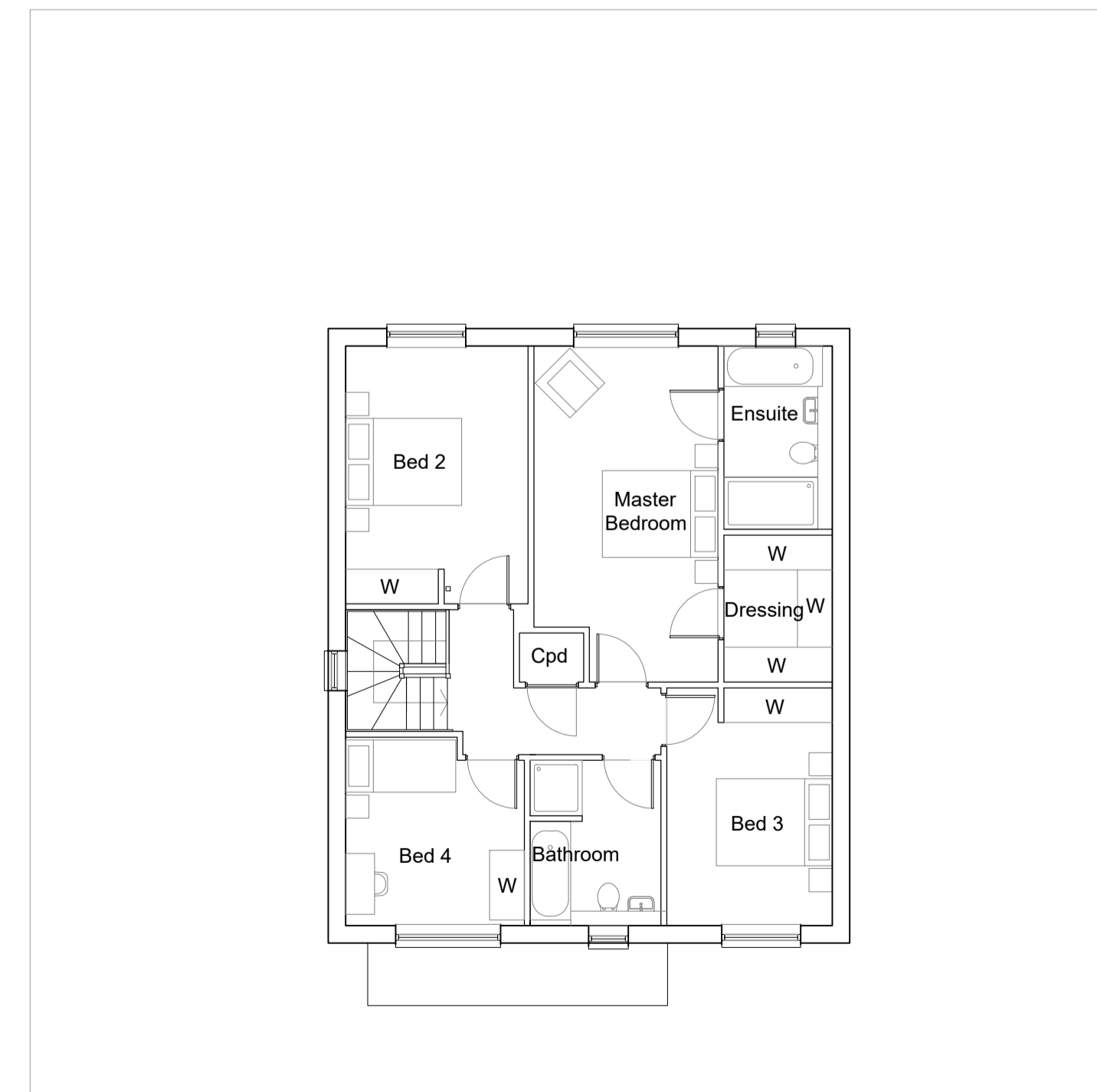
Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 85.3m²
 First floor: 84m²
 Total area: 169.3m²

Project Title
Proposed Development
Chipstead Way
Surrey

Drawing Description
Elevations & Plans
Plot 5

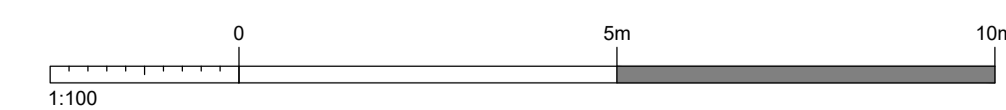
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Drawing Number
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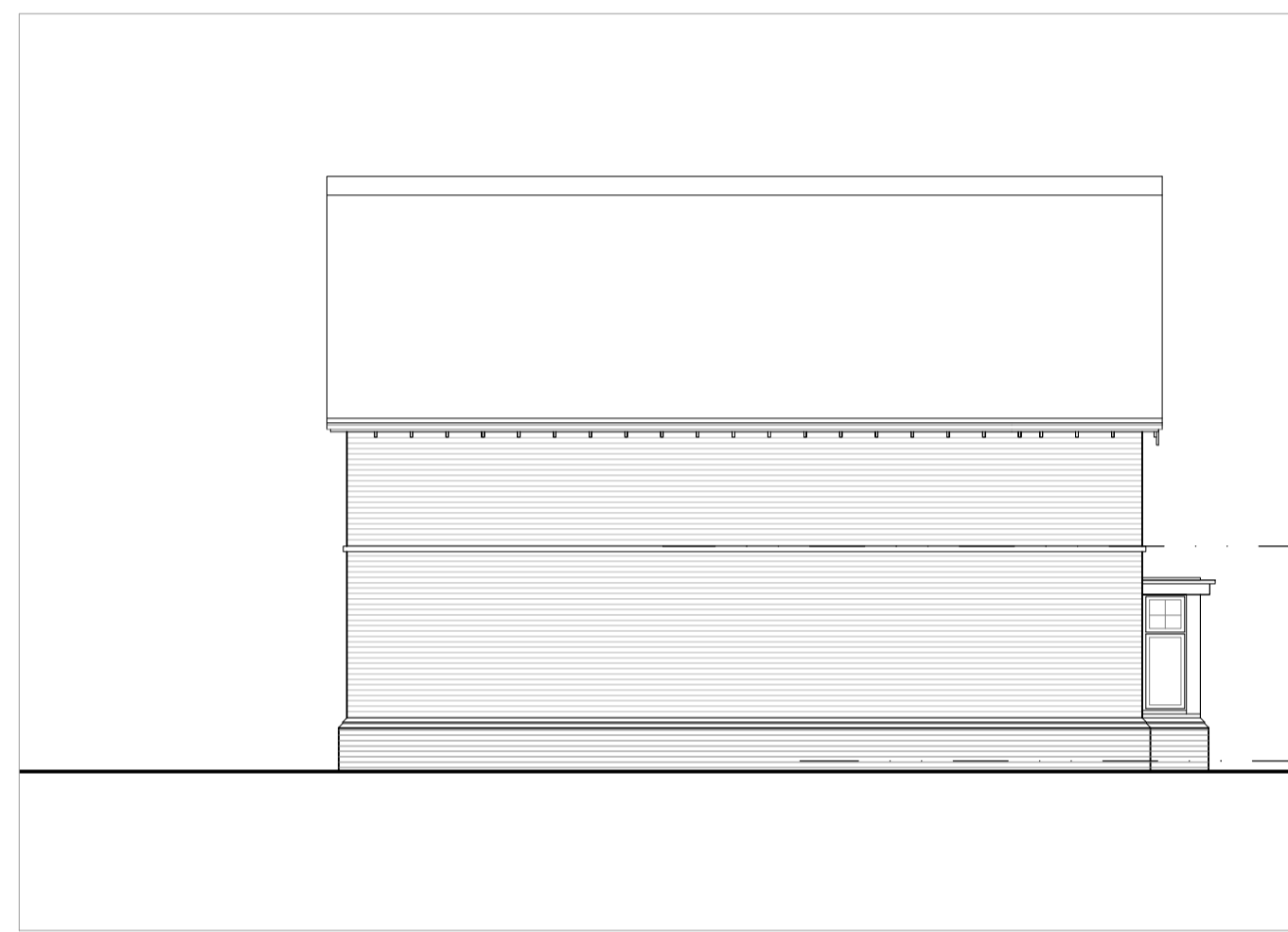


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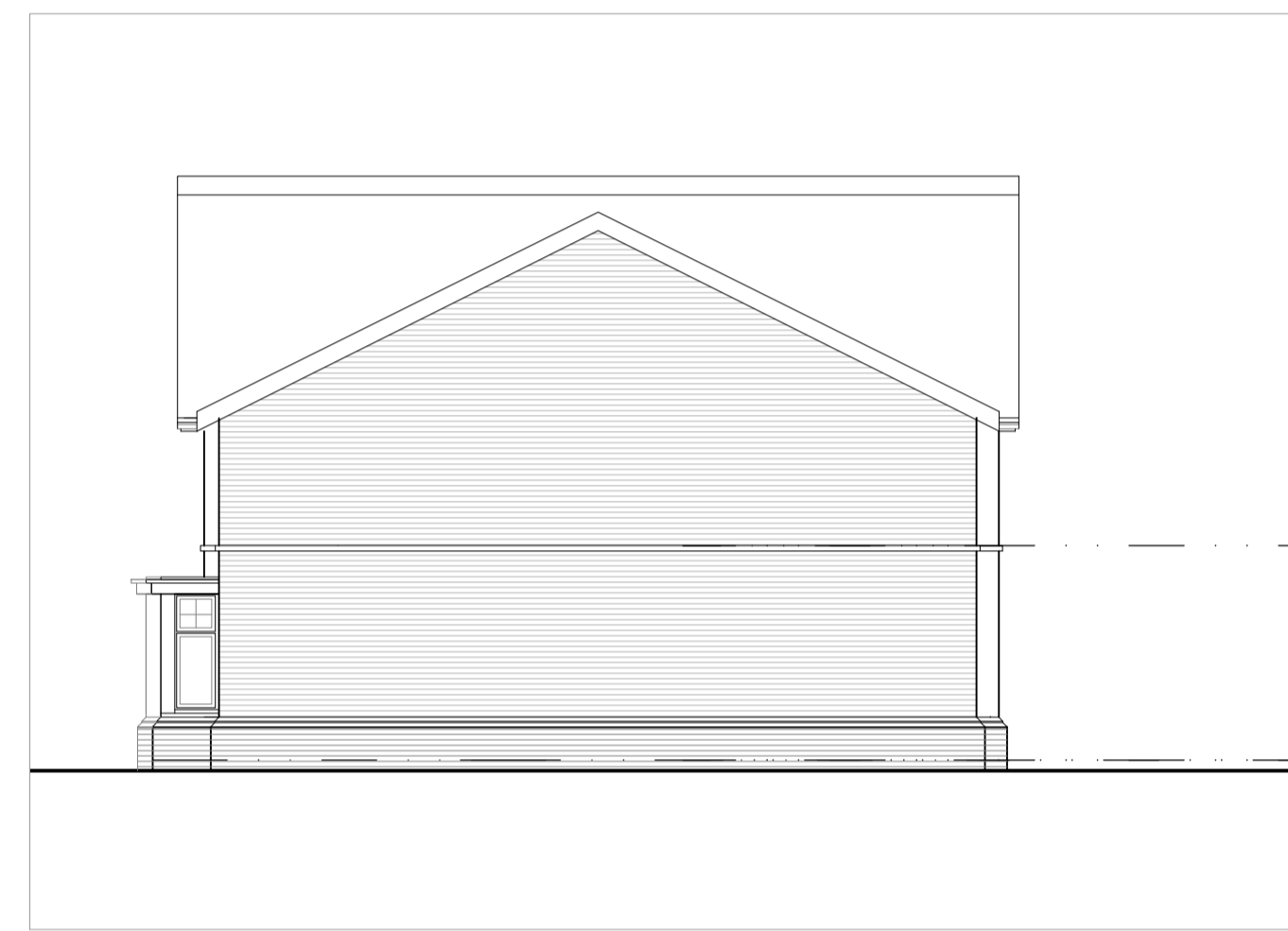
Plot 7 Front Elevation Plot 6



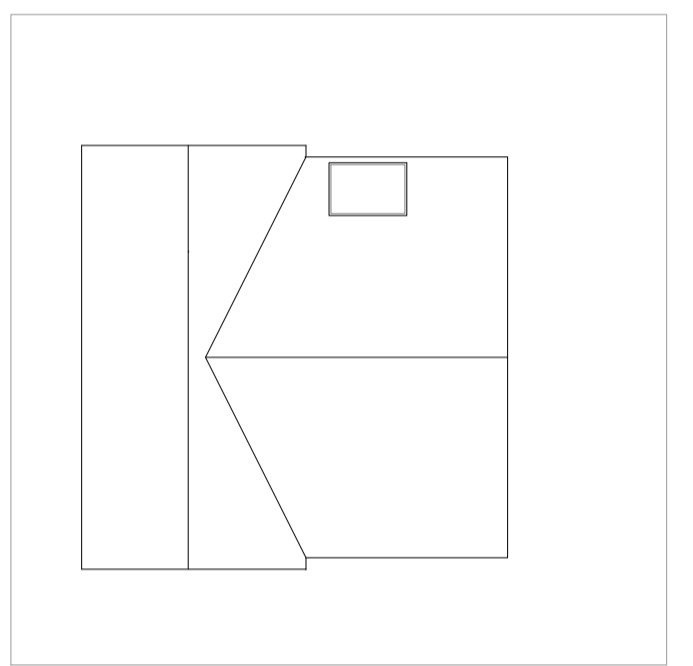
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Plot 7 Ground floor plan Plot 6



Plot 7 First floor plan Plot 6

Plot 6
 Ground floor: 53m²
 First floor: 51.7m²
 Total area: 104.7m²
 Plot 7
 Ground floor: 55.6m²
 First floor: 54.4m²
 Total area: 110m²

Project Title
Proposed Development
 Chipstead Way
 Surrey

Drawing Description
Elevations & Plans
 Plot 6 & 7

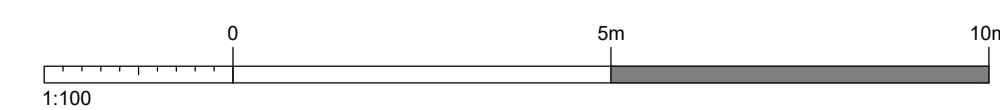
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Drawing Number
30103A_506
 Revision
F



Agenda Item 6

Planning Committee
2nd November 2022

Agenda Item: 6
22/01232/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	2 nd November 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: KTW - Lower Kingswood Tadworth And Walton

APPLICATION NUMBER:	22/01232/F	VALID:	27/06/2022
APPLICANT:	Mr Richard Spiers	AGENT:	Blacksand Asset Management
LOCATION:	FARM CORNER 15 THE AVENUE TADWORTH SURREY KT20 5AY		
DESCRIPTION:	Construction of two detached houses with associated garages, parking and turning areas.		
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 erection of two detached dwellings to the rear of Farm Corner, 15 The Avenue, Tadworth. The site is located within The Avenue Residential Area of Special Character (RASC), which is typified largely by detached properties of traditional 1930s suburban character, set within good sized plots characterized by soft, leafy landscaping.

The proposed dwellings would reflect the character of properties within the RASC with respect to their design, form and palette of materials. They would be set within plots that are sufficiently spacious, both exceeding 0.1ha in area, which would be commensurate with other developments within the RASC, including Bishops Grove and Bramber Close to the west. Each dwelling would exceed national standards for living space and would have access to a rear garden that would be appropriate for dwellings of this size. The donor property and its surrounding plot would continue to be reflective of the RASC in terms of spaciousness.

The relationship with neighbouring properties is considered to be acceptable and would not give rise to a significant level of harm to residential amenity. There would be sufficient distance between the dwellings and Spindlewoods to the north to avoid being overbearing. Whilst noting the change in ground levels the properties have been designed and positioned so as not to give rise to unacceptable levels of overlooking.

Agenda Item 6

Planning Committee
2nd November 2022

Agenda Item: 6
22/01232/F

Each dwelling would comply with the Councils parking standards and the development would continue to utilise the same access point as the existing dwelling. The County Highway Authority (CHA) has reviewed the scheme and is satisfied that there would not be harm to highway safety.

A small number of low quality trees are to be removed which will not have a detrimental impact on the character of the locality. Replacement planting can be secured by condition. There would be further conditions related to ecology and biodiversity net gain.

RECOMMENDATION(S)

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

Consultations:

County 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 and informatives.

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

Tadworth and Walton Residents Association: Do not object to the application however concern raised with regard to surface water flooding. Share concerns raised by residents with respect to traffic congestion and parking issues. Concerns raised with regard to the impact of the development on the amenity of neighbouring properties, particularly 9 and 11 Spindlewoods.

RBBC Conservation officer: No objections with regards Conservation Area on the basis that the proposal would help retain the existing donor property, considers the proposal to just be acceptable with regards plot sizes within the RASC and offered detailed design comments regarding plot 2.

Representations:

Letters were sent to neighbouring properties on 28th June 2022. A total of 10 responses were received.

Issue	Paragraph
Poor design	Paragraph 6.3-6.5
Overdevelopment	Paragraph 6.3-6.5
Out of character with surrounding area	Paragraph 6.3-6.5
No need for the development	Paragraph 6.3-6.5
Harm to Conservation Area	Paragraph 6.3-6.5
Harm to listed building	Paragraph 6.3-6.5
Overbearing relationship	Paragraph 6.6-6.11
Overlooking and loss of privacy	Paragraph 6.6-6.11
Hazard to highway safety	Paragraph 6.6-6.11
Increase in traffic and congestion	Paragraph 6.16
Inconvenience during construction	Paragraph 6.16
Inadequate parking	Paragraph 6.16
Health fears	Paragraph 6.26-6.27
Loss of private view	Paragraph 6.38-6.27

1.0 Site and Character Appraisal

1.1 The site comprises a substantial detached house with attached annexe set within a very generous plot located on the northern side of The Avenue. The house is set back from the road and at an angle bridging the building line between the neighbouring Walden Cottage (no 17) to the west and Oaklands

Agenda Item 6

Planning Committee
2nd November 2022

Agenda Item: 6
22/01232/F

(no 13) (previously known as Spindlewoods) to the east. Walden Cottage is a locally listed building.

- 1.2 The site (with the exception of the north-east corner) is set within The Avenue, Tadworth Residential Area of Special Character (RASC) as identified on the DMP Proposals Map. This area is designated as a result of its special residential character typified by mainly low density, substantial sized dwellings set in spacious grounds set back from the road, where landscaping is an integral part of the character of the area, with a predominance of trees and hedges over buildings and hardstanding. Whilst there are some exceptions to this, including both flatted development and more recent housing development where detached houses are sited closer together, in the main well-spaced houses / development predominates. It is acknowledged that the boundary of the RASC is somewhat disjointed. However, the properties that fall within the RASC tend to be larger and better spaced, where the landscape dominates the built form.
- 1.3 Development is typically 2 storeys with flatted development in the area increasing to 3 storeys with the 2nd floor of development set nearly entirely within the roof, with designs utilising dormer rooflights and gable windows. The exception to this being Oaklands, where the corner landmark turret element is a full 3 storeys.
- 1.4 The site is located in a predominantly residential area, although it is noted other uses exist within the locality, a nursing home, school and church. Tadworth local centre is approximately 0.5km from the site.
- 1.5 The site is well screened from the road by a close boarded fence with evergreen hedging behind. There is significant boundary hedging and trees, and parts of the site are covered by group and individual tree preservation orders (RE1223, RE914 and BAN36). In addition, there are TPOs on adjoining land which could potentially be affected by the proposed development. There is a change in levels within the site with land sloping away to the north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was not sought from the Local Planning Authority prior to submission.
- 2.2 Improvements secured during the course of the application:
- 2.3 Further improvements could be secured: Further improvements could be secured by way of suitably worded conditions and informatives.

3.0 Relevant Planning and Enforcement History

00P/0237/F

Demolition of annex and

Refused - Appeal

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	erection of three five bedroom detached dwellings with integral double garages, replacement double garage for No.15, provision of parking spaces and formation of access road. Appeal dismissed (for reasons of character and amenity) –	dismissed - 20 July 2000
19/00877/F	Demolition of existing dwelling house and annexe, and erection of a two and half storey apartment block comprising 20 dwellings and associated landscaping, refuse storage, and cycle and car parking.	R - Refused - Appeal dismissed
21/02439/F	Demolition of an existing annex and garage at number 15 The Avenue. Construction of three detached dwellings with associated access road, parking and turning areas..	Refused

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of two detached dwellings to the rear of 15 The Avenue Tadworth. The donor property is to be retained along with the existing access to the east. The two dwellings would be traditional in their design and appearance however they would differ from one another. Each of the dwellings would provide five bedrooms.
- 4.2 Plot 1 would feature a large, hipped clay tile roof with prominent pitched roof gable to the principal elevation. Three hipped roof dormer windows would feature to the rear elevation with three rooflights above. Regarding materials this would comprise of red coloured brickwork to the ground floor with a mix of hanging tile and off-white render to the first floor. An attached garage would feature to the east side of the dwelling with steep sloping roof adjoining the eaves of the main house. An area of hardstanding for parking and turning would be sited to the front, accessed through a set of gates. The footprint of

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the dwelling would be 6.5m from the rear (north) boundary with properties on Spindlewoods, and 1m from the east boundary with Oaklands.

- 4.3 Plot 2 would feature two prominent hipped roof gables to the principal elevation with two small, hipped roof dormer windows in between. Much like plot 1 the materials would comprise brick to the ground floor with render above however hanging tile would not feature. The footprint would be more angled within its plot with the principal elevation facing south-east. A detached pitched roof garage would feature to the north-east. The dwelling would be 4.5m from the north boundary, 3.7m from the west boundary with 17 The Avenue and 3.5m from the shared boundary with the donor property. There would be approximately 9m separating the two dwellings. Hardstanding for parking would again be located to the front of the dwelling accessed through gates similar to plot 1.
- 4.4 Externally each of the proposed new dwellings would be provided with private amenity space in the form of rear gardens that would wrap around the rear and side of dwellings. The plot for the donor property would be reduced in size however substantial private amenity space would remain around the dwelling. Access would be via the existing entrance to the south-east corner of the plot, adjacent to which would be the refuse storage facilities. Electric vehicle charging points are proposed to be installed to the front of each dwelling.
- 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	An assessment of the character of the surrounding area has not been made within the Design & Access Statement.
Involvement	No community consultation took place, though tenants have been notified of the proposed works.
Evaluation	Pre-application advice was not sought from the Council prior to the submission of the application. The application is stated as being a re-submission following the refusal of a previous application to develop the site to provide an additional 3 dwellings.

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Design	The proposed scheme has been designed to overcome the reasons for refusal of previous application 21/02439/F. The plot size has been increased to be more reflective of the density of the RASC.
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4.7 Further details of the development are as follows:

Site area	0.2 Ha
Existing use	Residential (1 dwelling C3)
Proposed use	Residential (Class C3) 2x4/5 bedroom dwellinghouses
Proposed density	10dph
Parking standard	Medium Accessibility (4 spaces required, 2 per dwelling)
Existing parking provision	2 spaces
Proposed parking provision	6 spaces
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area

The Avenue Residential Area of Special Character (RASC)

Adjacent to Tadworth Conservation Area

Adjacent to Locally Listed Building Walden Cottage, 17 The Avenue

Tree Preservation Order BAN36 T30 T31 G28 G2

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued townscapes and the historic environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Design	DES1, DES2, DES3, DES5, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and	CCF1

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Infrastructure
Trees, landscaping and ecology

INF1
NHE2, NHE3, NHE9

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
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 construction of two detached houses with associated garages, parking and turning areas, to the rear of 15 The Avenue Tadworth.

6.1 The main issues to consider are

- Principle of development
- Design and character assessment.
- Impact on neighbouring residential amenity.
- Amenity of future occupiers
- Highway matters.
- Trees and landscaping.
- Sustainability, infrastructure and climate change.
- Affordable Housing.
- Community Infrastructure Levy (CIL).
- Surface Water Drainage
- Other Matters

Principle of the development

- 6.2 The site is located within the urban area where there would not be an in principle objection to the introduction of new residential development. The development would provide a net gain of 2 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 rests upon

considering the scheme against national and local policy with regard to design and impact on the character of the area, impact on neighbouring amenity, highway matters, trees, landscaping and ecology, drainage, and any other material planning considerations relevant to the scheme.

Design and character assessment

- 6.3 The design of the development would need to satisfy the requirements of Policy DES3 of the Development Management Plan (DMP), which seeks to control development within RASCs. Specifically, this policy requires new development to be individually designed, and makes a positive contribution to the character of the area, respecting the identified level of spaciousness between properties, being of a height, depth and with a level of bulk and massing that reflects the form of neighbouring buildings. There should remain a pre-dominance of tree cover, with the ratio of hard to soft landscaping carefully considered to ensure this verdant character remains.
- 6.4 It is considered that the proposed dwellings would be of a design that would be appropriate within the context of the RASC and the adjacent conservation area. They would both have a traditional appearance as reflected in their form and palette of materials. The two dwellings would be different in their appearance, which is appropriate within a RASC where dwellings are typically individually designed. Whilst there would be some element of flat roof to both dwellings these would be modest and they would be hidden by the roofs, which would be hipped on all sides. The proposed dormer windows to the rear elevation of plot would be larger in width than the Councils' Householder Extensions and Alterations SPG advises, the dwelling proposed is large and within the context of the roof would be acceptable. The roof slope is steep, and the dormers would be positioned over the eaves, which serves to reduce the amount of bulk and mass to the roof.
- 6.5 The existing plot is very large, even by RASC standards. The introduction of two dwellings to the rear of the site would reduce the plot size of the donor property, however within the current context of The Avenue RASC the plot sizes for all three dwellings would be acceptable. The current scheme follows a previously refused application ref: 21/02439/F, which proposed three additional dwellings. The application was refused on the grounds of overdevelopment, with the addition of three dwellings appearing cramped with inadequate plot sizes. Each of the proposed dwellings would be situated within a plot that exceeds 0.1Ha in area. This would be similar to other developments, particularly those of Bishops Grove and Bramber Close to the west. As with these developments, the proposed scheme would retain the appearance of single dwellings within their own plots. The arts and crafts donor property has been retained and resulting in little change to the character of the street scene, minimising impact on the setting of the locally listed building to the locally listed building to the west. The Conservation Officer has been consulted on the application and is satisfied that the development would not result in harm to the setting of either the listed building or adjacent conservation area. On this basis the

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application is deemed to be acceptable in terms of design and impact on character, complying with Policies DES1, DES3 and NHE9 of the DMP 2019.

Impact on neighbouring residential amenity

- 6.6 The nearest neighbouring residential properties adjoining/within the vicinity of the site are properties along Spindlewoods to the north, Oaklands to the east and Walden Cottage to the west. The impact on these properties will be dealt with in turn.
- 6.7 Number 9 Spindlewoods would be located in closest proximity to the application site, though plots 1 and 2 would be visible from the rear of other properties given the proximity of the rear elevations and the higher ground level of the application site. The dwelling occupying plot 1 would be 4m from the shared boundary with 9 Spindlewoods and 11m between dwellings at the closest point. The application site is at a higher ground level than Spindlewoods. The rear elevations and gardens of Spindlewoods face south-west. Plot 1 would feature three upper floor dormer windows to the rear elevation that would serve a bedroom each and a bathroom. The proposed rear windows would face the north, away from the rear of neighbouring properties along Spindlewoods, instead overlooking the road beyond. Whilst some view would be afforded of the front of 1 Milstead Close this would be at a distance in excess of 35m, and in any case this property is more overlooked by 2 Milstead Close opposite. The nearest dormer window to 9 Spindlewoods would serve the bathroom, which would be obscure glazed, thus mitigating against overlooking. Whilst the proposed dwelling would be visible from the rear of these properties the distance between the dwellings would be sufficient to avoid being overbearing.
- 6.8 Plot 2 would feature an upper floor side window that serves a bathroom that would face towards 9 Spindlewoods, which would be conditioned to be obscure glazed, thus avoiding harm with regards to overlooking. The proposed rear windows would face the north-west away from the rear of neighbouring properties. Whilst some views may be afforded of the very rear portion of 9,11 and 13 Spindlewoods, this would not be to a level that would be harmful. This would not be dissimilar to the level of view afforded between neighbours along Spindlewoods. Whilst the proposed dwelling would be visible from the rear of these properties the distance between the dwellings would be sufficient to avoid being overbearing.
- 6.9 Plot 1 would be in closest proximity to Oaklands to the east, a flatted development with a separation distance of approx.. 22m at the closest point. Given the level of separation it is not considered that there would be harm with regard to overlooking, loss of privacy or loss of light. The separation distance would be sufficient to avoid there being any overbearing impact. The two sites would benefit from a level of visual screening provided by boundary hedging, which would be supplemented by additional planting. Plot 2 would be in excess of 30m from Oaklands.

Whilst some views may be afforded from front facing windows these would be minimal and not result in harmful overlooking.

- 6.10 Turning to Walden Cottage to the west, this is a locally listed building that would be in closest proximity to the donor property, maintaining a distance of approx.. 17.5m. The relationship between these two dwellings would remain unchanged. Whilst plot 2 would feature a single, small side facing window to the upper floor serving a dressing room, this would be angled away from neighbours' rear elevation, thus avoiding harm.
- 6.11 In light of the above considerations it is considered that the proposed development of two dwellings would not give rise to undue harm to the amenity of neighbouring residential properties. The development is therefore deemed to comply with Policy DES1 of the DMP in this regard.

Amenity for future occupants

- 6.12 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.
- 6.13 Each of the proposed dwellings would provide 4 to 5 bedrooms, including a bedroom within the roof space. Plot 1 is shown on the drawings to contain a 5th bedroom/games room within the roof space, indicating that could be implemented. National Space Standards for living space would require between 110 and 128sqm of floor space to be provided depending on the number of occupants. Plot 1 would total 278.2sqm and plot 2 would total 278.4sqm. These standards would therefore be significantly exceeded.
- 6.14 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 and spacious, 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 this regard to other properties on The Avenue, many of which are large dwellings.
- 6.15 On the basis of the above considerations the proposed dwellings are considered to provide an appropriate living environment for future

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occupants, in line with Nationally Described Space Standards and the requirements of Policies DES2 and DES5 of the DMP.

Highway Matters

- 6.16 The site is located within an area of medium accessibility as defined within the Annex 4 of the DMP. In accordance with these standards each dwelling would need to be provided with 2 parking spaces. The proposed garages would not meet the minimum size requirements for the parking of a vehicle however there would be ample space in front of each dwelling for two or more vehicles to be accommodated. The proposed parking requirements would be met. The County Highway Authority (CHA) has been consulted on the application and raised no objection subject to conditions and informatives. The existing access point to the south-east corner of the site would continue to be utilised and it is not the view that the addition of two dwellings would generate a level of vehicle movements that would give rise to harm to the safe operation of the highway. In light of these considerations the scheme would comply with Policy TAP1 of the DMP.

Trees, Landscaping and Ecology

- 6.17 There are a number of trees to the boundaries of the site, some of which are located within the curtilage of neighbouring properties. A mixed species Tree Preservation Order (TPO) is located to the east of the existing dwelling. The Councils' Tree Officer has been consulted on the proposed development and has made the following comments:

'My comments are based on a desk top assessment of the arboricultural report reference AS/CS/0821. The trees identified to be removed are low quality specimens and will not have a detrimental impact on the character of the local landscape. The retained off site trees will not be directly affected by the development and there is adequate space for them to mature and contribute to the local green infrastructure.'

- 6.18 The site would be well landscaped and there would be an appropriate balance between hard and soft landscaping, thus maintaining the characteristics of the RASC in this regard. Subject to appropriate conditions the existing trees can be suitably protected during the course of development and details of landscaping will be secured by a further condition. The proposal is therefore deemed to comply with Policies NHE3 and DES3 of the DMP2019 in regard to trees and landscaping matters.
- 6.19 On ecology matters, and ecological report/ walk over site assessment has been submitted and reviewed by Surrey Wildlife Trust (SWT), who advised that the development would be acceptable with regard to impact on the existing ecology subject to a condition requiring the submission of a construction environmental management plan (CEMP) prior to commencement of development. Further informatives relating to ensuring the control of external lighting, ensuring clearance works and any demolition take place outside of breeding bird season, works to be undertaken in a

precautionary manner and under an ecological watching brief. Further information was requested to confirm that trees proposed to be removed, as well as the existing shed and greenhouse, are not suitable for bat roosting. The applicant's ecologist confirmed that the suitability for bat roosting is negligible. Biodiversity enhancement features including those for bats, birds, reptiles, badgers and hedgehogs. These enhancements would be secured through conditions, with details to be provided prior to commencement of development, including within any landscaping conditions.

The proposed development is considered to comply with Policy NHE2 of the DMP with regard to ecology.

Sustainability, infrastructure and climate change

- 6.20 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

- 6.21 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.
- 6.22 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.
- 6.23 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

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- 6.24 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.

Surface Water drainage

- 6.25 The proposal does not constitute major development whereby the lead local flood authority would assess proposals with regards their surface water flood risk. However, the local area is known to suffer from some surface water flooding issues and this has been raised as a concern by third parties. The Council's maps show the site is outside the areas most susceptible to surface water flooding, which occurs primarily within the highway extent in this location. Nevertheless, in recognition of these issues and the concerns raised, a condition is suggested to require details of surface water attenuation to be submitted for approval prior to commencement of development and a verification report thereafter.

Other Matters

- 6.26 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. A condition requiring the submission of a construction transport management plan to be submitted would be included in the event of planning permission being granted.
- 6.27 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 be protected within planning.
- 6.28 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.

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

Plan Type	Reference	Version	Received
Location Plan	15/TAS/HH/01		27.05.2022
Block Plan	15/TAS/HH/02		27.05.2022
Block Plan	15/TAS/HH/03		27.05.2022
Site Layout Plan	15/TAS/HH/04		27.05.2022
Site Layout Plan	15/TAS/HH/05		27.05.2022
Floor Plan	15/TAS/HH/06		27.05.2022
Proposed Plans	15/TAS/HH/07		27.05.2022
Elevation Plan	15/TAS/HH/08		27.05.2022
Elevation Plan	15/TAS/HH/09		27.05.2022
Floor Plan	15/TAS/HH/14		27.05.2022
Proposed Plans	15/TAS/HH/15		27.05.2022
Elevation Plan	15/TAS/HH/16		27.05.2022
Elevation Plan	15/TAS/HH/17		27.05.2022
Elevation Plan	15/TAS/HH/18		27.05.2022
Other Plan	15/TAS/HH/11		27.05.2022
Other Plan	15/TAS/HH/12		27.05.2022
Landscaping Plan	15/TAS/HH/13		27.05.2022
Arboricultural Plan	AS/CS/0821 TSP	B	27.05.2022
Arboricultural Plan	AS/CS/0821 TCP	B	27.05.2022
Arb / Tree Protection Plan	AS/CS/0821 TPP	B	27.05.2022
Elevation Plan	15/TA/HH/19		27.06.2022

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. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall

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

5. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

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, DES1 and DES3 of the Reigate and Banstead Development Management Plan 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 the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety

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nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy DES8 Construction Management 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) a communications plan

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 (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy 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) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Condition 3 is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework (2021) and Policy TAP1 for Parking, Access, and Servicing.

9. 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.

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10. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

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

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

11. 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.

12. 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).

13. The first floor windows in the side elevations of both dwellings 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

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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.

14. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by a preliminary ecology appraisal, 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 Reigate and Banstead Development Management Plan 2019 policy NHE2.

15. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall include wildlife friendly access and be completed before the occupation of the development hereby permitted.

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

16. The development shall not be commenced until details of surface water attenuation have been submitted to and approved by the local planning authority and the development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To prevent increasing the surface water flood risk with regards Development Management Plan policy CCF1.

17. Prior to occupation of the development hereby approved, a verification report shall be submitted to demonstrate compliance with the surface water scheme submitted and approved under condition 16.

Reason: To prevent increasing the surface water flood risk with regards Development Management Plan policy CCF1.

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2nd November 2022

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INFORMATIVES

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

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).

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2nd November 2022

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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 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. The applicant should take action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.
13. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats

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and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby”.

14. The applicant should be aware that suitable habitat for great crested newt exists within the development site and that should great crested newt be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.
15. Measures should be taken to enhance the site for European hedgehog including:
 - Ensuring the species can move across the landscape by creating gaps into all close boarded fencing
 - Creating a wild corner with minimal habitat management
 - Incorporating hedgehog homes into the development.
16. This development offers opportunities to restore or enhance biodiversity and such measures will assist the LPA in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The development should progress in line with the Ecological Report and incorporate the following:
 - Bird and bat boxes erected on or integral within the new building and/or on mature trees
 - Hedgehog houses
 - Log piles
 - Gaps in any close-boarded fencing
 - Sensitive landscaping scheme including planting of additional trees and wildlife-friendly shrubs.
17. No development shall commence until an appropriately detailed Construction and Environment Management Plan (CEMP) detailing how habitats and species will be protected from any adverse impacts as a result of construction has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
 - Map showing the location of all of the ecological features
 - Risk assessment of the potentially damaging construction activities
 - Practical measures to avoid and reduce impacts during construction, including to trees considered to have bat roosting suitability, and to any badger setts
 - Location and timing of works to avoid harm to biodiversity features
 - Responsible persons and lines of communication
 - Use of protected fences, exclusion barriers and warning signs.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with

Planning Committee
2nd November 2022

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regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

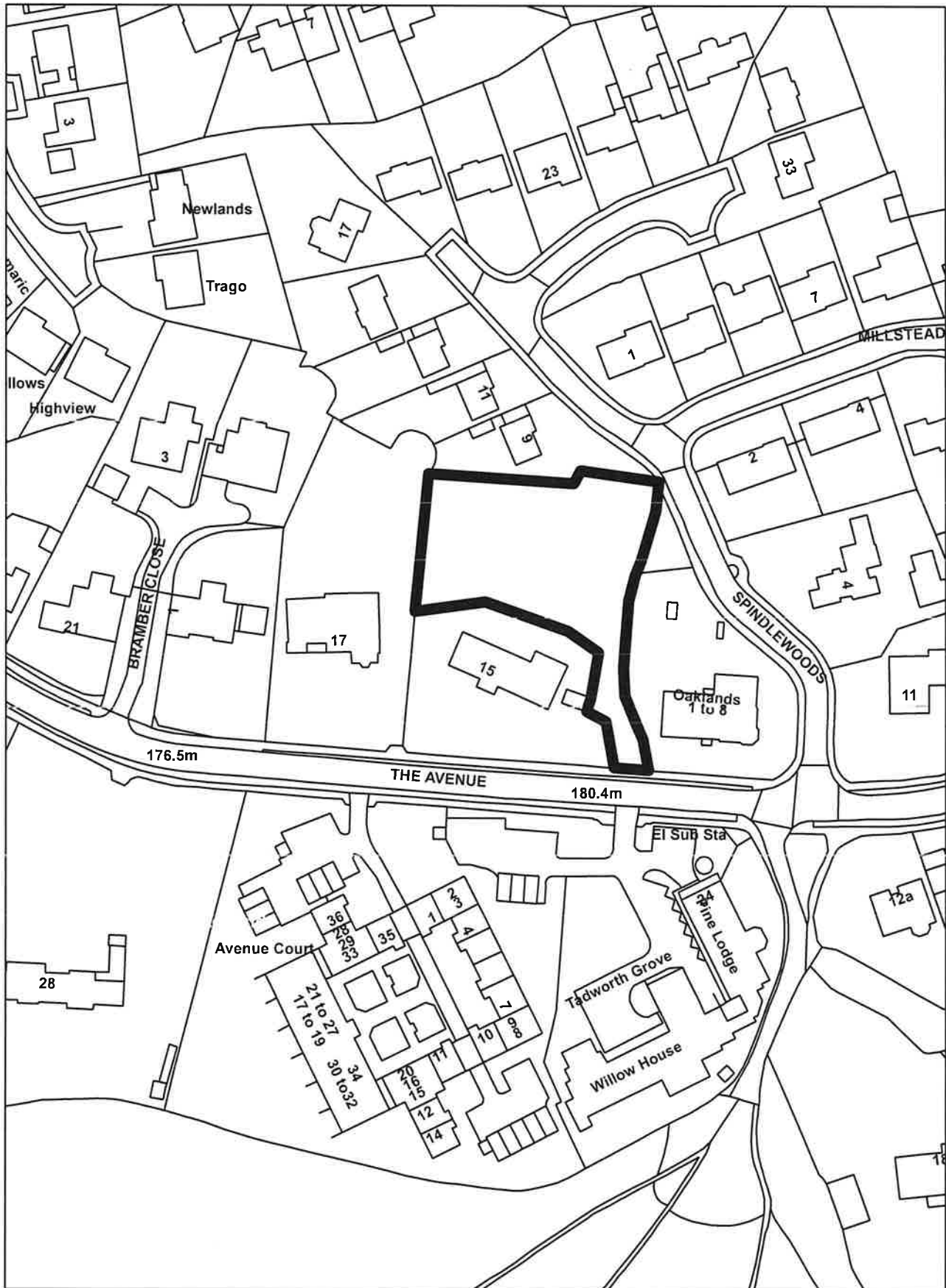
REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES3, DES4, DES5, DES8, DES9, NHE2, NHE3, NHE9, 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

22/01232/F - Farm Corner, 15 The Avenue, Tadworth





Asset Management Ltd
 Lake Field Barn, Bullen Road, Ryde
 blacksandam@gmail.com

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SITE
 LAND R/O 15 The Avenue, Tadworth,
 Surrey,
 KT20 5AY

PROJECT
 Proposed 2 new dwellings

**PROPOSED
 BLOCK PLAN**

SCALE
 1:500@A3

DATE
 May 2022

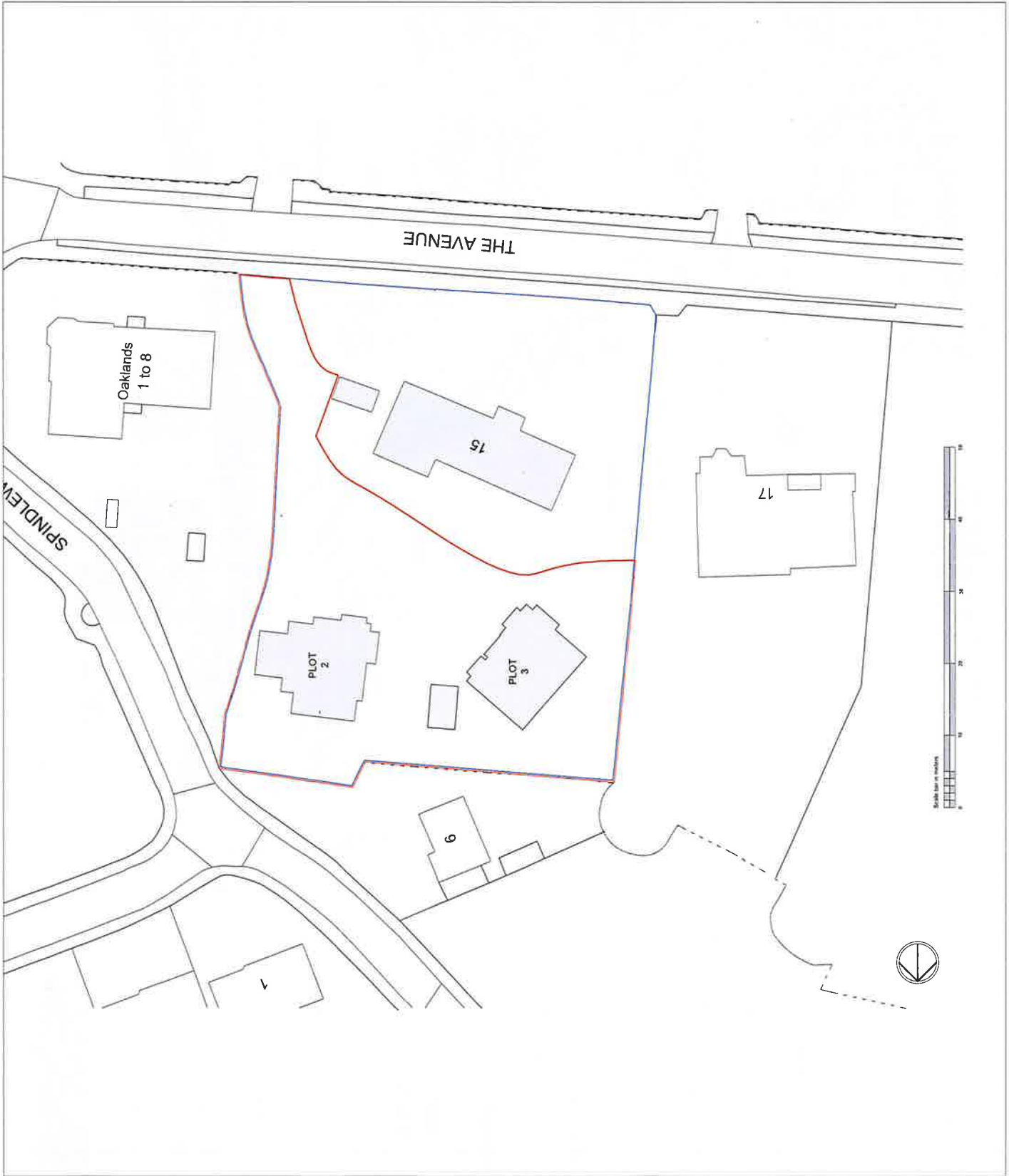
DRAWN BY
 Harry / Tim

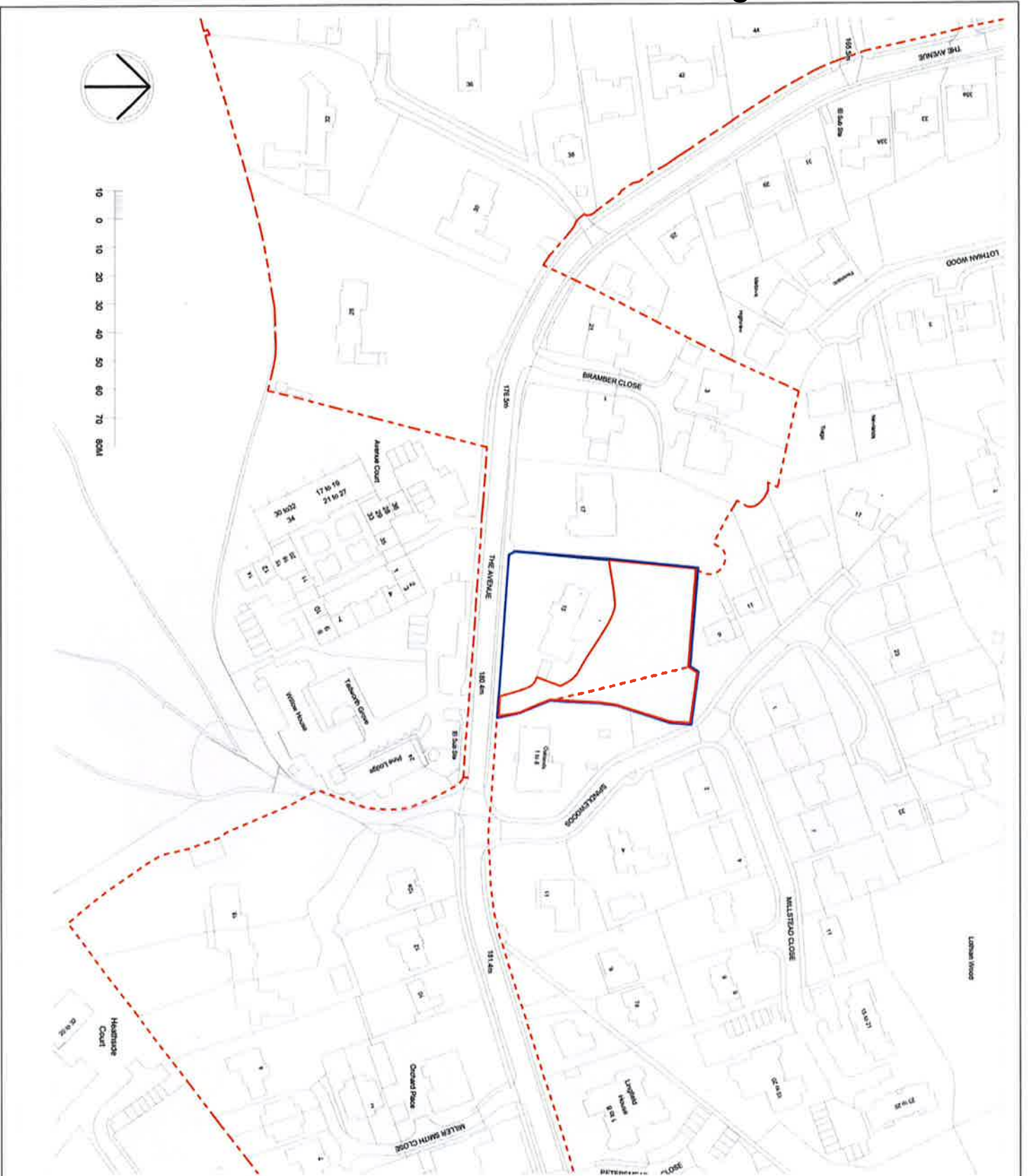
AMENDMENTS


DRAWING NO.
 15/TA/HH/03

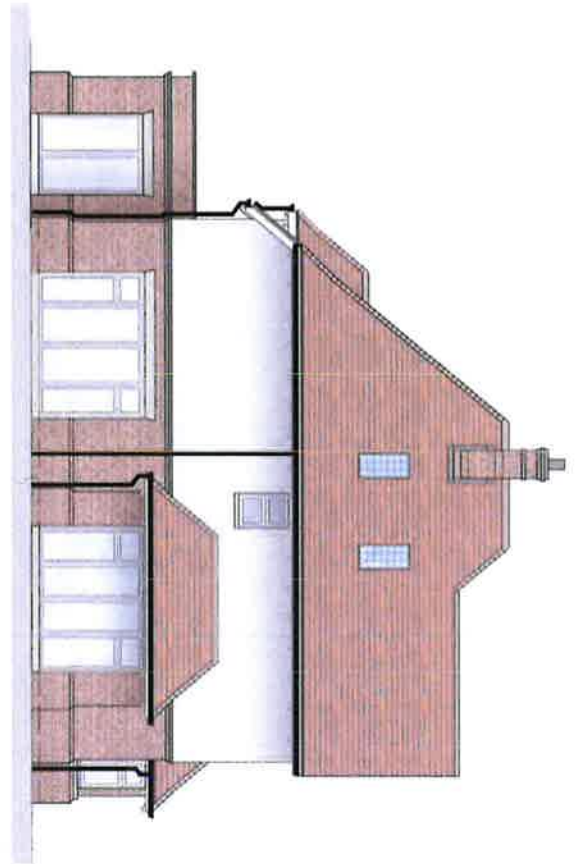
REVISION

H Hayler
 harryhayler@gmail.com





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<p>PROJECT Proposed 2 new dwellings</p>		<p>SITE Land R/O 15 The Avenue, Teakworth, Salford, KT20 5AV</p>	
<p>LOCATION PLAN</p>			
<p>SCALE 1:1250@A3</p>		<p>DATE May 2022</p>	
<p>AMENDMENTS</p>		<p>DRAWN BY Henry</p>	
<p>DRAWING NO. 157A/HW01</p>		<p>REVISION /</p>	
<p>HLHayler henryhayler@gmail.com</p>			



WEST ELEVATION



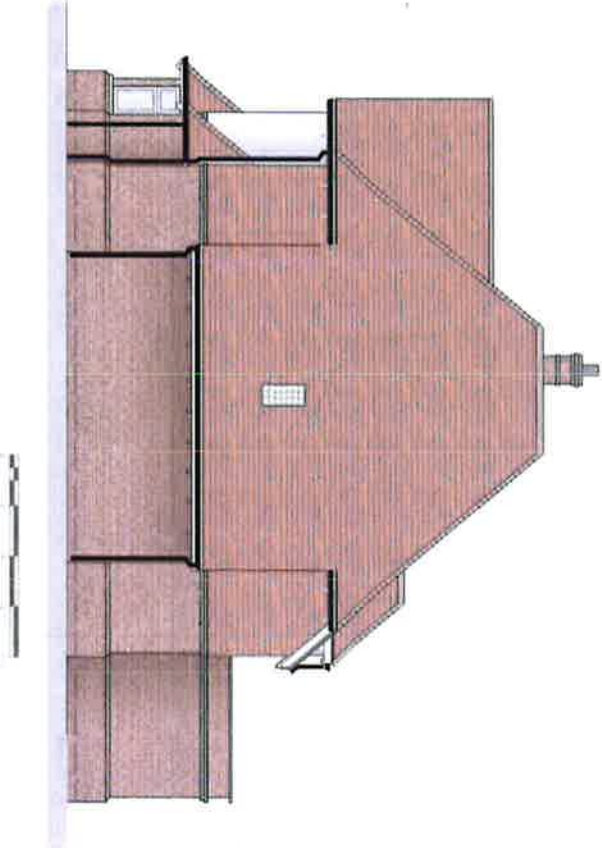
Vertical tiles - Abbeybury mill by Clay and stone



Gables and dormers - Lushock ashtrac grey



Backwork - Hampton Rural Band by Fortens



EAST ELEVATION

Black Sand
Asset Management Ltd

Lake Field Barn, Bulken Road, Ryde
blacksandam@gmail.com

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SITE
LAND RD 15 The Avenue, Tadworth, Surrey,
KT20 5AY

PROJECT
Proposed 2 new dwellings

PLOT 1
SIDE ELEVATIONS

SCALE May 2022 **DRAWN BY** Harry & Tim

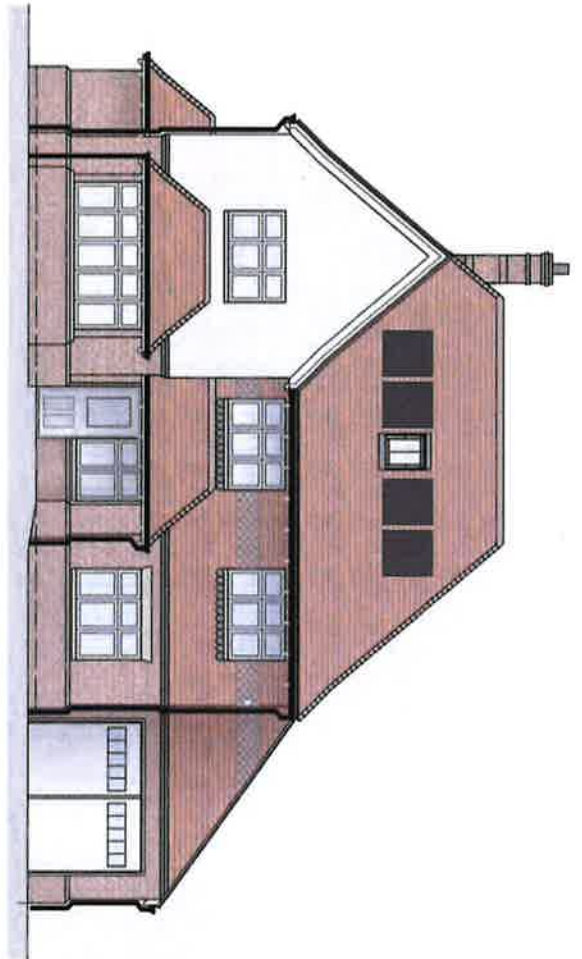
AMENDMENTS

DRAWING NO.	REVISION
15/7244400	/

MATERIALS

- Vertical tiles - Abbeybury mill by Clay and stone - with decorative detailing as shown
- Roof tiles - Abbeybury mill by Clay and Stone
- Backwork - Hampton Rural Band by Fortens
- Gables and dormers - Lushock ashtrac grey
- Windows - White timber FAL 50110 pure white
- Render - OT white RAL 9003
- Open rafters and open profile gable face boards - 50110 pure white
- Conservatory roof lights

H.Hayler
harryhayler@gmail.com



SOUTH ELEVATION



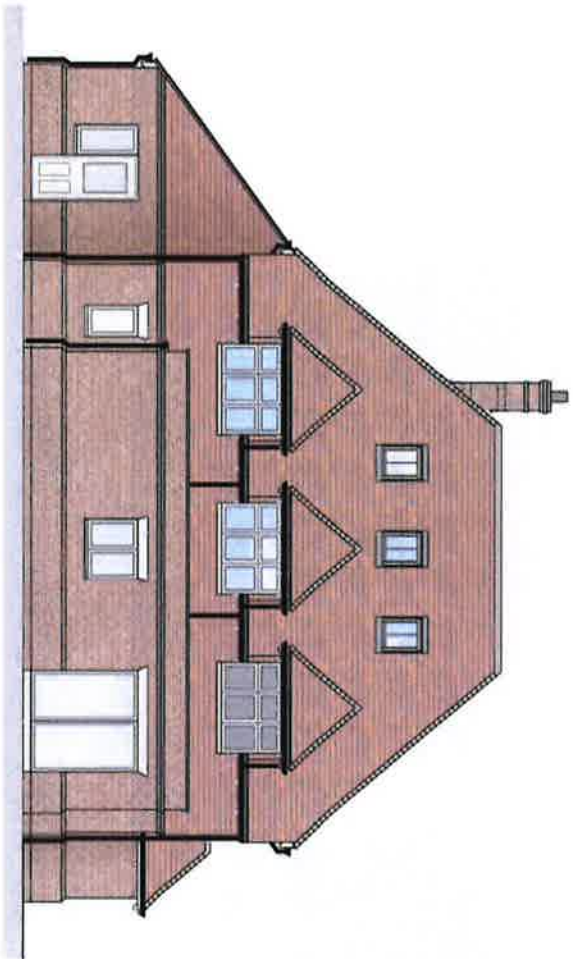
Vertical tiles - Ashbury made by Clay and Stone



Gutters and downpipes - Unidub anthracite grey



Brickwork - Hampton Rural Blend by Forterra



NORTH ELEVATION



Lulu Field Barn, Bulken Road, Ryde
 blacksandam@gmail.com

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SITE
 LAND RIO 15 The Avenue, Tadworth, Surrey,
 KT20 5AV

PROJECT
 Proposed 2 new dwellings

PLOT 1 FRONT & REAR ELEVATIONS

SCALE DATE DRAWN BY
 1:100@A3 May 2022 Harry & Tim

AMENDMENTS

DRAWING NO.	REVISION
15774H105	1

MATERIALS

- Vertical tiles - Ashbury made by Clay and Stone - with decorative detailing as shown
- Roof tiles - Ashbury made by Clay and Stone
- Brickwork - Hampton Rural Blend by Forterra
- Gutters and downpipes - Unidub anthracite grey
- Windows - White timber RAL 9010 pure white
- Render - Off white RAL 9003
- Open rafters and eaves gables barch boards - 9010 pure white
- Conservation roof lights

H Hayler
 henryhayler@gmail.com

Agenda Item 6



Asset Management Ltd
 Lake Field Barn, Bullen Road, Ryde
 blacksandam@gmail.com

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SITE
 LAND R/O 15 The Avenue, Tadworth, Surrey,
 KT20 5AY

PROJECT
 Proposed 2 new dwellings

PLOT 2 GARAGE ELEVATIONS

SCALE
 1:100@A3

DATE
 May 2022

DRAWN BY
 Harry

AMENDMENTS

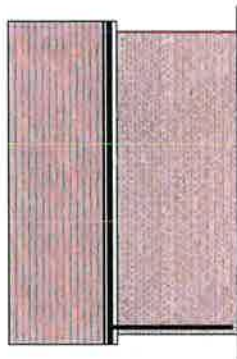
DRAWING NO.
 15/TAHH/18

REVISION
 /

MATERIALS

- Vertical tiles - Alderbury multi by Clay and slate - with decorative detailing as shown
- Roof tiles - Alderbury multi by Clay and Slate
- Brickwork - Hampton Rural Blend by Forterra
- Gutters and downpipes - Lindab anthracite grey

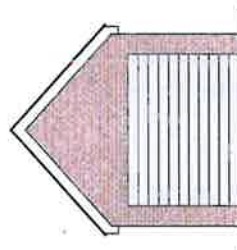
H. Hayler
 harryhayler@gmail.com



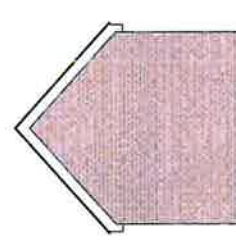
EAST ELEVATION



WEST ELEVATION

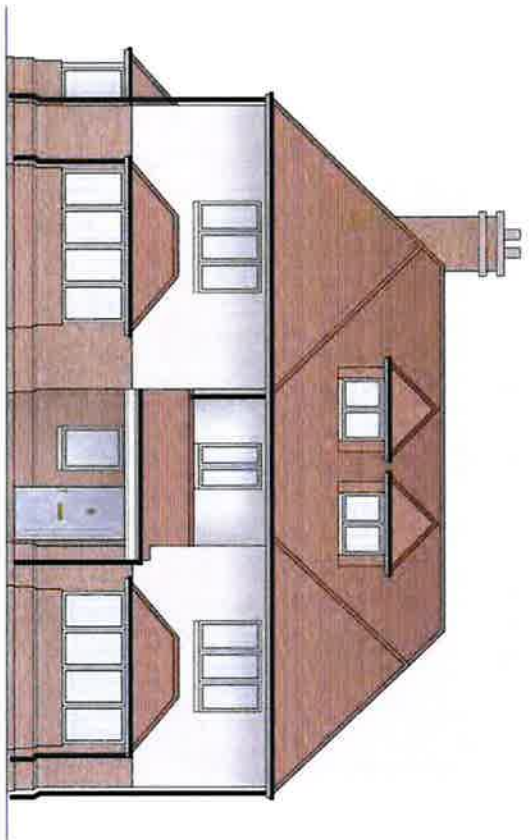


SOUTH ELEVATION

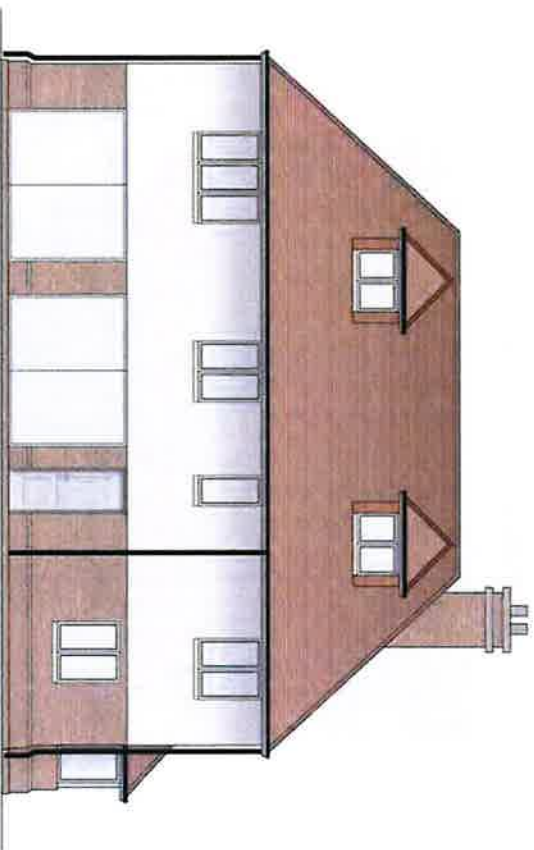


NORTH ELEVATION





FRONT ELEVATION



REAR ELEVATION N.W



Vertical lines - Albury made by City and steel



Gables and dormers - Unbleached exterior grey



Brickwork - Hargrave Rural Band by Foreman



Lake Field Barn, Bullen Road, Ryde
blackstondom@gmail.com

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SITE
LAND R/O 15 The Avenue, Tadworth, Surrey, KT20 5AY

PROJECT
Proposed 2 new dwellings

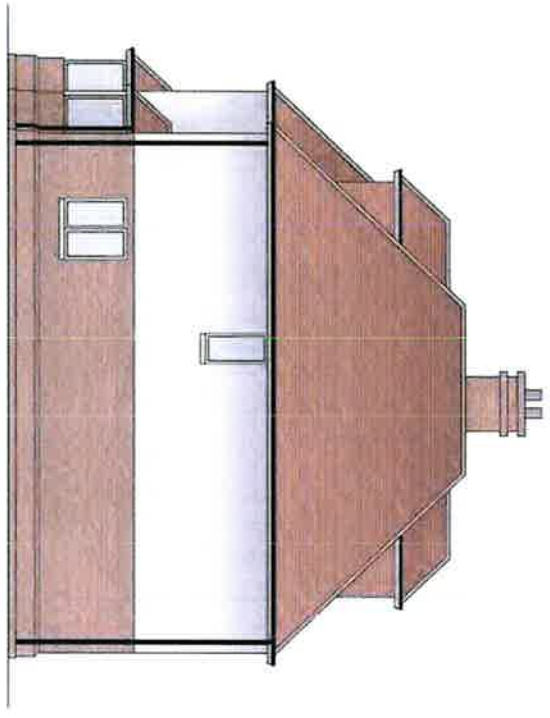
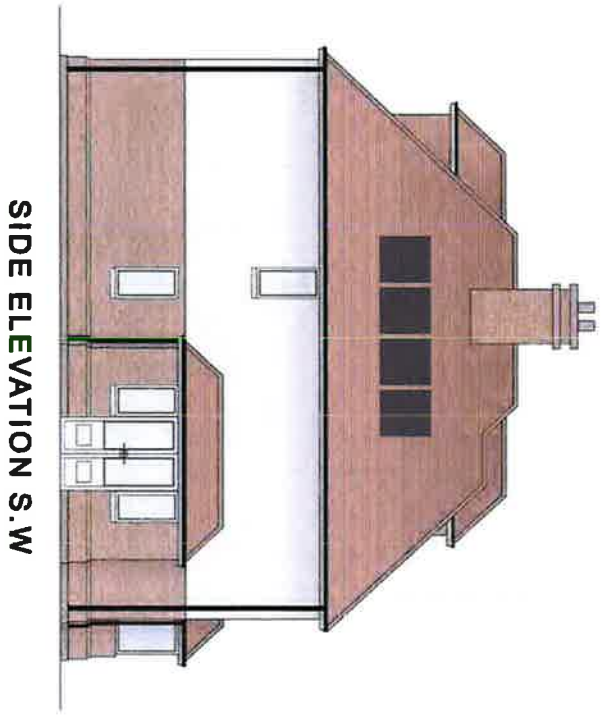
PLOT 2 ELEVATIONS

SCALE 1:100@A3	DATE May 2022	DRAWN BY Harry
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AMENDMENTS

DRAWING NO. 157A/HHT/16	REVISION /
-----------------------------------	----------------------

H. Heyler
harryheyler@gmail.com



Vertical lines - Ashbury made by Clay and Sals



Gables and dormers - Lindsale ashwale grey



Brickwork - Hampton Rural Board by Fethers

Black Sand
Asset Management Ltd

Lake Field Barn, Bullen Road, Ryde
blackandsand@gmail.com

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SITE
LAND RIO, 15 The Avenue, Tedworth, Surrey, KT20 5AV

PROJECT
Proposed 2 new dwellings

PLOT 2 ELEVATIONS

SCALE	DATE	DRAWN BY
1:100@A3	May 2022	Harry

AMENDMENTS


DRAWING NO.	REVISION
157AH/17	/

H. Hayler
harryhayler@gmail.com

Agenda Item 7

Planning Committee
2 November 2022

Agenda Item: 7
22/00595/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	2 November 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: <i>Meadvale and St Johns</i>

APPLICATION NUMBER:	22/00595/F	VALID:	24/03/2022
APPLICANT:	Modric Developments Ltd	AGENT:	Highgate Planning & Development Ltd
LOCATION:	REDHILL AND REIGATE GOLF CLUB CLARENCE LODGE PENDLETON ROAD REDHILL SURREY RH1 6LB		
DESCRIPTION:	Demolition of existing buildings, erection of 10x dwellings with associated parking and landscaping. As amended on 12/05/2022, 05/08/2022, 26/08/2022, 14/09/2022, 07/10/2022 and on 13/10/2022.		
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 golf club clubhouse and existing residential unit and erection of 10 dwellings.

The dwellings would be in the form of two pairs of semi-detached properties, which would consist of one pair of 2-bed units and one pair of 3-bed units, units and 6 detached 4-bed dwellings. The properties would be positioned along a central access road which would be broadly T-shaped. Four detached dwellings (plots 1,2,9 and 10) would be located fronting on to Pendleton Road at the top of the 'T'. The remaining 6 plots would face in to the site in a broadly straight line. The site would be served by one vehicular access which makes use of the existing access on to Pendleton Road. The parking would be provided as surface parking spaces. A total of 23 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 25 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 cladding and facing brickwork on the walls and red or grey clay tiles to the roofs.

The site comprises the former Redhill and Reigate Golf Club clubhouse adjacent to the golf course that lay on the Common to the south, but which no longer exists and

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2 November 2022

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the use of the club house also has ceased. At present it is understood that the site accommodates a modest dwelling within part of the building but otherwise the site appears unused.

Apart from the former clubhouse it comprises a large tarmac parking area on the western part of the site and a number of modest single storey buildings to the rear of the site. In front of the former clubhouse and to the east of the building lies a grassed area.

The site slopes gently downhill towards the road and along the easternmost boundary is a somewhat steeper drop, approximately 1-2m's from the boundary with the garden of the adjacent dwelling Havering Patch. At the top of this slope lies a row of evergreen trees which screen the rear garden of the neighbouring house. The site has a number of trees along its southern and western boundaries, a number of which are subject to a Tree Preservation Order (TPO). There is a public footpath which runs along the western boundary.

The justification provided by the applicant regarding the loss of the existing community use of the site is accepted.

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 adequate levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and reasonably sized gardens (ranging from 9m to 12m deep).

The traditional form, design and materials of the proposed dwellings would reflect the local character. The different house types and layout add some character and interest to the scheme. The proposed streetscene drawings show that the height and scale of the dwellings which front on to Pendleton Road would be comparable to the adjoining properties. It is considered that the result is an acceptable quality design approach which would not appear incongruous within the site or be out of keeping with the character of the surrounding area. The acceptable layout and design and set back nature of the units facing Pendleton Road also adequately addresses the issue of transition to green belt. The existing boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. Further landscaping details can be provided by condition.

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 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 an acceptable quality.

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

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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.

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2 November 2022

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22/00595/F

Consultations:

Council's Environmental Protection officer: no concerns raised but recommends a contaminated land informative.

Surrey Wildlife Trust: no objection raised. Satisfied that the approach to bat mitigation is acceptable.

Surrey County Council Highway Authority (CHA): no objection subject to conditions securing implementation of access and parking, CTMP, travel information packs and electric charging points

Surrey County Council Lead Local Flood Authority (LLFA): satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Mineral and Waste Planning Authority (MWPA): no objection

Surrey police: recommend a secure by design condition

Thames Water: no objection in relation to waste water network and sewerage treatment works infrastructure capacity

Representations:

To date 59 representations have been received, 55 objections and 4 neither objecting or supporting

Issue	Response
Alternative location/proposal preferred	See paragraph 6.1
Crime fears	See paragraph 6.59
Hazard to highway safety	See paragraph 6.33-6.37
Health fears	See paragraph 6.26-6.32 and 6.58
Harm to conservation area	Site is not within or close to a conservation area
Inadequate parking	See paragraph 6.33-6.37
Inconvenience during construction	See paragraph 6.57
Increase in traffic and congestion	See paragraph 6.33-6.37
Loss of/harm to trees	See paragraph 6.38-6.42

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2 November 2022

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Noise and disturbance	See paragraph 6.26-6.32 and 6.57
Poor design	See paragraph 6.13-6.25
Harm to wildlife habitat	See paragraph 6.43-6.47
Out of character with surrounding area	See paragraph 6.13-6.25
Overdevelopment	See paragraph 6.13-6.25
Overshadowing and overbearing relationship	See paragraph 6.26-6.32
Loss of private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraph 6.26-6.32
Drainage/Sewerage capacity	See paragraph 6.48-6.50
Flooding	See paragraph 6.48-6.50
Concerns regarding rights of way	This is a separate legal issue
Impact on local services	See paragraph 6.55-6.56
Impact on openness of Green Belt	Site is not located within the Green Belt and there is no policy requirement to consider the setting of green belt or the impact on the openness from development outside the green belt

1.0 Site and Character Appraisal

- 1.1 The site comprises the former Redhill and Reigate Golf Club clubhouse adjacent to the golf course that lay on the Common to the south, but which no longer exists and the use of the club house also has ceased. At present it is understood that the site accommodates a modest dwelling within part of the building but otherwise the site appears unused.
- 1.2 Apart from the former clubhouse it comprises a large tarmac parking area on the western part of the site and a number of modest single storey buildings to the rear of the site. In front of the former clubhouse and to the east of the building lies a grassed area.

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2 November 2022

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22/00595/F

- 1.3 The site slopes gently downhill towards the road and along the easternmost boundary is a somewhat steeper drop, approximately 1-2m's from the boundary with the garden of the adjacent dwelling Havering Patch. At the top of this slope lies a row of evergreen trees which screen the rear garden of the neighbouring house.
- 1.4 The site has a number of trees along its southern and western boundaries, a number of which are subject to a Tree Preservation Order (TPO). There is a public footpath which runs along the western boundary.
- 1.5 Of particular relevance to any development of this site is the single storey building (60- 62 Clarence Walk).that directly abuts the rear (northern) boundary and which has a number of windows overlooking the site. The surrounding character is one of residential development of a variety of types and characters with Earlswood Common to the south and south-east.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00392, which proposed either a residential development of 10 dwellings, a block of 27 flats or a scheme with 44 flats. Concerns were raised regarding scale of development and potential impact on neighbouring properties and amount of parking required for the flatted schemes. In relation to the 10 unit scheme concern was raised in relation to the siting of a number of units, potential neighbouring amenity issues, layout approach and lack of individuality in design and parking. The applicant was also advised that they would have to justify the loss of the community use
- 2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations/additional information;
 - Reduction in scale of proposed dwellings including reduction in footprint of plot 5, 6, 7 and 8 (7 and 8 now 2-bed units instead of 3-bed units), change of roof design from gable to hipped on plots 7 and 8. Removal of garages and size of plots 5 and 6.
 - Alteration to layout - setting back of Plots 9 and 10 further in to site. Plots 7 and 8 moved away from eastern boundary. Plots 5 and 6 moved away from northern boundary
 - Additional parking provision so that scheme now fully complies with parking standards.
 - Additional drainage information and update arboricultural and transport documents.
- 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 | 16/02788/F
(relates to Havering Patch but includes land which was formerly part of the golf club) | Two storey side extension to existing detached residential dwelling to form a 'granny annex'. The application includes a parcel of land of approx. 93 sqm which has been purchased from the adjacent Golf Club and therefore requires change of use to residential. The application includes the rebuilding of the porch & a temporary storage container during the construction period. | Approved |
| 3.2 | 09/00564/F | Erection of 2 x 4 bed detached dwellings with associated parking and attached double garages. (Drwg No. BR 186/2 Rev B, BR/187, BR/187/1/A, BR 188 Rev 3, BR/189, BR 190, BR 187/4) | Refused |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the Demolition of existing buildings, erection of 10 dwellings with associated parking and landscaping.
- 4.2 The dwellings would be in the form of two pairs of semi-detached properties, which would consist of one pair of 2-bed units and one pair of 3-bed units, units and 6 detached 4-bed dwellings. The properties would be positioned along a central access road which would be broadly T-shaped. Four detached dwellings (plots 1,2,9 and 10) would be located fronting on to Pendleton Road at the top of the 'T'. The remaining 6 plots would face in to the site in a broadly straight line. The site would be served by one vehicular access which makes use of the existing access on to Pendleton Road. The parking would be provided as surface parking spaces. A total of 23 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 25 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 cladding and facing brickwork on the walls and red or grey 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

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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 3 to 8 of the applicant's DAS considers the context of the application includes site context, local context, details of existing buildings and site layout and topographical survey. Pages 11 to 13 sets out details of similar applications in the borough, local precedents and site analysis. 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	No details of any community engagement
Evaluation	The DAS sets out the design evolution from the pre-application (pages 9-10)
Design	Pages 14-32 of the DAS set out the design strategy of the current scheme including site layout, street scene, house types, materials models, access, refuse, fire safety and environmental design.

4.6 Further details of the development are as follows:

Site area	0.45ha
Existing use	Golf club clubhouse (F.2 – Local Community) and 1 x dwelling (C3)
Proposed use	10 Residential dwellings(C3 use) 2x 2 bed 2x 3 bed 6x 4 bed
Existing parking spaces	Approx. 60
Proposed parking spaces	25 (including 2 visitor)
Parking standard	25 (including 2 visitor)
Number of affordable units	0
Net increase in dwellings	9
Proposed site density	22 dph
Approximate Density of the	13 dph (The Fairways)

surrounding area	22 dph (Clarence Walk – southern part of road from no.13 and 36) 33 dph (The Crescent) 11 dph (Havering Patch, The Petworth, The Ripley, The Stoneleigh)
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5.0 Policy Context

5.1 Designation

Urban Area

Parking Accessibility Score - Low

Opposite to Metropolitan Green Belt

Opposite to Earlswood common local nature reserve

Opposite to Earlswood Common Site of Nature Conservation Interest

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)

DES4 (Housing Mix)

DES5 (Delivering High Quality Homes)

DES7 (Specialist Accommodation)

DES8 (Construction Management)

DES9 (Pollution and Contaminated Land)

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)

INF2 (Community facilities)

INF3 (Electronic communication networks)

5.4 Other Material Considerations

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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 existing community 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 community use
- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Flooding/drainage
- Sustainable Construction
- Community Infrastructure Levy
- Other matters (crime, construction impact, contamination)

Loss of community use

- 6.3 The site previously comprised a community use, serving as a clubhouse to the adjacent golf course. Core Strategy objective SO13 seeks to secure adequate community services in appropriate locations to support the needs of the community. The Core Strategy policy CS12: 'Infrastructure delivery' states that the Council will resist the loss of existing community facilities, unless it can be demonstrated that the existing use is surplus to requirements, or equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.
- 6.4 DMP Policy INF2: 'Community facilities' amplifies Core Strategy policy CS12. Community facilities are vital in supporting communities. DMP policy INF2 recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them (DMP Explanatory Paragraph 3.4.15). It states that:
1. "Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community."
- 6.5 Following the closure of the golf course for financial viability reasons, the clubhouse closed down in 2019 as it was no longer possible to continue with the existing community use as a clubhouse without a functioning golf course. The clubhouse is now no longer able to serve its intended purpose and being a standalone facility within a predominantly residential area, its loss would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community and would therefore be acceptable under the DMP Policy INF2 (1).
- 6.6 In addition, the DMP Policy INF2 also requires that:
- a. "Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
 - b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location".
- 6.7 With regards to criterion 1b, we note that the loss of community facility has occurred when the golf club ceased to operate three years ago. As an ancillary facility to the golf course, the clubhouse has ceased to operate at the same time. The proposed development would therefore not result in any shortfall of local provision of this type of community use, as without a golf course, there is no use for a golf clubhouse. Furthermore, there are several golf clubs in the area to serve the local community needs, namely Reigate Heath Golf Club (3.1 miles), Betchingley Golf Club (4.6 miles) Reigate Hill Golf Couse (4.8 miles) and Betchworth Park Golf Club (6.3 miles).

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- 6.8 Although the proposal can be deemed compliant with the policy INF2 based on the evidence provided in support of paragraph 1 and 1b of the policy, the applicant has also supplied evidence in support of paragraph 1a to demonstrate that reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community.
- 6.9 It is noted that the report from Elford Chartered Surveyors provided with this application, concluding the building in its current state is not well situated for a community use. The existing condition of the building is poor, requiring approximately £310,000 worth of repairs. Alternative uses, such as restaurant, pub and gym have also been considered and discounted, based on the existing size, layout and location of the building.
- 6.10 It is also noted that the property has been unsuccessfully marketed to let from April 2019 for a period of 10 months. The marketing exercise has been summarised in the report from Fleurets Leisure Property Specialists, provided with this application. The report states that letting particulars have been circulated to approximately 8,400 applicants, resulting in several viewings, however most did not lead to offers, with feedback mainly being the fairly remote location, stiff competition and level of work required to update the trade area.
- 6.11 An interest has been received from three parties - a local publican, an events business and a golf club provider, however neither progressed to a successful offer.
- 6.12 Based on the above evidence, officers are satisfied that the proposed development would be acceptable under the DMP Policy INF2.

Design appraisal

- 6.13 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. The site adjoins the Earlswood Common and Metropolitan Green Belt to the south and south-east. The proposal must therefore satisfactorily transition to the countryside.
- 6.14 The site comprises a former golf club clubhouse. As set out in the submission documents and apparent on the site visit the existing building and site 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.
- 6.15 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 reasonably sized gardens. Whilst the plots are smaller than the more generous plots than the properties to the north and east at 22dph it is considered that the scheme could not be considered high density for an urban area site and compares favourably to the residential development to the west of the site and north of the site (22 and 33 dph). The general house types of detached and semi-detached dwellings fits in well within an area which has mainly larger detached dwellings to the east, terrace housing to the west and a mix of semi and detached housing to the north. The proposed development is therefore considered to strike an acceptable balance between addressing the lower density housing to the east and the higher density to the west and north whilst making best use of the site.
- 6.16 In terms of layout it is noted that the T-shaped layout is not a common feature in the immediate surroundings and is not the most exciting of layouts. However, the existing site layout is also an anomaly in the area and this needs to be seen in this one off context. It is also of note that to the west is a row of terrace properties and to the east is a small cluster of houses in a u-shape. So there is not a clear pattern of development in the surrounding area. Further whilst officers would prefer a more adventurous layout which is less rigid and helps to create a better sense of place, is of a lower scale and which has dwellings set further back from the street scene the scheme as submitted has to be considered on its own merits and harm needs to be clearly identified to warrant refusal of the application.
- 6.17 The dwellings which face the street are staggered so that they reflect the forward position of the terrace properties to the west and the detached dwelling Havering Patch to the east. It is my view that there is not a clear 'building line' on this plot which the proposed dwellings must be behind. Further there is a significant gap between plot 10 and Havering Patch. Therefore the staggered positioning of the dwellings along the streetscene is not considered to be such that it would cause unacceptable harm. The extent of development to the rear of the site is considered to be relatively modest and a separation distance of between 5.7 and 9m ensures that it does not appear overly cramped. Given the positioning of the dwellings to the east of the site it is difficult to see how you could say it is out of keeping with the general pattern of development.
- 6.18 The proposed form, design and materials of the dwellings would be traditional in nature and reflect the local materials and character of the properties within the area. The different house types and layout adds some character and interest to the scheme. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties. It is considered that the result is an acceptable quality design

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- approach which would not appear incongruous within the site or be out of keeping with the character of the surrounding area.
- 6.19 The acceptable layout and design and set back nature of the units facing Pendleton Road also adequately addresses the issue of transition to green belt. The existing boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. Further landscaping details can be provided by condition.
 - 6.20 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.
 - 6.21 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.
 - 6.22 DMP Policy DES7 requires that "On sites of 5 or more homes, at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The DAS states that all of the units would be M4(1) and M4(2) compliant however limited information is provided to show compliance. A condition is recommended to secure further information and implementation.
 - 6.23 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.
 - 6.24 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 9m-12m deep, majority around 10m 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).
 - 6.25 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 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

- 6.26 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.
- 6.27 There are no adjoining properties to the south of the site and therefore no concerns in this regard.
- 6.28 The site adjoins residential development on three sides, to the north, west and east. To the west the nearest of the proposed plots would be over 22m away from The Crescent and 10m from the boundary with 66 Clarence Walk. Both no.66 and the dwellings at The Crescent are also side on to the proposed dwellings. To the east the dwelling of Plot 6 would be the closest to the property known as Stoneleigh but would still be 10.7m from the site boundary and over 23m to the actual dwelling. Plot 8 and Plot 10 would be the closest to the dwelling known as Havering Patch. The submitted cross section does show that plots 7 and 8 would have eave heights which are approximately 1.7m higher than Havering Patch. However, the nearest part of the dwelling on Plot 8 would be 12m from the eastern boundary and over 11m from the nearest part of this dwelling and the relationship would be angled which restrict direct outlook from windows. Plot 10 is shown on the street scene drawings to be at a commensurate height to Havering Patch and whilst the dwelling on Plot 10 would be approximately 4m further forward it would be over 7m from the side elevation and as such would easily pass the 45 degree test. There are side facing windows but these serve non-habitable windows and can be conditioned to be obscure glazed and restricted opening to prevent overlooking.
- 6.29 To the north of the site are 60-64 Clarence Walk. No 60 and 62 are single storey and the relationship is unusual in that the building is hard up against the boundary and both properties have windows which face directly on to the existing car park of the site. Four windows in total face the car park. From a site visit to these properties, it has been established that of the four windows the two central windows serve bedrooms. The other two serve bathrooms, therefore non-habitable rooms. The habitable room for no.60 would face on to the end of the access road. Given the existing relationship the outlook would be no worse than the existing and due to the orientation and separation to the dwellings at plots 5 and 6 there would not be unacceptable loss of privacy. Plot 6 would be located to the east of no.60 so that it would be adjacent to the main outdoor amenity area for this property. Whilst this would cause a significant change in the current relationship due to the separation distance of 5.8m, the side to rear relationship, the higher ground level, and the fact that the proposal would meet the 45 degree test in the vertical it is

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considered that the dwelling would not cause unacceptable levels of overbearing impact or loss of light. The habitable room for no.62 would be located approximately adjacent to the new tree shown on the landscaped area north of plot 5. The proximity of the tree could cause some light issues but a condition to secure amended landscaping details could be conditioned. Other than the tree issue the outlook from this room would, it could be argued, be an improvement with a landscaped area, rather than a car park right next to the window. The dwelling at plot 5 would be located approximately 9m from the window and only the front gable element would be directly in front of the window. This element would pass the 25 degree rule and given the outlook to the south-east would be of the proposed access road it is not considered that the relationship with plot 5 would be overbearing or cause a loss of light. Due to the orientation and separation to the dwellings at plots 5 and 6 there would not be unacceptable loss of privacy. In terms of no.64, the dwelling at plot 5 would be 8.8m from the boundary over 13.5m from the rearmost part of no.64. Such spacing is considered more than adequate for a side to rear relationship in an urban area, easily passing the 25 degree rule. The dwelling at plot 5 would also not directly face the rear of no.64 but would be offset ensuring that the outlook from this property is not unacceptable impacted. There are side facing windows on plot 5 and 6 but these serve non-habitable windows and can be conditioned to be obscure glazed and restricted opening to prevent overlooking.

- 6.30 It is therefore considered that the proposed dwellings have been positioned sufficient distance away from the nearest properties on all three side to ensure that there would not be unacceptable harm to the occupants of these properties regarding overbearing impact, loss of privacy and loss of light.
- 6.31 In terms of the proposal and potential noise, disturbance and other pollution such as light and car fumes. 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. A condition is recommended to secure further details of any external lighting to ensure that there is not unacceptable light spill.
- 6.32 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

- 6.33 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 proposed development seeks to utilise an existing vehicular access to serve the new dwellings from Pendleton Road and the development is not likely to lead to any highway safety issues in the vicinity of the site. The Applicant has indicated vehicular visibility splays from the access in either

direction to the nearside carriageway, each measuring 2.4 metres x 120 metres as per Design Manual for Roads & Bridges (DMRB) guidance.

Furthermore, compared to the original use, the proposed development is unlikely to lead to an increase in vehicular movements associated with the site.

The proposed development includes a total of 22 car parking spaces, which is a shortfall by 3 spaces when compared against Reigate & Banstead's parking standards, which stipulate that 25 spaces should be provided. This provision would comply with SCC's parking standards for a maximum of 1.5 spaces per two-bed dwelling and 2 spaces per three & four-bed dwellings, equating to 19 spaces. The CHA believe that adequate space has been provided for vehicles to be parked, and considering the opportunities for sustainable travel nearby, it is deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity.

Furthermore the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear.

The proposal does not pose any highway safety implications and therefore the County Highway Authority has Authority has raised no objection to the proposed development subject the above conditions being imposed."

- 6.34 Based on the above comments it is considered that the application is acceptable in relation to access and highway safety and capacity matters.
- 6.35 With regard to parking it should be noted that the CHA comments were provided before the scheme was amended to include 25 parking spaces. The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2 space for each two and three bedroom dwelling and 2.5 spaces for each of the 4 bedroom dwellings and two spaces are required for visitors. Thus, a total of 25 spaces would be required. In this case, a total of 25 spaces are proposed. Therefore the proposal is providing in line with the minimum requirements for parking and therefore no objection can be raised in terms of parking provision. Each plot has ample garden space for cycle storage. Further details of the final design of the storage can be secured by condition.
- 6.36 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 only be able to enter the site first part of the site a bin collection area is required for the four plots to the rear of the site. This is to be provided adjacent plot 9. The Council's neighbourhood services team have requested this layout and are satisfied with the finalised layout. There is ample space for refuse storage to be in the rear gardens of the properties.
- 6.37 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

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Impact on Trees

- 6.38 The applicant has included arboricultural information in their submission. The site contains a number of attractive, good quality trees which make a positive contribution to the character of the area and wider street scene. All of these key trees would be retained and incorporated into the landscaped areas of the development, and some within the gardens of the new properties. The reports make a series of recommendations to safeguard these trees during the construction period.
- 6.39 The reports have been assessed by the Council's Tree Officer who has provided the following comments:
"The submitted arboricultural information has been reviewed as a desk top assessment only. The 'BS5837 Arboricultural Report & Impact Assessment' and other arboricultural details from Crown Tree Consultancy are suitable and thorough and explain how the significant landscape trees on site can be retained during the proposed demolition, re-development and future occupancy of the site.

The majority of trees on site are protected by Tree Preservation Order (TPO) RE20, which was served in 1975.

The BS5837 Arboricultural Report & Impact Assessment includes an overview of technical solutions for various works, such as the installation of service runs and new surfacing, within the Root Protection Area (RPA) of retained trees. These are useful proposals, but it is not yet clear how this will work on site – for example there may be level changes that need to be accommodated into other elements of the layout. The report says under the heading 'Arboricultural Method Statement' that:

'BS 5837 recommends that a detailed methodology is agreed in the form of an Arboricultural Method Statement which shall ensure that trees are well protected during the construction phase. This should detail all tree protection measures and limitations on construction activity. All of the issues raised within this Impact Assessment should be covered by the Method Statement.'

An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can be required by a pre-commencement condition but if this detail is critical to the proposal, then it would be better to have a final specification up front with validation from an engineer and arboriculturist to ensure that it will all work and fit together on the ground.

Suggested pre-commencement condition for AMS and TPP, if not provided as part of the pre-decision submissions"

- 6.40 Following the submission of amended plans the applicant has updated the submitted tree information and provided the AMS and TPP as required the Tree Officer. The Tree Officer has provided the following comments on the further information:

“Thanks for the further consultation on this and to the applicant for supplying the required finalised arboricultural information. The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.

The further submissions of the Arboricultural Method Statement and Tree Protection Plan are sufficient in detail for the Council to verify what is going to happen and ensure compliance. The Arboricultural Method Statement and Tree Protection Plan can be conditioned to be implemented as is should planning permission be granted.”

- 6.41 As set out above a condition is also recommended to secure a finalised landscaping scheme.
- 6.42 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

- 6.43 Whilst the site is opposite a Local Nature Reserve (LNR) and Site of Nature Conservation Importance (SNCI) due to it being a previously developed site it is considered that its ecological value is likely to be low. The applicant through the course of the application has submitted a Biodiversity Net gain (BNG) note, a Bat Preliminary Roost Assessment and emergence and re-entry report. The BNG confirms that the site has limited habitat value including poor SI grassland, species poor hedgerows and scattered trees.
- 6.44 The submitted bat reports have been assessed by Surrey Wildlife Trust (SWT) who have provided the following response:
“We have reviewed the submitted Bat Preliminary Roost Assessment report submitted to the planning portal (Arbtech, 2021). The report confirms the presence of a building on the site which has the suitability to support a bat roost. The Bat Survey - Emergence and re-entry report (Arbtech, 2021) has confirmed the presence of a bat roost in B1, and therefore provides a recommendation for a Bat Mitigation Class Licence (Low Impact). We would advise the LPA that this approach would be acceptable.”
- 6.45 Therefore subject to a condition ensuring the implementation of the submitted bat reports there is considered to be no unacceptable harm to protected species. A condition ensuring control over future external lighting is also recommended for both amenity and bat reasons.
- 6.46 In terms of biodiversity net gain the BNG file currently indicates a net loss 0.78 units from baseline due to the position of units 9 and 10 however through new planting the scheme could achieve a 14% increase in habitat units. Since the submission of the BNG report the scheme has been amended, increasing the opportunity for planting. Other enhancement measures for bats and birds are also recommended. It is recommended that

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finalised details of the proposed enhancement measures can be secured by condition to ensure that net gain is secured.

- 6.47 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

- 6.48 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding.
- 6.49 In terms of drainage, the site is not identified as being at risk from surface water flooding but as it is a major application the scheme is required to provide drainage strategy details. Following the submission of additional information the Surrey County Council LLFA has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.50 The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company (Thames Water) in relation to waste water network and sewerage treatment works infrastructure capacity.

Sustainable Construction

- 6.51 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.
- 6.52 The application has limited information in this regard but the DAS states that the development will seek to have low volume grey water systems, rainwater attenuation and individual air source heat pumps (ASHP).
- 6.53 Following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1.
- 6.54 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)

- 6.55 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.
- 6.56 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

- 6.57 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.
- 6.58 The Council's Environmental Protection Officer has considered the potential for contamination issues and has determined that there is unlikely to be any present. An informative is recommended to make the applicant aware that the site is close to land that is potentially contaminated and what action to take in the unlikely event that contamination is discovered on site.
- 6.59 In terms of crime Policy DES1 requires that: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design." Surrey Police has advised that the rear car parking has potential to be vulnerable to crime. They recommend a condition in relation to Secure by Design to secure further details.

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CONDITIONS

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

Plan Type	Reference	Version	Date Received
Elevation Plan	21201 P492		05.08.2022
Elevation Plan	21201 P454	P3	05.08.2022
Elevation Plan	21201 P453	P3	05.08.2022
Elevation Plan	21201 P452	P3	05.08.2022
Proposed Plans	21201 P203	P1	05.08.2022
Proposed Plans	21201 P202	P3	05.08.2022
Proposed Plans	21201 P201	P2	05.08.2022
Survey Plan	01 Sheet 3		11.03.2022
Location Plan	E001		11.03.2022
Survey Plan	01 Sheet 1		11.03.2022
Survey Plan	01 Sheet 2		11.03.2022
Survey Plan	01 Sheet 4		11.03.2022
Survey Plan	01 Sheet 5		11.03.2022
Elevation Plan	P453	P3	11.03.2022
Floor Plan	02		11.03.2022
Floor Plan	03		11.03.2022
Elevation Plan	04		11.03.2022
Elevation Plan	05		11.03.2022
Elevation Plan	07		11.03.2022
Elevation Plan	07		11.03.2022
Elevation Plan	08		11.03.2022
Elevation Plan	09		11.03.2022
Elevation Plan	10		11.03.2022
Elevation Plan	11		11.03.2022
Site Layout Plan	E002	A	11.03.2022
Other Plan	P150		11.03.2022
Street Scene	P490	P5	13.10.2022
Section Plan	P480	P3	13.10.2022
Elevation Plan	P455	P1	13.10.2022
Elevation Plan	P456		07.10.2022
Proposed Plans	P205		07.10.2022
Elevation Plan	P451	P5	07.10.2022
Proposed Plans	P200	P3	07.10.2022
Proposed Plans	P204		07.10.2022
Site Layout Plan	P150	P11	07.10.2022
Elevation Plan	P450	P5	07.10.2022

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

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

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe

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diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes or the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

6. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

7. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the 'BS 5837 Arboricultural Report & Impact Assessment' and the 'Arboricultural Method Statement Rev 2' and 'Tree Protection Plan Rev 2' from Crown Tree Consultancy. All arboricultural matters will then follow that described in these approved details.

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

8. The development shall be carried out in accordance with the mitigation measures set out within the submitted Bat Preliminary Roost Assessment

report submitted to the planning portal (Arbtech, 2021) and The Bat Survey - Emergence and re-entry report (Arbtech, 2021).

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. Notwithstanding the approved site plan 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 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.

10. No development above ground level shall commence until a finalised scheme to provide biodiversity net gain, informed by the submitted Biodiversity Net Gain (BNG) note, Bat Preliminary Roost Assessment and emergence and re-entry report, 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 and before occupation of this development unless otherwise agreed in writing by the LPA.

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.

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11. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

12. 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 and the refuse collection area adjacent to Plot 9 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.

13. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and no other purposes.

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 Access, Parking,

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and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

14. 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.

15. Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Information Pack shall be distributed upon first occupation of each unit.

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

16. The development 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. Thereafter the charging points 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.

17. 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.

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18. 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 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.

19. 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.

20. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20% of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' (Part M4(2)) have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

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

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

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

22. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing

by the Local Planning Authority. The Statement shall detail how the development will 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. 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.

24. The first floor windows in the north (side) elevations of plots 5 and 6 and east (side) elevation of plot 10 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.

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](#).

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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

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addresses can be found
[http://www.reigatebanstead.gov.uk/info/20277/street naming and numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)

6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/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. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
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

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sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

12. 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 for a degree 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.
13. It is expected that the details submitted in relation to landscaping and boundary treatment will ensure that the area to the north of the plot 5 parking is separated from Plot 5 and retained as general open space to protect the relationship with the dwelling to the north. The position of the indicative tree should also be reviewed to ensure that it does not impact on outlook from the windows of the dwellings that abut the northern boundary.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, 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.

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22/00595/F - Redhill And Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill



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Scale 1:1,250

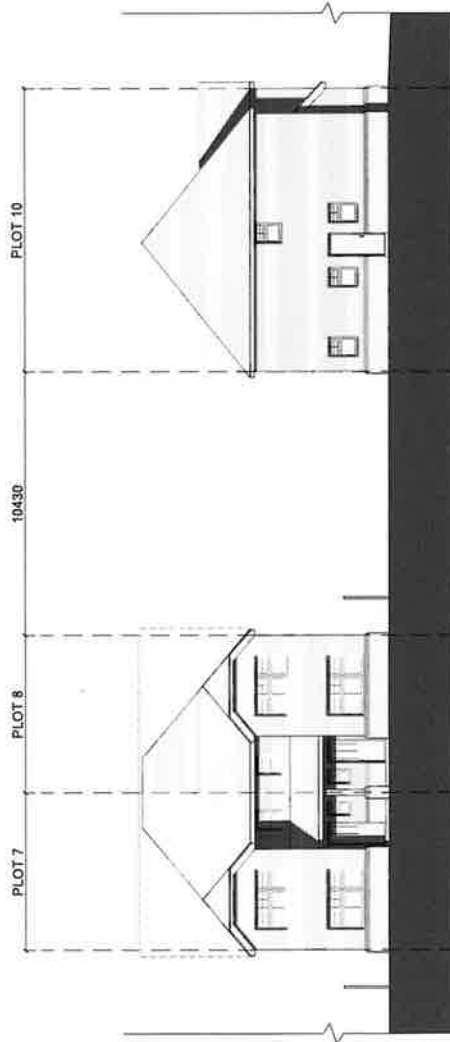
For official purposes do not scale from this drawing
Use specified dimensions only
If in doubt ask

All dimensions to be checked on site

Work to be carried out in accordance with the laws and
regulations of local authorities and liability underwriters

02/24

Outline of Original Submission



PLANNING

REV	DESCRIPTION	BR/CH	DATE
	Clarence Lodge, Pendleton Road Redhill RH1 6LB		
	Proposed Street Elevation Plots 7, 8 & 10		

Scale @ A3	1:200
Created	JULY 2022
Drawn by	JFP
Checked by	GM
Purpose of Issue	PRELIMINARY

OPEN architecture

OPEN architecture	Architecture
	Building Surveying
	Project Management
	Interior Design

Address	www.openarch.co.uk
Staff Office	T +44 (0)1753 770300
Stores Road / Kent / TN33 1EB	F +44 (0)1753 741316

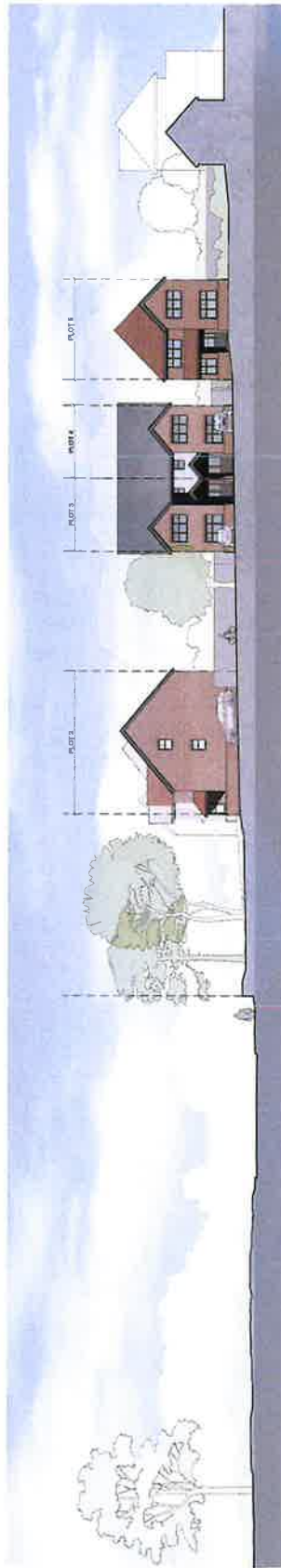
Job Reference	Drawing Number	Rev
21201	P492	-

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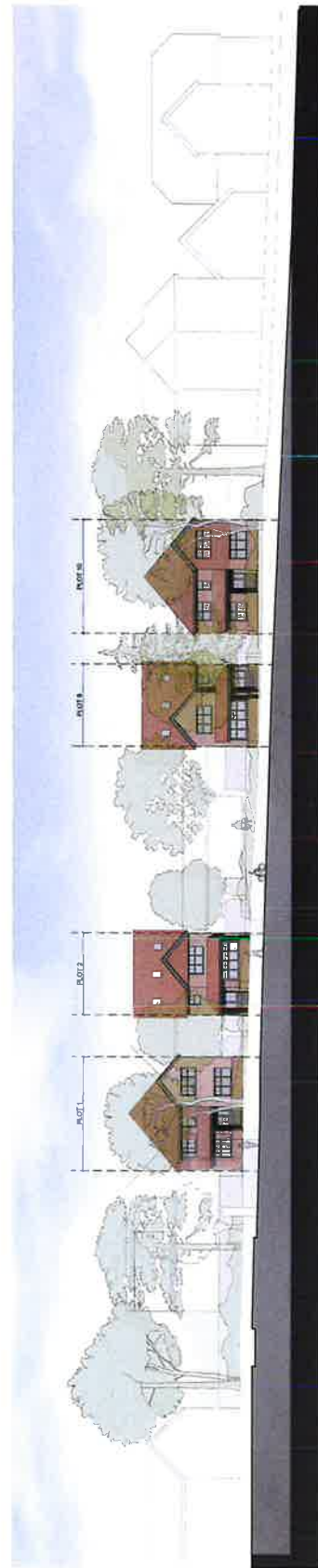
For information purposes only. This drawing is not intended to be used for construction purposes. It is intended to be used for informational purposes only. It is not intended to be used for construction purposes. It is not intended to be used for construction purposes.



1 ELEVATION
Proposed Street Elevation
SCALE 1/200



2 ELEVATION
Proposed Street Elevation
SCALE 1/200



3 ELEVATION
Proposed Street Elevation
SCALE 1/200

PLANNING

PROJECT NO. 21201
DATE: 06/10/2022
PROJECT: 21201
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 06/10/2022
REV: 06/10/2022
PROJECT: 21201
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 06/10/2022
PROJECT: 21201
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 06/10/2022

Proposed Street Elevations
Rebhill, RH1 6LB
Clatona Lodge, Pendleton Road
OPEN architecture
Architecture
Building Enveloping
Interior Design

Job Address: 21201 P490 P4
Drawing Number: 21201 P490 P4
Scale: 1/200

PLANNING

PA Proposed for planning 08/10/2022
 PA Approved for planning 27/07/2022
 PA Planning Notice 27/07/2022
 PA Other correspondence 07/01/2022
 REF CALCULATION 08/01/2022

Clarence Lodge, Pandemon Road
 Replish, RH11 6LB
 Proposed House Type A - Plot 6
 Elevations

Date: 08/10/2022
 Drawn By: [Name]
 Project No: [Number]
 Project Name: [Name]

OPEN architecture
 Architecture
 Planning & Surveying
 Project Management
 Interior Design

21201 P450 P5
 Drawing Number
 Rev



2 ELEVATION Proposed Side Elevation SCALE 1:100



4 ELEVATION Proposed Side Elevation SCALE 1:100



1 ELEVATION Proposed Front Elevation SCALE 1:100



3 ELEVATION Proposed Front Elevation SCALE 1:100



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 All dimensions in this elevation are in feet.
 Views are not to scale and are illustrative only. No liability is assumed for any errors or omissions.



1 ELEVATION
 Proposed Front Elevation
 SCALE: 1/8" = 1'-0"



2 ELEVATION
 Proposed Side Elevation
 SCALE: 1/8" = 1'-0"



3 ELEVATION
 Proposed Rear Elevation
 SCALE: 1/8" = 1'-0"



4 ELEVATION
 Proposed Side Elevation
 SCALE: 1/8" = 1'-0"

PLANNING

Project No. 19-001
 Project Name: 21201 P451
 Project Address: 21201 P451
 Project City: Clark, CA
 Project State: CA, USA
 Project Date: 07/23/2022
 Project Status: In Progress

Client: Clearwood Lodge, Pendleton Road
 Project: Ranch RH1 6LB
 Proposed House Type A - P451 1D
 Elevations

Architect: OPEN architecture
 Project Manager: [Name]
 Designer: [Name]
 Draftsman: [Name]

OPEN architecture
 Architecture
 Building Storyline
 Interior Design

Address: 21201 P451
 City: Clark, CA
 State: CA, USA
 Project No. 19-001
 Project Name: 21201 P451
 Project Address: 21201 P451
 Project City: Clark, CA
 Project State: CA, USA
 Project Date: 07/23/2022
 Project Status: In Progress



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PLANNING

Project Name: CLARENCE LODGE
 Project Address: 11111 S. 111th St.
 City: Overland Park, KS
 State: KS
 Zip: 66204
 Project Type: Residential - Single-Family
 Project Status: Pre-Application
 Project Manager: [Name]
 Project Phone: [Phone]
 Project Email: [Email]

Proposed House Type: Ranch, RRI 01A
 Elevations:

OPEN architecture
 Architecture
 Project Management
 Interior Design

Project Number: 21201
 Drawing Number: P452
 Rev: P3



1 ELEVATION Proposed Front Elevation SCALE: 1/8" = 1'-0"



2 ELEVATION Proposed Front Elevation SCALE: 1/8" = 1'-0"



3 ELEVATION Proposed Side Elevation SCALE: 1/8" = 1'-0"

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Environmental Services and Public Works
 All information is provided as a service to the public.
 It is not intended to be used as a legal document.
 It is not intended to be used as a legal document.
 It is not intended to be used as a legal document.



PLANNING

41 Planning Area: 274-203
 42 Project Name: 21201 P453
 43 Drawing No.: 21201 P453
 44 Date: 08/11/2023
 45 Project Location: 21201 P453
 46 Project Description: 21201 P453
 47 Project Status: 21201 P453
 48 Project Type: 21201 P453
 49 Project Phase: 21201 P453
 50 Project Notes: 21201 P453

Proposed House Type C
 Elevations

Scale: 1/8"
 Date: 08/11/2023
 Drawn By: [Name]
 Project No.: 21201 P453

OPEN architecture

OPEN architecture
 Architecture
 Building Services
 Project Management
 Project Change

Job No.: 21201 P453
 Drawing No.: 21201 P453
 Date: 08/11/2023



Job Reference: 21201 P453
 Drawing Number: P3



PLANNING

Project Name: CLARENCE LODGE
 Client: CLARENCE LODGE
 Date: 27.10.2022
 Project No: 21201

Clarence Lodge, Pendleton Road
 Rochill, RH1 6LB

Proposed House Type
 Elevations

Scale: 1:100
 Date: OCTOBER 2022
 Drawn By: [Name]
 Checked By: [Name]
 Project No: 21201

OPEN architecture

OPEN architecture
 Architects
 Project Architects
 Project Managers

Project Name: CLARENCE LODGE
 Client: CLARENCE LODGE
 Date: 27.10.2022

Job Reference: 21201
 Drawing Number: P454
 Rev: P3



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The information provided is for guidance only. It is not intended to be used as a substitute for professional advice. All drawings are for illustrative purposes only. We do not warrant the accuracy or completeness of the information provided. We do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of the information provided.



PLANNING

Clarence Lodge, Pendellion Road
Redhill, RH1 6LB
Proposed House Type E
Elevations

Project No: 21201
Date: 08/06/2024
Client: P455
Project Name: Clarence Lodge

OPEN architecture

Architecture
Building Services
Interior Design

Project No: 21201
Date: 08/06/2024
Client: P455
Project Name: Clarence Lodge



Project No: 21201
Date: 08/06/2024
Client: P455
Project Name: Clarence Lodge

For information purposes only. This is not a contract. All dimensions to be checked on site. Open to be used as a reference only. It is not intended to be used for any other purpose. All dimensions and details are subject to change without notice.

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PLANNING

RT7 PLANNING
 CLARENDA LODGE, PENDLETON ROAD
 REEDLICK, RT11 6LD
 Proposed House Type 4
 Elevations

Client: Mr & Mrs [Name]
 Date: 15/08/2024
 Project No: [Number]
 Drawing No: [Number]

OPEN architecture
 Architecture
 Project Management
 Interior Design

Plot No: [Number]
 Site No: [Number]
 Date: 15/08/2024
 Drawing No: 21201 P456



2 ELEVATION
 Proposed Side Elevation
 SCALE 1:100



4 ELEVATION
 Proposed Side Elevation
 SCALE 1:100



1 ELEVATION
 Proposed Front Elevation
 SCALE 1:100



3 ELEVATION
 Proposed Front Elevation
 SCALE 1:100




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Agenda Item 8

Planning Committee
2nd November 2022

Agenda Item: 8
DM Performance Q22022/23

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	2 nd November 2022	
	REPORT OF:	HEAD OF PLANNING	
	AUTHORS:	Andrew Benson	
	TELEPHONE:	01737 276175	
	EMAIL:	Andrew.benson@reigate-banstead.gov.uk	
AGENDA ITEM:	8	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q2 2022-23 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2022/23 Q2 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q2 2022/23

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Levelling Up Housing and Communities. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the second quarterly report of the 2022/23 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

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PERFORMANCE

	Applications determined (in 8/13 weeks or agreed)	Target	Q3	Q4	21/22	Q1	Q2
1	Major applications	60%	75%	86%	81%	75%	100%
2	Non-major applications	70%	80%	92%	86%	81%	80%
3	Average days to decision	73	80	78	78	78.5	82.6
Appeals							
4	Appeals Received	-	21	30	84	19	8
5	Major Appeals Decided	-	3	1*	6	-	-
6	Major Appeals Dismissed	70%	2 (75%)	0 (0%)	4 (66.6%)	-	-
7	Non-major appeals Decided	-	13	15	54	5	2
8	Non-major appeals Dismissed	70%	8 (62%)	9 (56%)	36 (66.6%)	1 (80%)	2 (100%)
Enforcement							
9	Reported Breaches		113	120	429	110	127
10	Cases Closed		135	125	430	95	103
11	On hand at end of period		197	161	161	213	193
12	Cases over 6 months old		74	40	40	53	59
13	Priority 1 Enforcement	100%	100%	100%	100%	100%	100%
Application Workload							
14	Received		369 (251 HH)	403 (282 HH)	1651	377 (310 HH)	325 (286HH)
15	Determined		351	328	1573	413	334
16	On hand at end of period		413	469	469	423	404
17	Withdrawn		18	16	61	10	9

* Great Tattenhams appeal allowed but subsequently quashed and awaiting redetermination

Table 1 - Development Management performance

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
11.1	12.1	12.3	6.7	3.7	3.3	2.8	3.1	2.6	2.3	2.8	2.4	3.5	2.6	2.4	3.1	4.5	5.0

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

Reason for delay	Number
Awaiting compliance check	2
Awaiting submission of application	11
Awaiting outcome of application	14
Written in past month chasing information/regularisation	3
Open/ongoing prosecution	1
Awaiting Appeal	14
Expediency of harm be concluded with input from statutory consultees	3
Regularising works commenced but not yet complete	6
Chasing up of costs	1
Temporary Stop Notice Served	1
Awaiting planting of replacement tree	2
Delayed by probate	1

Table 3 – Reason for enforcement investigation over 6 months

Planning applications

6. 325 planning applications (286 householder) were received in Q2 which continues the downward trend from the very high peak of Q1/2021/2 of 478. 325 is more in line with long term average application numbers although a higher majority of these are householders, generating less fee income. The downward trend is likely to continue with the cost of living increase. The number on hand at the end of the period, at 404 continues to drop as more cases are determined than received which is encouraging in ensuring against a build-up of undetermined cases.
7. The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
8. In this Quarter 100% (7 out of 7) of major applications were determined within the statutory period or within agreed extension of time so comfortably meeting the statutory target. For non-major applications the figure was 80% for the quarter, again exceeding the target.
9. The average days to decision for the quarter crept up to 82.5, which missed the target of 73 days, primarily due to improvements being sought and amendments secured to add value with the applicant's agreement to an extension of time and also impacted by the quarter including the summer holiday season.

Planning appeals

10. 8 appeals have been received in the quarter.
11. Alongside the Government performance measures based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.
For example –
If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

The assessment considers appeals allowed against applications refused by each authority across a two year period. Over this latest two-year period 79 major

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applications were determined meaning 8 or more appeals allowed in the two year period to 31st December 2022 will lead to the target being missed and likely poorly performing designation together with the loss of control by virtue of the ability to submit applications directly to the Secretary of State.

12. In this last quarter no major appeals were determined, the same being the case for Q1 and there is therefore no increased threat from this performance indicator.
13. 2 out of the 2 non-major appeals determined in this quarter were dismissed representing 100% dismissed so far exceeding target.

Planning Enforcement

14. There were 127 reported enforcement breaches in the quarter, continuing the high numbers that started to be reported last year. This is common across the County and likely to be a result of the combination of more people working at home, spending more time observing development in their neighborhoods as well as the majority being householder applications which can give rise to a disproportionately higher incidence of enforcement complaints given the close proximity of residences. The number of cases over 6 months has crept up and work will be started to bring this back down.

Registration

15. Table 2 shows that performance in the time taken from receipt to registration of new applications. The performance is still good but is higher than earlier in the year due to summer holiday leave.

Other

16. A member of the support team has given notice which may impact registration performance unless/until a replacement is recruited. One of the Planning Officer Team has also started maternity leave but that absence is likely to be managed through the lower planning application numbers. However, any further departures would required replacement to maintain performance.