

Agenda

Planning Committee

Wednesday, 14 December 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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For information about speaking at meetings of the Planning Committee, visit our [website](#).

Members:

S. Parnall (Chairman)

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

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

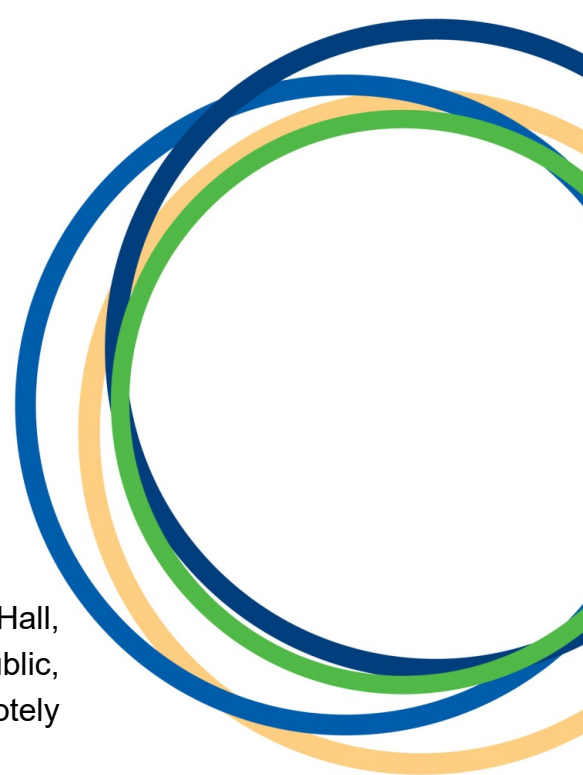
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Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



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 - 8)

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

2. Apologies for absence

To receive any apologies for absence.

3. Declarations of interest

To receive any declarations of interest.

4. Addendum to the agenda (To Be Tabled)

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

PLANNING APPLICATIONS:

NOTES:

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

To consider the following applications :

5. 22/01989/F - Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley (Pages 9 - 72)

Demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive, associated parking, open space and associated works.

6. 22/00271/F - Reigate Grammar School, Reigate Road, Reigate (Pages 73 - 124)

Demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi-use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works. As amended on 07/03/2022, 17/03/2022, 30/06/2022, 14/09/2022 and on 05/10/2022.

7. 22/02449/F - 64 and Rear of 62 Shelvers Way, Tadworth (Pages 125 - 162)

Demolition of 64 Shelvers Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space. As amended on 23/11/2022.

8. Conservation Areas Review (Pages 163 - 200)

For the Planning Committee to consider the Conservation Areas review and consider consultation on the areas identified.

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, 23 November 2022 at 7.30 pm.**

Present: Councillors S. Parnall (Chairman); J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, D. Torra, R. Absalom (Substitute) and N. C. Moses (Substitute)

Attended remotely: Councillors Blacker (visiting member) and J. King.

64 Minutes

The minutes of the last meeting on 2 November 2022 were **APPROVED**.

65 Apologies for absence

Apologies for absence had been received from Councillors Blacker and Walsh. Councillors Absalom and Moses attended as their respective substitutes. Councillor Blacker attended the meeting virtually as a visiting member. An apology for absence had been received from Councillor J King, who attended part of the meeting virtually.

66 Declarations of interest

There were none.

67 Addendum to the agenda

RESOLVED: that the Addendum be noted.

68 22/01421/F - Land to the rear of 65 Lonesome Lane, Reigate

The Committee considered an application at land to the rear of 65 Lonesome Lane, Reigate for a Full planning application for the redevelopment of previously developed land to provide 4no. residential dwellings, with associated parking and landscaping.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with amendments to conditions 6 and 14:

6. 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 boundary treatment to the paddocks and accesses, include wildlife friendly access and be completed before the occupation of the development hereby permitted.

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

and;

14. The development shall not be occupied until a scheme of refuse collection has been submitted to and approved in writing by the Local Planning Authority. The refuse facilities shall thereafter be provided and retained in accordance with the approved details.

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.

69 **22/01629/F - Land to the rear of 15-17 Horley Road, Redhill**

The Committee considered an application at land to the rear of 15-17 Horley Road, Redhill for the erection of 2 dwellings with associated landscaping, access and parking.

RESOLVED that planning permission be **GRANTED** subject to conditions.

70 **22/01410/F - Aberdour School, Brighton Road, Burgh Heath**

The Committee considered an application at Aberdour School, Brighton Road, Burgh Heath for the New single storey preschool buildings to replace existing portable cabins.

Councillor Blacker, a visiting member, stated that the design was unusual and would be datable. This was a vast improvement when compared to the current structures on the site.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum and to include an informative stating that:

The applicants attention is drawn to archaeological finds within the locality and is encouraged to contact the County Archaeology Team to arrange an archaeological watching brief and properly record, disseminate any finds and incorporate learning opportunities for children attending the school should items of interest be discovered.

71 **22/01595/F - Sterling House, 8 Boulters Lane, Banstead**

The Committee considered an application at Sterling House, 8 Boulters Lane, Banstead for an extension to create 3 flats to building.

Councillor Blacker, a visiting member, stated that the proposed development was in a sustainable area, however there were concerns regarding limited public car parking locally and the impact of parking at school time drop off and pick up times in the area.

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A request to defer the application to the following Committee meeting was proposed by Councillor Absalom and seconded by Councillor Chandler. Following a vote, the motion was not carried.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, with the following additional condition:

1. Prior to the commencement of any development works, including demolition and all construction activities, a scheme of tree protection measures shall be submitted to and approved by the Local Planning Authority, the development shall thereafter be undertaken in strict accordance with the 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 BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'

72 Any other urgent business

There was none.


The meeting finished at 9.22 pm

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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 th December 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Horley Central And South

APPLICATION NUMBER:	22/01989/F	VALID:	6 September 2022
APPLICANT:	Earlwood Homes	AGENT:	-
LOCATION:	LAND AT LABURNUM AND BRANSCOMBE 50 HAROLDSLEA DRIVE HORLEY SURREY RH6 9DU		
DESCRIPTION:	Demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive, associated parking, open space and associated works.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

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

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

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

This is a full application for demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. The application follows a previous proposal for 40 dwellings which was refused at Planning Committee in April 2022. The reasons for refusal were:

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1. The proposed development by virtue of the narrow access road, extent of hard surfaced parking areas including tandem spaces, limited space between properties and to the site boundaries, together with their limited plot sizes and shallow frontages would appear as a cramped overdevelopment of the site, out of keeping with and harmful to the character of the area, contrary to Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide 2020.
2. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

The changes made from the refused scheme can be summarised as follows:

- Reduction in of the number units from 40 to 34 homes.
- Increase in width of access road form 4.8m to 5m
- In relation to the neighbours either side of the access, a reduction in the number of units at the end of the access road from 4 to 2 and an increase in proposed tree planting to boundaries and along the access road;
- Alteration of plots 1 and 2 to bungalows reducing the impact to adjoining neighbours.
- The separation between the flank wall of Plot 2 and the boundary with Allium House (shown as "Little Cranleigh" on submitted plans) has been increased from between 3.4m and 5.7m to between 7.5m and 11.5m; and
- The separation distance between Block B and the neighbour at Yew Tree Bungalow has been increased from approx. 6m previously to over 15m, with an additional area of open space introduced in between.
- The area of the site covered by hardstanding and buildings has been reduced by over 12% (from 0.74ha to 0.65ha). The revised scheme represents a very low site coverage (i.e., the proportion of site area occupied by buildings and hardstanding) of just 36%.
- Scheme now provides a net gain in biodiversity.

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

10 of the 33 dwellings would be affordable units (30%). The proposed mix would be:

- 8 x 2 bed apartment (6 affordable)
- 3 x 2 bed house (2 affordable)
- 16 x 3 bed house (2 affordable)
- 6 x 4 bed house

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

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

In terms of the design and scale of the scheme whilst the amended proposal would still result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets.

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

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

The scheme would provide 70 parking spaces (56 allocated and 14 visitor), 8 spaces more than the Council's adopted minimum parking standards which require minimum of 62 spaces (55 allocated and 7 visitor). The parking provision would therefore be acceptable. Surrey County Council has no objection to the proposal in relation to the acceptability of the access and impact on local highway networks in terms of highway safety and capacity.

With regard to flooding the applicant has provided a Flood Risk Assessment and Drainage Strategy to demonstrate that the site meets the policy and NPPF requirements. Both the EA and Surrey Local Lead Flood Authority (LLFA) have raised no objection to the proposal. Conditions are recommended to secure further details of the surface water drainage (Suds) system and a flood management and evacuation plan.

It is important to note that when the previous 2021 application for 40 dwellings was refused flooding/drainage and access/highway safety were not reasons for refusal. This scheme now proposes 33 dwellings, which clearly would result in a lower impact than the refused scheme.

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

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RECOMMENDATION(S)

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

- (i) 10 units of affordable housing in the following tenure mix
 - Affordable Rent – 8 units – 2 x 2B 4P houses, 2 x 3B 5P houses and 2 x 2B 4P apartments
 - Shared Ownership – 2 x 2B 4P apartments
- (ii) A contribution of £16,000 towards Local Surface Water Risk Management Plan
- (iii) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 15 March 2023 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

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

Consultations:

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

Environmental Health (Contaminated Land): no comments on this application but under previous 2021 application no concern raised subject to inclusion of contaminated land conditions

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

Horley Town Council: objects on the following grounds –

- Site access is subject to flooding, therefore concerns regarding access and egress
- Ecology reports indicate presence of bats and likely presence of other protected species.
- Concern regarding additional cars requiring access onto Balcombe Road
- The Scale will have an adverse impact on the character and visual amenity of the local area
- Limited natural surveillance raising security concerns
- Site not allocated with Development Management Plan (DMP) for housing. Allocated sites should be developed first.
- Overdevelopment of the site

NATS: no safeguarding objection to the proposal

Natural England: no comments received

Neighbourhood Services: no comments on this application but raised no objection to previous 2021 application subject to conditions.

Reigate North – Reigate Ramblers: no comments received

Regulatory Support Services (Noise Consultants): Not consulted under this application but under the 2021 application recommended condition to mitigate against potential noise from Gatwick air traffic at night.

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

Surrey County Council Countryside Access Officer: no objection, informative recommended.

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

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

Surrey County Council Minerals and Waste Planning Authority: No objection

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

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

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

Representations:

281 Notification letters were originally sent to neighbouring properties on 14th September 2021 and a site notice was posted 30th September 2022 and advertised in local press on 29th September 2022. A further notification letter for sent out on 29th November 2022 given recipients 14 days to comment on an amended set of drawings.

To date 240 responses have been received 237 objecting and 3 neutral representations. The following issues have been raised:

Issue	Response
Property devaluation	This is not a material planning consideration
Covenant conflict	This is not a material planning consideration
Noise & disturbance	See paragraphs 6.31 to 6.36
Overshadowing	See paragraphs 6.31 to 6.36
Overlooking and loss of privacy	See paragraphs 6.31 to 6.36
Overbearing relationship	See paragraphs 6.31 to 6.36
Out of character with surrounding area	See paragraphs 6.4 to 6.14
Overdevelopment	See paragraphs 6.4 to 6.14
Poor design	See paragraphs 6.4 to 6.14
Harm to Listed Building and heritage	See paragraphs 6.4 to 6.14 and 6.78 to 6.80
Harm to Conservation Area	Site is not within Conservation Area

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Harm to Green Belt/Countryside	Site is in designated urban area, not within Green Belt or Rural Surrounds of Horley
Inconvenience during construction	See paragraphs 6.31 to 6.36
Increase in traffic and congestion	See paragraphs 6.37 to 6.48
Hazard to highway safety	See paragraphs 6.37 to 6.48
Inadequate parking	See paragraphs 6.37 to 6.48
Drainage and sewage capacity	See paragraphs 6.53 to 6.64
Flooding	See paragraphs 6.53 to 6.64
Harm to wildlife habitat	See paragraphs 6.67 to 6.73
Crime fears	See paragraphs 6.81 to 6.83
Impact on/lack of infrastructure and facilities/amenities in local area to support increased population	See paragraphs 6.84 to 6.87
Loss of/harm to trees	See paragraphs 6.74 to 6.77
Loss of green space	Site is not protected open space
Loss of private view	Not a material planning consideration
Health fears	See paragraphs 6.31 to 6.36 and 6.65 to 6.66
No need for the development	Each scheme must be assessed on its own planning merits
Alternative location/scheme preferred	Submitted scheme must be assessed on its own planning merits
Loss of buildings	See paragraphs 6.4 to 6.14
Original scheme and amended proposals do not overcome previously refused scheme	Addressed throughout report
Technical reports out of date	Addressed throughout report

1.0 Site and Character Appraisal

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

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

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant submitted a pre-application proposal for 42 dwellings prior to the submission of the 2021 application (more details in history section below). The layout and issues of access, flooding and other technical requirements were discussed. No further formal pre-application took place
- 2.2 Improvements secured during the course of the application:
Amended plans submitted reducing the scheme from 34 to 33 units (plots 1-3 have been replaced with 2 x bungalow) and slight increase in size of Block A so that the units as 2 bedroom, 4 person units to meet the requirements of the Council's Housing Team. Additional information provided in relation to ecology and highway matters.
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Various conditions are recommended to control materials, details and landscaping to ensure a high quality development. A legal agreement will be required to secure the on-site affordable housing provision. Various conditions are recommended to secure appropriate information with regard to flooding, ecology, noise, contamination and highway matters.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|-----------------------|
| 3.1 | 21/02724/F | Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space | Refused
12/04/2022 |
|-----|------------|--|-----------------------|

The application was refused on the following grounds at Planning Committee:

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

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

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.
- 4.2 A new access road with footway is proposed to be created from Haroldslea Drive, following demolition of the existing bungalow at no.50. Additional pedestrian connections will be created into the existing public right of way which runs along the eastern boundary of the site.
- 4.3 Moving into the site, a small grouping of 2 bungalows is proposed at the rear of land currently within the curtilage of no.50 to provide a gateway to the scheme. The access road would then turn into the main part of the site, with a further 31 dwellings proposed, arranged around a central "village green" which provides a focal point and identity at the heart of the development.
- 4.4 The majority of the proposed dwellings are two storeys with the exception of two units being bungalows (plots 1 and 2) and two of the units which provide the backdrop to the central "village green" being 2.5 storey (plots 8 and 9).
- 4.5 10 of the 33 dwellings would be affordable units (30%). The proposed mix would be:
 - 8 x 2 bed apartment (6 affordable)
 - 3 x 2 bed house (2 affordable)
 - 16 x 3 bed house (2 affordable)
 - 6 x 4 bed house
- 4.6 The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards, as shown on the submitted drawings.
- 4.7 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The proposal provides a total of approximately 0.29ha of open space (not accounting for the other areas of informal amenity greenspace in frontages to dwellings and the buffer zones around the margins of the scheme. The 'village green' will include the provision of a Local Area for Play (LAP). It should be noted that now the scheme is below 35 dwellings this is no longer required by policy.
- 4.8 The applicant has advised that all the affordable plots are designed to meet M4(2) requirements (Plots 3-6, Plots 24-25 and Plots 30-33) – which exceeds the 20% required by DES7(3)a. Plot 1 (2 bed bungalow) could be adapted internally to meet M4(3) requirements to meet the 4% requirement.
- 4.9 The changes made from the refused scheme can be summarised as follows:
 - Reduction in of the number units from 40 to 34 homes.

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- Increase in width of access road from 4.8m to 5m
 - In relation to the neighbours either side of the access, a reduction in the number of units at the end of the access road from 4 to 2 and an increase in proposed tree planting to boundaries and along the access road;
 - Alteration of plots 1 and 2 to bungalows reducing the impact to adjoining neighbours.
 - The separation between the flank wall of Plot 2 and the boundary with Allium House (shown as “Little Cranleigh” on submitted plans) has been increased from between 3.4m and 5.7m to between 7.5m and 11.5m; and
 - The separation distance between Block B and the neighbour at Yew Tree Bungalow has been increased from approx. 6m previously to over 15m, with an additional area of open space introduced in between.
 - The area of the site covered by hardstanding and buildings has been reduced by over 12% (from 0.74ha to 0.65ha). The revised scheme represents a very low site coverage (i.e., the proportion of site area occupied by buildings and hardstanding) of just 36%.
 - Scheme now provides a net gain in biodiversity.
- 4.10 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.
- 4.11 Evidence of the applicant’s design approach is set out below:

Assessment	A stand alone Design and Access Statement has been submitted to support the application. Section 2 details of the Site Context. Including a description of the location of the site (para 2.1), details of amenities and access, local character, site and surroundings and constraints plan (para 2.2 to 2.5)
Involvement	Public consultation took place prior to the submission of the refused scheme 21/02724/F.
Evaluation	The statement details how the scheme created a Concept Plan to address the identified constraints (para 2.6). The statement then evaluates the previous application and the reasons for refusal (para 3.1-3.4) Para 4.1 states that the scheme has been revised to address the concerns around overdevelopment and it being out of keeping with and harmful to the character of the area.
Design	The statement sets out details of the proposed

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	development at Section 4 in terms of layout, amount, storey heights, street scene and materials and at Section 5 it sets out technical considerations including landscape strategy, flooding and drainage, accessibility, parking and refuse.
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4.12 Further details of the development are as follows:

Site area	1.8ha
Existing use	Residential – 2 units
Proposed use	Residential – 33 units
Proposed parking spaces	70 (56 allocated and 14 visitor)
Parking standard	62 (minimum including 55 allocated and 7 visitor)
Number of affordable units	10 (30%)
Net increase in dwellings	31
Proposed site density	18 dph
Density of the surrounding area	Varied 19dph – Haroldslea Close 17dph – No's 49 to 91 Castle Drive (east side) 18dph - No's 1 to 47 Haroldslea Drive (north side) 18dph - No's 30 to 46 Haroldslea Drive (south side) 22dph – Thomas Waters Way 4dph - immediate surrounding properties (48 Haroldslea Drive to Vermont House in the east, including Laburnum to the south) 4dph - To the south of the site boundary the area covering the 6 dwellings, Inholms Farm, 1 and 2 Orchard Cottages, Yew Tree Bungalow, Yew Tree Cottage, and Woodside Farm Bungalow

5.0 Policy Context

5.1 Designation

Urban Area

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

5.2 Reigate and Banstead Core Strategy

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

5.3 Reigate & Banstead Development Management Plan 2019

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

5.4 Other Material Considerations

National Planning Policy Framework
2021 (NPPF)

National Planning Practice Guidance
(NPPG)

Supplementary Planning
Guidance/Documents

Surrey Design
Local Character and Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
Horley Design Guide SPD 2006
Vehicle and Cycle Parking

Other	Guidance 2018 Affordable Housing Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. Appropriate residential growth is actively encouraged by the Core Strategy, in line with the “urban areas first” approach in Policy CS6. This is reinforced within the Introduction section of the Development Management Plan 2019 which states that the Core Strategy is an ‘urban areas first’ strategy. Where priority is given to the identified regeneration areas and main settlements. The urban extension developments such as the one allocated to the south of the site (Policy SEH4) are intended to only be released for development once the opportunities within the urban areas start to become more limited and the Council is unable to demonstrate a five year supply of housing land available.
- 6.2 There is therefore no in principle objection to the proposal which would count towards the overall aim Core Strategy aim of providing at least 815 homes throughout the borough on windful sites.
- 6.3 The main issues to consider are:
- Design appraisal and impact on heritage assets
 - Housing Mix, Affordable Housing and Standard of Accommodation
 - Neighbour amenity
 - Highway matters
 - Sustainable construction
 - Flooding and Drainage
 - Contamination
 - Ecology and trees
 - Archaeology
 - Crime
 - Community Infrastructure Levy

Design appraisal and impact on heritage assets

- 6.4 As set out above the 2021 application, 21/02724/F, for 40 dwellings was refused on design grounds:
“The proposed development by virtue of the narrow access road, extent of hard surfaced parking areas including tandem spaces, limited space between properties and to the site boundaries, together with their limited plot sizes and

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shallow frontages would appear as a cramped overdevelopment of the site, out of keeping with and harmful to the character of the area, contrary to Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide 2020.”

- 6.5 The refused scheme and the reasons for refusal are a material consideration. The reason for the refusal of the application related to density, spacing to site boundaries, narrow access road, extent of hardstanding and the cramped nature of the layout which resulted in limited spacing, small plots sizes and shallow frontages.
- 6.6 The application Planning Statement states that the proposals “The proposals have evidently evolved in response to the specific concerns raised by the Council in refusing the previous scheme. By reducing the number of homes from 40 to 34 (now 33), there has been a corresponding reduction in density, built footprint and extent of hardstanding. This has, in turn, allowed for an increase in areas of open space and soft landscaping within the site, as well as increased separation distances between buildings and site boundaries.” A list of the key changes is set out above at paragraph 4.9 of the report.
- 6.7 Officers would agree with the applicant’s statement in this case. The density of the scheme reduced from 22 dph to 18dph is now much lower than the Thomas Waters Way development and commensurate with the densities of Haroldslea Close, Haroldslea Drive and Castle Drive which range from approximately 17-19 dph. It is noted that within the appeal statement reference is made to the density of the more sporadic group of dwellings to the south and east of the site which were noted at approximately 4dph however Officers view is that this is a very narrow assessment of density in the surrounding area and a more holistic consideration needs to be given to an assessment of the application. As demonstrated the amended scheme now comfortably fits within the density of the area. It should also be noted that density is also lower, approximately 12dph, towards the eastern part of the site which abuts the countryside edge with the provision of the large detached homes (plots 14-17) with larger gardens to enable a more gradual transition to the designated Horley Surrounds.
- 6.8 Due to the reduction in the number of dwellings the layout has been improved in a number of areas for the refused scheme. Firstly the proposed access road has been widened to 5m to ensure that this could not be considered narrow under any interpretation of national or local guidance with a carriageway of 5m being more than sufficient for a car and HGV to pass each other. Even with the widening of the access road there remains a 2m wide footway along the access road to provide safe pedestrian access and egress and the area of the site covered by hardstanding and buildings has still reduced by over 12% with a site coverage of 36%. Whilst tandem parking is still proposed the number of tandem spaces has been reduced and proposed parking courts now benefit from more area of soft landscaping. The scheme as amended therefore cannot be said to be dominated by hardstanding.

- 6.9 Secondly the reduction in dwellings has enabled better spacing between the proposed dwellings and to site boundaries. The number of plots to the east of the 'village green' has been reduced from 8 to 7 and therefore is greater separation between these units and to the plots to the north and south. There are no longer considered to be pinch points across the development with a number of the units now set further away from the site boundaries. An area of significant improvement is the separation of Blocks A and B to the south-western boundary which is now a minimum of 12.5m. Plots 16-21 are also now slightly further away from this boundary.
- 6.10 Thirdly, whilst the garden sizes still remain smaller than those in the immediate surroundings the plots which has particularly small gardens have now been improved by the reduction in units to the extent that it is not considered reasonable or sustainable to say that the garden sizes are an indication of overdevelopment. In terms of frontages all plots and flatted blocks are now considered to have spacious frontages which allow space for meaningful soft landscaping and to create a pleasant environment for occupants and visitors.
- 6.11 In terms of scale and design as set out above there would only be 2 units which are 2.5 storeys in height. 2 of the units would also now be bungalows. The scale of the dwellings would therefore be appropriate for this edge of urban area location. The row of houses fronting on to the village continues to provide a good setting for the village green. The dwellings would be of traditional form with hipped, gables and half-hipped roofs and the materials would be a mixture of brick, clay/slate tiles and timber weatherboarding. Such materials are considered appropriate in this context. Conditions are recommended to secure finalised details of the proposed materials as well as details of boundary treatments and means of enclosure.
- 6.12 In terms of the flats, concern has been raised that these are out of keeping with the nature of the area. Whilst it is acknowledged that flats are not a feature of the surrounding roads the blocks have been designed sensitively so that they do not appear out of keeping with the overall scale and character of the development. This is done by keeping the flatted blocks small and in keeping with the design and form of the other buildings within the development, by including multiple points of access so that there is direct access to ground floor units along the streetscene to retain an active frontage and appear as terrace properties rather than flats. In addition to the well designed nature of the blocks it is important to note that the reason for the flats is so that the scheme can provide a development which meets the Council's local affordable housing requirements. To remove these units would be detrimental to the Council's affordable housing aims for the Borough. It is therefore an oversimplified argument to say that flats are out of keeping with the area.
- 6.13 With regard to heritage considerations this was not raised as a reason for refusal under the 2021 application. The site is not within a Conservation Area and there are no designated or non-designated heritage assets on site. There is therefore no objection to the loss of the existing dwellings. The

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nearest listed buildings to the site are Yew Tree Cottage and Inholms Farmhouse. Both properties are located some distance from the site, 25m and 80m respectively, to the south of the site. The Council's Conservation Officer has raised no concern regarding the setting of these heritage assets. Given the separation distance and the intervening features between the sites and heritage assets and the lack of evidence of any known historical association with the application site it is considered that the proposed would not result in a material impact on the setting of the designated heritage assets. Archaeology matters are considered separately later in the report.

- 6.14 Overall, whilst the amended scheme would still result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.15 The proposed mix is:
- 8 x 2 bed apartment (6 affordable)
 - 3 x 2 bed house (2 affordable)
 - 16 x 3 bed house (2 affordable)
 - 6 x 4 bed house
- 6.16 In terms of overall housing mix Policy DES4 states that on sites of 20 homes or more, at least 30% should be provided as smaller (one and two bedroom) homes and at least 30% must be larger (three+ bedroom) homes. In this case the proposal would provide 33% smaller units (13% market) and 67% larger units (87% market would be larger units). Therefore overall the proposal would comply with the policy requirement.
- 6.17 In terms of affordable housing the application proposes to provide 10 affordable housing units. 8 units would be affordable rent (2 x 2B 4P houses, 2 x 3B 5P houses and 2 x 2B 4P apartments. 2 x 2B 4P apartments are then offered as shared ownership or First Homes.
- 6.18 The applicant has offered the shared ownership as first homes units to address the Government's new First Homes national policy. As a national policy the provision of First Homes is a material consideration and the Council has an Interim First Homes Policy Statement. This sets out that First Homes national policy should be balanced against the Council's adopted local policy which is based on locally assessed housing need with DES6(3) requiring 'the tenure mix of the affordable housing on each qualifying site to contribute (to the Council's satisfaction) towards meeting the latest assessment of affordable housing needs'.
- 6.19 In this case the Housing Officer advises that the Affordable Housing SPD and Housing Needs Assessment demonstrates the need for a mix of types of unit

and size for rented and intermediate affordable housing to meet local need. To meet local need, the affordable homeownership size mix requires 80 percent of homes to be 2 beds or larger. In comparison, current borough housing market conditions effectively limit the delivery of First Homes to 1 bed flats only which means a disproportionate number of affordable homeownership home would be 1 bed flats as opposed to family sized homes. They have also advised that a further significant local impact of First Homes is the reduction on a site by site basis of the number of affordable homes to be sold to a Registered Provider (RP). In general the size of borough sites means the number of affordable homes delivered per site is proportionately low and usually less than 20 affordable units across all affordable tenures on a scheme. There is a significantly reduced interest from RPs operating across the region in affordable housing schemes delivering under 20 affordable units. The delivery of First Homes on many borough sites reduces the number of affordable homes available to purchase by RPs even further and therefore presents additional challenges in the delivery of additional affordable homes locally.

- 6.20 As such having balanced the First Homes national policy against the requirement of the DMP it is considered that in this case the provision of First Homes would not adequately contribute towards the overall provision of intermediate homes and the size mix needed to meet local needs as required by the DMP DES6(4). The applicant has agreed to provide 2 x 2B 4P apartments as shared ownership in line with the Council's requirements.
- 6.21 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.22 The drawings submitted demonstrate that each dwelling would accord with the relevant space standards including storage space. The houses have been designed to ensure that habitable rooms would receive good levels of light and would provide acceptable outlook. There are no concerns in terms of relationship between dwellings given the layout of the site.
- 6.23 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The gardens are all considered to be of a good and useable size. The proposal provides a total of approximately 0.29ha of open space in excess of the OSR2 requirement and the 'village green' will include the provision of a Local Area for Play (LAP) even though the scheme no longer is required to provide a LAP now is it under 35 units.
- 6.24 In respect of noise, Environmental Health officers have noted that due to the site's location in relation to Gatwick a large part of the site falls within the 20

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- events or more N60 night contour. The WHO advises that 10 or more can have health implications. In addition the site will be impacted by the proposed changes to the northern runway so there will need to be an appropriate level of noise insulation provided for these houses. As a result a condition is recommended to secure further details of noise mitigation.
- 6.25 The site is also located within an Air Quality Management Area (AQMA) due to its proximity to Gatwick. As a result, the Council's Environmental Health officer has recommended a condition which prevents the use of biomass burning/wood burning stoves.
- 6.26 It is also noted that the site, due to its size, and parking areas are likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.
- 6.27 It is therefore considered that the scheme would provide good living conditions for future occupants and would comply with the requirements of DMP Policy DES5.
- 6.28 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' and that on sites of 25 or more homes, at least 4% of homes should be designed to be adaptable for wheelchair users in accordance with the Building Regulations requirements for 'wheelchair user dwellings'.
- 6.29 The applicant has advised that all the affordable plots are designed to meet M4(2) requirements (Plots 3-6, Plots 24-25 and Plots 30-33) – which exceeds the 20% required by DES7(3)a.
- 6.30 Plot 1 (2 bed bungalow) could be adapted internally to meet M4(3) requirements. As the scheme is now only for 33 units, the rounded requirement under DES7(3)b, is only for one unit to meet M4(3) and thus, this complies. The proposal would therefore comply with the requirements of DES7. A condition is recommended to secure compliance.

Neighbour amenity

- 6.31 The site would adjoin residential sites to the west (48A Haroldslea Drive), east (Little Cranleigh and 52-56 Haroldslea Drive) and to the south (Yewtree bungalow). To the east and south-east are fields.
- 6.32 With regard to the properties which front Haroldslea Drive the provision of an access road will result in a significant change in the relationship with the existing site. However the proposed area for the access is wide ensuring that the access road would be set well away from the eastern and western boundaries (approximately a minimum of 5m immediately adjacent to the dwelling and their immediate garden areas to the west and 3m immediately

adjacent to the dwelling and immediate garden area to the east). This allows for a significant level of landscaping and trees and will ensure that there is not an unacceptable impact on the occupants of these dwellings from noise and disturbance. The nearest dwellings would be over 41 metres from these properties and would not directly face these properties. Plots 1 would abut the rear most part of no.56 but this plot is now a bungalow and there would remain a separation distance of approximately 12 metres. Ensuring no unacceptable impact from overlooking, loss of light and overbearing impact.

- 6.33 Little Cranleigh and its outbuildings would abut or be close to plots 1 and 2 and plot 3. Plot 3 would be approximately 3.5m from the southern boundary and over 40 metres from the main dwelling and would not directly face the main dwelling or outbuilding. Plots 1 and 2 and would be over 37 metres from the main dwelling. These units would be closer to an outbuilding but they would still be a minimum of 18 metres from this building and be single storey in height and the elements which directly face this outbuilding would be over 20metres from away. As such the proposal would not have an unacceptable impact on Little Cranleigh with regard to overlooking, loss of light and overbearing impact.
- 6.34 To the south the proposed development would be a minimum of approximately 13 metres from Yewtree Bungalow and over 29 metres from Yewtree Cottage. Given the positioning of Block A and B, scale and separation to these neighbouring properties, they are not considered to give rise to unacceptable effects on neighbour amenity with regard to overbearing impact, overlooking and loss of light.
- 6.35 Taking the above into account, whilst neighbouring properties would experience noticeable change as a result of the development, the proposals would not give rise to a serious detriment to their living conditions and thus comply with policy DES1 of the DMP and the general provisions of the NPPF (para 127) which seeks to ensure that developments provide a high standard of amenity for existing and future occupants.
- 6.36 The proposed site access and route for construction traffic is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such a working hours and potential disruption from noise and pollution.

Highway matters

- 6.37 The application proposes to access the site from Haroldlea Drive. A Transport Statement has been submitted to support the application. This Transport Statement is not a re-submission of the statement for the previously refused 2021 application but is specific to the current proposal. Although the survey information and modelling is the same as the information submitted with the 2021 application.

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- 6.38 With regard to highway safety and capacity following initial comments from the County Highway Authority regarding queries around the modelling and survey information used to assess impact on the capacity of the road and that of the Haroldslea Drive/Balcombe Road junction the flow diagrams were provided to the Local Planning authority for consideration. The applicant also confirmed that:
1. The Flow Diagrams are attached. These are as previously submitted to accompany our 40 unit scheme, and upon which no objection was raised by SCC following review by their own modellers.
 2. The data is unchanged from that previously accepted [under the 2021 application] and previously provided in earlier Transport Statement (TS). All of the data for all arms (Arms A, B and C) are within Appendix C of the submitted TS.
 3. The grey rectangular item at the bottom of gardens are cycle stores within garden sheds. The corresponding details for which are shown on drawing 3050 PL B. Full specification of cycle stores can be secured by condition.
 4. The modelling was undertaken on the basis of the later of the two surveys, since that was the surveys which also included movements on Balcombe Road.
- 6.39 A number of local improvements are proposed by the applicant to preserve and enhance safety and usability of the road. This includes signage and line marking to highlight the existing road humps, 'Pedestrian in road' signs, widening of part of footpath 381 as well as cutting back of vegetation along the same path. These measures can be secured by condition.
- 6.40 In terms of traffic generation the report concludes that there would be a negligible increase in trips and that the Haroldslea Drive/Balcombe Road priority junction will continue to operate well within its theoretical capacity.
- 6.41 The County Highway Authority (CHA) has considered the proposed access arrangement and details set out within the Transport Statement and has advised that there is no highway safety issue noting that "The access has adequate geometry to accommodate a refuse vehicle and within the site there is space to accommodate the turning movements of refuse vehicles. The access would be able to accommodate the simultaneous entry and exit of two cars and a refuse vehicle and a car, this is considered adequate for this proposed development. The proposed development would include provision of "pedestrians in the road ahead" sign and white carriageway markings and reflective bollards to make the existing speed humps more conspicuous. These improvements would be carried on bridleway 372. The developer would also cut back vegetation along footpath 381 and widen footpath 381 next to the boundary of the development. The junction modelling is based on non- covid restriction transport movements from 21 09 22. The transport model shows that there is adequate capacity." Surrey County Council has also not raised any concerns in relation to the survey information provided and the time of year that the surveys were taken.
- 6.42 In terms of refuse Tracking diagrams have been provided which demonstrate that a refuse freighter could manoeuvre within the site and enter and exit in

forward gear. Neighbourhood Services has not commented on this application but raised no objection to the 2021 proposal which was for more dwellings and which had a slightly narrower access road. Neighbourhood Services previously asked for there to be parking restrictions on the access road and also asked for the provision of a number of bin collection points within the site as well as a slight widening of the turning head area. It is considered that such measures are minor and could be secured by a suitably worded condition. Given the width of the access road emergency services would also be able to access the site.

- 6.43 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm.
- 6.44 In this case a total of 70 parking spaces are proposed within the site, 56 parking spaces allocated for the proposed dwellings and 14 further visitor spaces. The total is above the minimum 62 spaces required by the DMP (55 allocated and 7 visitor spaces). As such the parking provision on this site is considered to be acceptable and would ensure that parking on the main access road would be kept to a minimum.
- 6.45 Conditions are recommended to secure the provision of the agreed car and cycle parking provision. A condition is also recommended to secure electric charging points, Travel Statement and Construction Transport Management Plan.
- 6.46 It is important to note that whilst the 2021 application was refused, it was not refused on highway grounds in terms of highway safety, capacity and parking.
- 6.47 The applicant has offered a financial contribution of £5,000 contribution to allow relevant bodies to investigate whether additional/extended parking restrictions would be appropriate on Haroldslea Drive and, if so, implement those through a Traffic Regulation Order (TRO). This would have to be administered by Surrey County Council as the County Highway Authority (CHA) and given that this has not been requested by the CHA it is considered that this contribution would not meet the requirements of the CIL regulations and that there is no justification for this contributions in planning terms. On this basis officers do not recommend that this contribution is secured by the S106. Members could take an alternative view at committee if they felt there is sufficient justification.
- 6.48 Therefore, subject to the conditions recommended by the Highway Authority and a condition to secure adequate refuse provision, the proposal is considered to be acceptable in transport, parking and highway terms and thus complies with policy DES1 and TAP1 of the DMP.

Sustainable construction

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- 6.49 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.
- 6.50 The application includes a Renewable Energy Statement (by Build Energy). The report demonstrates that through the use of Air Source Heat pumps (ASHP) and Solar PV panels the scheme would achieve an average reduction of over 19% in on-site regulated emissions. The report also sets out how the water consumption would be limited to 110 l/p/d Incorporating water saving measures and equipment and designing domestic development so that mains water consumption would meet a target of 105 litres or less per head per day (excluding an allowance of 5 litres or less per head per day for external water consumption).
- 6.51 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.
- 6.52 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Flooding and Drainage matters

- 6.53 The majority of the site and the area of proposed housing is within Flood Zone 1 (FZ1) which is the lowest risk level for flooding. An area in the north of the site is within Flood Zone 2 (FZ2), therefore the only access and egress to and from the site is to be located firmly within FZ2. The site and surrounding area is also known to have issues in terms of surface water flooding.
- 6.54 It is noted that the representations received continue to raise concerns in relation to flooding and drainage. It is important to note at this stage that whilst the 2021 application was refused it was not refused on flooding and drainage grounds and that neither the Environment Agency or Surrey County Council as the Lead Local Flood Authority raised an objection in relation to the refused 2021 scheme. The current proposal observes the same layout and drainage principles as the refused scheme.
- 6.55 The application is accompanied by the same Sequential Test Assessment that was submitted with the previous 2021 application. The Sequential Test considered over 120 sites and was unable to identify any sequentially

preferable sites which are reasonably available to accommodate the development proposed. As per the conclusions set out in the 2021 report the sequential test is considered to be thorough and officers are satisfied that there are no other available sites for a scheme of this size in the borough that is not at a lesser risk of flooding. The need for an Exception Test is not required in accordance with the NPPF 2021 and the Flood Risk Vulnerability Classification set out in Annex 3.

- 6.56 A site specific Flood Risk Assessment and Drainage Strategy is provided in accordance with DMP Policy CCF2: 'Flood risk' and has been updated to reflect the amended proposals set out in this application (dated 25/8/2022). The assessment concludes that "A review of the Environment Agency's Flood Map for Planning reveals that the site is within Flood Zone 1 with a small area of Flood Zone 2 on the northern boundary of the site, which is understood to be associated with an historical flood event. The dwellings of the proposed development fall entirely within Flood Zone 1" and that "this drainage strategy has shown that the site can successfully attenuate the surface water generated in the 1 in 100-year + 40% rainfall event and discharge it at only marginally greater than the QBAR greenfield runoff rate. Therefore, the site does not increase flood risk on-site, locally or to neighbouring properties. Moreover, the proposed drainage strategy offers protection in rainfall events greater than the QBAR storm. Therefore, the site's drainage should not offer an impediment to the planning consent for the proposed development".
- 6.57 With regard to fluvial flooding the Environment Agency (EA) has raised no objection to the proposal advising that the proposed houses are entirely within Flood Zone 1. The proposed access route has a low risk of surface water flooding (1 in 1000) and a medium risk of fluvial flooding (Flood Zone 2). They have recommended that the implications of the scheme on surface water drainage is further considered, which is discussed further below.
- 6.58 The EA notes that the access to the site experienced flooding in 2013/14 and advise that a suitable evacuation and flood management plan should be provided due to flooding. The submitted strategy does not include details on safe access and egress because the properties will remain dry in a most serious of flood events. However there should be consideration of safe access and egress if there is an emergency and the site needs to be accessed by emergency services or in the unlikely event people need to evacuate. The applicant has provided an indicative safe access and egress plan which shows that in the event of a significant flood event where the road is flooded and not passable occupants have a dry route via public footpaths to the south and south east. These paths lead to Balcombe Rd and Peeks Brook Lane – both routes about 0.5 mile walk. Such routes could present challenges to access for emergency services and elderly or disabled residents. These are the same routes considered under the 2021 application and in that case the Council's Emergency Planning Officer did not raise an objection to the proposal but would want further details of emergency procedures for the site in the form of an evacuation and flood management plan. This can further explore the issue of dry access to the site, on site flood management procedures and other alternative means of accessing the site

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during flooding events. This can be secured by condition were the application to be approved.

- 6.59 In terms of surface water flooding the Drainage Strategy for the revised scheme follows the same principles and ethos as that of the previous scheme, which was accepted by Surrey County Council as the Lead Local Flood Authority (LLFA).
- 6.60 The submitted Planning Statement advises that: “the drainage strategy proposes a combination of permeable paving and underground cellular storage with controlled discharge into the drainage ditches around the boundary of the site. The permeable paving and cellular storage will not be lined to enable infiltration into ground to continue where possible.

The drainage strategy ensures that flows from the site into the surrounding ditch network are controlled and restricted. For the northern catchment (discharging into the ditch on Haroldslea Drive), the discharge rate will be restricted back to the Q_{bar} rate of 0.7 l/s. The southern catchment (discharging into the ditch along the south-west boundary) will be restricted to a discharge rate of 4.7 l/s which is less than half the 1 in 100-year rate and 2 l/s less than the 1 in 30-year rate.

The proposed discharge rates would provide a significant betterment to the currently uncontrolled situation. For example – in a 1 in 100-year event – the site would currently discharge 11.61 l/s of surface water into the surrounding ditch network; post development this would be reduced to 5.4 l/s in the same event, representing a 54% reduction in discharge rate.

The system is designed to take account of climate change, with a 40% allowance over and above existing rainfall, ensuring that it has sufficient capacity to cope with future increases in intensity of rainfall events in line with the latest published allowances for the Mole Management Catchment within which Horley is situated.

As the proposed system allows for continued infiltration through the permeable paving and other soft landscaped areas, the proposed drainage strategy would also support a reduction in the overall volume of water discharged from the site in a flood event. For example, in a 1 in 100-year event, the site currently discharges almost 225m³ of surface water; this would be reduced to 166m³ post development, representing a 26% reduction in runoff volume. For the northern catchment into Haroldslea Drive, the discharge volume would be reduced by 71%.

Exceedance flows are catered for in the design, with the scheme designed to ensure such flows are contained within the site wherever possible and will not cause flooding or displacement of water onto neighbouring properties. The existing ditch network surrounding the site is relatively poorly maintained as is not uncommon with private land, with ditches overgrown and silted and some blocked piped connections. Future management and maintenance regimes for the system within the site will also include maintenance of ditches

within the site boundary, helping to ensure that these are more positively and proactively maintained in the long-term, offering a betterment over the current situation.” It should also be noted that the above measures are also an improvement on the measures put forward by the applicant for the last application.

- 6.61 The submitted Flood Risk Assessment and Drainage Strategy has been considered by Surrey County Council as the Lead Local Flood Authority (LLFA) and they raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.62 The applicant has also offered to include within the Section 106 Agreement a contribution of £16,000 towards Local Surface Water Flood Risk Management. This could be used by the Lead Local Flood Authority to fund investigations and/or remedial works and actions to address the existing flooding issues for the benefit of the surrounding community. This contribution is over and above the works deemed necessary to make the development acceptable in its drainage impacts in strict planning terms.
- 6.63 The County drainage engineer has confirmed that even without these changes the proposed development would reduce existing run-off from the site and these proposed additional measures will help mitigate surface water flooding still further.
- 6.64 In terms of foul water the applicant advises that the Foul water is proposed to be discharged into the existing public foul sewer at a new manhole in Haroldslea Drive. Due to site levels, a foul pumping station is required to achieve this outfall. The calculated peak foul flow rate from the site is 1.9l/s; however, this will be dictated by the performance of any pumping station. Thames Water has raised no objection in relation foul water sewerage capacity or surface water. Although the capacity of sewerage works and potential for storm discharges into rivers is a live issue in this area, on the basis of the statutory undertaker’s response, no objections could be raised in planning terms and instead the matter is considered by separate legislation.

Contamination

- 6.65 The Council’s Environmental Protection Officer does not have any concerns regarding ground contamination as there is no evidence of historic uses which would cause concern. The officer has recommended a condition is included regarding asbestos due to the proposed demolition of the existing dwellings on site. The Environment Agency (EA) has also recommended a condition covering unexpected contamination.
- 6.66 Subject to these conditions the proposal would be acceptable in relation to contamination.

Ecology and Trees

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- 6.67 The site and surrounding sites are not subject to any ecology designation or statutory or non-statutory protections for ecology, biodiversity or nature conservation. Nevertheless due to the nature of the proposal and its surrounds and the size of the site the application is supported by a Preliminary Ecological Appraisal and Phase 2 Survey Report in relation to bats, reptile presence/absence, Great Crested Newts and dormice presence/absence.
- 6.68 The Phase 2 surveys observed no presence of bat species roosting in any buildings but did identify low to moderate levels of commuting and foraging with the site concluded to be of local importance. The reptile refugia surveys identified a low population of grass snakes. GCN eDNA surveys indicate that GCN are likely absent from the two ponds on site. Hazel dormice surveys did not identify any presence of indications of dormice.
- 6.69 Surrey Wildlife Trust (SWT) has assessed the submitted information and advised that overall, the Ecological Impact Assessment appears to be suitable to support this planning application and it has been prepared by suitably qualified ecologists. They go on to advise that “Through these surveys Darwin Ecology has scoped out the presence of roosting bats from buildings, the likely presence of great crested newt and hazel dormouse. They have identified that a small population of grass snake is present and that bats are active across the site. No evidence of a badger sett was recorded; however, a latrine was recorded. The surveys carried out appear to have been done according to good practice guidelines, and therefore, the conclusions appear to be suitable. For species which have been scoped out as being present, we would advise a precautionary approach during the construction phase of the project.

The proposed mitigation approach for reptiles is a precautionary approach and based on the population of grass snake recorded – this appears to be suitable. We would advise that the full methodology and detail is provided within a Construction and Environmental Management Plan, and any habitat management or creation within a Landscape and Ecological Management Plan. Both documents would be secured by planning conditions.”

- 6.70 Surrey Wildlife Trust has therefore raised no concerns with the application proposals and advised that were the application to be approved conditions should be included to secure a Landscape Environmental Management Plan (LEMP), a Construction Environmental Management Plan (CEMP), which includes a Reptile Mitigation Strategy and a condition to ensure sensitive external lighting to protect bats.
- 6.71 Concern has been raised within the representations regarding the age of the ecology information as it is the same as the information submitted under the 2021 application. The applicant’s ecology consultant’s have advised the following “Darwin Ecology Ltd. completed the initial ecological survey work at the aforementioned site in October 2020. The Preliminary Ecological Appraisal report contains details of these survey findings. Following the preliminary survey work, additional on-site follow up surveys for reptiles,

dormice and bats continued during the following ecological season, with the final visits completed in September 2021. Whilst not specifically referred to in the report, general site walkovers were conducted on a number of these visits as a matter of good practice and – more specifically - Senior Ecologist Holly Stanworth and Ecologist Joe Denny conducted an updated walkover of the habitats on site as part of a survey visit on 23 April 2021. This confirmed no material changes in the habitats or conditions on site. According to Chartered Institute of Ecology and Environmental Management (CIEEM) *advice note on the lifespan of ecological reports and surveys* (2019), the Darwin Ecology Ltd. site checks between April and July 2021, are still valid. It is confirmed that the data provided as part of this application is still valid.” Based on the advise from their professional ecologists and the fact that Surrey Wildlife Trust has no raised this as an issue it is considered that a decision can be made based on the submitted information and that the recommended CEMP and LEMP condition would ensure that there is no unacceptable harm to protected habitat or species.

- 6.72 In terms of net gain in biodiversity unlike the refused 2021 scheme due to the additional areas of soft landscape and wildlife area now proposed mean that this revised scheme can deliver a 19.6% increase in habitat units and a 11.7% increase for linear features. show that the scheme will not provide a net gain. This is a significant improvement on the refused 2021 scheme and would ensure that the scheme fully meets the requirements of the DMP. The biodiversity net gain report advises that “in order to achieve the produced target condition a 30 year Biodiversity Management Plan will be required and continued yearly monitoring of these habitats to ensure they achieve the target scores outlined in this report.” The LEMP condition recommended by SWT would ensure that the net gain measures are implemented.
- 6.73 Therefore, subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.
- 6.74 In terms of the impact on trees the submitted information shows that only 6 trees will be impacted by the proposed works. 5 are to be removed and 1 partially removed. All those to be removed are category U or C trees. the Council’s Tree Officer has assessed the submitted arboricultural information and has provided the following comments:

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

Notwithstanding any comment on the location and context, the proposed layout appears sympathetic to the existing landscape and the retention of the majority of boundary trees. These trees appear largely off-site and at a proximity to the built environment that is commonly found. It would be useful to confirm ownership of the boundary trees – are they within the site or part of the adjacent land? Most likely they are within the old boundary hedgerow – where will the duty of care for these trees be held – the owners of adjacent land or within the site – will the boundary trees be part of the management of

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the non-private amenity areas on the site? It would be useful to have this confirmed.

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

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

- 6.75 Under the 2021 application and the currently application concerns have been raised regarding the loss of the tree at the site access by third parties. As a result the Tree Officer carried out a site visit prior to the determination of the 2021 application and provided the following further comments:

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

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

- 6.76 Therefore, whilst there would be some tree losses, subject to conditions to secure tree protection and soft landscaping details to replace removed trees, the arboricultural impacts of the development are not considered to warrant refusal. It again should be noted that the impact on trees was not a reason for refusal under the previous 2021 application and this scheme includes more space for additional tree planting and soft landscaping given the reduction in the number of proposed dwellings.
- 6.77 Reports of pre-emptive tree felling prior to the making of the 2021 application are reported in representations. Whilst any such felling is regrettable, none of

the trees were protected and it appears related mostly to moderate value specimens with no significant amenity or ecological value which can be more than mitigated for in the replacement landscaping strategy.

Impact on Archaeology

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

Crime

- 6.81 Policy DES1 requires that development: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design."
- 6.82 Surrey Police has considered the submitted plans and have noted areas which could be improved from a security perspective including natural surveillance for the parking courts. As well as access between some of the plots. They recommend a condition in relation to Secure by Design to secure further details to help reduce the opportunity for crime and fear of crime.
- 6.83 The comments from the Surrey Police are noted. The layout of the scheme has been amended since their comments – which were submitted in relation to the original plans for the 2021 scheme. It is considered that there is now adequate natural surveillance for all of the parking courts. The access between some of the plots is now better with the only path between plots for their full length being between plots 9 and 10. This situation could be better restricted with additional boundary fencing and other security measures along these plots. Therefore overall the scheme is considered to be adequately designed so as to avoid undue risk or fear of crime. No issues have been identified which would set this aside from any other residential

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redevelopment. A condition as recommended by Surrey Police would ensure further details of security measures across the site can be secured.

Community Infrastructure Levy (CIL)

- 6.84 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission it is estimated that the scheme would contribute approximately £600,000.00 towards local infrastructure through CIL.

Infrastructure Contributions

- 6.85 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.
- 6.86 The applicant has also offered to include within the Section 106 Agreement a contribution of £16,000 towards Local Surface Water Flood Risk Management. This would be used to fund investigations and surveys of the surface water drainage network on Haroldslea Drive (and the associated catchment in the vicinity of the Application Site) and the carrying out of any maintenance or remedial works identified as a result thereof to help alleviate flooding issues for the benefit of the surrounding community.
- 6.87 Whilst this contribution is not strictly in line with the CIL regulation because as set out in the above report the drainage measures proposed would ensure that the scheme is acceptable in planning terms given the known issues in the area the contribution is welcomed and is recommended to be secured by the S106 agreement. Members are however advised that the contribution cannot be considered as a reason to grant permission given its non-compliance with the CIL regulations. Were this application to be refused the Council would be unable to require this contribution at the appeal stage (as was the case for the 2021 application).

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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
Location Plan	1000	A	06.09.2022
Block Plan	1000.1	A	06.09.2022
Existing Plans	47625		06.09.2022
Existing Plans	47626		06.09.2022
Proposed Plans	3050	C	29.11.2022
Site Layout Plan	1005	E	29.11.2022
Street Scene	1010	C	29.11.2022
Proposed Plans	3000	B	29.11.2022
Proposed Plans	3001	B	29.11.2022
Proposed Plans	3010	B	29.11.2022
Proposed Plans	3011	B	29.11.2022
Proposed Plans	3015	B	29.11.2022
Proposed Plans	3016	B	29.11.2022
Proposed Plans	3020	B	29.11.2022
Proposed Plans	3025	C	29.11.2022
Proposed Plans	3030	B	29.11.2022
Proposed Plans	3035	C	29.11.2022
Proposed Plans	3040	C	29.11.2022
Proposed Plans	3045	B	29.11.2022
Proposed Plans	3055	A	29.11.2022
Proposed Plans	3060	A	29.11.2022

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

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

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

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

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

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

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

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

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

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

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

7. No development shall commence until a Construction Management Statement, to include details of:
- 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.
 - Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - Means of communication and liaison with neighbouring residents and businesses.
 - 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.

8. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement (July 2022) and the Tree Protection Plan ref. TPP 02 from David Archer Associates. All arboricultural matters will then follow that described in these approved details.

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

9. No development shall commence on site until a scheme for the landscaping of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be in accordance with the principles in the Illustrative Landscape Masterplan by LMS (dwg. LMSL/25/EH_HD_001/AH_RevA) and include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants - noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012

10. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs.

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

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

11. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Darwin Ecology Reports and shall include, but not be limited to following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.

j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

k) Ecological Enhancement Plan

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.

12. 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; and

- a sensitive lighting management plan to demonstrate that the lighting meets the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby”

has been submitted to and agreed in writing by the local planning authority.

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

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

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

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

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satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

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

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework and with regard to the Reigate and Banstead Local Plan Development Management Plan 2019.

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.7 l/s for the northern catchment and 4.7 l/s for the southern catchment.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

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- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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

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

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

16. Notwithstanding the drawings, the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. Such details shall include any additional acoustic boundary treatment along the access road where it adjoins neighbouring residential properties. 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.

17. The development shall be implemented in accordance with the submitted drawings so that 10 units meet Part M4(2) "accessible and adaptable" accessibility standards (Plots 3-6, Plots 24-25 and Plots 30-33) and 1 unit meets the higher M4(3) "wheelchair adaptable" standard (Plots 1). Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

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

18. No part of the development shall be occupied unless and until the proposed bridleway and footpath improvements as shown on the submitted Motion

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Proposed Highway/Public Rights of Way Package in Appendix G of the Transport Assessment have been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

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

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

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

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

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

21. The development hereby approved shall not be first occupied unless and until space has been laid out within the site and garages/carports erected and made ready for use in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas, garages and car ports shall be retained and maintained for the purposes of parking and garaging and for no other purpose.

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

22. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with the approved plans for bicycles to be stored. Thereafter the bicycle storage areas shall be retained and maintained for its designated purpose.

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

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23. Notwithstanding the submitted Travel Plan Statement dated 16 08 22 prior to the occupation of the development a revised travel Plan Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan Statement shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety and to ensure that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

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

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

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

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

25. The development hereby approved shall not be occupied unless and until each of the proposed 8 flats and each of the proposed 25 houses are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to 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.

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26. No development shall take place above ground level until an Acoustic Design Statement has been submitted to and approved by the Local Planning Authority.

The Assessment shall include details of any necessary mitigation, which may include mechanical ventilation, to be implemented on the site to ensure thermal comfort and a satisfactory noise environment.

Any measures within the Acoustic Design Statement shall be implemented in accordance with the agreed details prior to the occupation of each dwelling and shall be retained and maintained thereafter.

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

27. The development hereby approved shall be carried out in accordance with the Renewable Energy Reporting document by Build Energy (dated 24/08/2022 Issue V2) to ensure that the development restricts potential water consumption by occupants to maximum of 110 litres per person per day. All measures for each dwelling shall be implemented, installed and operational prior to first occupation of that block.

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

28. The development shall not be first occupied until details of the Local Area for Plan (LAP) within the 'village green' space has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the equipment, boundary treatments to be installed and details of future maintenance of the LAP. Thereafter the LAP shall be constructed in full accordance with the agreed details prior to the first occupation of the development and shall be retained and maintained thereafter.

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

29. The development shall not be occupied until a scheme, demonstrating compliance with Sections 2 & 3 of the Secured by Design Homes 2019 (Version 2) Design Guide, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

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

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

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

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

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

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

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

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

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no biomass burning/wood burning stoves shall be installed or operated at any of the properties hereby approved.

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

INFORMATIVES

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

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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 numberin
g](http://www.reigatebanstead.gov.uk/info/20277/street-naming-and-numbering)
7. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

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9. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
10. The developer is reminded that in order to discharge the travel plan condition confirmation is required in paragraph 2.13 that the bus stops have shelter and time table information. Confirmation is also required in Paragraph 2.14 that Horley station has 76 covered bike parking spaces. This rail station bike parking information needs to be included in paragraph 2.14 and the travel information pack section at paragraph 3.5. The developer should also note the travel information pack needs to include employment as well as health, education, retail and leisure amenities within 2km walking distance and 5 km cycle distance of the site.
11. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
12. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
13. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

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14. Applicants are reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with prior permission of the Highway Authority.
15. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on their website. If the proposed works result in infiltration of surface water to ground within a source protection zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
16. The CLAIRE Definition of waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste Under the Code of Practice:

Excavated materials that are recovered
17. 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.
18. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS8, CS10, CS11, CS12, CS14, CS17 and EMP4, DES1, DES4, DES5, DES6, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3, NHE9, OSR2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

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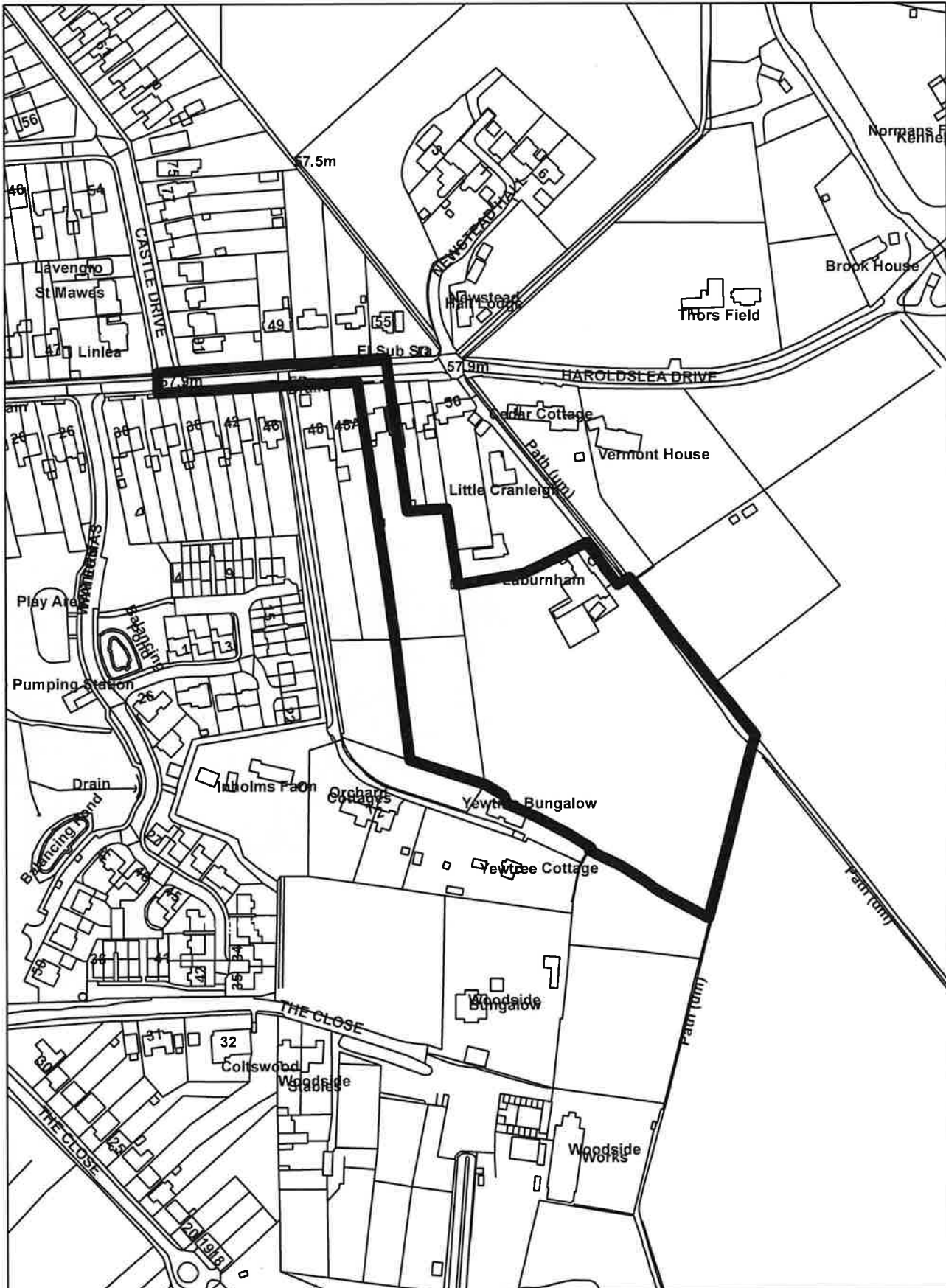
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presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

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22/01989/F - Land At Laburnum And No 50 Haroldslea Drive Horley



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Scale 1:2,500

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



Omega Architects
 Earlswood Homes
 Harold'slea Drive, Horley
 Site Layout
 1:500 @ A1
 2992.1 C 1005 PL E



STREET ELEVATION A - A



KEY PLAN SCALE 1:750



STREET ELEVATION B - B



STREET ELEVATION C - C

Earlwood Homes	Street Elevations	Omega Architects	2992.1 C	1010	PL	C
Hamblee Drive, Holly	1:200 @ A1	Omega Architects	2992.1 C	1010	PL	C

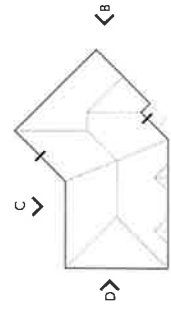
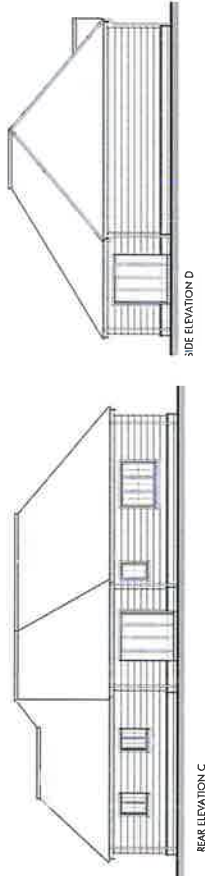
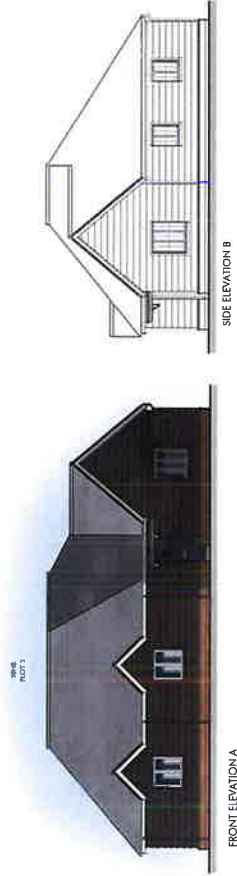


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Plot No.	Land Type	Area in m ²	Area in ft ²
2	3BHB	120.13	1279

3 BEDROOM HOUSE, 4 RESONS (1 STORY)

NATIONAL SPACE FRAMEWORK REQUIREMENTS CHECKLIST	
Minimum GFA (sqm)	✓
Plot Area (sqm)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓
Plot Coverage (sqm)	✓
Plot Coverage (%)	✓



ROOF PLAN - 1:200



Omega Architects
Earlwood Homes
Huroislee Drive, Horeby
3BHB - Plot 2
Plans & Elevations
1:100 @ A1
2992.1 C 3060 PL A

Plot No.	Land Type	Area in m ²	Area in sq. ft.
3	2014-AFF	1027.8	1104
4	2014-AFF	78.0	843

2 BEDROOM HOUSE, 4 PERSONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST

Minimum GFA (Plot)	✓
Double bedrooms min. 11.5sqm (2.5sqm extra other way)	✓
Single bedrooms min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum storage 2.0m ³	✓

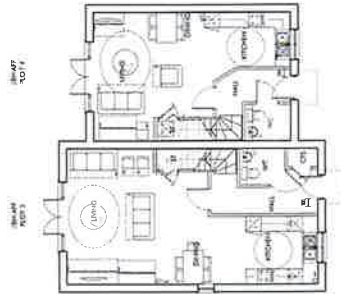
3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST

Minimum GFA (Plot)	✓
Double bedrooms min. 11.5sqm (2.5sqm extra other way)	✓
Single bedrooms min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum storage 2.5m ³	✓



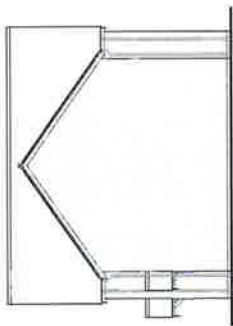
FIRST FLOOR PLAN



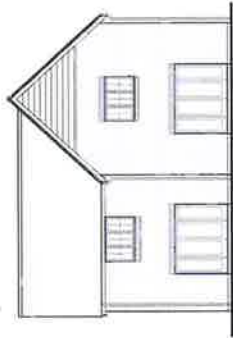
GROUND FLOOR PLAN



FRONT ELEVATION A



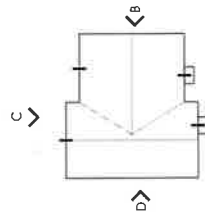
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE

Earlswood



Earlswood Homes

Haraldee Drive, Horley

2BH-AFF & 3BH-AFF - Plots 3-4
Floor Plans and Elevations

1:100 @ A1

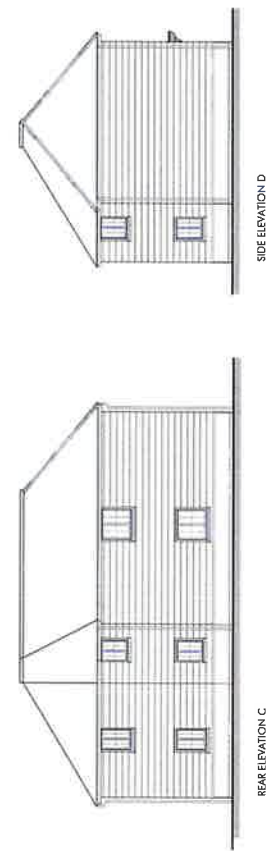
2992.1 C 3010 PL B

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PLOT No.	UNIT TYPE	AREA sq m	AREA sq ft
24	2BD A&FF	70.15	752
25	2BD S A&F	70.15	752

2 BEDROOM FLAT - 4 REASONS NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST

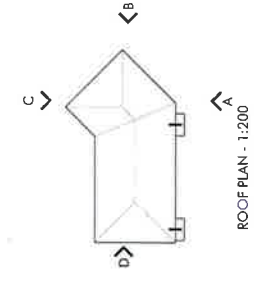
Minimum GFA (75sqm)	✓
Double bedrooms min 11.5sqm	✓
Min. width 2.75m	✓
2.75m extra clear head	✓
Single bedrooms min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum Storage 2 Cuv	✓



Omega Architects
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Earlwood Homes
 Handfast Drive, Hareby
 BLOCK A&FF - Flats 24-25
 Floor Plans & Elevations
 1:100 @ A1

2992.1	C	3040	PI	C
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LOT No.	UNIT TYPE	AREA in m	AREA in ft ²
4	2BH-AFF	107.43	1153
5	2BH-AFF	71.62	857

2 BEDROOM HOUSE, 4 PERSONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST

Minimum GA (70m)	✓
Double bedrooms min. 11.5m ²	✓
Min. width 2.75m	✓
Double bedrooms min. 2.5m ²	✓
Single bedrooms min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.0m ³	✓

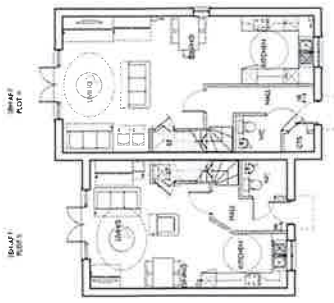
3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST

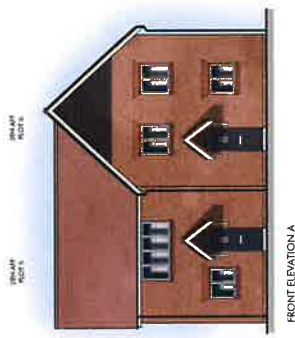
Minimum GA (70m)	✓
Double bedrooms min. 11.5m ²	✓
Min. width 2.75m	✓
Double bedrooms min. 2.5m ²	✓
Single bedrooms min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum storage 2.5m ³	✓



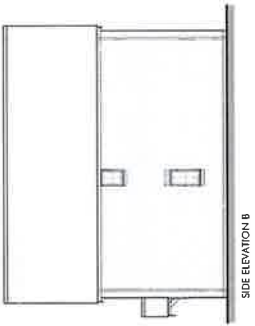
FIRST FLOOR PLAN



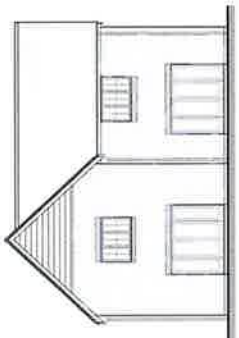
GROUND FLOOR PLAN



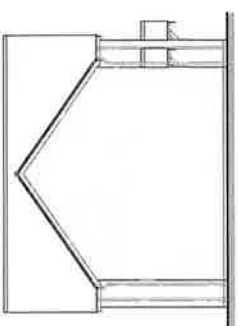
FRONT ELEVATION A



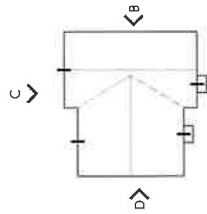
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE

Eastwood

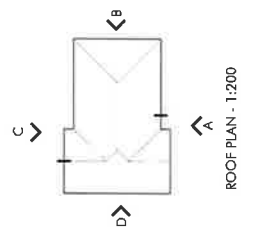
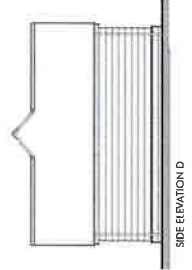
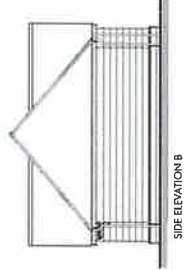
Omega Architects
 Endwood Homes
 Haroldlea Drive, Harley
 2BH-AFF & 3BH-AFF - Plans 5-4
 Floor Plans and Elevations
 1:100 @ A1
 2992.1 C 3011 PL B

Agenda Item 5

PLOT No. 1
 DATE 28/04/15
 AREA 1015 SQM
 JGD 1/11/15
 DMS

2 BEDROOM HOUSE, 4 BEDS (1 STOREY)

MINIMUM SPACE REQUIREMENT REQUIREMENTS CHECKLIST	
Minimum GFA (50sqm)	✓
Double bed room min. 11.5sqm	✓
Single bed room min. 7.5sqm	✓
Single bed room min. 7.5sqm	✓
Min. width 2.13m	✓
Minimum storage 5.0sqm	✓



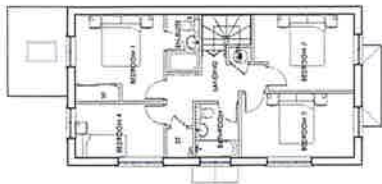
Earlswood
 Omega Architects
 Earlswood Homes
 Haroldlea Drive, Hatley
 2898 - Plot 1
 Plans & Elevations
 1:100 @ A1
 2992.1 C 3055 PL A

Agenda Item 5

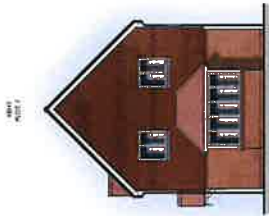
PLOT No.	UNIT TYPE	AREA m ²	AREA sq. ft.
7	4BN1	135.23	1454

4 BEDROOM HOUSE, 7 BEDONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GFA (115sqm)	✓
Double bedroom min. 11.5sqm	✓
Area with 2.7sqm	✓
Single bedroom min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum Storage 30m ³	✓



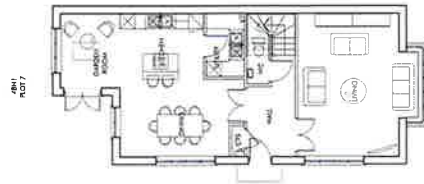
FIRST FLOOR PLAN



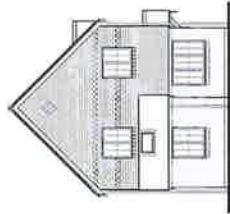
FRONT ELEVATION A



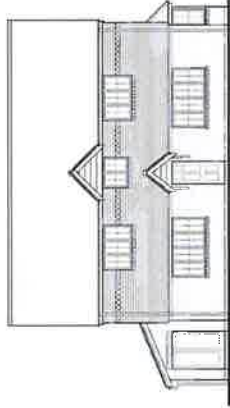
SIDE ELEVATION B



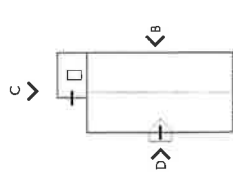
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200

Earlswood

Omega Architects
Architectural Services

Earlswood Homes
Haroldsea Drive, Horley

4BN1 - Plot 7
Rear Plans & Elevations
1:100 @ A1

2992.1	C	3015	PL	B
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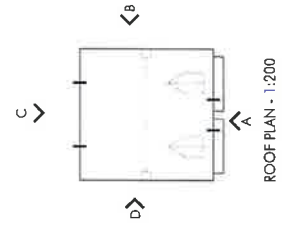
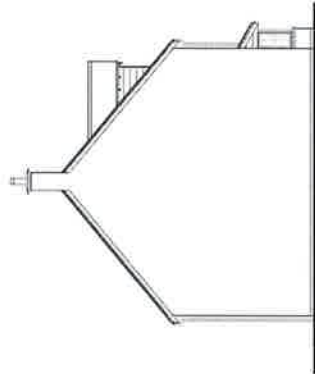
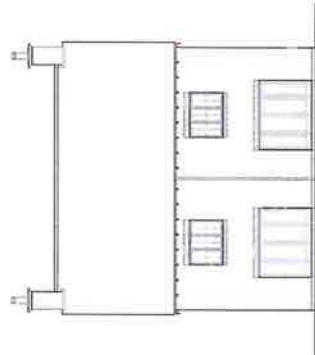
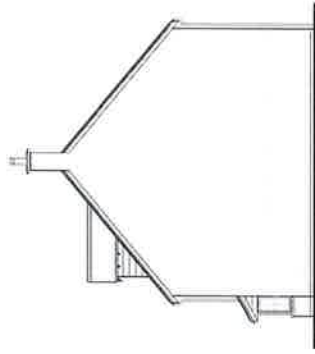
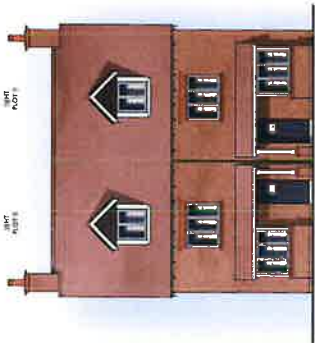
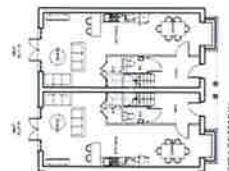
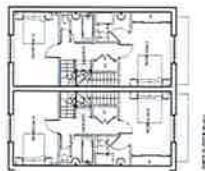
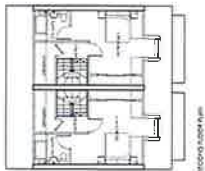


Agenda Item 5

REF No	UNIT TYPE	AREA (sq.m)	AREA (sq.ft)
03	3BHT	129.43	1387

3 BEDROOM HOUSE, 6 PERSONS (3 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GFA (100sqm)	✓
Min. 10% habitable area, 11.3sqm	✓
Min. width 2.75m	✓
10.5sqm party shelter area	✓
Single bedroom min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum storage 2.5sqm	✓



Earlswood

Omega Architects
Architects

Earlswood Homes
Heraldica Drive, Herley

3BHT - Plans B-9
Floor Plans & Elevations
1:100 @ A1

2992.1	C	3020	PL	B
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NO.	DATE	DESCRIPTION	BY
1	08/13/23	ISSUED FOR PERMITS	ASB
2	08/13/23	ISSUED FOR PERMITS	ASB

2 BEDROOM BATH, 3 PERSONS

MINIMUM ROOM SIZES AND FINISHES SCHEDULE

Room	Minimum Size (sq. ft.)	Minimum Ceiling Height	Minimum Floor Finish	Minimum Wall Finish	Minimum Window Area (sq. ft.)
Bedroom	70	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Bathroom	55	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Hall	30	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Kitchen	70	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Living Room	100	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Dining Room	70	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Staircase	30	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7
Garage	100	7'0"	1/2" Plywood	1/2" Gypsum Board	5.7



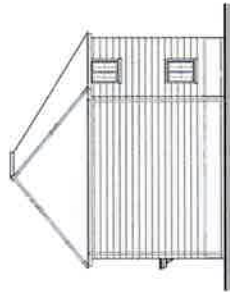
FIRST FLOOR PLAN



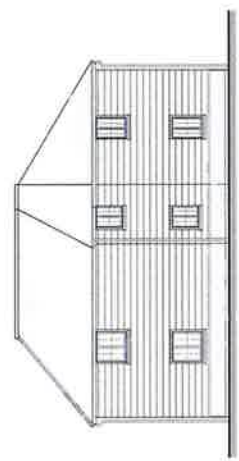
GROUND FLOOR PLAN



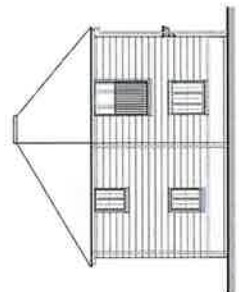
FRONT ELEVATION A



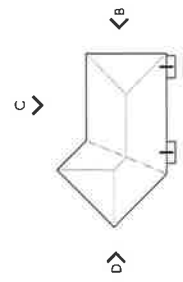
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200

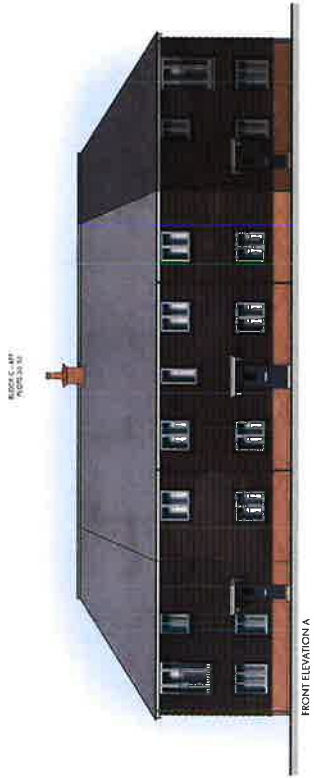


Agenda Item 5

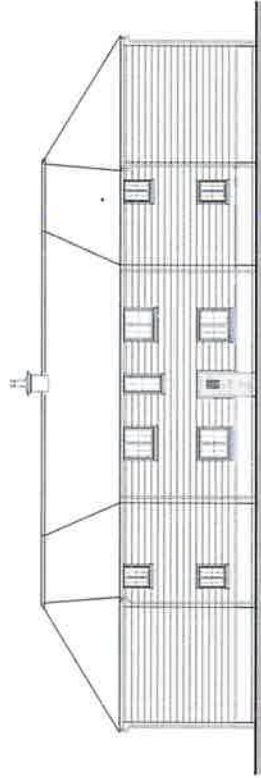
Plot No.	Unit Type	Area sq.m.	Area sq.ft.
20	2B1 APT	70.15	755
31	2B2 APT	70.70	763
32, 33	2B3 APT	70.70	763

2 BEDROOM (MAX. 4 PERSONS)
NATIONAL SPACE STANDARDS
MINIMUM REQUIREMENTS CHECKLIST
 (March 2015)

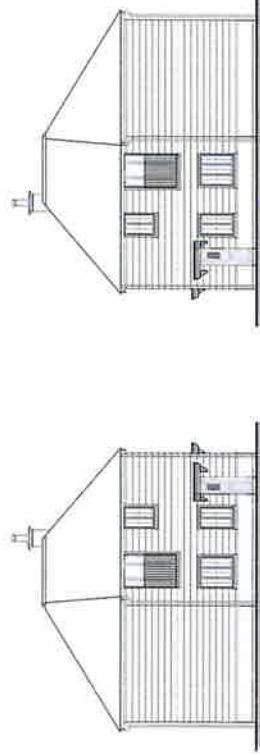
Minimum GFA (Gross)	✓
Double bedroom min. 11.5sqm	✓
Min. width 2.75m	✓
Min. depth 2.75m	✓
Single bedroom min. 7.5sqm	✓
Area width 2.15m	✓
Minimum Storage 2.0m ³	✓



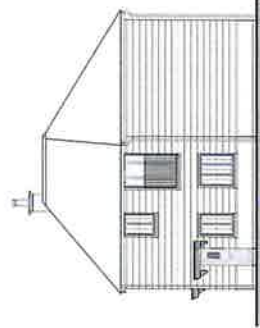
FRONT ELEVATION A



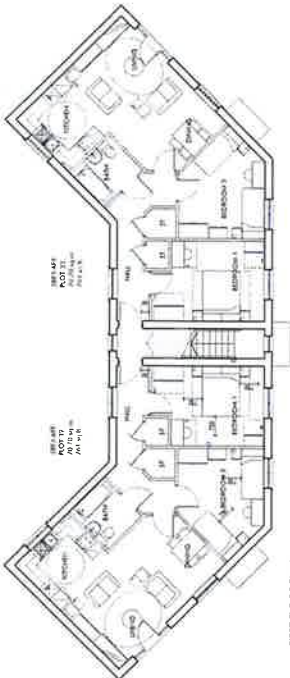
REAR ELEVATION C



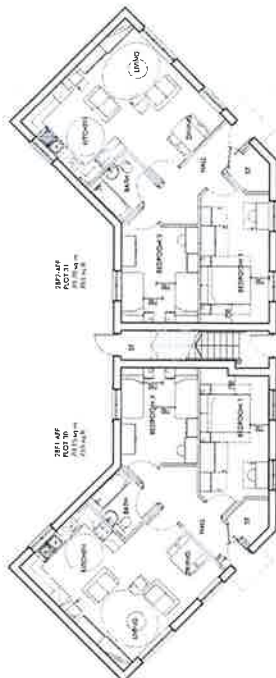
SIDE ELEVATION D



SIDE ELEVATION B



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Earlswood

Omega Architects

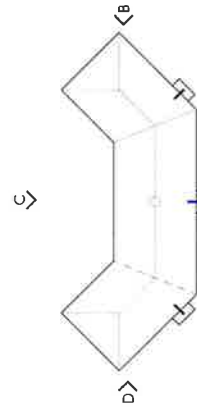
Earlswood Homes

Haroldsea Drive, Humber

Block C APT - Plot 30-33
Floor Plans & Elevations

1:100 @ A1

2992.1	C	3045	PL	B
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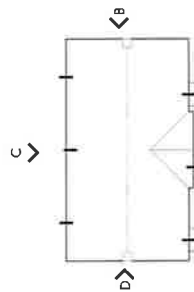
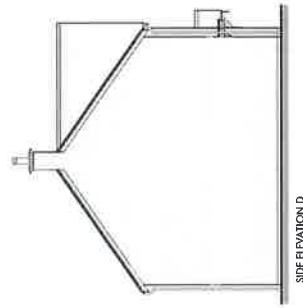
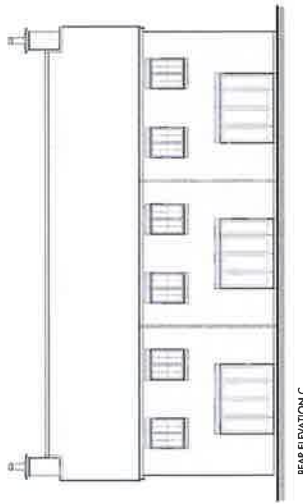
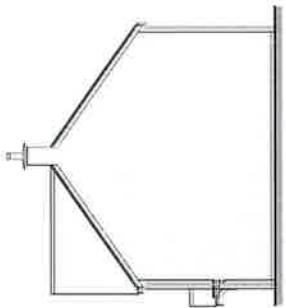
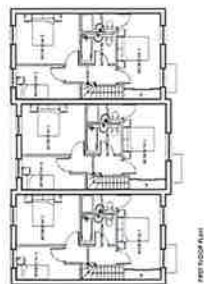
ROOF PLAN SCALE 1:200



PGF No.	DATE TYPE	AREA No.	AREA No.
10, 11, 12	2013	10028	10029

3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GFA (P30m)	✓
Double bed room min. 11.5m ²	✓
Min. width 7.5m	✓
Single bed room min. 10.5m ²	✓
Min. width 7.5m	✓
Min. width 2.5m	✓
Minimum storage 2.5m ³	✓



Earlwood

Omega Architects
Architects & Planners

Earlwood Homes
Haroldsea Drive, Holley

2013 01 - Plan 10-12
Floor Plans & Elevations
1:100 @ A1

2992.1	C	3025	PL	C
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Agenda Item 5

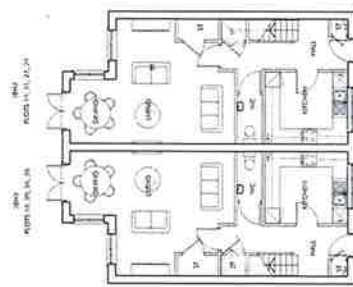
PLOT No.	UNIT TYPE	AREA, sq. m.	AREA, sq. ft.
18-19, 20-21, 24-27, 28-29	3BR2	95.73	1030

3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)

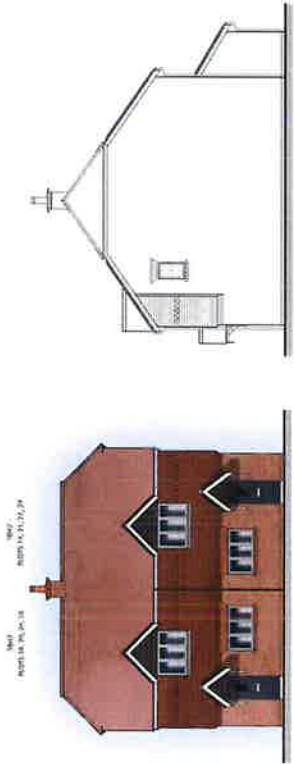
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GFA (3 storey)	✓
Double bed rooms min. 11.5sqm	✓
Min. width 2.55m	✓
2.55m entry glider and	✓
Single bed rooms min. 7.5sqm	✓
Min. width 2.15m	✓
Minimum storage 2.5sqm	✓



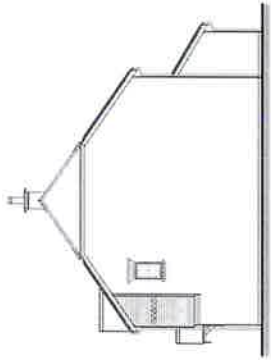
FIRST FLOOR PLAN



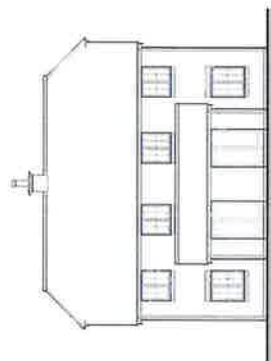
GROUND FLOOR PLAN



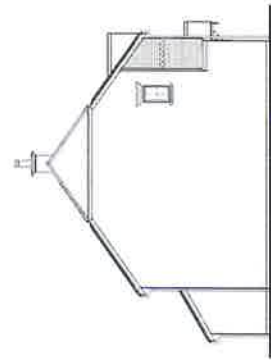
FRONT ELEVATION



SIDE ELEVATION B



REAR ELEVATION C



RIGHT ELEVATION D

Earlwood

Omega Architects

Earlwood Homes

Haroldes Drive, Hoxley

3BR2 - Plans 18-19, 20-21, 24-27, 28-29

Floor Plans

1:100 @ A1

2992.1	C	3030	PI	B
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4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

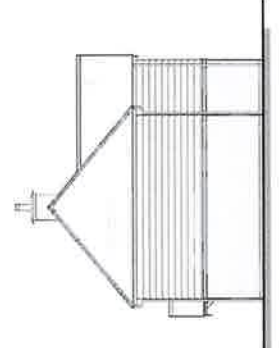
NATIONAL SPACE FRAMEWORK REQUIREMENTS CHECKLIST	
Minimum GFA (110m ²)	✓
Double height rooms (11.5m)	✓
3.5m clear internal height	✓
2 single bed-rooms, 7.5m ²	✓
Min. width 2.13m	✓
Minimum storage 3.0m ³	✓



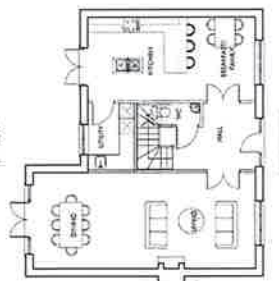
FIRST FLOOR PLAN



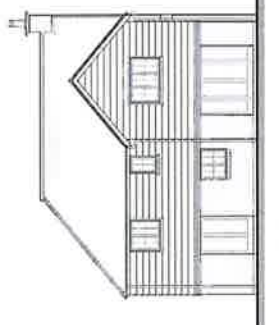
FRONT ELEVATION A



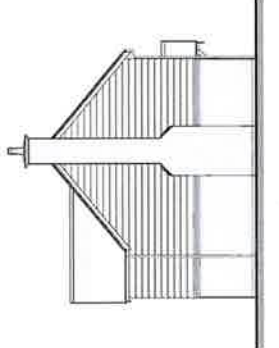
SIDE ELEVATION B



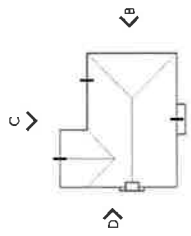
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Agenda Item 5

Earlwood

Omega Architects
 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Earlwood Homes
 Harlestone Drive, Horley

4842 Plot 14.17
 Floor Plans and Elevations
 1:100 @ A1

2992.1	C	3001	PL	B
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Agenda Item 5

PLDT No	UNIT TYPE	AREA, sq. m	AREA, sq. ft
15, 16	BPT	10920	1088

4 BEDROOM HOUSE, 7 PERSONS
(2 STOREY)

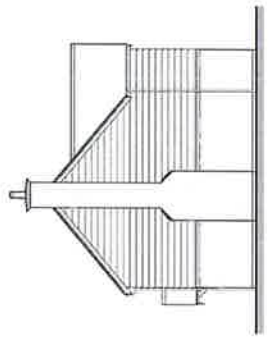
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GFA (1.5m ²)	✓
Double height main area (1.1 Storey)	✓
Min. width 2.2m	✓
Single height main area	✓
Min. width 2.1m	✓
Minimum storage 3.0m ³	✓



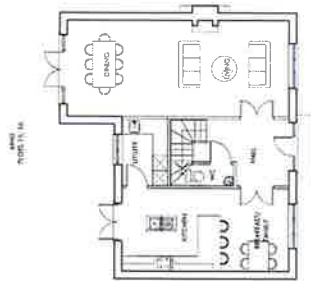
FIRST FLOOR PLAN



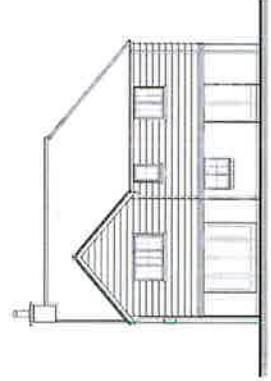
FRONT ELEVATION A



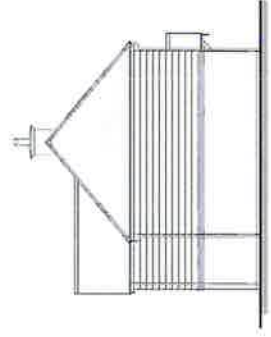
SIDE ELEVATION B



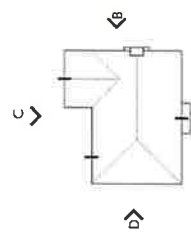
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Earlswood

Omega Architects

Earlswood Homes
Hemel Hempstead Drive, Hemel Hempstead

Plot: 15, 16
Floor Plan and Elevations
1:100 @ A1

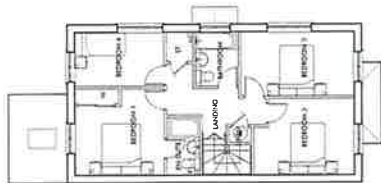
2992.1	C	3000	PL	B
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Agenda Item 5

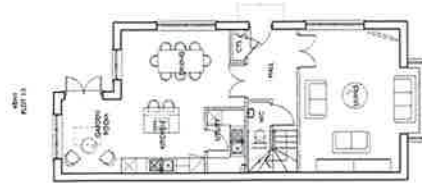
PROJECT NO.	DATE/TIME	AREA/NO.
13	4891	13A.23
		1452

6 BEDROOM HOUSE, 7 BATHS
2 STOREY

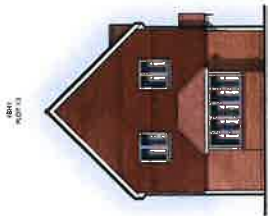
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum Glazing (11 hours)	✓
Double Glazing min. 1.1.2m ²	✓
Double Glazing min. 1.1.2m ²	✓
Single Glazing min. 7.5m ²	✓
Min. width 2.15m	✓
Minimum Storage 2m ³	✓



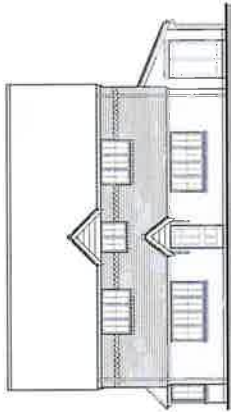
FIRST FLOOR PLAN



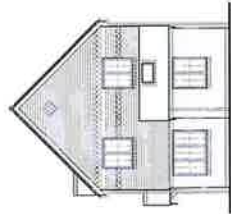
GROUND FLOOR PLAN



FRONT ELEVATION A



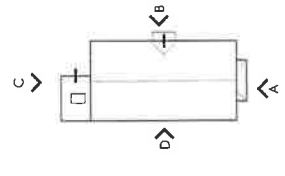
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



Earlswood
CONSULTANTS

Omega Architects
Architects & Planners

Earlswood Homes
Harcoldisee Drive, Harley

4891 - Ref 13
Floor Plans & Elevations

1:100 @ A1

DATE	BY	CHKD
20/11/22		

2992.1 C 3016 PL B

Agenda Item 5

Agenda Item 6

Planning Committee
14 December 2022

Agenda Item: 6
22/00271/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 th December 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Michael Parker
	TELEPHONE:	01737 276339
	EMAIL:	Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Reigate

APPLICATION NUMBER:	22/00271/F	VALID:	02/03/2022
APPLICANT:	Reigate Grammar School	AGENT:	Montagu Evans LLP
LOCATION:	REIGATE GRAMMAR SCHOOL REIGATE ROAD REIGATE SURREY		
DESCRIPTION:	Demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works. As amended on 07/03/2022, 17/03/2022, 30/06/2022, 14/09/2022 and on 05/10/2022.		
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.			

This application is referred to Committee in accordance with the Constitution as the application is for educational development which exceeds 250 sq. metres (gross external floorspace).

SUMMARY

The application seeks full permission for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works.

The reason for the proposal is set out within the submitted Heritage and Planning Statement (para 4.3-4.15). Essentially the argument is made that the existing sports hall is no longer fit for purpose and there is not scope to redevelopment the existing hall. Alternative locations at the Hartswood Sports ground and school campus have been considered but were not considered feasible due to planning policy and logistical reasons.

The proposal site is located in the south-east corner of the school campus which is currently occupied by the existing MUGAs and to the north the open grassed area which is used as an open play area. The site is within the designated Urban Area

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and is partly within the Chart Lane Conservation Area. To the south of the site is the grounds of the Reigate Parish Church Primary School (RPCPS). Immediately adjacent to site within RPSCS is their MUGA which is at the same level as the existing MUGAs at Reigate Grammar. Beyond is the main school building, which is set at a lower ground level. To the east are residential properties within Blackborough Close. To the north and west are existing school buildings/land. A number are locally listed - Broadfield House and Leckhampstead East & West. Further to west beyond the school boundary is the cemetery and Grade II* Listed St Mary Church.

There is no in principle objection to the scheme. Officers are satisfied that there is a need for a replacement sports hall facility within the school and that the proposal location is the most appropriate location. Sport England has raised no objection to the proposal in terms of need and size of facility subject to conditions to secure a community use agreement and further details of lighting and surfacing.

The Conservation Officer has identified harm to the designated and undesignated heritage assets. However, he has not raised an objection to the scheme, accepting that the amendments have addressed the majority of his concerns and that there is a need for a replacement facility and this location is the least worst location. The outstanding issue in relation to the hedging to the Broadfield Car park can be addressed through a condition securing an updated landscaping scheme.

Taking these considerations into account the proposal would not cause unacceptable harm to the character and appearance of the wider area and whilst less than substantial harm has been identified to heritage assets it is considered that the benefits of providing improved facilities for the school pupils and wider community would outweigh the harm in this case and the proposal would comply with policy NHE9 and the requirements of the NPPF.

It is considered that the separation distances to the neighbouring properties – the dwellings in Blackborough Road and the Reigate Parish Church Primary School – is such that there would not be an unacceptable overbearing impact or loss of privacy. The proposal is accompanied by a Noise Assessment and Light Assessment. Both reports demonstrate that the impact from the proposed development would be acceptable. Conditions are recommended to secure a Construction Management Plan, to limit harm during construction, and hours of operation, a noise management plan, lighting details and noise validation for installed plant.

No objection has been raised by Surrey County Council in relation to access arrangements and parking provision. Conditions are recommended to secure a Construction Management Plan, cycle parking, Travel Statement and implementation of the re-arranged car park.

It is considered subject to condition the application would have an acceptable impact on trees. The proposal is also considered to be acceptable with regard to ecology, contamination, flooding, drainage and sustainable construction.

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This proposal is therefore considered to provide improved facilities for the school and will provide additional opportunity for community sports use and is acceptable in planning terms so is recommended for approval.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Environmental Protection Officer:

Recommends as asbestos survey condition in relation to building to be demolished.

Highway Authority:

No objection subject to conditions in relation to CTMP, parking and Travel Statement

Historic England:

We do not wish to offer any comments. Advise that council refers to specialist conservation and archaeological advisers.

Sport England:

Supports the application subject to conditions securing a community use agreement, further details of external lighting and further details of the 2-court MUGA

Surrey County Council Archaeological Officer:

No objection subject to condition to secure implementation of a programme of archaeological work.

Surrey County Council Lead Local Flood Authority:

Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Minerals and Waste Planning Authority:

No objection

Surrey Wildlife Trust:

No objection subject to conditions in relation to a Construction Environmental Management Plan (CEMP) and lighting.

RBBC Conservation Officer: objected to the initial proposals but objection removed following submission of amended plans.

The Reigate Society:

- Location and scale of the building is overbearing both for Parish School Playground and rear gardens of the houses on Blackborough Close

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- The proposed living wall could be part of the elevation of the buildings itself with built in rainwater recovery. As it is, it is too small and will have practically no impact due to the land topography
- The materials used on the elevations are not in keeping with it's context within and adjacent to the conservation area
- We understand that the construction of this building will provide a useful community resource.

Representations:

To date 299 responses have been received. 240 letters of objection, 1 representation and 58 letter of support.

The following matters have been raised:

Issue	Response
Alternative locations available/preferred	See paragraph 6.3-6.11
Amendments do not address concerns	Addressed throughout report
Covenant conflict	Not a material planning consideration
Drainage/sewerage capacity	See paragraph 6.54-6.58
Flooding	See paragraph 6.54-6.58
Harm to Conservation Area and Listed Building	See paragraph 6.12-6.21
Harm to Green Belt/countryside	The site is not within the Green Belt but is within the designated urban area
Harm to wildlife habitat	See paragraph 6.48-6.49
Hazard to highway safety	See paragraph 6.37-6.45
Health fears	See paragraph 6.25-6.36
Inaccuracies in submitted plans	Following submission of additional information and amended plans the applicant is confident that the plans are reflective of the site and surrounding area. Officers have no substantive evidence to indicate that this is not the case.
Inadequate parking	See paragraph 6.37-6.45
Inconvenience during construction	See paragraph 6.25-6.36
Increase in traffic and congestion	See paragraph 6.37-6.45
Lack of landscaping	See paragraphs 6.46-6.47

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Loss of/harm to trees	See paragraphs 6.46-6.47
Loss of private view	Not a material planning consideration
Loss of playing fields	See paragraph 6.3-6.11
No need for the development	See paragraph 6.3-6.11
No community benefit	Addressed throughout
Noise & disturbance	See paragraph 6.6.25-6.36
Out of character with surrounding area	See paragraph 6.12-6.21
Overbearing relationship	See paragraph 6.25-6.36
Overdevelopment	See paragraph 6.25-6.36
Overlooking and loss of privacy	See paragraph 6.25-6.36
Overshadowing and loss of light	See paragraph 6.25-6.36
Poor design	See paragraph 6.12-6.21
Property devalue	Not a material planning consideration
Fire safety concerns	See paragraph 6.60
Secure by design concerns	See paragraph 6.59
Significant impact on adjoining Parish School	See paragraph 6.25-6.36

Support comments

Community/regeneration benefit

Improve sports facilities on site

Benefit school and local community

Existing sports hall inadequate

Economic growth / jobs

Visual amenity benefits

Parish School will not be significantly impacted.

Advantages outweigh the concerns expressed by those objecting

Reduces pollution and traffic from transporting pupils

1.0 Site and Character Appraisal

1.1 The proposal site is located in the south-east corner of the school campus which is currently occupied by the existing MUGAs and to the north the open grassed area which is used as an open play area.

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- 1.2 The site is within the designated Urban Area and is partly within the Chart Lane Conservation Area.
- 1.3 To the south of the site is the grounds of the Reigate Parish Church Primary School (RPCPS). Immediately adjacent to site within RPSCS is their MUGA which is at the same level as the existing MUGAs at Reigate Grammar. Beyond is the main school building, which is set at a lower ground level. To the east are residential properties within Blackborough Close. To the north and west are existing school buildings/land. A number are locally listed - Broadfield House and Leckhampstead East & West. Further to west beyond the school boundary is the cemetery and Grade II* Listed St Mary Church.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Two pre-application submissions have been made to the Council regarding this development (PAM/20/00538 and PAM/21/00395). This has given the Council the opportunity to set out the key areas of consideration and areas where further information would be required.
- 2.2 Improvements secured during the course of the application: Relocation of the sports centre away from southern boundary, reduction in height of building. Additional/amended documents in relation to trees, flooding/drainage, highway matters, ecology, noise and light assessments. Additional information to address Sport England comments.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details of materials, highway considerations, community use agreement, lighting, drainage, contamination, secure by design, construction management statement, ecology, trees and sustainable construction.

3.0 Relevant Planning and Enforcement History

- 3.1 There is extensive history at this site but none are considered relevant to this application.

4.0 Proposal and design approach

- 4.1 This is a full application seeking permission for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works.
- 4.2 The reason for the proposal is set out within the submitted Heritage and Planning Statement (para 4.3-4.15). Essentially the argument is made that the existing sports hall is no longer fit for purpose and there is not scope to redevelopment the existing hall. Alternative locations at the Hartwood Sports ground and school campus have been considered but were not considered feasible due to planning policy and logistical reasons.

4.3 In summary, the scheme involves:

- a new sports hall
- an ancillary building providing changing rooms, shower facilities, fitness & gym rooms,
- storage spaces, and a multifunction studio
- a reception with a dance studio at upper floor
- a forecourt at the centre of the junction of the various elements of the scheme
- new MUGAs to the west and open play areas to the north of the new building
- a landscape scheme integrating the proposal within its larger context (reports by the landscape architect and arboricultural surveyor are appended to this submission and detail the extent of tree removal/retention and new landscaping).

4.4 The applicant advises that the sports hall has been sized in line with Sport England's guidance to accommodate a range of sports and this has dictated the plan size and height of the building. The sports hall has a sawtooth roof which serves several functions; it will flood the sports hall with north light, allow natural ventilation through top hung windows, provide perfectly orientated roof for solar PV while allowing an efficient structural truss to span the 25m wide sports hall. The sports hall would be clad in zinc pan tiles. The ancillary elements take a simpler brick flat roof form with facing brickwork.

4.5 The two MUGAs to the west of the sports hall will be fenced and floodlit competition MUGAs replacing the existing MUGAs. The 2 new play areas to the north will not be fenced off or flood lit.

4.6 The scheme also includes works to move the existing car park area to the south of Broadfield House away from that building and to soften its impact by increasing soft landscaping and changing the surface treatment to a more informal surface.

4.7 During the application process the scheme has been amended in order to address concerns raised. They can be summarised as follows:

- The reduction to the height of the proposed corner building (north west) by 1m;
- The re-siting of the main Sports Hall building 3 metres to the north and incorporation of tree planting along the southern boundary with the Parish School boundary, together with a green wall.
- A revised layout of the existing parking area to reduce the number of spaces, increase tree cover, and provide a surface treatment of a softer appearance i.e. loose stone chippings;
- Removal of the window to the northern end of the Sports Hall
- Increased tree planting across the Site including to the north and south of the Sports Hall, to the car park and on the western boundary with the cemetery.

4.8 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.

4.9 Evidence of the applicant's design approach is set out below:

Assessment	The character of the site and surrounding area is assessed within Section 2 of the DAS. A further design document has been submitted which outlines the amendments to the scheme (Response to Planning Comments Rev B)
Involvement	The DAS outlines the pre-application discussions with the Council. No detail of consultation with other parties is included in the DAS however it is noted that at paragraph 2.20-2.25 of the Heritage and Planning Statement sets out consultation process that has taken place with Reigate Parish School, adjoining neighbours on Blackborough Close and A25.
Evaluation	The DAS sets out how the scheme has evolved as a response to pre-application discussions and response to the consultation process for the planning application.
Design	Section 3 of the DAS set out the design proposals. Section 4 of the DAS sets out how the scheme has responded to pre-application discussions. A further design document has been submitted which outlines the amendments to the scheme called 'Response to Planning Comments Rev B'.

4.6 Further details of the development are as follows:

Site area	1.1 Hectares
Existing use	Part of school grounds - Existing drum room, 4 no. MUGA and grassed area
Proposed use	No change to remain part of school grounds – new sports hall and 4 no. MUGA
Existing parking spaces	25
Proposed parking spaces	22
Existing floor area	58 m2
Proposed floor area	2783 m2 (net gain 2725)

5.0 Policy Context

5.1 Designation

Urban area - whole site
Chart Lane Conservation Area – part of site
Wider school site includes locally listed buildings - Broadfield House and Leckhampstead East & West
To west of school boundary is cemetery and Grade II* listed St Mary Church

5.2 Reigate and Banstead Core Strategy (CS)

CS1 (Sustainable Development)
CS2 (Valued landscapes and the natural environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS17 (Travel options and accessibility)

5.3 Reigate and Banstead Local Plan: Development Management Plan (DMP)

DES1 (Design of New Development)
DES8 (Construction Management)
DES9 (Pollution and contaminated land)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees)
NHE9 (Heritage assets)
TAP1 (Access, parking and Servicing)
INF1 (Infrastructure)
INF2 (Community facilities)
OSR3 (Outdoor sport and recreation)
CCF1 (Climate change mitigation)
CCF2 (Flood Risk)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

A Parking Strategy for Surrey
Parking Standards for Development
Local Character and Distinctiveness
Design Guide SPD
Climate Change and Sustainable
Construction SPD

Other

Human Rights Act 1998

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Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Need
- Design and heritage considerations
- Neighbour amenity
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters
- Other matters (Secure by design, Fire safety)

Principle of development

6.3 Policies CS5, CS12 of the Core Strategy 2014 (CS) and INF2 of the Development Management Plan 2019 (DMP) and Section 8 of the NPPF support the improvement of existing community facilities to meet their needs. The NPPF, para.95, states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

6.3.1 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

6.3.2 b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

6.4 The site is located within the urban area, is within the existing school grounds and the open land to the north of the existing MUGA is not protected urban open space. As such there is no in principle objection to the proposal.

6.5 Policy CS12 of the Core Strategy and INF2 of the DMP encourage the provision of new facilities. Policy INF2 states that the provision of new facilities will be encouraged provided:

6.5.1 There is an identified local need which cannot be met from the use of the existing stock of community premises

6.5.2 The site would be easily and safely accessible to the local community; and

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6.5.3 The proposed development would have no adverse impact on residential amenity or character of the area.

6.6 Policy OSR3 relates to proposals for new or upgraded provision for outdoor sports and recreation, including those related to buildings, structures, synthetic pitches and play equipment. The policy advises that development proposals should:

6.6.1 1. Be of a scale and form which is appropriate to their location.

6.6.2 2. Be designed and sited to minimise visual obtrusion, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected.

6.6.3 3. Preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

6.6.4 4. Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site.

6.7 These matters are discussed further below.

Need

6.8 In terms of needs the applicant has set out within their submitted Planning Statement their justification for the new sports hall; "The present sports hall is located to the north of the Site fronting Reigate Road. The number of pupils on roll at the school has increased since this hall was constructed and it now no longer meets the operational needs of the School in terms of timetabling because of its size and the facilities it can offer. The specification of the hall also limits the number and type of external clubs and organisations that can use it. The size and dimensions also prevent the School from providing certain sporting activities and they cannot act as a host for certain competitions. Furthermore in summer months the hall is converted to use for exams and cannot be used for school P.E. The School is therefore restricted by the existing Sports Hall in terms of what it can offer to the local community and to its pupils."

6.9 Having carried out a site visit to the existing sports hall it is clear that the existing facilities are restricted in terms of what they can offer, particularly for a school of this size, and so it is considered that there is a need to improve the school facilities.

6.10 Sport England have been consulted as part of the application process. Initial concern was raised in relation to the size of the sports hall and queries relating to the operation of the MUGAs and the likely community uses of the facilities.

6.11 Following the submission of additional information and clarification on a number of matters Sport England advised that it "is happy to support the application on the basis that it is considered consistent with our planning objective 3: to provide new opportunities to meet the needs of current and future generations." This is subject to 3 conditions relating to the submission

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of a community use agreement, flood lighting information and details of the design and layout of the 2-court MUGA to the west of the sports centre.

Design and heritage considerations

- 6.12 The proposal is partly within the Chart Lane Conservation Area which is a designated heritage asset and partly in its setting. It is in the grounds of Broadfield House, a locally listed building within the Conservation Area. The impact on the setting of Broadfield House as an element of the Conservation Area as a designated heritage asset and the setting of Reigate Cemetery also in the Conservation Area including the statutory listed church and the historic garden designation of the cemetery are the key material considerations when determining the acceptability of the application.
- 6.13 The Conservation Officer initially raised objection regarding the impact upon the former garden of Broadfield House, now a school lawn and gardens, which would become a car park, the impact of the unfenced artificial pitches and the highest part of the new building which is within the Chart Lane Conservation Area.
- 6.14 Following the submission of further information and amended plans the Conservation Officer now does not object to the scheme, and whilst there will be an impact it is recognised that the balance of benefit versus harm now lies in its favour.
- 6.15 Clarification has been sort in relation to the Conservation Officer's view on the other amendments made to address their concerns. The Conservation Officer has advised that "I think on the other aspects my view is that we have addressed the issues as far as we can and that the design, whilst not great, is probably passable from a conservation viewpoint." The Conservation Officer has gone on to state that "In terms of heritage impacts, the "harm" is "less than substantial" and in your view there is "clear and convincing justification" that the "public benefits" outweigh any harm. My view is that the level of harm is acceptable in heritage terms (subject to achieving appropriating landscaping including landscape screen to the cemetery, appropriate siting of cycle racks etc)."
- 6.16 Part of the assessment of the impact is whether an alternative location is possible. The applicant has advised that alternative locations have been considered but discounted. Building on Hartswood Sports Grounds has been discounted on the basis that it is Green Belt and on practical and sustainability grounds. Officers would agree with this judgement. In terms of the main Reigate Grammar site the alternative locations are difficult because they will be more sensitive in terms of impact on Listed Buildings or Conservation Area. In particular the location of the existing sports hall in the Conservation Area and its constrained size and location means a larger replacement sports hall is not possible in this location. The location of the proposal is therefore considered to be the most appropriate location. As set out above there is also considered to be a justified need for a new sports centre facility for the school.

- 6.17 As set out above the Conservation Officer has advised that there is harm to the identified heritage assets but this is considered to be less than substantial.
- 6.18 Policy NHE9 states “Where less than substantial harm to a designated heritage asset would occur as a result of a development proposed, the harm will be weighed against the public benefits of the proposal” and in relation to non-designated heritage assets it states “In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.” This is in line with the tests set out within the NPPF. The consideration is therefore whether the impact has been reduced as much as is practically possible and whether there are any benefits which outweigh the identified harm.
- 6.19 The scale of the sports centre, particularly of the sports hall is a result of the needs of the students, potential community users (such as netball teams) and requirements of Sport England to meet minimum dimensions for certain sports. In this case cricket and indoor hockey are key school sports which require a minimum floor area and height. The applicant has sought to limit the visual impact by reducing the ground levels to sink the building down. The mass of the building has also been broken down by creating two distinct elements. The design is intentionally modern and bespoke in its layout and form with a flat roof design on one element and saw tooth roof on the other but the materials chosen would respect and reflect the materials used within the existing school and wider surrounding area. Given the institutional nature of the sports centre it is considered that the design goes above and beyond a standard sports centre and has been designed so that it can fit within the school site with as limited amount of impact on the character of the site as possible while also providing the necessary facilities. The scheme, subject to appropriate landscaping, is also unlikely to have a significant impact on the wider character of the locality or visual impact with the main views of the building being from within the Reigate School grounds or the private area of the neighbouring Reigate Parish Church Primary School. The verified views show limited visual impact from the cemetery, the A25 (Reigate Road) or Blackborough Road.
- 6.20 Whilst the Conservation Officer has identified harm to the heritage assets of the sports centre he has not raised an objection to the scheme, accepting that the amendments have addressed the majority of his concerns and that there is a need for a replacement facility and this location is the least worst location. The outstanding issue in relation to the hedging to the Broadfield Car park can be addressed through a condition securing an updated landscaping scheme.
- 6.21 Para 199 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more

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important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” Taking these considerations into account the proposal would not cause unacceptable harm to the character and appearance of the wider area and whilst less than substantial harm has been identified to heritage assets it is considered that the benefits of providing improved facilities for the school pupils and wider community would outweigh the harm in this case and the proposal would comply with policy NHE9 and the requirements of the NPPF.

Impact on Archaeology

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

Neighbour amenity

- 6.25 Development Management Policy DES1 expects all 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 or overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy. Policy DES9 relates to pollution and contamination land and covers matters such as noise and light.
- 6.26 To the north and west are existing school buildings and therefore there is no concern in relation to the impact on these buildings. The key considerations are therefore the impact on the dwellings to the east of the site in Blackborough Close and the impact on the school, Reigate Parish Church Primary School (RPCPS), to the south of the site.
- 6.27 Due to the location of the proposed building and distance away from nos. 1 and 7 Blackborough Close and Leckhampstead Cottage it is considered that

the proposed development would not result in adverse impact to the occupants in terms of overbearing impact, loss of light and overlooking. No 3 Blackborough Close is the closest of the residential properties. The proposed sports centre is located approximately 22m from the nearest part of no.3. This is considered appropriate for a rear to side relationship in an urban area. In addition No.3 is angled north-west so that the outlook from this property is not directly towards the sports hall. Due to the change in levels the sports centre will be set at a lower ground level and so would be approximately 10m above the ground level of no.3 which is only marginally above a modern two storey dwelling. The existing boundary with no.3 is also well screened, predominantly from evergreen trees located at the rear of no.3's garden which will reduce the visual impact of the building. There would be no side facing windows facing towards this property. Therefore whilst the proposed development would result in a significant change in the relationship between the two properties it is considered that the proposal would not result in an adverse impact to the occupants of no.3 in relation to overbearing impact and loss of privacy. In terms of loss of light when a 25 degree line is taken from the nearest part of no.3 the line does not conflict with the sports hall. This indicates that there would not be an unacceptable loss of light. In addition the applicant has undertaken a Daylight and Sunlight report which concludes that there would be no loss of light to the nearest windows at no.3 and that in terms of the garden the report concludes that "Due to the height, proximity, and orientation the proposed building will only cast limited shadows on these adjacent gardens' late afternoon to early evening. These neighbouring gardens will continue to receive very good direct access to sunlight for most if not all of the day with only a limited area which will experience some shading later in the day. Due to the limited nature of any potential shadowing effects these neighbouring gardens will fully comply with the BRE Guidelines in shadowing terms." Officers are therefore satisfied that the proposal would not result in an unacceptable loss of light to the dwelling at no.3.

- 6.28 With regard to the impact on Reigate Parish Church Primary School (RPCPS), the first thing to note is that this is an operational school with an existing outdoor MUGA located immediately adjacent to the northern boundary and any assessment of the impact needs to be considered in this context, this is not a residential site.
- 6.29 In terms of the location of the sports centre, the main sports hall element has now been moved 3m further away from the boundary so that the separation distance is now approximately 7m between the sports hall element and the southern boundary and 5m between the ancillary building element and the southern boundary. The distance between the building and the nearest north facing windows with RPCPS is approximately 31m at its closest point. Whilst the sports centre would result in a significant change to the outlook and relationship with Reigate Grammar the impact is not considered to be adverse or unacceptable. The separation distance between the MUGA and sports centre are such that the sports centre would not feel oppressive or overbearing, particularly as due to the increased separation has allowed for a greater level of soft landscaping a tree planting. The outlook to the west and north would also not be impacted ensuring that there is not a sense of

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enclosure to the children using the MUGA at the Parish School. In terms of the impact on classrooms the building at RPCPS is at a much lower level. However it has to be noted that the outlook from these classrooms has already been impacted by the Parish schools own MUGA. The impact on views is also not a material planning consideration. It is whether the building would appear overbearing or oppressive from the school buildings. Taking in to account the separation distances it is considered that the impact would not be such that it would result in an unacceptable adverse impact in terms of overbearing impact and loss of outlook. In terms of the impact on light to Parish School when a 25 degree line is taken from the nearest part of school building (directly to the south) the line does not conflict with the sports centre. This indicates that there would not be an unacceptable loss of light. In addition the applicant has undertaken a Daylight and Sunlight report which concludes that there would be no loss of light to the nearest north facing windows. Officers are therefore satisfied that the proposal would not result in an unacceptable loss of light to the neighbour school.

- 6.30 In terms of impact from proposed lighting a lighting strategy has been submitted which shows that external lighting will be kept to a minimum and away from the residential properties to the east. The only MUGAs with external lighting would be those located to the west of the site, on the other side of the sports centre. To the south the RPCPS has a MUGA with lighting and given the use of this site no concerns are raised with regard to the proposed lighting. A condition has been recommended by Sport England and the Council's environmental health consultants RSS to secure finalised details of all external lighting to ensure that the final proposal does not cause unacceptable levels of light spill. It is also recommended to condition hours of use for the MUGAs to limit the impacts. As such it is considered unlikely that the proposal would cause significant adverse impact or unacceptable impact in relation to proposed lighting.
- 6.31 In terms of noise from the proposed plant the application is accompanied by a noise assessment. This has been considered by the Council's Noise Consultants Regulatory Support Services (RSS) who have advised that they are satisfied with the assessment and the conclusions that subject to adequate measures there would not be unacceptable harm to neighbouring occupants. A condition is recommended to secure finalised details of the proposed plant and validation that the noise impact is acceptable.
- 6.32 In terms of the impact of noise from outdoor activities and evening community use this is harder to establish. RSS have considered this and they have raised concern about the potential impact on neighbouring occupants from the potential increased evening activities. This would not be a concern from the Parish school to the south but in terms of the impact on the residents to the east in Blackborough Close this is a consideration. RSS has advised that were the application to be approved that conditions are recommended to limit the hours of operation for both the outdoor MUGAs to the west of the site and the sports centre and a condition which requires the applicant to provide a Noise management plan. Given the relationship of the outdoor MUGA to the west to the dwellings in Blackborough Close and the inclusion of conditions to

limit the hours of use it is considered that the development can be adequately conditioned to ensure that there is not an unacceptable impact on neighbouring residents.

- 6.33 In terms of inconvenience during the construction period. Whilst it is acknowledged there will be a degree of disruption during the construction phase to both the neighbouring residents and Parish School, 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 as much as possible a condition is recommended to secure a Construction management Plan (CMP) which will secure further information in relation to matters such as noise, dust and other pollution, and working hours.
- 6.34 As set out in the below transport section a condition is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).
- 6.35 In terms of contamination the Council's contamination officer has reviewed the application and has recommended an asbestos condition in relation to demolition works. A condition is also recommended in relation to the discovery of unexpected contamination.
- 6.36 The proposal would therefore comply with policies DES1 and DES9 of the DMP.

Access, parking and traffic generation

- 6.37 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.38 The National Planning Policy Framework at paragraph 109 confirms that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 6.39 There would be no new access proposed as part of the development and no changes to the access points (pedestrian/cycle/vehicular) that serve the school. The car park area that already exists to the south of Broadfield House will be slightly relocated and reduced from 25-22 spaces but it will continue to be served from the A25 via an access road adjacent to Broadfield House.
- 6.40 In terms of trip generation given that the development is not proposing to increase the number of staff or pupils on site and the very minor change in car parking it is considered that the proposal would not result in a significant change in trip generation. The only material change being traffic associated

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with the private booking and community uses outside of school hours. The submitted Transport Statement states “The trip generation assumptions set out above [within the Transport Statement] demonstrate that the anticipated vehicular movements associated with the proposals would take place outside of the typical network peak hour periods, with a maximum total of 49 new trips potentially taking place each hour on a typical weekday and on days over the weekend. As stated, this is considered a robust assessment as some of these trips would be undertaken via sustainable travel methods, as it will be predominantly residents of the local community using the facility outside of school hours who will be travelling to/from the site.”

- 6.41 In terms of parking as the proposal does not result in an increase in the number of staff or pupil numbers there would be an increase in parking demand. The only minor change to parking would be the reduction in the parking capacity in the car park adjacent to Broadfield House from 25 to 22 cars. This is due to the car parking being formalised and additional planting and soft landscaping being added to improve the relationship to Broadfield House. The Transport Statement states that “Parking is available after 6pm on weekdays and at weekends, therefore, based on the additional vehicular movements associated with the new facility the existing parking arrangements could accommodate the proposed scheme. It should also be noted that as the facility is for the use of the community some trips will also be undertaken through sustainable travel methods including walking and cycling, due to the localised nature of the majority of these trips.”
- 6.42 Surrey County Council as the County Highway Authority (CHA) has considered the submitted information and has provided the following comments: *“As estimated in the trip generation assessment, the proposed Sports facilities’ use by the local community / private hire would result in the potential for a maximum total of 49 new trips per hour on an average weekday / day of the weekend. Whilst there would be an increase in trips generated to and from the application site during out-of-school hours, it should be noted that these new vehicular trips will occur outside the traditional network peak and are unlikely to overlap with the trips generated during school hours (09:00 – 15:00). In terms of parking demand, the existing parking arrangements could accommodate the anticipated new vehicular demand as parking would be available after 6pm on weekdays, and on weekends. Should demand exceed the supply of parking spaces, the roads surrounding the school have adequate parking restrictions, that include on most of the highway surrounding the site, double yellow lines that would prevent all day parking. Therefore it is considered that these trips would have an insignificant impact on the Reigate Road highway. Furthermore, considering the local catchment of RGS, it is anticipated that a higher number of vehicular trips is unlikely. The CHA consider that this site is suitably located to promote non-car trips, and as highlighted in the Transport Statement, is centrally located within Reigate and is therefore easily accessible via walking routes in addition to benefiting from 28 cycle parking spaces across the site. The application does not intend to alter on-site car parking provision or the access arrangements for the school.”*

- 6.43 In light of the above comments from the CHA the application, even with the reduction of parking on site by 3 spaces, it is considered to have an acceptable highways and parking impact and is therefore considered to be compliant with policy TAP1. The CHA has recommended condition to secure additional cycle parking, to secure further information regarding Construction Transport Management Plan (CTMP) and Travel Statement.
- 6.44 In addition to the conditions recommended by the CHA a condition is also recommended to secure the implementation of the amended car park prior to the first use of the sports hall and MUGAs.
- 6.45 In terms of refuse storage/collection the submitted information states that there would be no change to the existing arrangements, where waste is collected from a centralised location. As such it is not expected that any bin storage area would be required for this scheme. The proposed landscaping scheme can cover location of any waste bins.

Impact on trees

- 6.46 Due to the scale of the development the application is accompanied by full arboricultural details including an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). The tree officer was consulted on the application and commented as follows:
“The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this. The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this, and the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can be conditioned to be implemented as is should planning permission be granted. Notwithstanding any comment on the location and context, the proposed layout is sympathetic to the retention of the majority of site trees with only trees of a lower quality and landscape value needing to be removed for the proposal. The supervision and monitoring detail by the retained Arboricultural Consultant (AC) as explained in the AMS must be followed to ensure correct implementation of the instructions in the AMS. Without a doubt the A category trees at the eastern end of the three sports pitches [now two] will cast shade and leaves onto the sports surfaces along with the maintenance issues that this will cause. As mentioned in the submissions this must be anticipated with a suitable regular maintenance plan. These trees are within the Chart Lane Conservation Area and any works proposed to these trees in excess of good arboricultural practice are most likely to be refused. The submitted Landscape Design Report sets the right tone for the landscaping at the site, the further specific detail of which must be required by condition as necessary.”
- 6.47 The application has been amended since the above comments were provided but the amendment has not resulted in a further loss of trees due to the amended location of the sports hall and the amendment does not result in

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any further incursion in to the root protection areas of retained trees. On that basis it is considered that the proposal is acceptable in terms of impact on trees and conditions are recommended to secure the implementation of the AMS. The updated landscaping scheme is much more detailed than the original but due to the comments of the Conservation Area regarding the hedging around Broadfield House it is recommended to secure the submission of an updated landscaping scheme. The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

Ecology

- 6.48 A number of reports have been submitted including an Ecological Impact Assessment, Biodiversity Offsetting Metric Assessment, Landscape Design Report and the above mention arboricultural reports. Surrey Wildlife Trust (SWT) has considered the submitted report and advised that the reports and surveys appear to be suitable to inform this planning application. SWT advises that the Ecological Impact Assessment has scoped out an impact upon protected species, sites and habitats as long as the recommendations for mitigation and enhancements are adhered to. In that respect SWT has recommended a condition to secure a Construction Environmental Management Plan (CEMP). They also advise that the lighting schedule submitted is acceptable but if amended they recommend that the ecology consultants are part of the design team.
- 6.49 In terms of enhancement measures the application also includes a biodiversity net gain assessment. This has been updated as a result of the amendments which, because the revised landscaping scheme, increases the areas available for planting and will now deliver a substantial number of trees in addition to those originally proposed, in conjunction with other planting proposed as part of the wider scheme. The Biodiversity Net Gain Assessment now shows a 2.84% increase for habitat unit and a 4491.36% increase for hedgerow. Officers are therefore satisfied that net gain can be achieved on this proposal. As the landscaping scheme is still to be finalised a condition is recommended to secure finalised details of a Landscape and Ecological Management Plan (LEMP) to ensure that the net gain can be achieved. The proposal would therefore comply with policy NHE2 of the Development Management Plan 2019.

Sustainable Construction

- 6.50 The proposal is required to meet policy CS11 of the Core Strategy and policy CCF1 of Development Management Plan. This requires the development to meet BREEAM 'very good' and to include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.
- 6.51 The submitted energy report by Max Fordham, draft Issue 1 dated 14/10/2021, confirms that with the use of PV panels the scheme would be able to achieve well over the required 10% reduction in carbon emissions.

- 6.52 The submitted BREEAM Stage 2 report by Max Fordham, draft Issue 1 dated 13/10/2021, confirms that the scheme would be able to meet the BREEAM 'very good' rating.
- 6.53 It has therefore be adequately demonstrated that the scheme will be able to meet the requirements of the Development Plan. Conditions are recommended to secure finalised details and implementation.

Flooding and Drainage matters

- 6.54 According to data held by the Council site is entirely within Flood Zone 1 and the sports hall will be located outside of any know surface water flooding area. The MUGA to the west of the site will be partly within an area known to have low risk of surface water flooding as is the main vehicular access to the existing school.
- 6.55 A Flood Risk and Drainage Strategy Report has been submitted with the application. The development report confirms that the site is in Flood Zone 1 and is therefore at a low risk of fluvial flooding and tidal flooding. The report also confirms that there is also a low risk of flooding from surface water/overland low, groundwater flooding, overloading of on-site drainage systems and infrastructure failure. There is therefore no requirement for the scheme to pass the Sequential Test as the site is in an area considered to be at the lowest form of flood risk.
- 6.56 Due to the size of the application the scheme is required to provide a drainage strategy which incorporates a SuDS drainage system. This strategy has been considered by Surrey County Council as the Lead Local Flood Authority who 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.
- 6.57 In terms of foul water the report states that a foul water drainage strategy is proposed which enables discharge into a private below ground drainage system. This subsequently connects into the Thames Water foul water sewerage system adjacent to the site. Due to the level of the adjacent Water sewerage system foul water can be discharged under gravity. No concern has been raised by the water companies in this respect.
- 6.58 The proposal is therefore considered to be acceptable in relation to flood risk and drainage matters.

Other matters

- 6.59 Secure by design – some concerns have been raised regarding secure by design and security issues given the nature of the proposal and the relationship to another school (Parish School). The submission document do not include an information on secure by design. In general the site has good levels of natural surveillance from the surrounding buildings and with appropriate security measures this is unlikely to be an issue. A condition is

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recommended to ensure that the scheme is in line with Secure by design principles, to help reduce the opportunity for crime and fear of crime.

- 6.60 Fire safety – this is ultimately a matter of building regulations. On a general note if there was an emergency fire engines would be able to access the site from the existing car park to the west of the site, which is only 30m from the proposed entrance.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Other Plan	31001		30.06.2022
Elevation Plan	2607-P-30-01		30.06.2022
Elevation Plan	2607-P-30-02		30.06.2022
Section Plan	2607-P-40-00		30.06.2022
Section Plan	2607-P-40-01		30.06.2022
Section Plan	2607-P-40-02		30.06.2022
Location Plan	2607-P-10-01		30.06.2022
Site Layout Plan	2607-P-10-02		30.06.2022
Site Layout Plan	2607-P-10-03		30.06.2022
Other Plan	2607-P-10-04		30.06.2022
Other Plan	2607-P-10-05		30.06.2022
Proposed Plans	2607-P-10-10		30.06.2022
Floor Plan	2607-P-20-00		30.06.2022
Floor Plan	2607-P-20-10		30.06.2022
Roof Plan	2607-P-21-00		30.06.2022
Other Plan	096 GF HW 201	E	30.06.2022
Landscaping Plan	096 GF MP 001	E	30.06.2022
Arboricultural Plan	096 GF SW 101	E	30.06.2022
Section Plan	2607 - - 40-20		14.09.2022
Floor Plan	2607 - - 20-20		14.09.2022
Site Layout Plan	2607 - - 10-20		14.09.2022
Existing Plans	2607 - P - 10-04		18.02.2022
Site Layout Plan	096 GF HW 201	D	08.02.2022
Existing Plans	2607-P-10-04		17.03.2022
Existing Plans	2607 - P - 10-04		07.03.2022
Existing Plans	2607 - P - 10-05		07.03.2022
Location Plan	2607-P-10-01		17.03.2022
Site Layout Plan	2607-P-10-02		17.03.2022
Site Layout Plan	2607-P-10-03		17.03.2022
Combined Plan	2607-P-10-05		17.03.2022
Other Plan	2607-P-10-10		17.03.2022
Floor Plan	2607-P-20-00		17.03.2022
Floor Plan	2607-P-20-10		17.03.2022
Roof Plan	2607-P-21-00		17.03.2022

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Other Plan 2607-P-51-00

05.10.2022

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.

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

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

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

4. No development shall commence, including demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of the following relevant measures for both demolition and construction phase
 - i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;
 - ii. A description of management responsibilities including complaint recording and management;
 - iii. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise or dust;
 - iv. Site working hours and a named person for residents to contact;
 - v. Detailed Site logistics arrangements including provision of a suitable booking system for HGV deliveries;
 - vi. Details regarding parking, deliveries, and storage;
 - vii. Details regarding dust and noise mitigation measures to be deployed, including identification of sensitive receptors. The scheme shall be developed by suitably qualified persons and shall include suitable targets and management actions in accordance with BS5228 Code of Practice for Noise and Vibration control and the IAQM Guidance on the Assessment of Dust from Demolition and Construction and provision of monitoring results to the Local Planning Authority;
 - viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and

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ix. Communication procedures with RBBC and local community regarding key construction issues – newsletters, fliers etc.

Reason: 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. No development shall commence until an updated Construction Transport Management Plan (CTMP) to also include details of:
- (a) programme of works (including measures for traffic management)
 - (b) HGV deliveries and hours of operation
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- 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 and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. 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 (including levels of land which adjoins the site boundaries) 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 buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

7. No development shall commence including demolition and or groundworks Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement ref. RT-MME-155624-03 Rev A and the Tree Protection Plan dwg no. C155624-03-01 Rev A from Middlemarch Environmental. 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 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.

8. 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) The results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) 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 submitted drainage strategy (Smith and Wallwork Engineers, ref. 0295-SAW-ZZ-ZZ-RP-C-0003 S2 P02 15/06/2022). If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - d) 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.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) 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 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.

9. 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

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attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

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

10. Prior to the commencement of the development hereby approved the developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers should asbestos be present on site. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The development shall then be undertaken in accordance with the approved details.

If mitigation is required detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation – i.e. the verification document shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

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

11. Unexpected ground contamination: Contamination subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

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

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12. No development shall commence on site until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture such as bins and benches), including details of existing landscape features to be retained or pruned, 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. With regard to hard landscaping the following is expected to be included in the submission:

- The artificial pitches shall generally be of natural green colour to match the adjacent lawns.
- The car park to Broadfield House shall be of flint pea shingle gravel, fixed or unfixed

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and heritage assets and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, NHE9 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

13. Use of the new sports hall/centre and 2-court MUGA (located to west of the centre) shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall development; ancillary provision and the 2-court MUGA and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy OSR3 and INF2.

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14. Prior to above ground works of the development hereby approved, full details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall include details of the lighting of all public areas, buildings, and sports pitches and shall be designed to comply with the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21 Zone E2. The strategy shall include details of how the lights will be automatically controlled to meet curfew requirements. The lighting scheme shall be installed in accordance with the approved details before the commencement of the use and shall be retained and maintained in accordance with the approved details thereafter. No other floodlighting shall be installed on the site without further planning consent.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protect protected species (bats) with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy OSR3, INF3, DES1, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

15. No development of the 2-court MUGA (courts to the west of sports centre) shall commence until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in 2012. After commencement of use of the MUGA the sports lighting shall be operated in accordance with the approved scheme. No other floodlighting shall be installed on the site without further planning consent.

Reason: To balance illuminating the MUGA for maximum use and benefit to sport with the interest of amenity, sustainability and ecology and to accord with Development Plan Policy OSR3, INF2, DES1, and NHE2.

16. No development of the 2-court MUGA shall commence until details of the design and layout of the 2-court MUGA have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy OSR3 and INF2.

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 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 and NHE9.

18. The development shall not be first occupied/brought in to use 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: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

19. The use of the Sports Centre and MUGAs hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the cumulative acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dbA less than representative background.

The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out, including suitable measurements to confirm compliance with the approved noise criteria, and has been submitted to and approved by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation. No other external plant shall be installed on the building without the express permission of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

20. Prior to any use of the sports centre and MUGAs hereby permitted a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to, management responsibilities during all operating hours, measures to control noise and disturbance, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. Where any management practices give rise to reported complaints of a substantiated and significant of impact to local amenity received by the operator or the Local Planning Authority, this must be brought to the attention of the Local

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Planning Authority and any necessary changes to the management plan implemented to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

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

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to preserve and enhance the character of the Conservation Area, and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1 and NHE9.

22. The sports centre and MUGAs hereby approved shall not be first used/occupied unless and until facilities for secure, covered parking of 15 additional bicycles have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

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

23. Prior to the first use/occupation of the sports centre and MUGAs, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework (2021), and Surrey County Council's "Travel Plans Good Practice Guide", to set out objectives and measures to encourage sustainable travel, in particular cycle usage and parking, and that this will be monitored. Also included should be accessibility to the site by bus and train, and walking facilities to the site from the nearest bus stops, rail station and Reigate town centre. The development shall then be carried out in accordance with the approved details.

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.

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24. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP should be based on the ecology documents submitted as part of the application and shall include, but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

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

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

25. 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 ecology and landscaping documents submitted with the application and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed, including external lighting)
- 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) Ecological Enhancement Plan

The above shall ensure that the scheme achieves as a minimum the biodiversity net gain set out within the submitted Biodiversity Offsetting Metric Assessment by Ecosa (Final Document Rev 1 dated June 2022)

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The agreed details shall be implemented before occupation of this development, unless otherwise agreed within the approved LEMP or subsequently 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.

26. The development hereby approved shall not be first occupied unless and until the finalised details of how the development will include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.

The details shall include finalised details of the position and design of the proposed PV panels (to ensure that the impact on the Conservation Area is acceptable).

The agreed details shall be implemented, installed and made operational prior to the first occupation of the development. Thereafter the development shall be maintained in accordance with the agreed details.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual amenities of the area with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 and NHE9 of the Reigate & Banstead Development Management Plan 2019.

27. The development hereby approved shall not be first occupied unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good'.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014.

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

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

29. The Sports Centre and MUGAs hereby permitted shall only be used/operate as follows:

MUGAs:

08:00 Hours to 19:30 Hours on any day
Floodlighting shall be only be illuminated during these operational hours.

Sports Centre:

08:00 Hours to 21:30 Hours – Monday through to Friday.
08:45 Hours to 19:30 Hours – Saturdays, Sundays, Bank Holidays, Public Holidays and school holidays.

Reason: To control activity in the interests of neighbouring residential amenities with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policies DES9, INF2 and OSR3.

30. 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 car charging sockets shall be installed on the car park hereby approved without the prior approval of the Local Planning Authority.

Reason: To control any subsequent car charging points in the interests of the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

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. You are advised that the Council will expect the following measures to be included in the above CMP condition to control noise, pollution and logistics as set below:
 - (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;

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- (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 applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS 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.
5. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
6. The applicant should ensure that the updated lighting scheme, as required by Sport England does not conflict with the ecology mitigation and enhancement measures set out within the submitted ecology documents and conditioned (LEMP and CEMP conditions).
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. 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.
10. In terms of cycle storage the applicant needs to ensure that this is located sensitively to ensure it does not harm to the Conservation Area or setting of locally listed building. Consideration should be given to locating the bikes in a less sensitive part of the wider site. An expansion of the existing bike parking or provision in the car park to the west of the site is likely to be the most appropriate option.
11. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition and landscaping condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
12. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.
13. The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Artificial Surfaces for Outdoor Sport (2013).

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS17 and OSR3, DES1, DES8, DES9, NHE2, NHE3, NHE9, TAP1, INF1, INF2, CCF1, CCF2 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

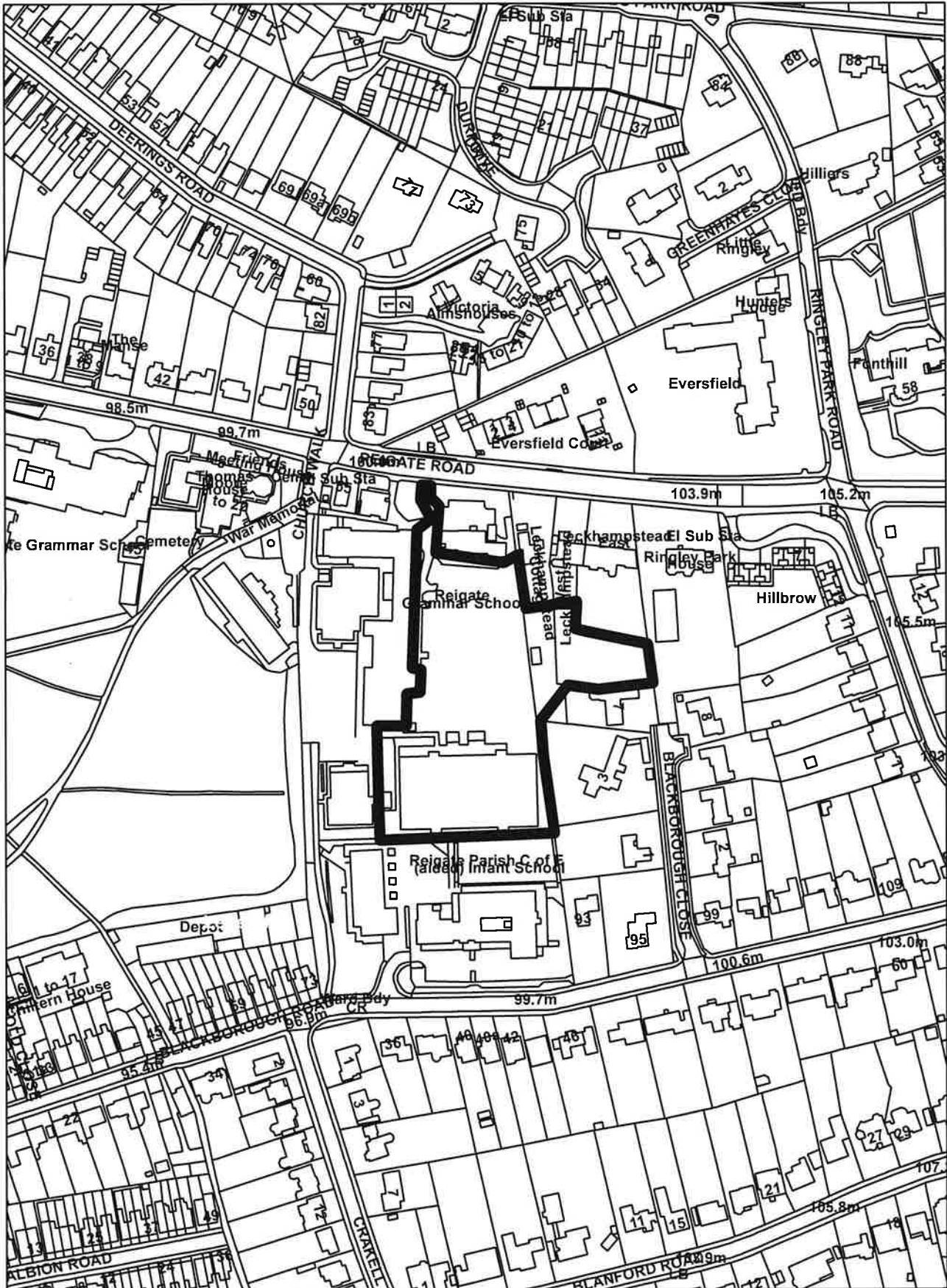
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

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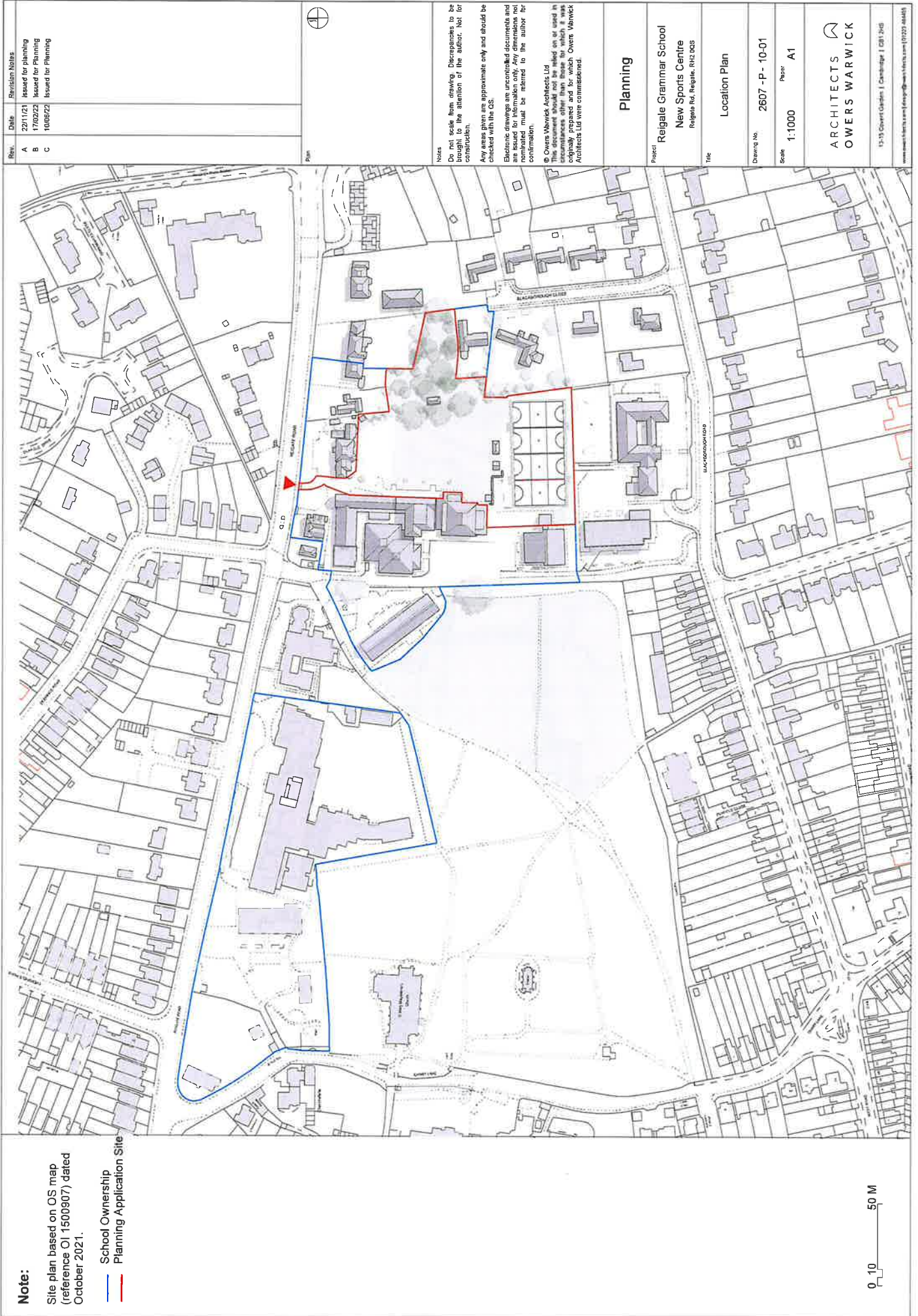
22/00271/F - Reigate Grammar School, Reigate Road, Reigate

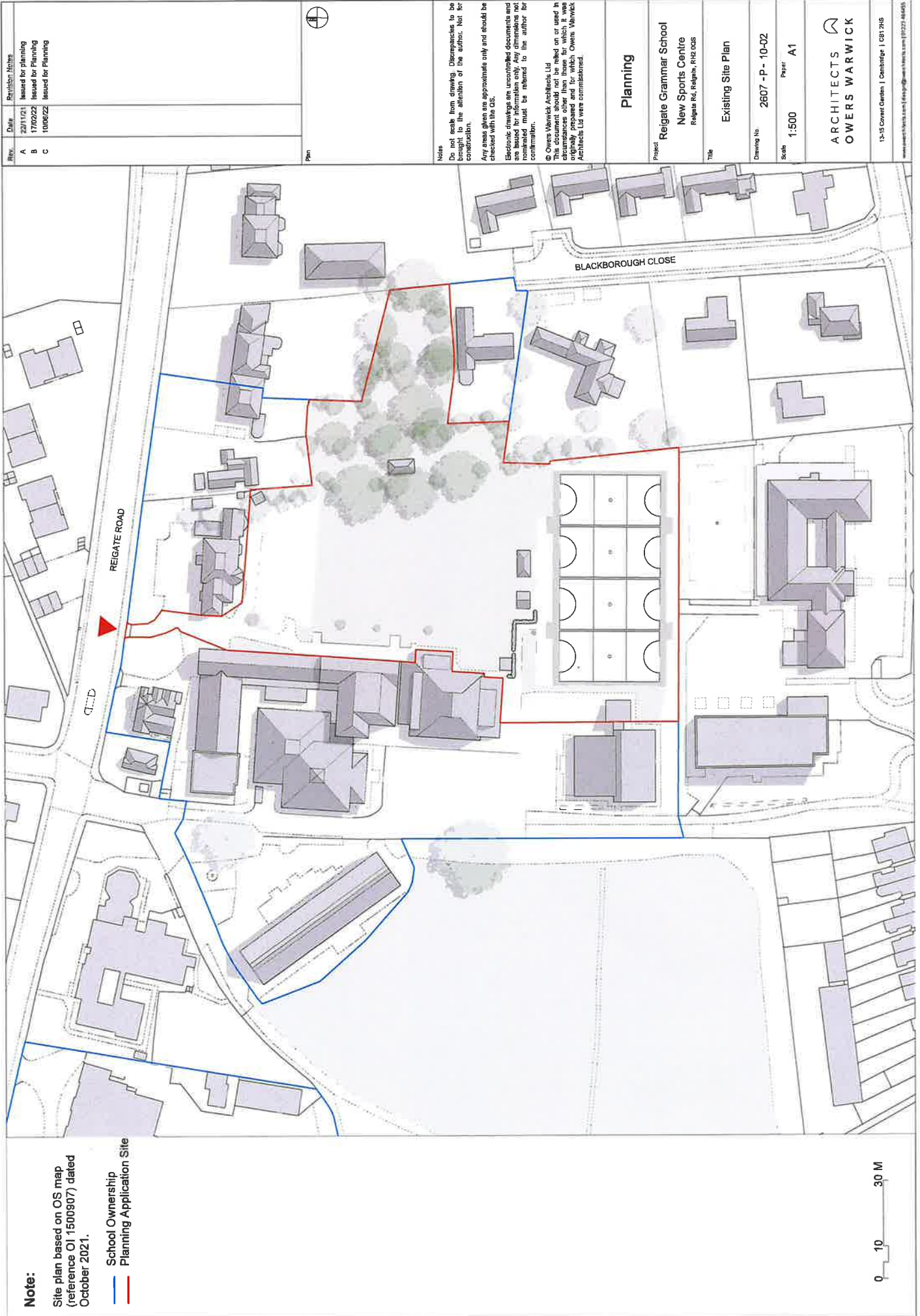


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Rev.	Date	Revision Notes
A	20/11/21	Issued for Planning
B	17/02/22	Issued for Planning
C	10/06/22	Issued for Planning

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Project	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0AS
Title	Existing Site Plan
Drawing No.	2607 - P - 10-02
Scale	1:500
Sheet	A1

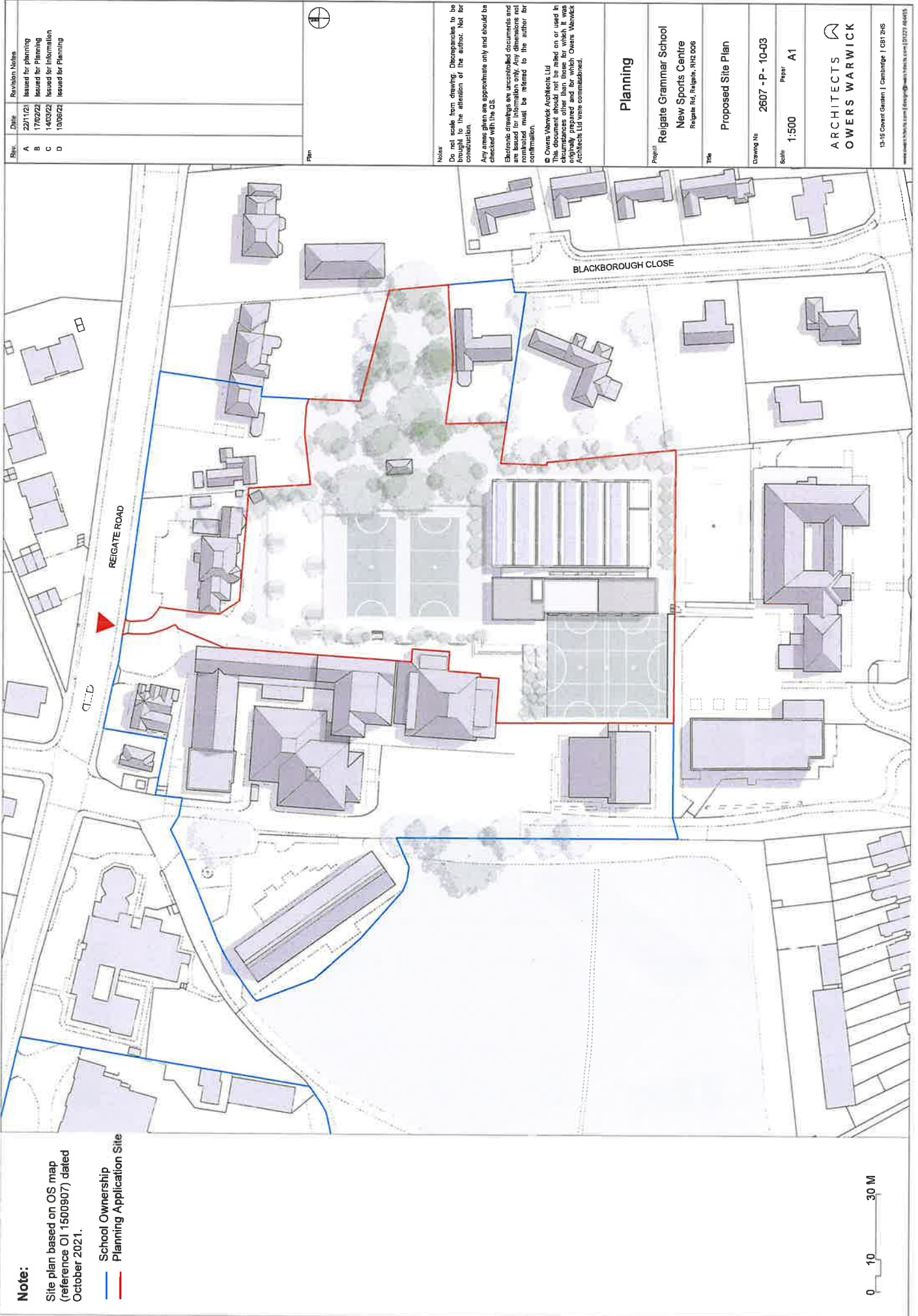
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Note:
 Site plan based on OS map (reference O11500907) dated October 2021.

- School Ownership
- Planning Application Site



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A	17/02/22	Issued for Planning
B	02/03/22	Issued for Planning
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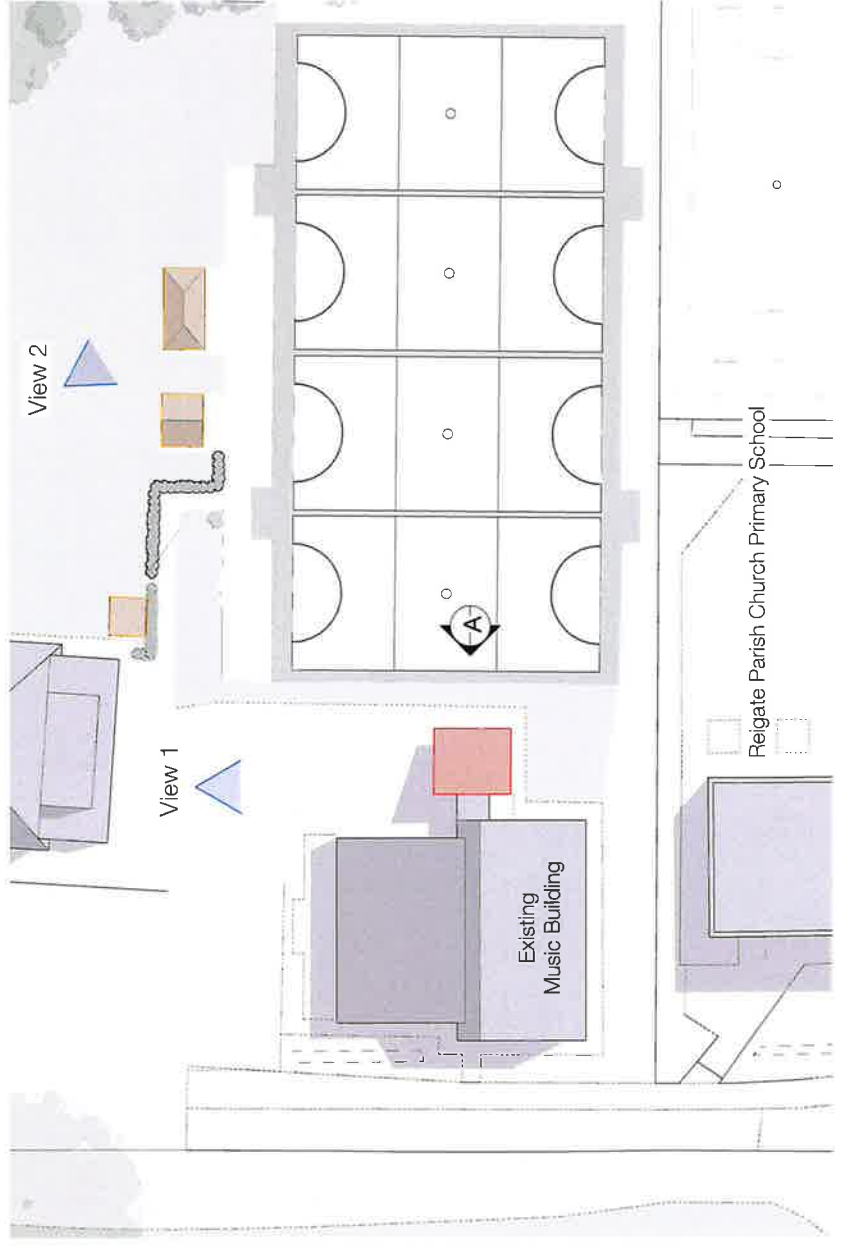
Planning	
Project	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 9QS
Title	Proposed Drum Room Demolition
Drawing No	2607 -P- 10-04
Scale	VARIES Paper A1
ARCHITECTS OWENS WARWICK	
13-15 Cowell Garden Cambridge CB1 2HS www.owenswarwick.com info@owenswarwick.com 01223 464465	



View 1

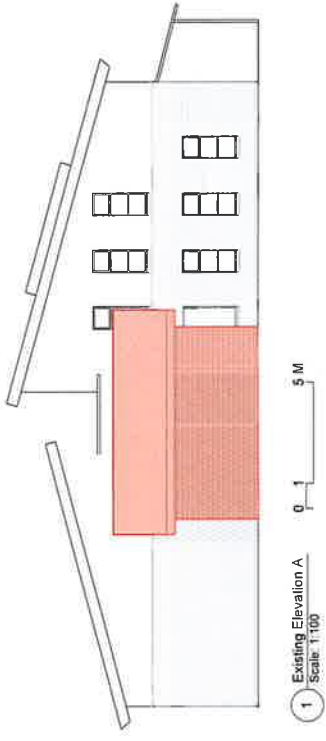


View 2




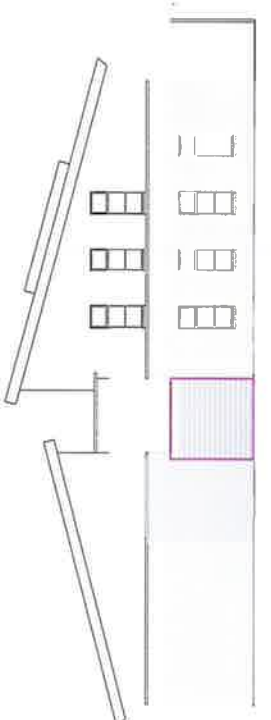
- Drum room to be demolished
- Temporary structures to be demolished/relocated

2 Existing Site Plan
Scale: 1:250



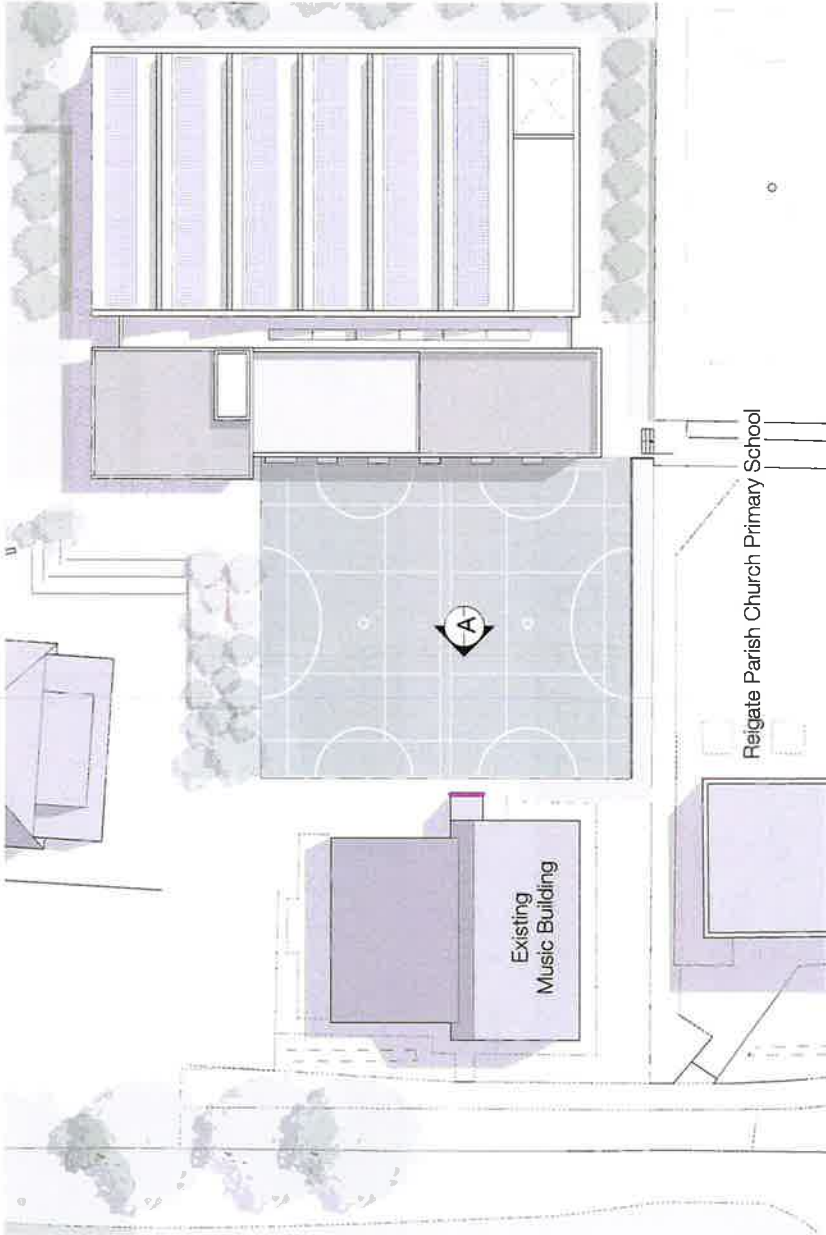
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<h2 style="margin: 0;">Planning</h2>			<p>Project Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0QS</p>	
<p>Title Proposed Drum Room Demolition 2</p>			<p>Drawing No 2607 -P- 10-05</p>	
<p>Scale VARIES</p>			<p>Sheet A1</p>	
<p>ARCHITECTS OWERS WARWICK</p>				
<p>13-15 Cornhill Garden Cambridge CB1 2JH www.owers-warwick.com info@owers-warwick.com 01223 464613</p>				



1 Proposed Elevation A
Scale: 1:100


0 1 5 M




2 Proposed Site Plan
Scale: 1:250

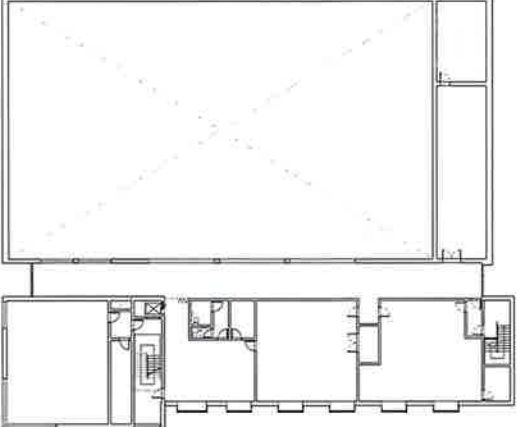
0 5 15 M

— New wall (shown in purple) to be built to close existing opening. Wall to match existing ground floor brick.

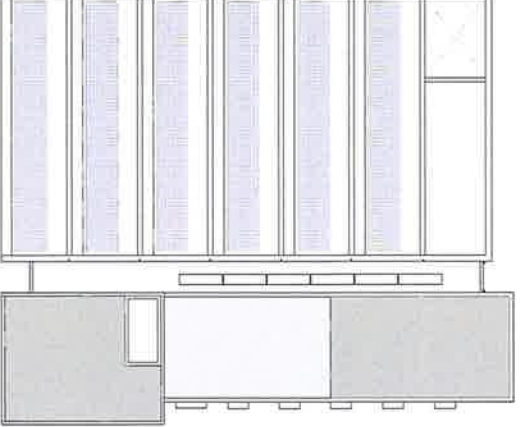
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1 Ground Floor Plan
Scale: 1:250



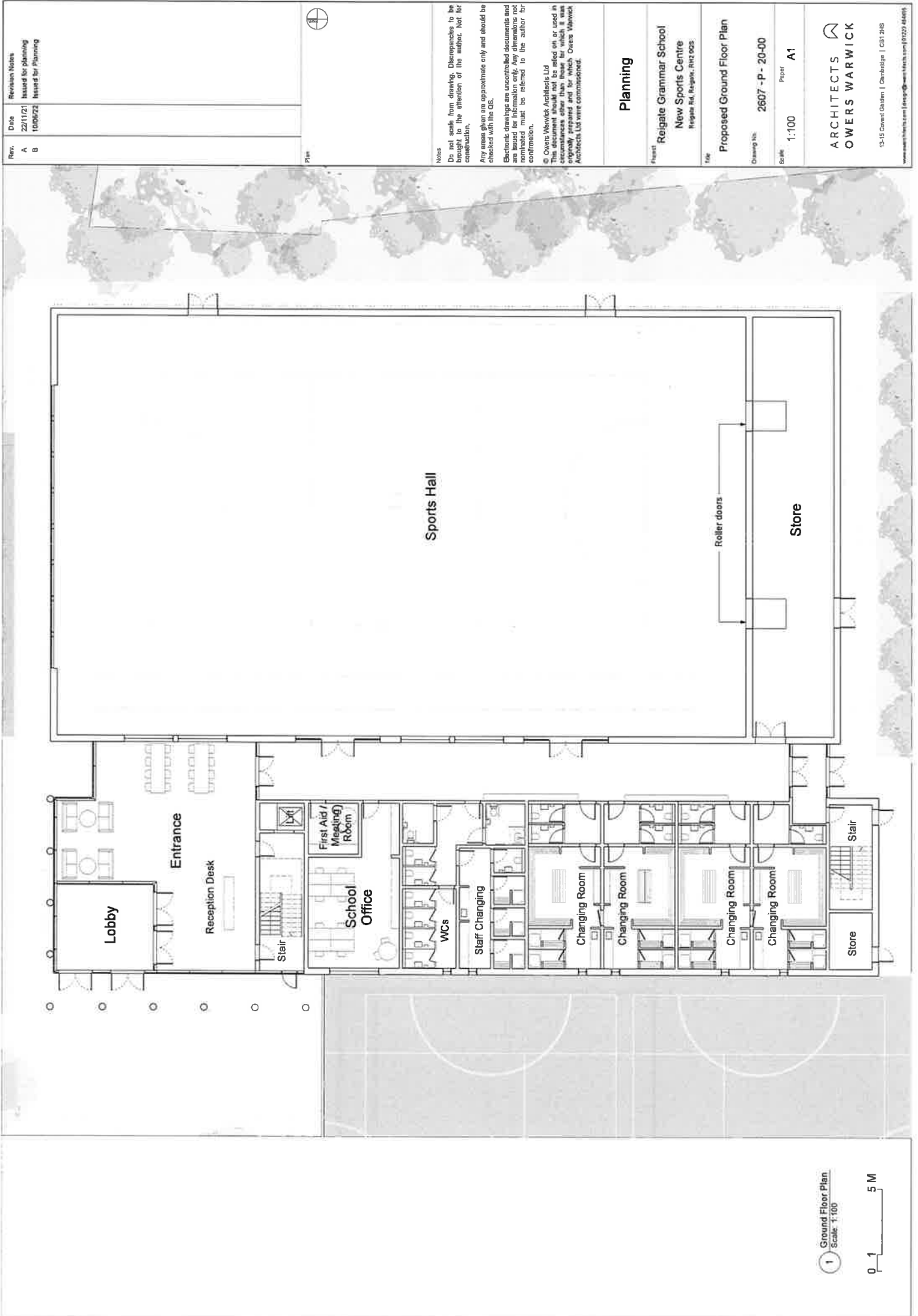
2 First Floor Plan
Scale: 1:250



3 Roof Plan
Scale: 1:250



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Rev.	Date	Revision Notes
A	22/11/21	Issued for planning
B	10/06/22	Issued for Planning

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Planning

Project
Reigate Grammar School
New Sports Centre
Reigate Rd, Reigate, RH4 0DS.

Title
Proposed Ground Floor Plan

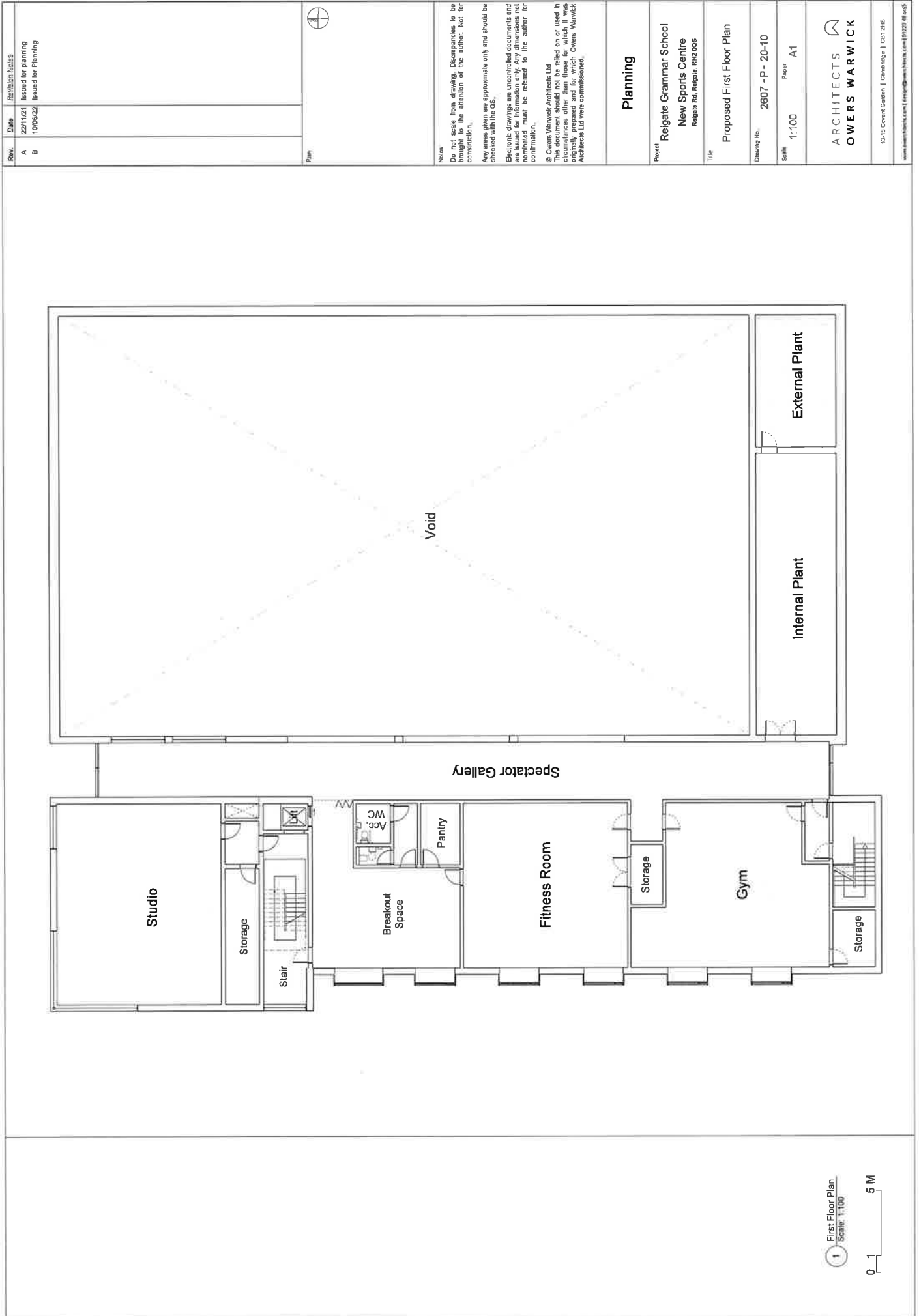
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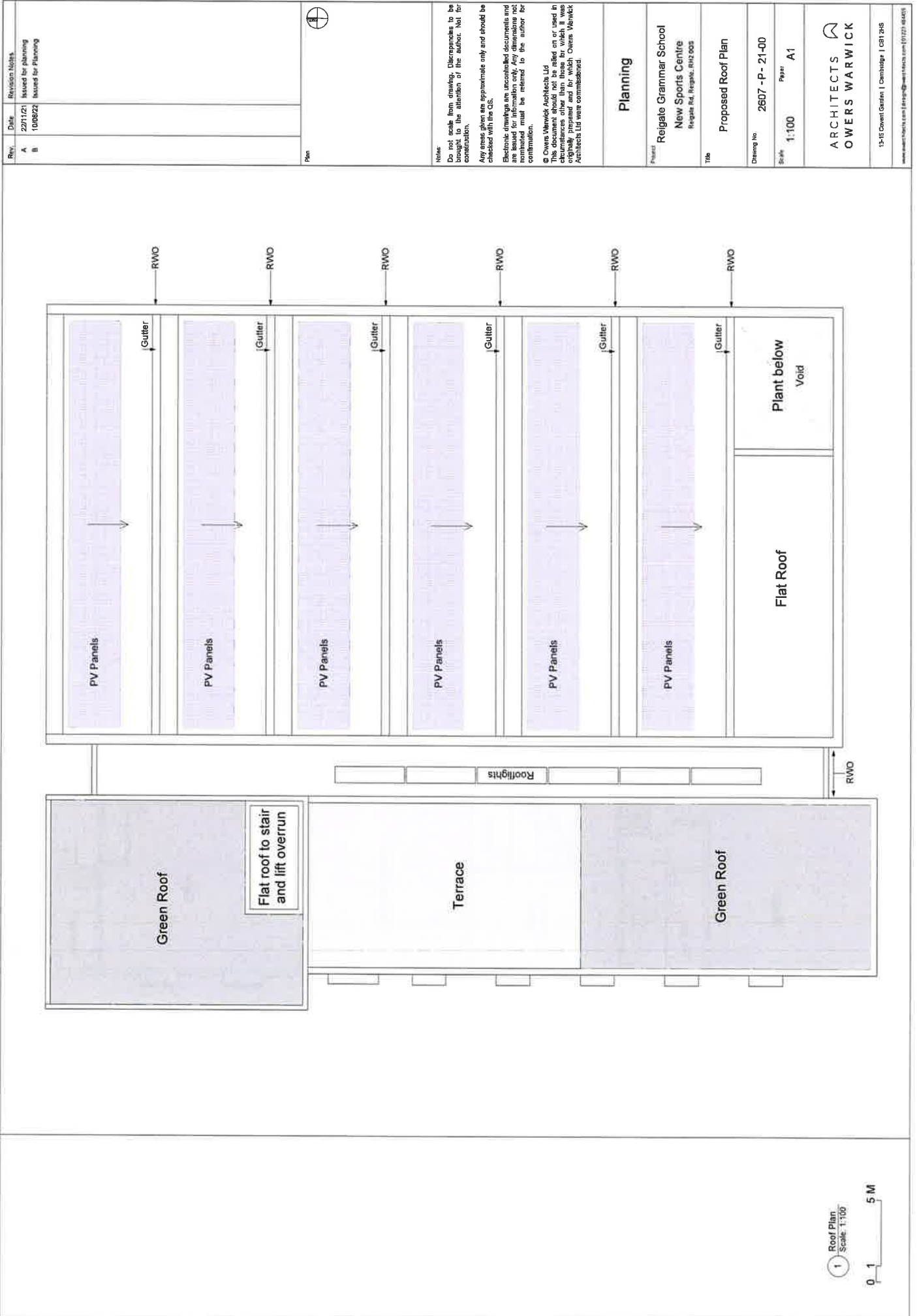
Sheet
A1

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Planning

Project
 Reigate Grammar School
 New Sports Centre
 Reigate Rd, Reigate, Surrey, GU24 0PS



Title
 Proposed Roof Plan

Drawing No. 2607 - P - 21-00
Scale 1:100
Sheet A1

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Plan		
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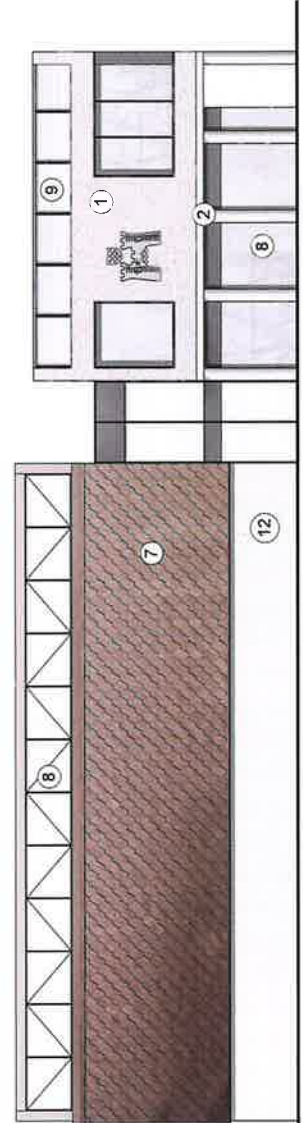
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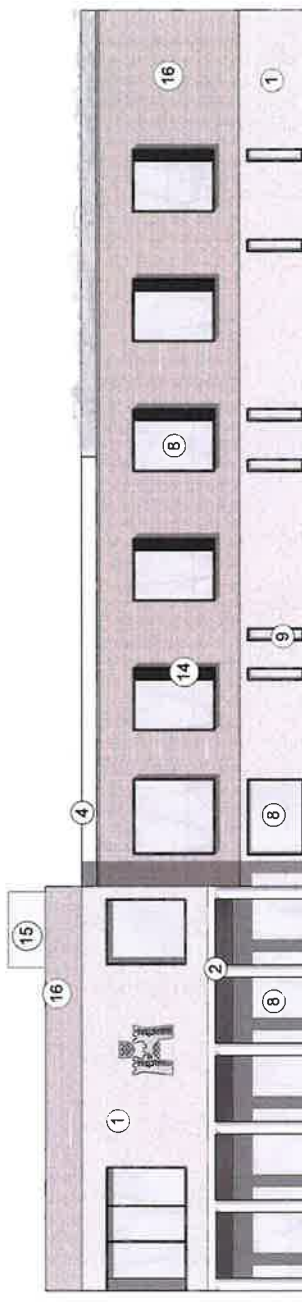
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1 North Elevation A
Scale: 1:100

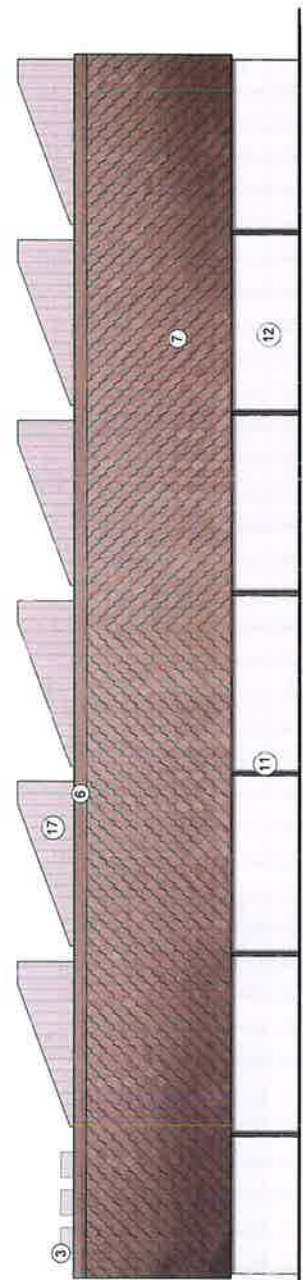


2 West Elevation B
Scale: 1:100

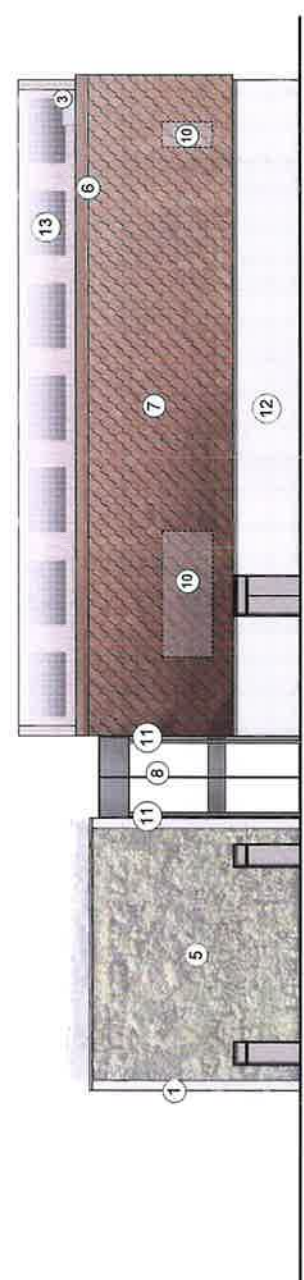
- ① Brick
 - ② Concrete
 - ③ External Ducts for plant
 - ④ Glass balustrade
 - ⑤ Climbing plants on trellis
 - ⑥ Gutter
 - ⑦ Metal cladding tiles
 - ⑧ Metal framed glazing
 - ⑨ Opaque glazing
 - ⑩ Proposed louvre locations for air intake
 - ⑪ Rainwater pipe
 - ⑫ Render
 - ⑬ Solar panels
 - ⑭ Solid openable panel
 - ⑮ Stair and lift core
 - ⑯ Textured brick
 - ⑰ Zinc cladding
- 0 1 5 M

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A	22/11/21	Issued for planning										
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<p>Title: Proposed Building Elevations 2</p>												
<p>Drawing No: 2607 - P - 30-02</p>												
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1 East Elevation C
Scale: 1:100



2 South Elevation D
Scale: 1:100

- 1 Brick
- 2 Concrete
- 3 External Ducts for plant
- 4 Glass balustrade
- 5 Climbing plants on trellis
- 6 Gutter
- 7 Metal cladding tiles
- 8 Metal framed glazing
- 9 Opaque glazing
- 10 Proposed louvre locations for air intake
- 11 Rainwater pipe
- 12 Render
- 13 Solar panels
- 14 Solid openable panel
- 15 Stair and lift core
- 16 Textured brick
- 17 Zinc cladding

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Rev.	Date	Revision Notes
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1 Section A
Scale: 1:100

2 Section B
Scale: 1:100

Project: Reigate Grammar School
New Sports Centre
Reigate Rd, Reigate, RH2 0DS

2607 - P - 40-01

Scale: 1:100


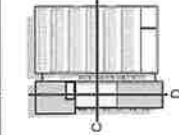
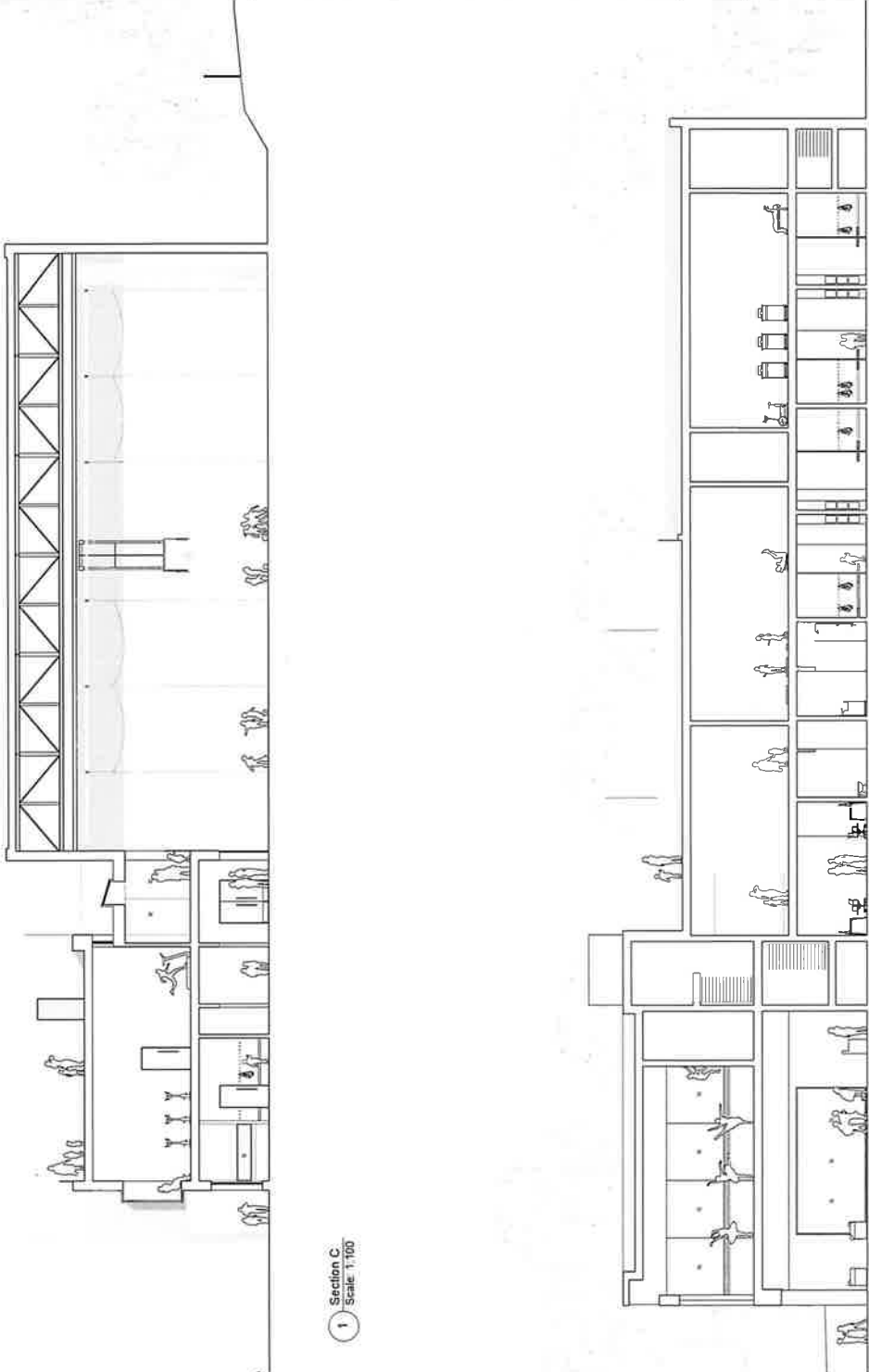
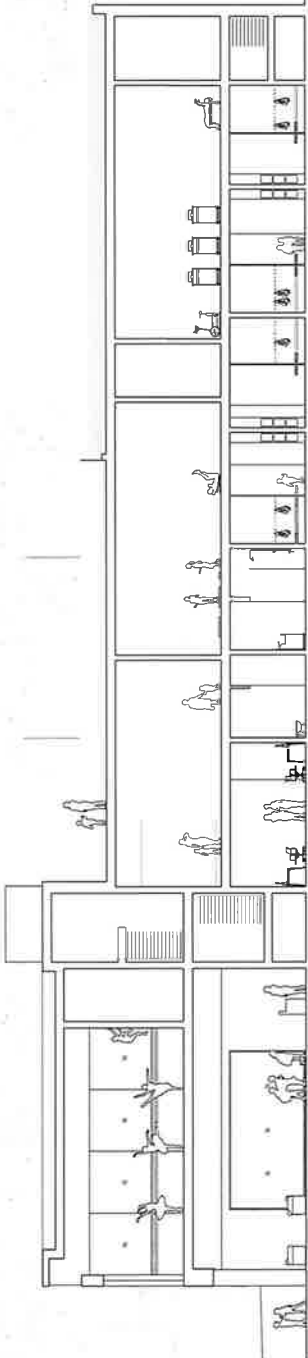

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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 th December 2022
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Lower Kingswood and Tadworth

APPLICATION NUMBER:	22/02449/F	VALID:	7 th November 2022
APPLICANT:	Devine Homes Plc	AGENT:	
LOCATION:	64 & REAR OF 62 SHELVERS WAY, TADWORTH, SURREY KT20 5QF		
DESCRIPTION:	Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space. As amended on 23/11/2022		
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 64 Shelveys Way and the erection of three new 4 bedroom, detached houses on land to the rear of 64 and 62 Shelveys Way. All the dwellings would have an individual design, with a traditional style. The dwellings would have spacious gaps between them and to side boundaries, similar to the pattern of development in Shelveys Way. Therefore, the development would broadly reflect the pattern of development in the area and is not considered to result in an unacceptable increase in density or loss of the spacious character.

The application follows a recent similar proposal (21/02108/F – currently at appeal) that included a replacement bungalow at the front of the site. This application was refused for the following reasons:

1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.
2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the local area, contrary to policy DES1 of the Reigate and Banstead

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Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

This application removes the replacement bungalow and smaller plot at the front of the site. This has been replaced with a more central access road into the rear part of the site, flanked by areas of landscaping either side and along the length of the access road. This is considered to create a more spacious form of development and significantly increases the opportunity for soft landscaping, in keeping with the pattern of development in Shelveys Way. In turn, the increased separation distance between the access road and No. 62 is considered to overcome concerns regarding noise and disturbance, and therefore the proposal is not considered to result in a harmful impact upon this dwelling, nor No. 66 to the western side.

The proposal would meet and exceed the Council's parking standards as set out within the Development Management Plan.

Within the rear part of the site and beyond the site boundaries, trees are protected by way of a group Tree Preservation Order. Subject to two conditions recommended to ensure tree protection during the works, the proposal is considered acceptable in this regard.

The proposal, whilst representing a change, is not considered to result in a harmful impact upon neighbour amenity.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: No comments received to date

Surrey County Council Lead Local Flood Authority: As the development is not a major planning application the LLFA is not a statutory consultee for planning but responded upon Officers' request.

They responded that the applicant had not provided full details of the mitigation proposals, and so suggest the following condition is included should permission be granted:

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 NPPF and the accompanying PPG.

Reason: To ensure the development does not increase flood risk on or off site.

Tadworth and Walton Residents Association – objection raised on the grounds of overdevelopment, loss of/harm to trees, drainage, impact on local services and infrastructure

Sutton and East Surrey Water Company – no comments received

Thames Water – Thames Water advise the applicant that their development boundary falls within a Source Protection Zone for groundwater abstraction and that they use a tiered risk based approach.

The applicant is encouraged to read the Environment Agency's approach to groundwater protection available at: www.gov.uk/government/publications/groundwater-protection-position-statements and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Thames Water would advise that with regard to water network and water treatment infrastructure capacity, they would not have any objection to the planning application and recommends informatives be attached to any planning permission.

WASTE COMMENTS: With regard to Surface Water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water they would have no objection.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Details on how to gain further information can be added as an informative note.

Thames Water would advise that with regard to Waste Water Network and Sewage Treatment Works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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A copy of Thames Waters full Letter has been sent to the applicant and advises further on groundwater, risk management, working near sewers and Trade Effluent.

Surrey Wildlife Trust – awaiting comments but no objections to previous scheme.

Representations:

Letters were sent to neighbouring properties on 9th November 2022 a site notice was posted 11th November 2022.

9 responses have been received raising the following issues:

Issue	Response
Drainage/sewage capacity	See paragraph 6.35 and conditions 13 and 14
Flooding	See paragraph 6.35
Loss of/harm to trees	See paragraphs 6.31 – 6.32 and conditions 11 and 12
Overdevelopment	See paragraphs 6.5 – 6.12
Harm to wildlife habitat	See paragraphs 6.33 – 6.34 and conditions 23 - 23
Health fears	See paragraphs 6.21
Impact on infrastructure	See paragraphs 6.41 – 6.42
No need for the development	See paragraph 6.1
Alternative location/proposal preferred	Submitted scheme must be assessed on its own planning merits
Harm to Green Belt/countryside	See paragraph 6.43
Hazard to highway safety	See paragraphs 6.25 – 6.30 and conditions 4, 6,7 and 9
Inconvenience during construction	See paragraph 6.19
Increase in traffic and congestion	See paragraphs 6.28 – 6.30
Noise and disturbance	See paragraph 6.19 – 6.20
Out of character with surrounding area	See paragraphs 6.5 – 6.12
Overlooking and loss of privacy	See paragraphs 6.13 – 6.18
Property devaluation	Not a material planning consideration
Loss of buildings	See paragraph 6.7
Loss of a private view	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The application site comprises 64 Shelveys Way and the rear part of the garden of 62 Shelveys Way. No. 64 includes a detached bungalow, set in a generous plot on the northern side of Shelveys Way. The rear garden of the site, and that of No. 62 contains mature trees protected by way of Tree Preservation Order ref: BAN114. The site is relatively flat.
- 1.2 The surrounding area is characterised by residential dwellings varying in style and scale. The dwellings in this part of Shelveys Way are set in generous plots and have a spacious character. To the rear of the site is a small parcel of land and beyond this are dwellings fronting Fleetwood Close. These are terrace houses set in modest sized plots. On the southern side of Shelveys Way are semi-detached houses that lie within elongated plots. Towards the eastern entrance to Shelveys Way there is an example of more recent residential development at Stanton Grove.

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
- 2.3 Further improvements to be secured through the use of conditions regarding the use of materials, landscaping, tree protection, ecology, highways and drainage would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|---|
| 3.1 | 21/02108/F | Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. As amended on 08/02/2022, 23/05/2022 and on 22/06/2022. | Refused
29 th July 2022
Appeal in progress
Hearing date: 21 st February 2023 |
|-----|------------|---|---|

- 3.4 Application 21/02108/F was refused for the following reasons:

1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.

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2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the local area, contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of 64 Shelveys Way and the erection of three new dwellings on land to the rear of 64 and 62 Shelveys Way. Three x four bedroom detached houses are proposed. All the dwellings would have an individual design, with a traditional style.
- 4.2 A new access road would be created into the site from Shelveys Way. Along the access road would be space for landscaping to either side and two visitor parking spaces. Near western end of the access road, a car barn and 2 parking spaces to the front and to the eastern end of the access road would be a double garage and another 2 parking spaces to the front. Plots 2 and 3 would have 1 parking space to the front of each dwelling.
- 4.3 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.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The immediate area surrounding the application site is predominantly residential and comprises a mix of detached and semi-detached houses. Land to the north of the site comprises residential development. Land to the east is also primarily residential with some Urban Open Space Land around Fleetwood Close, with Waterhouse Lane Local Centre 0.6 miles away across the A217. To the south comprises residential development fronting on to Shelveys Way. There has been a number of new dwellings built on land at 1-41 Shelveys Way. Further south lies Tadworth Primary School 0.4 miles away. Land to the west of the application site comprises residential development and a variety of local shops and facilities at the Shelveys Way Local Centre including Doctors' Surgery just 0.3 miles away.
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	Trees around the rear and side boundaries are to be retained
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.5 Further details of the development are as follows:

Site area	0.31 hectares
Proposed parking spaces	11
Parking standard	7.5 (minimum)
Net increase in dwellings	2
Existing site density	5 dwellings per hectare
Proposed site density	10 dwellings per hectare
Density of the surrounding area	7.5 dwellings per hectare 58 - 74a Shelveys Way 25 dwellings per hectare - Stanton Grove 25 dwellings per hectare 115 - 118 Fleetwood Close

5.0 Policy Context

5.1 Designation

Urban area

Tree Preservation Order BAN114

Surface Water Flood Model 1 in 1000 years (central part of site) – Low risk

Parking standards - low accessibility

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)

CS15 (Affordable Housing)

5.3 Reigate & Banstead Development Management Plan 2019

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Design, Character and Amenity (including housing)	DES1, DES2, DES4, DES5, DES7, DES8
Landscape & Nature Conservation Infrastructure Transport, Access and Parking Climate Change Resilience and Flooding	NHE2, NHE3 INF3 TAP1, CCF1, CCF2

5.4 Other Material Considerations

National Planning Policy Framework National Planning Practice Guidance Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Vehicle and Cycle Parking Guidance 2018 Householder Extensions and Alterations Affordable Housing
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 This application follows a recent similar proposal ref: 21/02108/F which proposed demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. This application was refused for the following reasons:
1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.
 2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the

local area, contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

- 6.3 This application seeks to overcome these reasons for refusal by omitting the proposed dwelling at plot 1.
- 6.4 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Housing mix
 - Amenity for future occupants
 - Highway matters
 - Impact on trees
 - Ecology
 - Drainage and flooding
 - Sustainable construction
 - Affordable Housing
 - Community Infrastructure Levy
 - Infrastructure contributions
 - Other matters

Design appraisal

- 6.5 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.
- 6.6 DMP Policy DES2 which relates to development of residential garden land seeks to ensure that backland developments are of high-quality. The policy requires, amongst other things, that garden land developments should be designed to respect the scale, form and external materials of existing buildings in the locality and a height, mass and bulk to be in keeping with the existing street scene. DES2 requires that developments do not create an undue disruption in the street scene and that developments should ensure that a good standard of amenity is retained for existing and future occupants. The policy also encourages the retention of mature trees and hedges.
- 6.7 The application proposes the demolition of No. 64 and the erection of three detached houses towards the rear of the site, taking in the rear part of the

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- rear garden of No. 62 also. The existing dwelling is not of any particular architectural merit and therefore its demolition is not considered to warrant refusal of the application. Since the previous application, the replacement bungalow and smaller plot at the front of the site has been removed. This has been replaced with a more central access road into the rear part of the site. This would be flanked by areas of landscaping either side and along the length of the access into the site. This is considered to create a more spacious form of development and significantly increases the space and opportunity for soft landscaping, in keeping with the pattern of development in Shelveys Way.
- 6.8 The application proposes the demolition of No. 64, and the construction of a new access road into the rear of the site in its place. The road would be curved in its layout into the site and would be flanked on both sides by areas of landscaping. On the eastern side a footpath would lead into the side and on the western side, two visitor parking spaces are proposed.
- 6.9 Turning to the rear of the site, three detached, two storey houses are proposed. The design of the dwellings would be traditional with fully pitched, hipped roofs and front gable features. The dwellings would have an individual design however a cohesive appearance in terms of the style. The three dwellings would be similar in scale and appearance although with a variance in some features such as the window design, porch design and layout; this variety is considered a positive design approach and akin to the variety of designs seen in the streetscene.
- 6.10 The rear gardens for these dwellings would have depths of between approximately 12.5m - 14.5m. The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Shelveys Way, particularly those for the detached dwellings. However, they would nonetheless be proportionate to the size of the dwellings and commensurate with plots on the southern side of Shelveys Way and at Fleetwood Close and so the layout is considered acceptable. The dwellings would have gaps of between 2.5 - 3m between them. Plot 1 would be set away from the side boundary with No. 66 by 4.3m and plot 3 would be set away from the side boundary with No. 60 by 5.5m. The spacing between the detached dwellings would be similar with the pattern of development in Shelveys 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.
- 6.11 Within the site, to the front of the dwellings and along the access road, there is space for soft landscaping, providing areas for planting to soften the appearance of the development. This would accord with the landscaped frontages in the streetscene.
- 6.12 Overall, it is considered that the proposal would respect the character of the existing area and would accord with policies DES1 and DES2.

Neighbour amenity

- 6.13 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The proposed dwellings would be well separated from the donor property fronting Shelveys Way by approximately 30m (from rear elevation of No. 62 the front elevation of Plot 3). This is sufficient to ensure that no material adverse harm would occur to the property by way of overlooking, loss of light or overbearing impact.
- 6.14 The new access road would be sited between the No. 66 and No. 62. The design of the proposed access road, its width and the opportunities for landscaping and suitable boundary treatment on either side, it is considered that the proposal would not seriously affect the living conditions of neighbouring residents.
- 6.15 When compared to the previous application, the access road has moved further away from the side boundary with No. 62, increasing opportunity for greater landscaping and creating greater separation (9.3m increased from 3.2m for the first approximately 20m of the access road, before reducing to 4m at the narrowest point.) The road would be separated from the side boundary of No. 66 by between approximately 9 – 11m. The visitor parking spaces would be sited 7.6m from the side boundary of No. 66 and the turning head by 6m. As with 62, there would be soft landscaping flanking the access way and the level of separation is such that it is not considered to result in a harmful impact in terms of noise and disturbance to either dwelling.
- 6.16 To the east of the site are No's 115 - 118 Fleetwood Close. These dwellings would have a separation distance from their rear boundaries to the site boundary of approximately 24m, and gaps of between 34 - 39m between the flank elevation of plot 3 and the garage and the rear elevations of these dwellings. In view of the level of separation, the proposal is not considered to result in a harmful impact in terms of overbearing, domination or harm to outlook.
- 6.17 Plot 1 would be set away from the side boundary with No. 66 by 4.3m and plot 3 would be set away from the side boundary with No. 60 by 5.5m. There would be a separation distance of approximately 35 – 36m between the front elevations of the new dwellings at plots 1 and 3 and the rear elevations of 60 and 66 Shelveys Way. Given this distance and the juxtaposition, the proposal is not considered to result in a harmful impact upon the amenities of these houses and their gardens.
- 6.18 To the rear of the site, beyond an open parcel of land, are dwellings 73 - 80 Fleetwood Close. The proposed dwellings would have a separation distance of approximately 36m to the rear elevations of these dwellings, with mature trees to be retained between the two sites. Given the level of separation, the proposal is not considered to result in harmful impact upon the amenities of these dwellings.

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- 6.19 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.
- 6.20 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.
- 6.21 The proposal would result in the redevelopment of rear gardens, new boundary treatment is 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

- 6.22 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, have at least 20% of market housing provided as smaller (one and two bedroom) homes. In this case, the scheme would provide 3 x 4 bedroom dwellings. This development is for a net gain of 2 dwellings and therefore in view of very limited number of dwellings, it is not considered achievable in this instance for 20% to be smaller homes, given this would mean that 50% would need to be a smaller homes, and is not considered reasonable in this case.

Amenity for future occupants

- 6.23 The NPPF provides that planning decisions should provide a high standard of amenity for future users. 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 All units would exceed the minimum internal spaces standards. Each dwelling would be orientated to face south eastwards and main habitable rooms would

be afforded adequate levels of daylight and sunlight. The resultant plot sizes are considered to create an adequate level of amenity for future occupants with acceptable private outdoor amenity space for each dwelling and the proposal is therefore considered to comply with the requirements of policy DES5.

Highway matters

- 6.25 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 2.5 spaces for each 4 bedroom house. The application proposes a total of 11 parking spaces. This number includes the provision of 2 visitor parking spaces. Plots 1 and 2 would be served by 1 space directly to the front of each house, and 2 further spaces to the front of plot 1, 1 each within a car barn and a second tandem space. Plot 3 would be served by a garage and 2 spaces to the front of the garage.
- 6.26 The DMP notes 'garages will only be counted as car parking spaces if they are a minimum of 3.5m by 6m. The average width of the top 20 cars in UK in 2018 was 1.96m. The minimum standard of a 3.5m wide garage would allow for 0.75m either side for door opening and circulation. 2 cars (2m x 2) + 0.75m to each side wall (0.75m x 2) + a minimum of 1m circulation between the cars would require a minimum of 6.5m in width for a garage to be considered to provide 2 parking spaces. In this instance the garage is therefore counted as 1 additional space. This would create 3 parking spaces for plot 3. The DMP requires a minimum of 7.5 parking spaces for a development of this size and therefore the proposal meets and exceeds the minimum requirement.
- 6.27 The site layout includes space for refuse vehicles to enter and leave the site in forward gear. This would allow refuse vehicles to enter the site to collect refuse.
- 6.28 During the course of the previous application, no objection was raised by the County Highways Authority, subject to conditions to secure to secure parking restriction measures (so as to secure entry and exit of the site for refuse vehicles). Conditions were also recommended to secure 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. A condition was also recommended to require the development not to be occupied until a 1.8 metres wide footway has been provided on the east side of the access road north of the termination point of the western footway of the access road and the eastern footway shall extend in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority.
- 6.29 Finally, conditions were also recommended to secure a construction transport management plan and electric vehicle fast charge sockets.

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- 6.30 At the time of drafting this report, comments from the County Highways Authority are awaited and shall be updated in the Addendum.

Impact on trees

- 6.31 The site contains and is bordered by mature trees protected by way of Tree Preservation Order ref: BAN114. The application has been supported by tree constraints plan, tree survey plan, arboricultural report. The report includes a shade assessment of the off-site trees and what impact they will have on each plot, and concludes the plots that it is not considered the gardens of the three houses proposed under the present scheme will inevitably be perceived by their future occupiers as being excessively shaded by trees, thereby potentially resulting in pressure for their removal or substantial reduction.
- 6.32 The Tree Officer raised no objection to the previous proposal subject to recommended tree protection conditions. The layout remains the same at the rear of the site, with increased levels of soft landscaping and opportunity for tree planting along the access road at the front of the site. Therefore, based on the layout there is no objection subject to recommended tree protection conditions being attached to the decision notice.

Ecology

- 6.33 The site is not subject to any designation to indicate a particular importance for nature conservation interests, but it does contain many trees and shrubs, some of which would be lost as a result of the development, as well as the demolition of No. 64. Policy NHE2 of the DMP expects in such locations without a particular designation that development proposals be designed, wherever possible, to achieve a net gain in biodiversity. A Preliminary Ecological Appraisal (version 00. Dated 17th October 2022) has been submitted with the application.
- 6.34 At the time of writing the Planning Committee report, comments from Surrey Wildlife Trust are awaited. However, during the course of the recent previous application, no objection was raised subject to recommended conditions. In view of the relatively recent previous application (determined July 2022), and the increased levels of soft landscaping and opportunities for increased areas of wildlife habitat, subject to conditions the proposal is considered acceptable in this regard.

Drainage and flooding

- 6.35 The site is in Flood Zone 1, and the central part of the site is within an area of surface water flooding 1 in 1000 years. There have been known surface water flood events in the locality. A condition is recommended to secure details of the proposed drainage for the site and to make use of SuDS so the development will not create an increased risk of flooding from surface water to the development site and the surrounding area and to ensure that the site is satisfactorily drained with regard to Development Management Plan policy

CCF2 and National Planning Policy Framework 2019. Sewage capacity would be dealt with under Building Regulations.

Sustainable construction

- 6.36 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. However the 2022 changes to Part L of the Building Regulations have taken effect from 15th June and provide a 30% improvement on emission rates so effectively superseding this policy requirement.
- 6.37 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.
- 6.38 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.

Affordable Housing

- 6.39 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.
- 6.40 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)

- 6.41 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

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development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £58,000.

Infrastructure Contributions

- 6.42 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.

Other matters

- 6.43 Objection was raised on the grounds of harm to Green Belt/countryside and a Conservation Area. The site is not within nor adjacent to either of these designations and is not considered to result in a harmful impact in this regard.

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
Location Plan	21008-A-PL-050	A	07.11.2022
Block Plan	21008-A-PL-051	A	07.11.2022
Site Layout Plan	21008-A-PL-052	A	07.11.2022
Site Layout Plan	21008-A-PL-053	A	07.11.2022
Proposed Plans	21008-A-PL-054	A	07.11.2022
Proposed Plans	21008-A-PL-055	A	07.11.2022
Proposed Plans	21008-A-PL-056	A	07.11.2022
Section Plan	21008-A-PL-057	A	07.11.2022
Street Scene	21008-A-PL-058	A	07.11.2022
Section Plan	21008-A-PL-059	A	07.11.2022
Other Plan	21008-A-PL-060	A	07.11.2022
Other Plan	21008-A-PL-061	A	07.11.2022
Existing Plans	21008-A-PL-062	A	07.11.2022

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Location Plan	21008-A-PL-063	A	07.11.2022
Proposed Plans	21008-A-PL-065	A	07.11.2022

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

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

5. 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.

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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.

6. Notwithstanding the submitted plans, the development shall not be commenced until the proposed bellmouth vehicular access to Shelveys Way and the first 20 metres of the new access road have been provided with, parking restrictions in accordance with a revised 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 2019 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan numbered 21008 A PL 052 Rev A for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. Notwithstanding the submitted plans, the development shall not be occupied until a 1.8 metres wide footway has been provided on the east side of the

access road north of the termination point of the western footway of the access road and the eastern footway shall extend to the parking spaces numbered 9 and 10 in accordance with a revised 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 2019 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

10. 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 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.

11. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include.
1. Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
 2. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
 3. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with

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British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policy NHE3 of the Development Management Plan.

12. No development shall commence on site until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture), including details of existing landscape features to be retained or pruned, 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 or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and Meath Green Conservation Area, and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

13. No development shall commence until a strategy for the disposal of surface and foul water is 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 works shall be carried out in accordance with the approved details.

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

14. 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

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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.

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

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

16. 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.

17. 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.

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18. 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:
- 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.

19. 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.

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.

20. Prior to commencement, the outlier badger sett should be monitored through a badger sign survey and monitoring surveys to ensure that the project is carried out in line with The Protection of Badgers Act 1992. The results of the survey work should be provided to the LPA in a written report.

Should the outlier sett be confirmed as being active, then a suitably qualified ecologist shall design a badger mitigation strategy to be submitted and approved by the Local Planning Authority prior to commencement of development. Should this require a licence from Natural England then no works shall commence until the licence is granted by Natural England.

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.

21. No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP should include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication

- f) Use of protected fences, exclusion barriers and warning signs
- g) Invasive Plant Species Management and Removal Plan prepared by a suitably qualified individual that details how the control of invasive species will be managed on site, including roles and responsibilities.

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.

22. No development shall commence on site until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Preliminary Ecological Appraisal and Preliminary Inspection for Bats (aLyne Ecology, 2022) report and should 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) Ecological Enhancement Plan

This LEMP should be written in line with Section 7.2 of the Preliminary Ecological Appraisal and Preliminary Inspection for Bats report which states "Native trees should be retained, where possible and any trees lost as a result of the proposed development, should be replaced with equivalent numbers of native species.

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.

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INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, 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.

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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 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. 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.

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11. 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.
12. 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.

13. 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).
14. 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.
15. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
16. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained

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from the Transportation Development Planning Division of Surrey County Council.

17. 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.
18. The developer is advised that that the parking restrictions required by the above access condition would need to be approved and advertised through Surrey County Council and then provided by the developer. The aforementioned is all at the developer's own expense.
19. The applicant is made aware of the requirement for them to apply for a bat mitigation licence from Natural England where development activities may cause an offence.
20. The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.
21. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
22. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
23. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer

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to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near Thames Water's sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read Thames Water's guide working near or diverting their pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

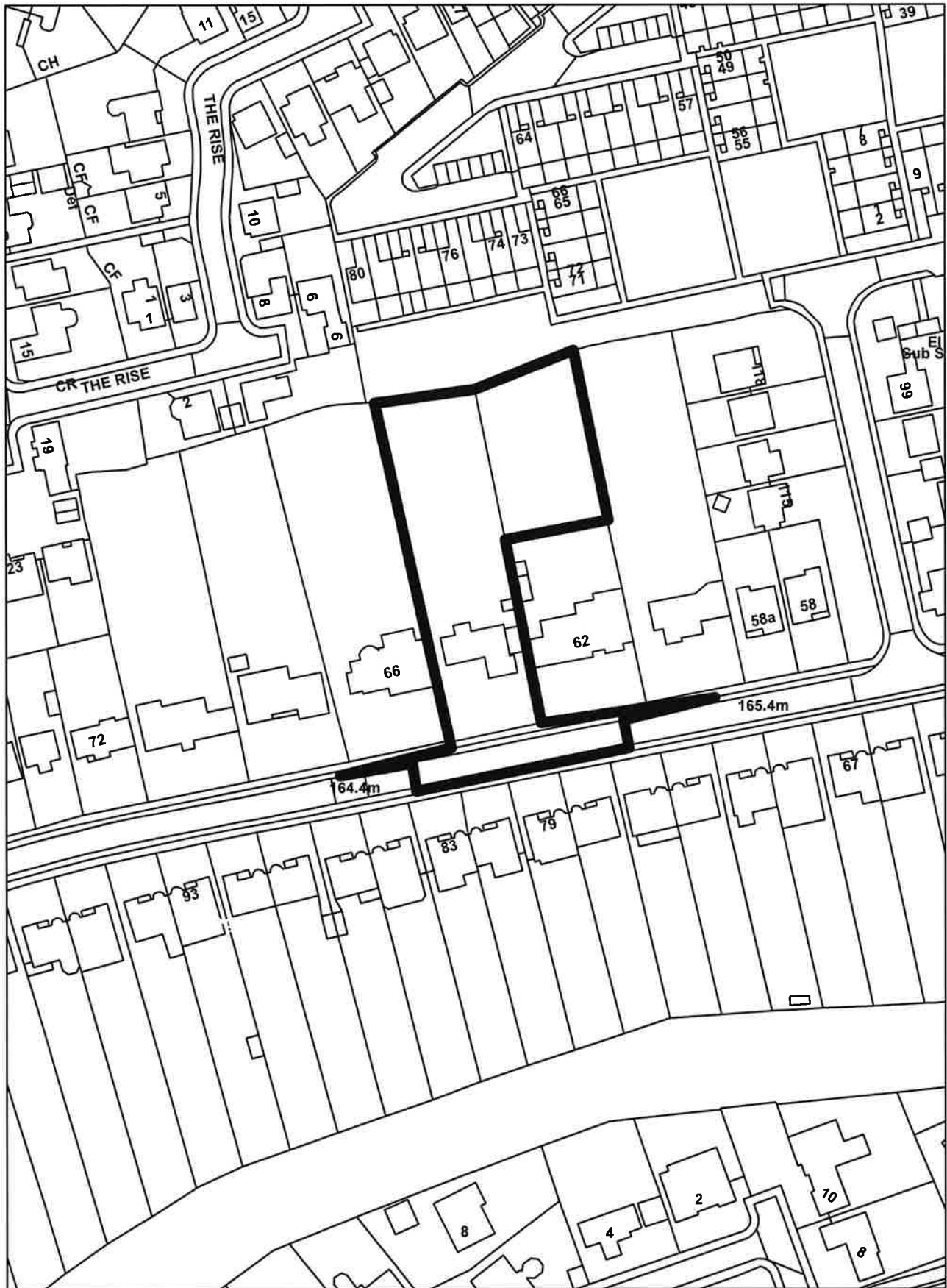
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, DES9, NHE2, NHE3, NHE4, EMP4, TAP1, CCF1, CFF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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

22/02449/F - 64 & Rear Of 62 Shelvers Way, Tadworth



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Scale 1:1,250

Agenda Item 7



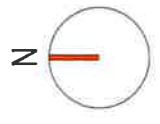
 VISION architects

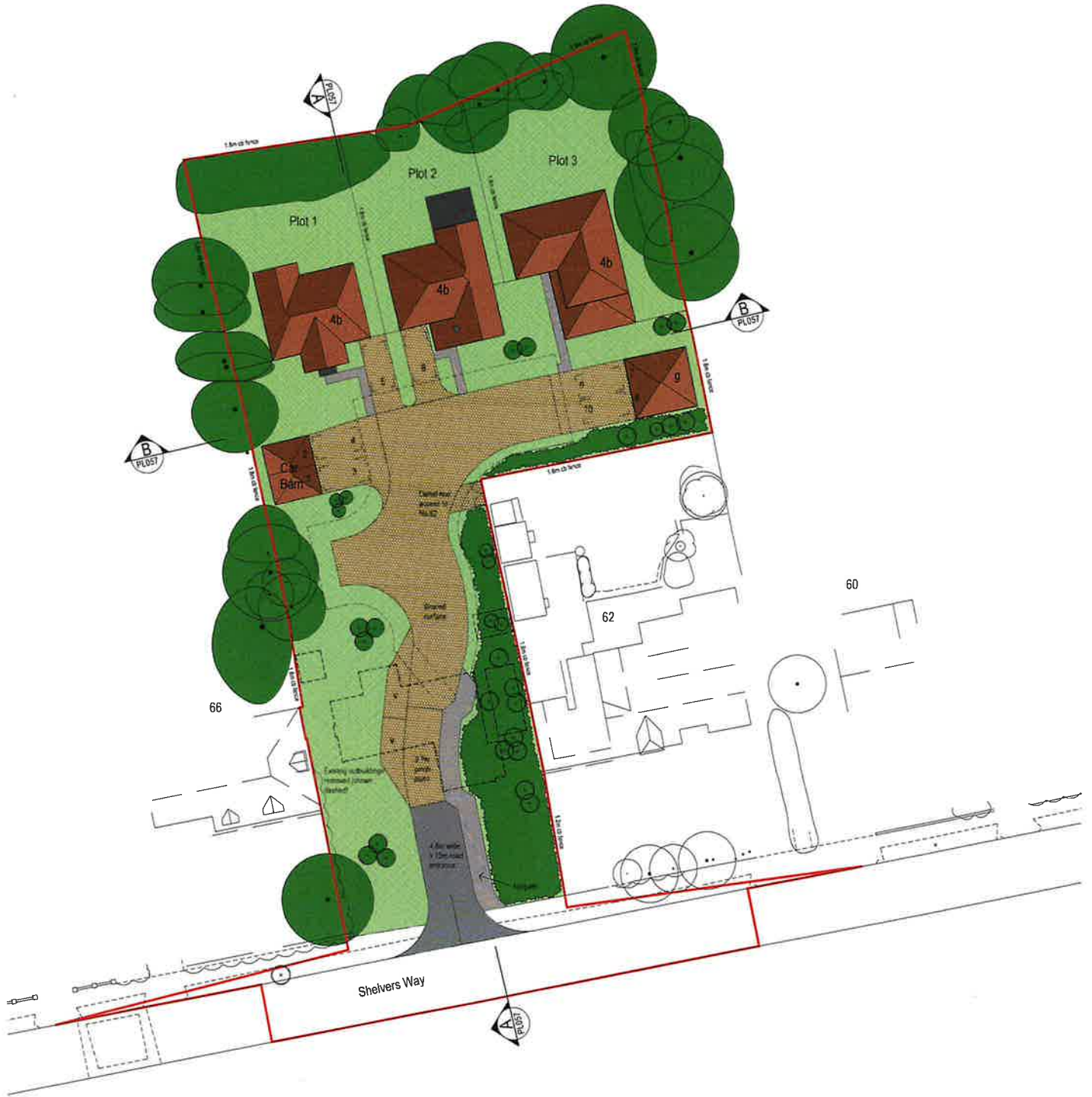
 1, 01794 820000 | enquiries@vision-architects.org.uk

 we work hours open market street southgligh hampshire SO20 7PB

drawing No: 21008-A-PL-051 revision: A	title: RIBA Stage 03- PLANNING drawing: Block Plan project: 62 to 64 Shelveys Way, Tadworth, KT20 9GF client: Devine Homes Plc	checked: dp drawn: AJC date: 2022.09 scale: 1:500 @ A3	date: 2022.10.05 time: 10:00 AM by: [signature]
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ACCOMMODATION SCHEDULE	
Application Site Area = 2886 sq m / 0.30 hectares / 0.74 acres	
PLOT / TYPE	QUANTITY
Plot 1 - 4 Bedroom House (167.28sq.m / 1800 sq.ft)	1
Plot 2 - 4 Bedroom Houses (182.55 sq.m / 2073 sq.ft)	1
Plot 3 - 4 Bedroom Houses (186.65 sq.m / 2117 sq.ft)	1
TOTAL	3
Parking	10 spaces + 2 visitor spaces



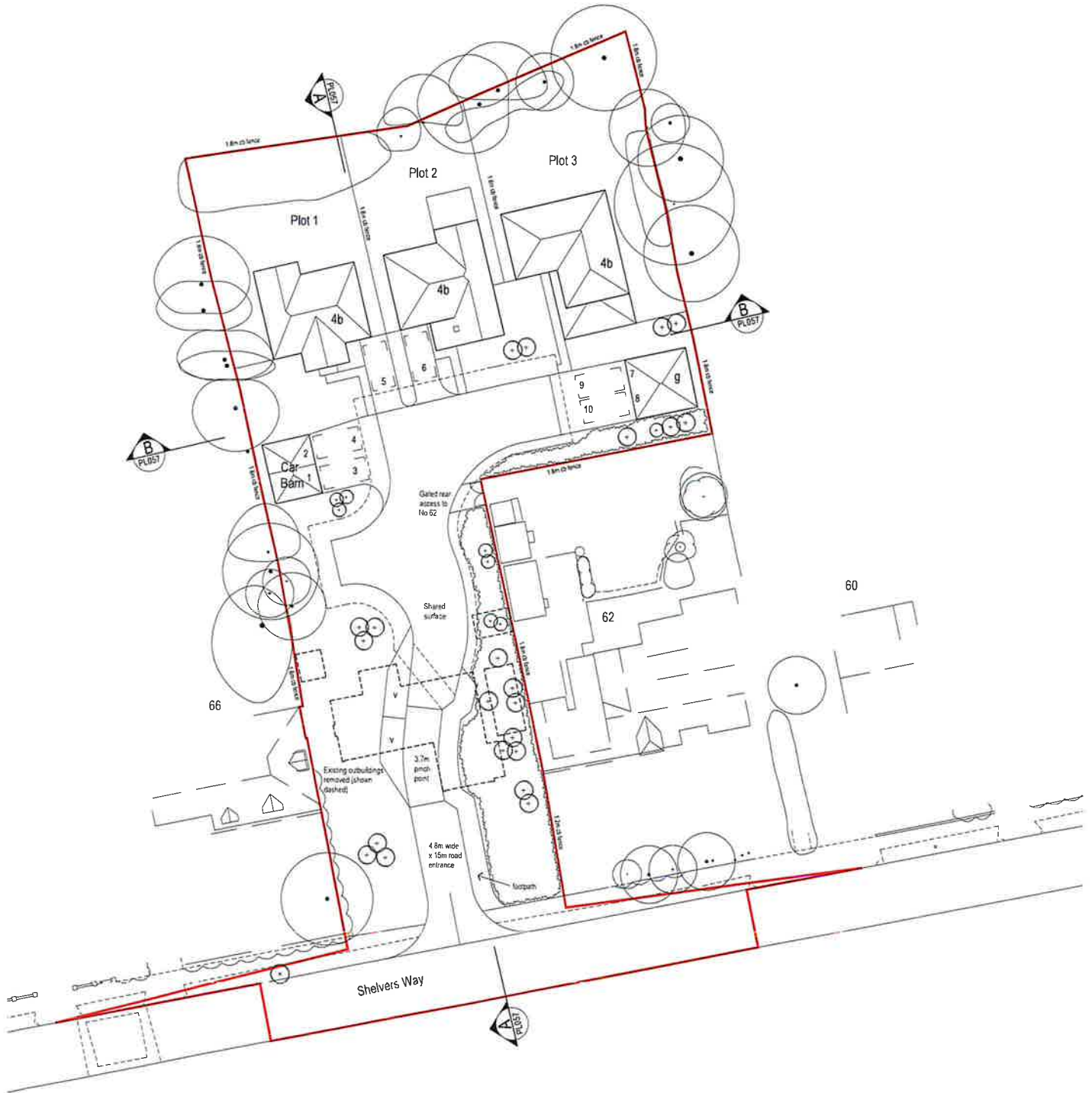
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 MODEL FILE REFERENCE - 21008-A-PL

A Planning and
 rev description
 2022.09.05
 AJC
 checked DP

scale 1:200 @ A1
 date 2022.09
 drawn AJC
 checked DP
 client Divine Homes Plc
 project 62 to 64 Shelvers Way, Tadworth, KT20 5GF,
 drawing Proposed Site Layout-coloured
 RIBA Stage 03 PLANNING

vision architects
 21008-A-PL-053
 A

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ACCOMMODATION SCHEDULE	
Application Site Area = 2898 sq m / 0.30 hectares / 0.74 acres	
PLOT / TYPE	QUANTITY
Plot 1- 4 Bedroom House (187.28sq m / 1900 sq ft)	1
Plot 2- 4 Bedroom Houses (182.55 sq.m / 2073 sq ft)	1
Plot 3- 4 Bedroom Houses (186.65 sq m / 2117 sq ft)	1
TOTAL	3
Parking	10 spaces + 2 visitor spaces



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 MODEL FILE REFERENCE - 21008-AP-PL

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 date 2022.09
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client Davine Homes Plc
 project 62 to 64 Shelveys Way, Tadworth, KT20 5GF.
 drawing Proposed Site Layout
 status RIBA Stage 03 PLANNING

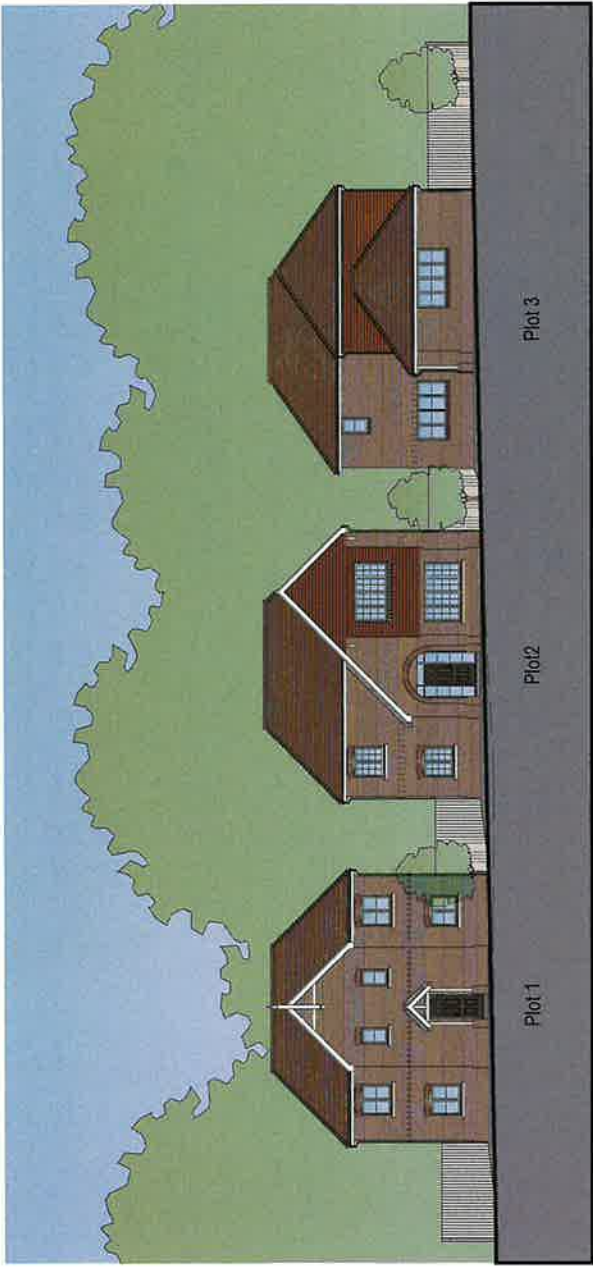
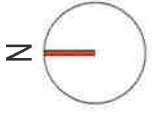
vision architects
 21008-A-PL-052
 A

21008-A-PL-058
 Revision: A
 Drawing Title: 21008-A-PL-058
 Vision architects
 1 01704 830000 • enquiries@vision-architects.org.uk
 5050 9FD
 2022.10.15

DATE	2022.09	PROJECT	62 to 64 Shakers Way, Tadworth
DESIGNER	AJC	ARCHITECT	Internal Steeple (coloured)
DATE	2022.10.15	DATE	2022.10.15
DATE	2022.10.15	DATE	2022.10.15

NO.	1	DATE	2022.10.15	DESCRIPTION
NO.	2	DATE	2022.10.15	DESCRIPTION
NO.	3	DATE	2022.10.15	DESCRIPTION

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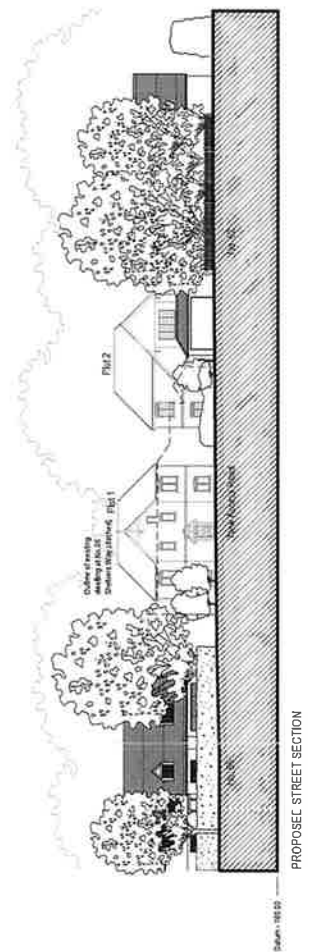
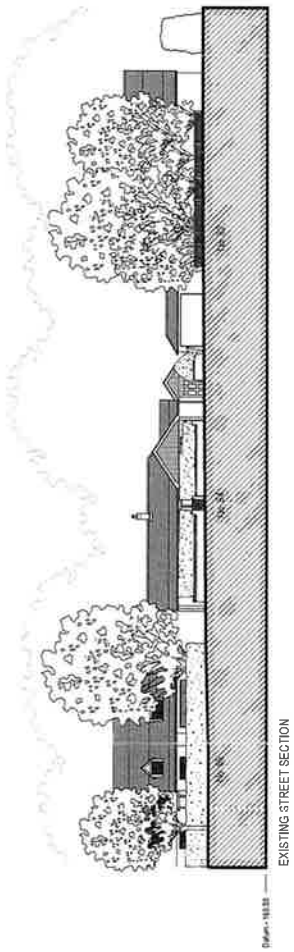
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SECTION BB



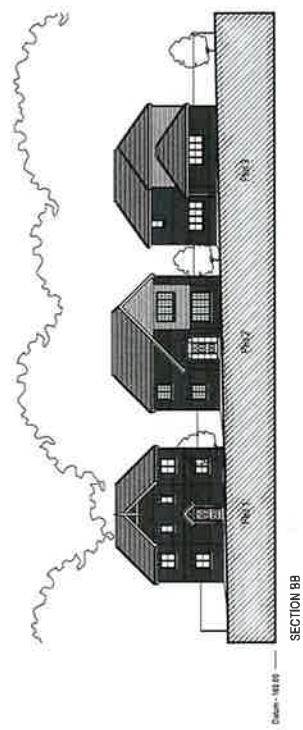
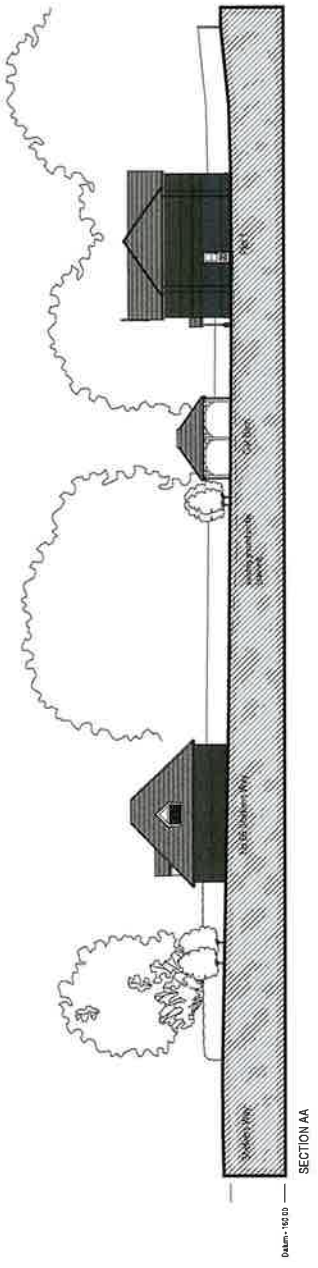
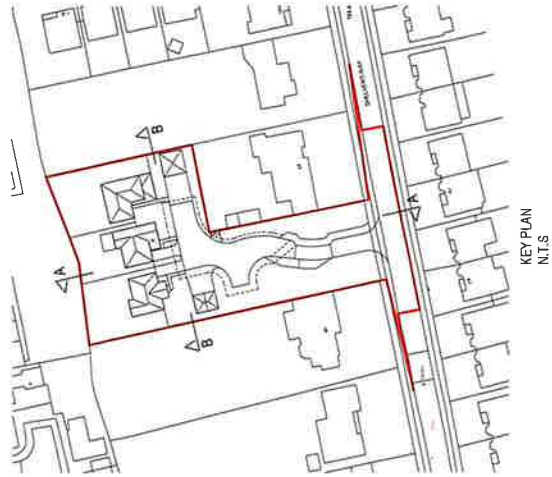
Agenda Item 7

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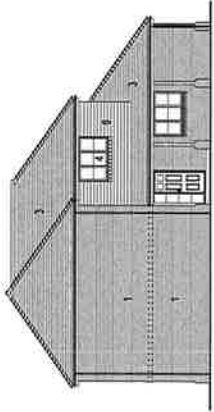
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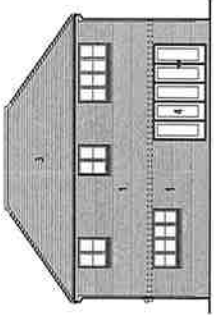


Agenda Item 7

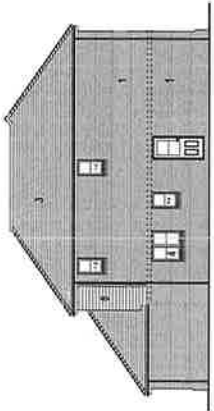
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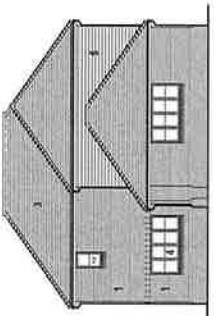
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

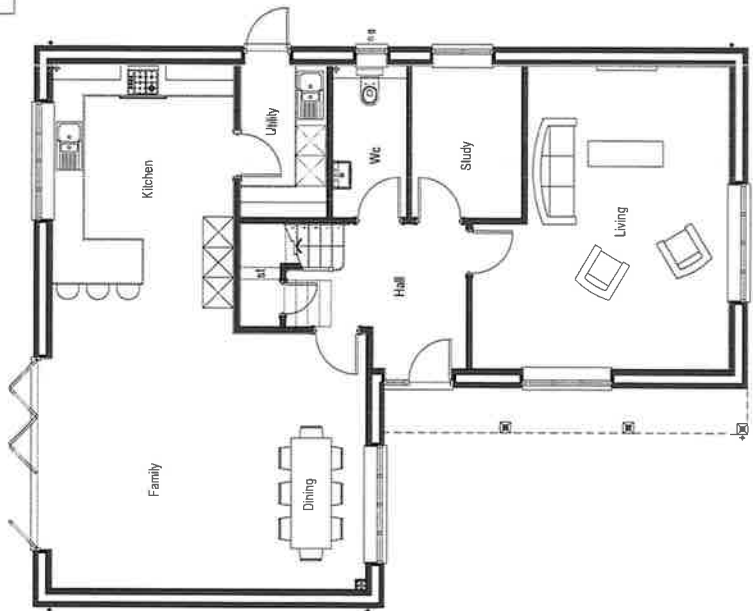


SOUTH ELEVATION

KEY TO MATERIALS	
1	Facing brickwork
2	Render
3	Plain tiles
4	uPVC windows and doors
5	Single gl. membrane
6	Plain tile hanging
7	Timber boarding



FIRST FLOOR PLAN

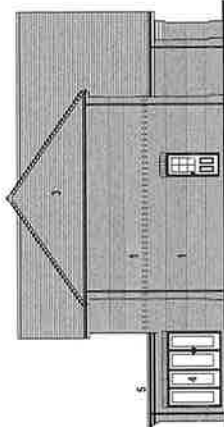


GROUND FLOOR PLAN

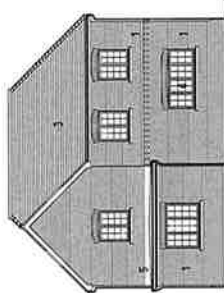
Agenda Item 7



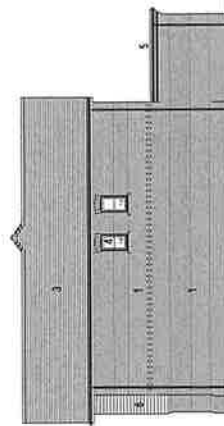
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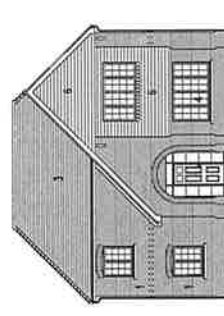
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NORTH ELEVATION

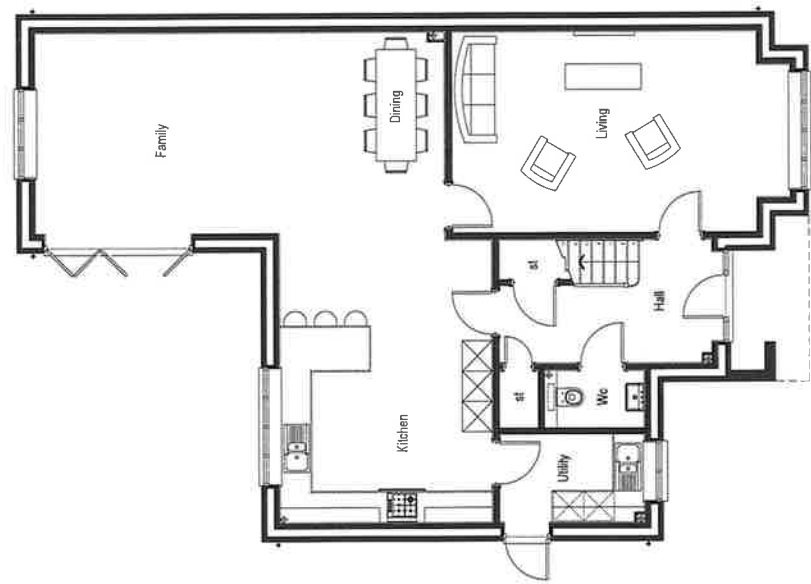


EAST ELEVATION



SOUTH ELEVATION

KEY TO MATERIALS	
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2	Render
3	Plain tiles
4	UPVC windows and doors
5	Single ply membrane
6	Plain tile hanging
7	Timber boarding

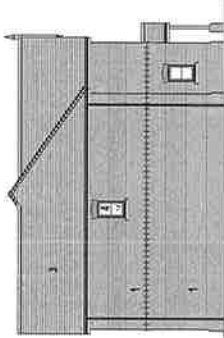


Agenda Item 7

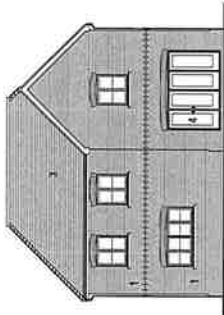
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VISION
architects

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CHECKED: JPB
DATE: 2022.09
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DATE: 2022.09

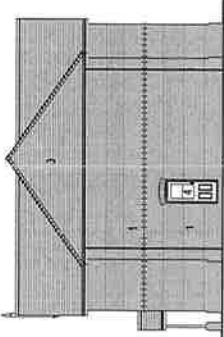
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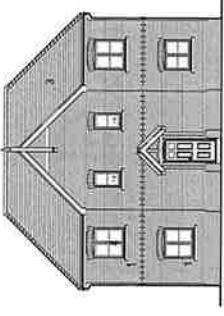
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NORTH ELEVATION



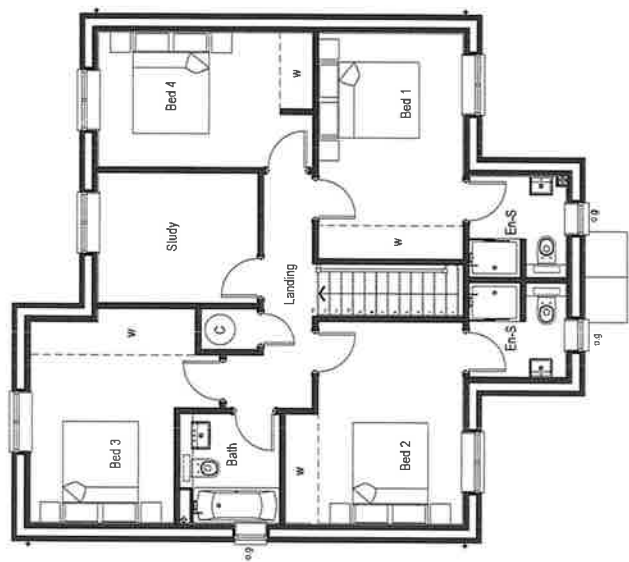
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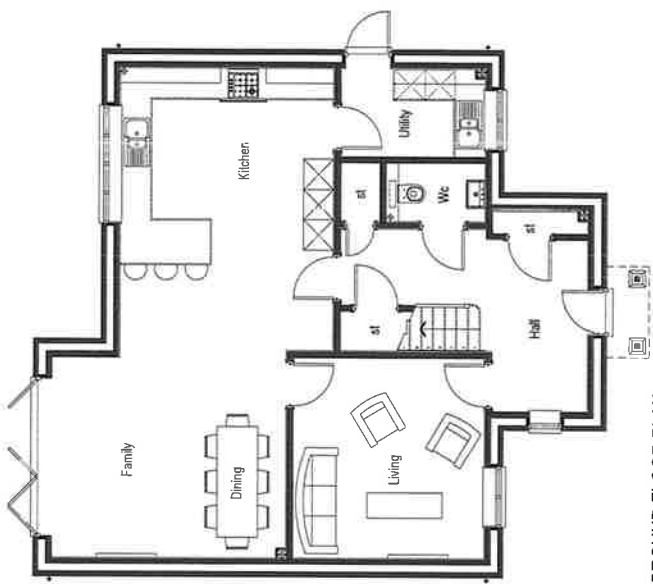
SOUTH ELEVATION

KEY TO MATERIALS

1	Facing brickwork
2	Render
3	Plain tiles
4	uPVC windows and doors
5	Single gl' membrane
6	Plain tile verging
7	Timber boarding




FIRST FLOOR PLAN



GROUND FLOOR PLAN



 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	14 December 2022
	REPORT OF:	HEAD OF PLACES AND PLANNING
	AUTHOR:	John McInally
	TELEPHONE :	01737 276204
	EMAIL:	john.mcinally@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: various

SUBJECT:	Conservation Areas Review
PURPOSE OF THE REPORT:	For the Planning Committee to consider the Conservation Areas review and consider consultation on the areas identified
RECOMMENDATION:	<p>1. Authorise officers to formally consult on the areas identified in the Conservation Areas review and report these views back to the Planning Committee for further consideration.</p>
Planning Committee has authority to determine the recommendation.	

1.0 BACKGROUND

- 1.1 The Borough currently has 24 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest, with subsequent designations.
- 1.2 In recent years a further review has been undertaken to assess the boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process. Five areas, Meath Green, Reigate Hill and extensions to Tadworth, Walton and Wray Common were identified in the review and brought forward before the completion of the review as they were considered worthy of designation as Conservation Areas and were a priority for consideration as pressures for development in the area had the potential to prejudice the special character of these areas. The areas identified in this report are expected to be the last set in this current review process.
- 1.3 One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

Agenda Item 8

Planning Committee
14th December 2022

Agenda Item: 8
22/01989/F

2.0 STATUTORY PROVISION

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

3.0 METHODOLOGY

- 3.1 As noted above, Conservation Areas are “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. Following “Conservation Areas @ 50”, the Historic England study of Conservation Areas in 2017 which considered the practice of designations nationally, and “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019, a review is currently taking place within the Borough in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process.

3.2 Identifying Potential Conservation Areas

Historic England’s “Conservation Area @ 50” (2017) study used the “New Inventory of Conservation Areas” (2017) to define areas that met the criteria for being a Conservation Area. This noted that areas could be quite small or quite large (The largest Conservation Area nationally is Swaledale coverings 71 square kilometres and the smallest Conservation Area is Heath Passage in the London Borough of Barnet. It is just over 1000 sqm and includes just two buildings.) Most areas cover an area consisting of a historic settlement or an estate of buildings or houses, but there are many other types of conservation areas. These include canals, railway lines, airfields, hospitals, river valleys, parks and country house estates. Conservation Areas do not have to including statutory listed buildings, the “New Inventory of Conservation Areas” noted that there were hundreds of Conservation Areas with no statutory listed buildings, particularly in suburban areas (there are about 10,000 Conservation Areas). The “Conservation Bulletin Issue 62 Autumn 2009” (English Heritage, now Historic England) provides some information on these varied areas. Conservation Areas can include open land as well as buildings. It was also noted in the 2017 study that some areas have outlier areas or in several parts. An example of this is Old Malden in the Borough of Kingston upon Thames where the Conservation Area is in two parts some distance from each other. The areas can be defined by a character or identity area which often include sub areas. An area can have a single character but are often composed of composite character which form a

cohesive whole, such as Reigate with its town, park and castle grounds and development of several phases but with a unifying sense of place or identity. Whilst many areas are nucleated settlements, gathered round a central area, many are non nucleated settlements with a dispersed but cohesive identity.

3.3 The Review

The review looked at potential new conservation areas, extensions to existing area and the character of existing areas. The feedback from the ongoing Conservation Area Appraisal process was also fed into the review. In terms of existing areas, adjustment of the Walton on the Hill, Tadworth and Wray Common boundaries has already taken place, whilst two new areas were designated at Meath Green and Reigate Hill. It should also be noted that whilst the appraisal process was comprehensive, it was not an exhaustive review of boundaries as the emphasis was on existing character assessment rather than boundary review, so there is potential for future amendments and boundary changes dependent on further investigation, perhaps to be the focus of a future review.

3.4 The Methodology looked at the character or identity areas in terms of estates, settlements or parkland. One of the processes has been to identify historic areas by age of construction or landscaping and then the architectural or landscaping quality of such areas. Post war estate construction in the Borough was largely determined to lack the special architectural or historic interest needed, having regard to the Buildings of England research and the Twentieth Century Society Potential Conservation Areas Scoping Report. In some cases, some post war areas potentially of interest had been altered beyond redemption. The next stage was looking at the architectural quality and survival in pre 1939 areas.

3.5 Areas were looked at to establish if they had less than special architectural quality, which included large areas of plain suburban housing and Victorian artisan dwellings. The oldest historic area with buildings from the medieval period up to the Georgian period identified was Horley Row, Banstead and Gatton also had medieval elements. Many of the areas identified had Victorian character areas or elements, included Warwick Road and the Wray Park estate. The Borough has a rich heritage of arts and crafts, including proposed parts of Chipstead and St Johns. Within the urban area, the proposed areas are not exhaustive in extent but have been selected as a priority in terms of their interest. Any review has a degree of selection and other areas may be desirable to preserve or enhance, but their historic or architectural interest at present appears to be adequately protected by existing development management, but would be kept under review and brought forward if necessary in future. There are also smaller hamlets such as Mugswell, Sidlow and Dovers Green and other areas in the green belt that appear adequately protected by Green Belt status at present.

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3.6 Areas identified

Proposed New Conservation Areas

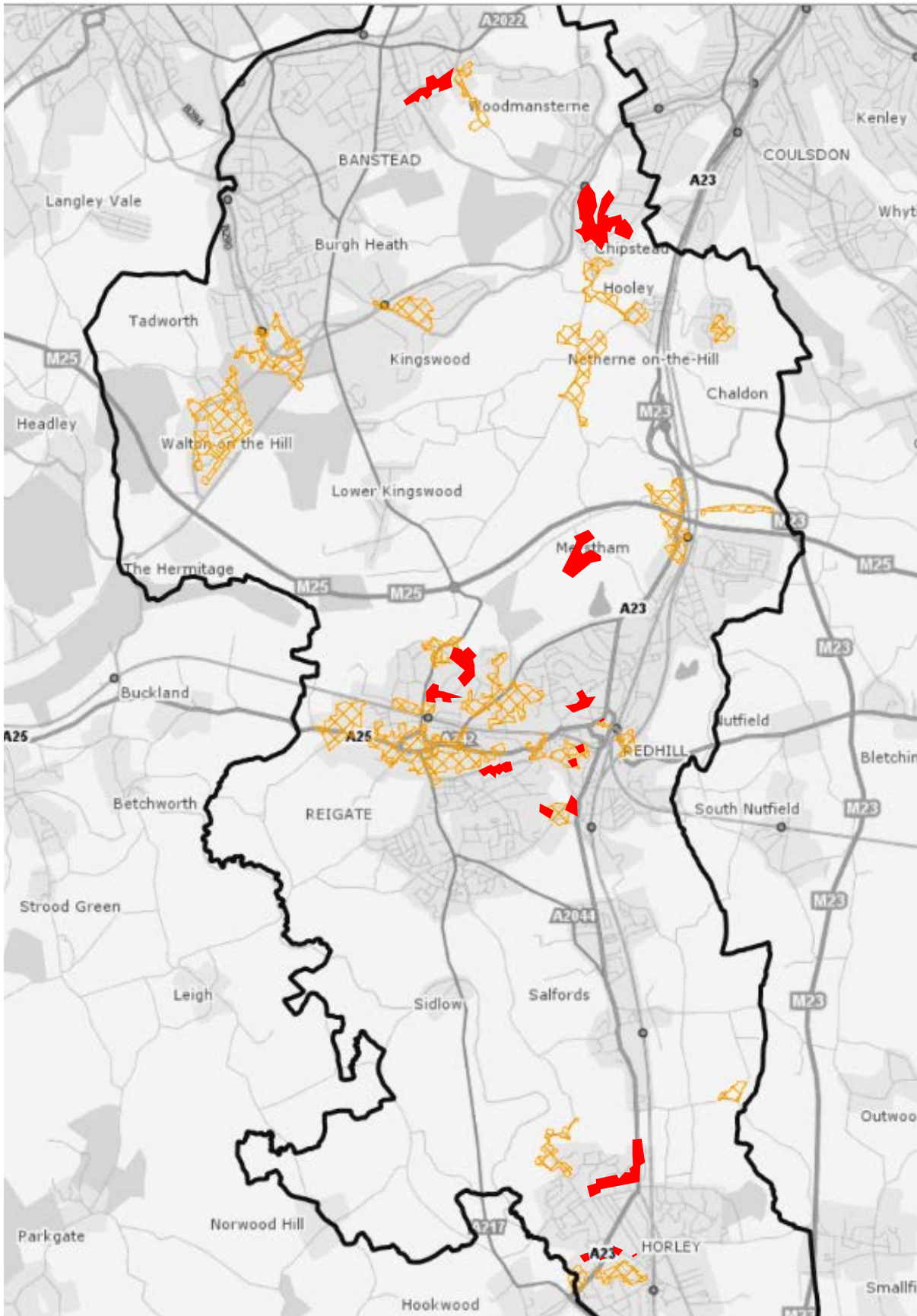
- Gatton (Country house, church & Estate village)
- Blanford Rd (Old English style housing circa 1900)
- Warwick Rd (Victorian housing)
- Horley Row (medieval settlement, with later Georgian and Victorian elements)

Proposed Conservation Area extensions

- Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)
- Chipstead (large arts & crafts estate)
- Reigate Hill (Victorian mansions)
- Wray Common (Victorian mansions)
- Redhill (High Street)
- Linkfield Street (Victorian houses)
- St Johns (extension east & west inc arts & crafts houses)
- Church Rd Horley (cemetery plus exclusion of modern housing)
- Massetts Rd (Edwardian villas and Police Station)

3.6 Conservation Area Character Studies

An inspector has already noted in relation to another Conservation Area recently designated in the Borough, “the Planning Practice Guidance only guides that an appraisal may help a local planning authority decide whether to designate an area as a conservation area. There is no requirement to carry one out. In my judgement, for the purposes of designating the Conservation Area and consultation, the character assessment that was used (in the Committee Report) was adequate.” In “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019 notes in paragraph 16: “it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. ... This often follows a similar format to a conservation area appraisal and, indeed where this leads to designation it will inform future decision-making. Nevertheless, where a rapid designation is necessary to prevent harm and where proportionate consideration is given in decision-making, the special interest is relatively clear or the area has an easily defined boundary, it may be expedient to prepare a shorter report setting out how the area meets the statutory definition and how the appropriate boundary has been determined, thus ensuring the area’s designation is robust.” Short Designation Assessment statements on the character of each area are included in the Appendix. There is a short character study for each area, including character assessment, features, historic assets and map base to define the areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These are a summary as the actual evidence base used was much more extensive including mapping and documentary evidence.



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Summary Map of Conservation Area review

Existing Conservation Areas in orange, proposed new areas & extensions in red

3.7 Proper Purposes

The NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest. The Local Planning Authority must genuinely think that a Conservation Area meets the statutory criteria. The Historic England document “Guidance on the Management of Conservation Areas” notes “Whilst designation can be a legitimate response to an actual or perceived threat to the character of an area, the first consideration should always be whether the area is of sufficient special interest to warrant designation, rather than whether designation would provide an additional control. Designation should never be undertaken solely in response to local pressure, or to bring the future of particular unlisted buildings under control.” The review has been careful to ensure that the purpose of designation is that it is genuinely considered that an area meets the criteria in terms of the conservation of the of the character of an area with a special character worth preserving and enhancing. Buildings and land may make a material contribution to an area worthy of designation.

4.0 RESOURCE IMPLICATIONS

4.1 Additional Conservation Areas have some resource and financial implications in terms of additional (without cost) tree applications and increased publicity requirements for applications. There is also additional internal consultation required for planning applications within such areas to ensure their conservation. However, balanced against this is the fact that designation provides greater certainty in the development management process which can considerably reduce time spent on negotiation and discussion of proposals. The areas are generally already identified as being heritage assets in some form which can often result in lengthy processes such as appeals or hearings as they have a lesser protection.

5.0 LEGAL IMPLICATIONS

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

6.0 CONCLUSIONS

6.1 It is considered that the areas identified are worthy of designation as a Conservation Areas or extensions to existing Conservation Areas. Whilst there is no requirement to consult before designation, it is recommended that the Committee approve consult on the designation, to establish the views of properties in the areas and any local bodies, with report back to Planning Committee on the results of the consultation.

It is recommended that public consultation with properties and local bodies in the areas delineated in the plans in Appendix 1 is carried in regard to their designation as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Appendix 1 Conservation Area review summary

1) Proposed New Conservation Areas

- a) Gatton (Country house, church & Estate village)
- b) Blanford Rd (Old English style circa 1900)
- c) Warwick Rd (Victorian housing)
- d) Horley Row (medieval settlement)

2) Proposed Conservation Area extensions

- a) Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)
- b) Chipstead (large arts & crafts estate)
- c) Reigate Hill (Victorian mansions)
- d) Wray Common (Victorian mansions)
- e) Linkfield St (Hospital, Upper Bridge Rd, Devey buildings)
- f) Redhill (High Street)
- g) St Johns (extension east & west inc arts & crafts houses)
- h) Church Rd Horley (cemetery plus exclusion of modern housing estate)
- i) Massetts Rd (Edwardian villas and police station)

1) NEW CONSERVATION AREAS

1a) New Conservation : Gatton

(Country house, church & Estate village)

The proposed Conservation Area covers the village of Gatton including Gatton Hall, the parish church, the war memorial lych gate, the Old Town Hall, the estate yard and Gatton Lodge, the kitchen garden, the viaduct, rockery, temple ruins, cedar walk, entrance lodge, whitehall farm, the parish school, estate cottages and dower house.

Gatton was created a borough in 1449, returning 2 members to Parliament from the votes of 23 houses until 1832 when it was abolished as a rotten borough. The Town Hall, an 18th century garden temple, was used for voting.

The park which was enclosed in the medieval period, was landscaped in the 1760s by Capability Brown with a large lake forming the setting for Gatton Hall. The gardens close to the house were developed by Jeremiah Coleman with the help of landscape architect H.E. Milner and has a large Pulham rockery of 1910.

Gatton Hall was built in the early 18th century and remodelled several times, the last being in 1936 after the fire in 1934, to the designs of the architect Sir Edwin Cooper. The country house takes advantage of the views from the ridge of the views to the lake and the countryside to the south. The impressive columned portico on the north side is of 1891 by the architect Sextus Dyball.

The gatton stone medieval church of St Andrew was remodelled internally by Lord Monson in the early 1830s and a tower added in the Victorian period.

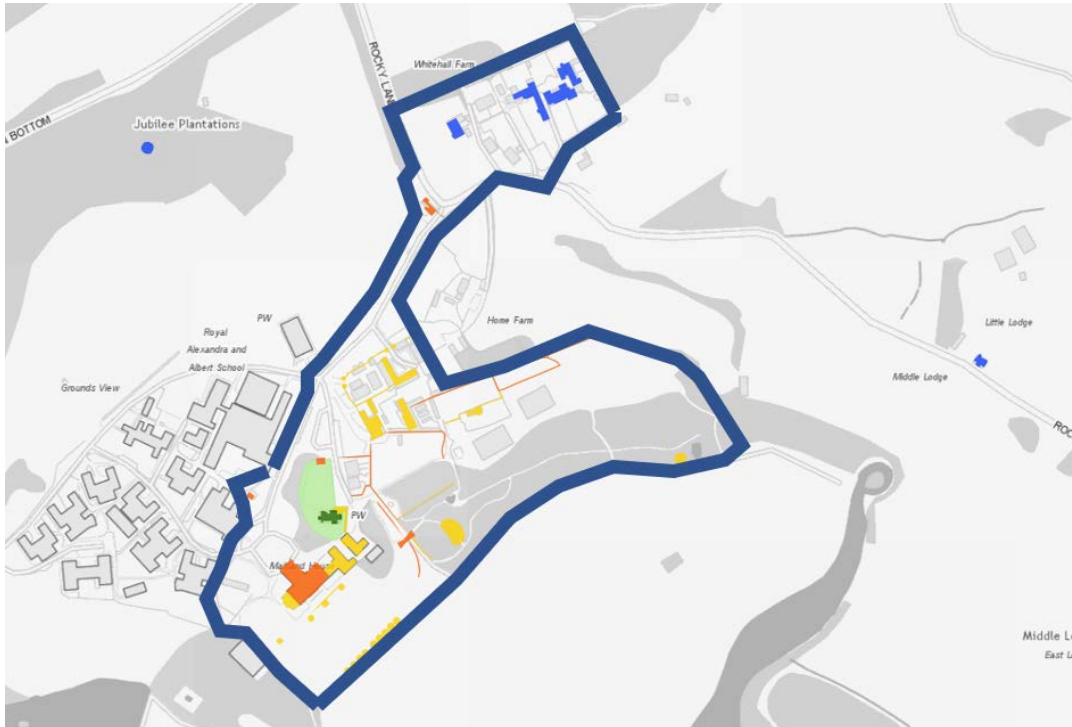
The Church is listed Grade I, the Town Hall II*and Gatton Hall, Lych Gate, Viaduct, North Lodge and Kitchen Garden and Estate Yard Walls down to Cedar Walk are grade II, with other structures in the park being listed curtilage structures. Gatton Park is a grade II registered park and garden. On the other side of Rocky Lane are the locally listed 17th century Dower House, Stonecot, Whitehall Farm, Whitehall House, Whitehall Cottages including the former School, rookery cottage, the Cottage and Coach House, forming an estate village.

In terms of the structure of the proposed Conservation Area it is considered that these form a substantial group of buildings, walls and garden features with a shared character and history that form a character area. The designation of the Conservation Area would recognise the need to preserve and enhance the character of these buildings and walls to maintain the character of the area. The boundary is drawn around those areas that form the centre of Gatton being Gatton Hall and its gardens, the parish Church, the estate yard, the kitchen gardens and the estate village. This would give greater focus on the management of this important core area. Gatton Stone is the most noticeable predominant building material and it is the hardest form of Reigate Stone, give a distinctive character to the area.

The Park beyond is managed by the existing Historic Garden Management plan and the work of the school and volunteers and the functional school buildings of the late

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20th century on the north side of the site are also excluded from the proposed Conservation Area.



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1b) New Conservation : Blanford Road

(Old English style circa 1900)

Blanford Road was developed in the late 1890's and 1900's. The area is defined by its architectural and historic character, the buildings have a character of being in the Old English style popularised by Richard Norman Shaw but with arts and crafts elements as well as other buildings of a Victorian character. There are a number of locally listed buildings including numbers 1 and 3 (S Grant 1901), 5 (H East 1899), 7 (c1900), 9 (W Bagaley 1905), 27 and 29 (Baker & Penfold 1899), 41 (G Morrison 1896), 43 (c1900), 14 (A Venner 1903), 24 (c1900) and 30 (G Morrison 1897). These all form a cohesive group and area. Materials include tile hanging , handmade clay plain tiles, handmade red stock brick and timber frame, with some stonework including local wealden sandstone. Other features include painted joinery such as modillion eaves cornices, bargeboards and substantial chimneystacks. Hedges and ornamental specimen trees contribute to the character.



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1c) New Conservation Area: Warwick Road, Redhill

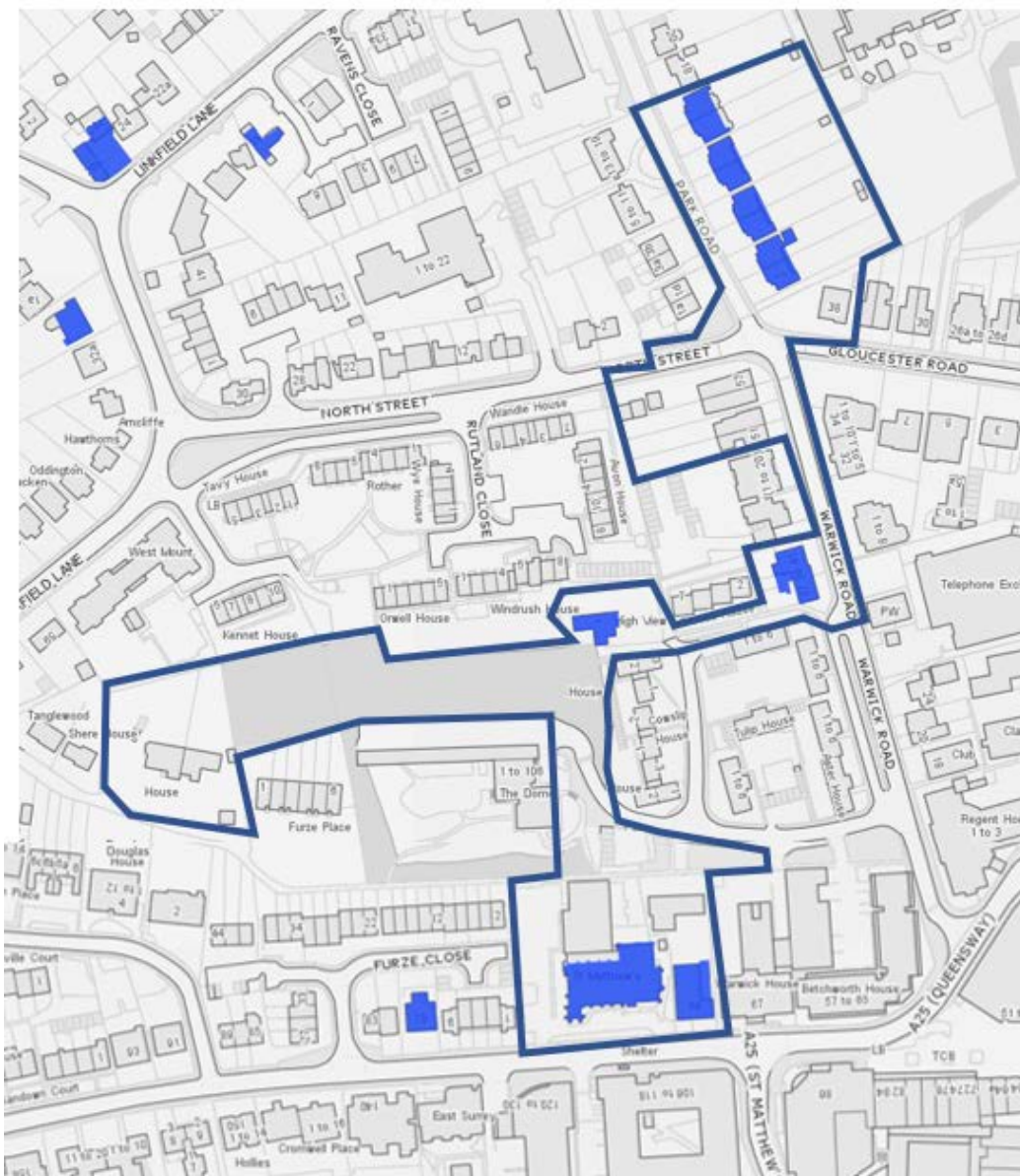
(Victorian housing, parish church and former school)

This proposed Conservation Area encompasses the former district of Warwick Town, historically an area of prosperous villas, which followed from the grant of building leases by the Lord Monson of Gatton Park family from 1846. The name originates from the Countess of Warwick, a widow of a former Lord Monson who lived at Gatton Park till her death in 1851 and who was well known and respected in the neighbourhood. Growth was encouraged by Redhill station opening in its present position from 1844, superseding earlier stations to the south dating from 1841 and 1842.

The district of Warwick Town was built on the drier and higher greensand to the west of the centre of Redhill, around the ridge known as Furze Hill where the Observatory was built (now demolished), which was healthier than the marsh land near the station, and attracted the building of villas for the middle classes. St Matthew was built in 1865 to the designs of the architect John M K Hahn with a prominent broached spire and the Parish School was built in 1870, designed by the architect R. Hesketh.

The proposed Conservation Area consists of a number of locally listed buildings including the church, school, a fine group of brick houses in Park Road, the waterworks offices in Warwick Road and Highview and a villa in Carrington Close. Furze Hill House and Tree Tops consist of a substantial Victorian house of some quality at the west end of the area, with the parkland and woodland of the former Victorian house, the Dome on the ridge, historically know for its observatory. The materials found in the area include Reigate stone, gault brick, painted stucco, red stocks and natural slate, with sash windows. It is considered that this forms an interesting and identifiable character area representing the former district of Warwick Town.





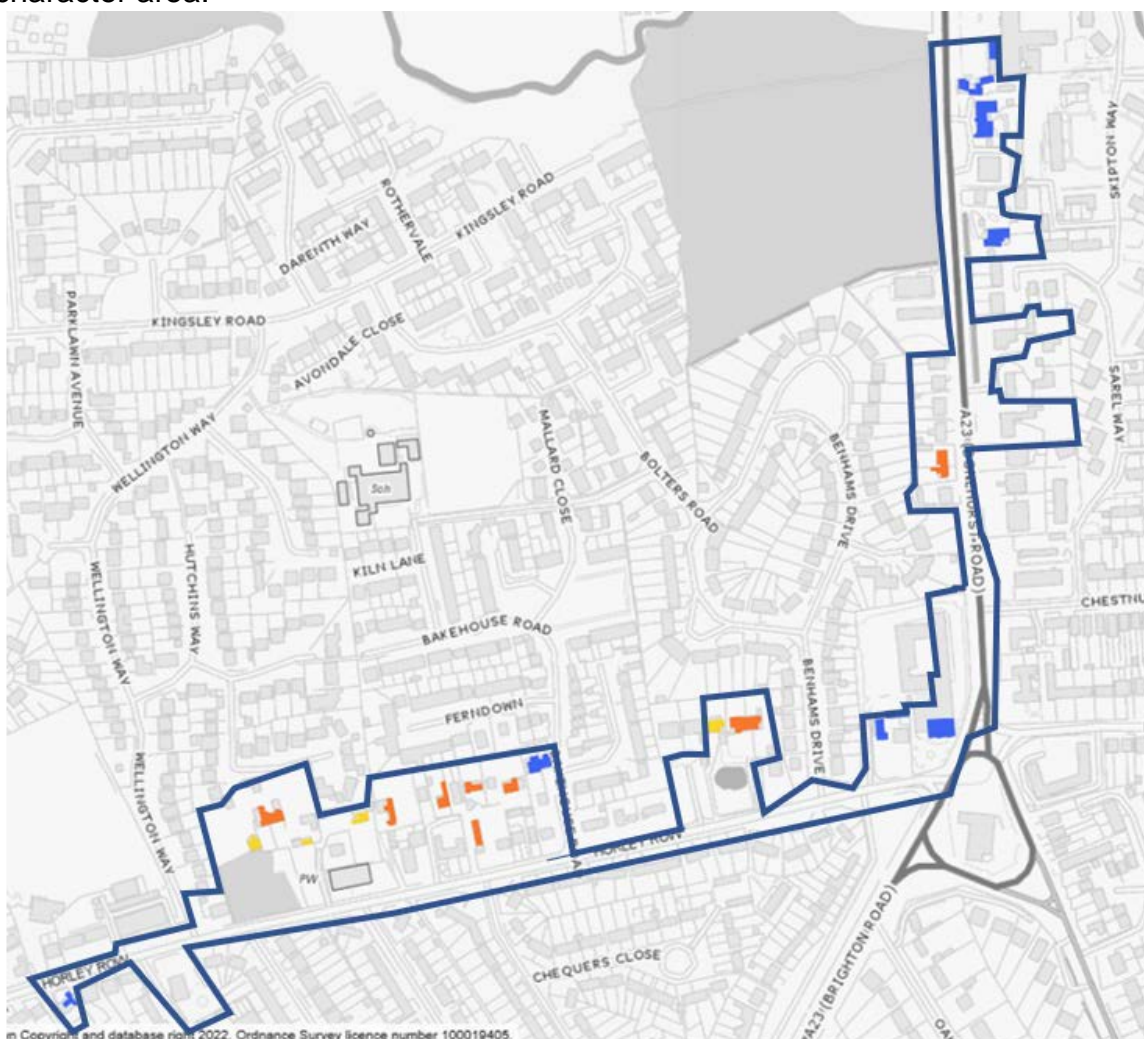
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1c) New Conservation Area: Horley Row, Horley

Horley Row (medieval settlement)

The proposed Conservation Area consists of the historic settlement of Horley Row. In Horley Row this includes the following grade II listed buildings, the 16th century Hutchins and Hutchins Farm, the 17th century Lydford, the 18th century Wheelwright's Barn, the 16th century Benham Farmhouse, Benhams House, Benham Farm Annex and Barn Cottage, the 15th century Yew Trees, 17th century Monks Cottage and Honeysuckle Cottages as the locally listed 16th century Chequers Hotel and adjacent buildings, and the early 19th century Old Cottage. In Bonehurst Road there is the 17th century grade II Wailly and Forge Cottage, the Forge and on the east side the 16th century property known as The Grange, the 18th century cartshed at the Skylane as well as Victorian mansions including no. 46 which is locally listed. The buildings represent the historic settlement of Horley Row and associated cottages in Bonehurst Road as well as the increase status of Bonehurst Road in the 19th century. Hedges and native and ornamental specimen trees contribute to the character of the area. Materials include handmade clay tiles for roofing and tile hanging, handmade brick and timber framing. The combination of history, settlement pattern, buildings, materials and landscaping form an identifiable character area.



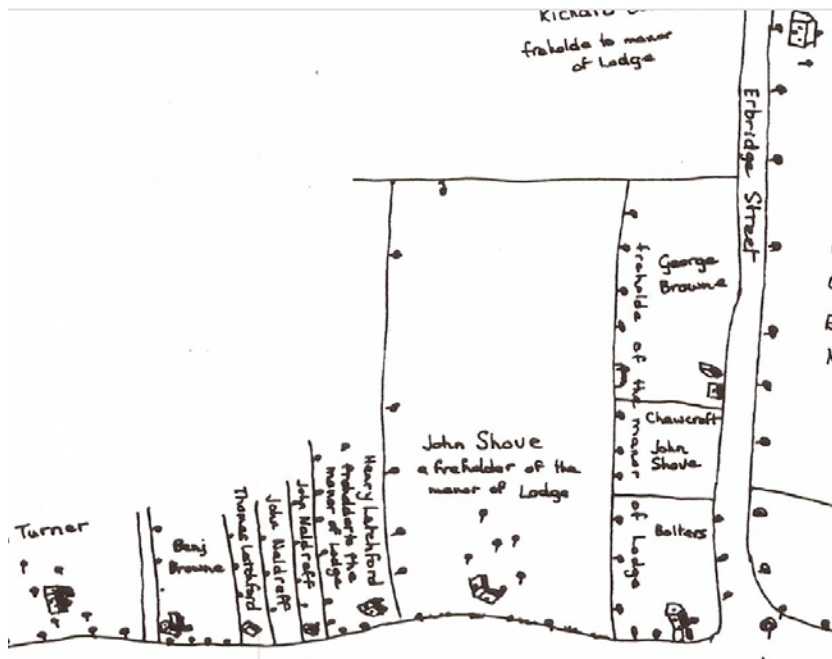
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Horley Row 1602

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2) CONSERVATION AREA EXTENSIONS

2a) Banstead Extension

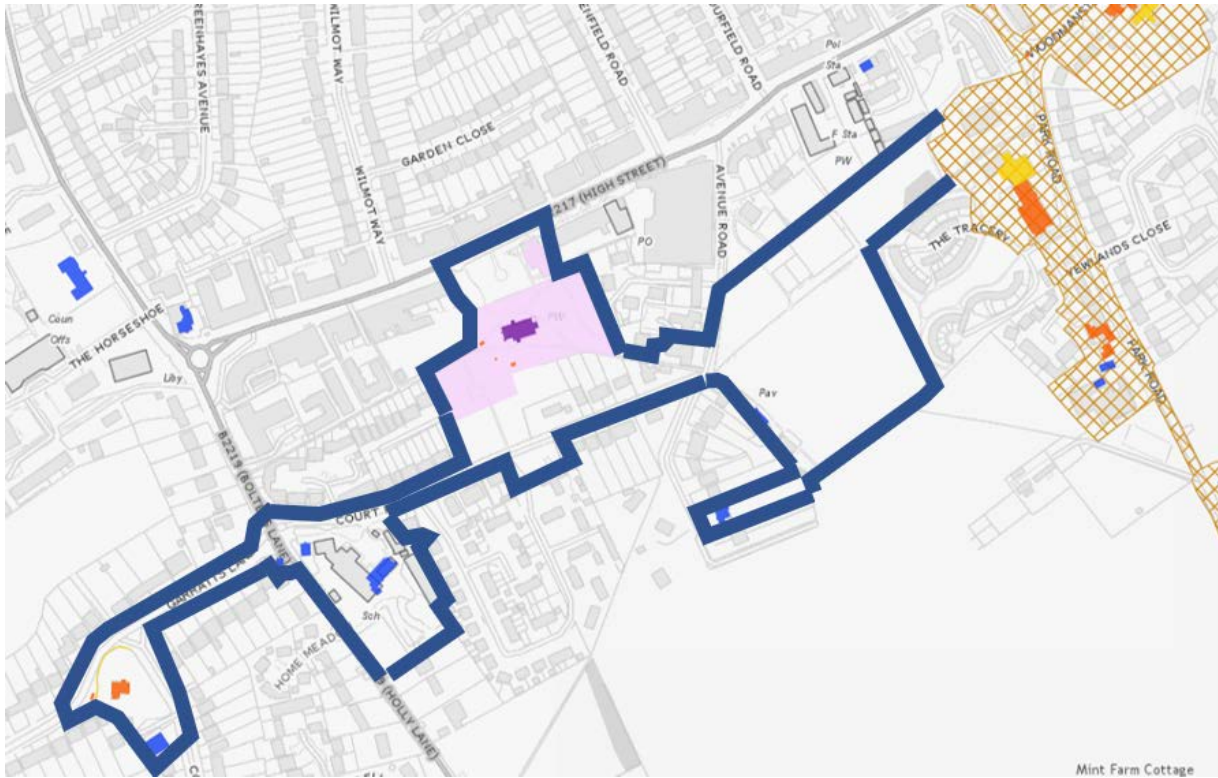
Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)

The proposed extension to the existing Conservation Area in Banstead is to include the Lady Neville pavilion and associated land, purchased in 1895 to save it from development, the Parish Church and churchyard as well as the Court House (now St Anne's school) and the buildings of Garratts Hall and Lambert crested buildings. The Lamberts were not Lords of the Manor (except for the sub manor of Perrots) but were the major landowners and an important in Banstead by the late 19th century. The Court House is a gentrified form of Court Farm, where manorial courts, as there was not a manor house in Banstead in recent centuries. There had been a royal manor house in the vicinity of the church in the medieval period.

The proposed area includes a number of listed buildings including the grade II* medieval Church of All Saints, with several listed tombs and war memorial, the Church Institute of 1905 by the architect Searles Wood. In Court Road is the locally listed St Anne's' School, formerly know as Court House and circa 1700 in date and the Lodge to St Anne's School with a Lambert Crest. In Garratts Lane is the locally listed lodge, no 1, formerly to the demolished Garratts Hall, again with Lambert Crest, the grade II listed cottage ornee, Little Garratts, with prominent flint wall and Horse trough with pump on the green and with Riding School to the rear in Colcokes Road. Near the recreation ground are a number of Victorian mansions and an arts and crafts house, Merlands in De Burgh Park.

It is considered that the buildings and landscape contribute to the character of the Conservation Area both architectural and in term of local and social history with the Parish Church being the centre of village life through the centuries. The traditional joinery, handmade red stocks, handmade clay plain tiles and flint contribute to local distinctiveness and the various detailing such as cast iron windows and Lambert crests contribute to the interest of the area as well.

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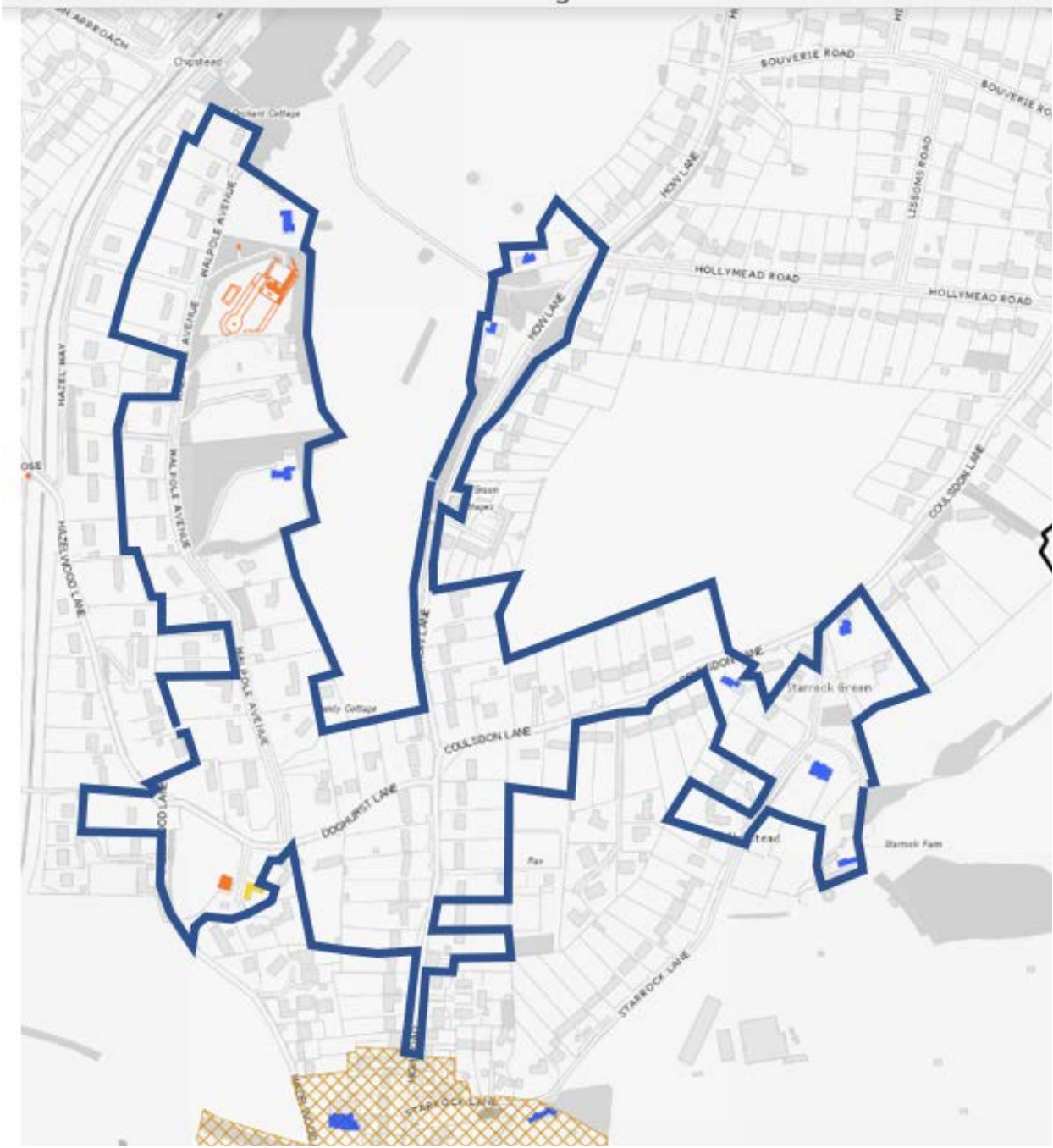
2b) Chipstead Extension

Chipstead (large arts & crafts estate)

This proposed conservation area at the north end of the village of Chipstead is an area of housing that represents the arts and crafts settlement that developed in the early 20th century as well as earlier farmhouses and Victorian villas. Whilst the station was opened in 1897 it was not until 1905 that estate development began in this area. Predominantly the houses are designed by the architect Blair Imrie, in a Surrey style as a follower of Lutyens. The company he worked for started as Stodart & Co and with various names including Stodart, Pine-Coffin & Imrie by 1910 and Pine-Coffin, Imrie & Angell by 1914 and finally Imrie & Angell. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the design work. West Ridge designed by Imrie & Angell in 1923 is grade II listed. Other architects include the Milne family who lived at Dial House, a house of 1907. Oswald Milne was an assistant to Lutyens and designed various work in the vicinity including extensions to Hazelwood Farm and Flint Cottage. Another notable architect was W. Curtis Green who designed Middleshaw of 1906.

The proposed Conservation Area extensions includes the houses in Walpole Avenue by Blair Imrie and other arts and crafts architects, a similar group in Doghurst Lane, Coulsdon Lane and Starrock Lane as well as earlier houses at Hazelwood Farm, grade II listed, and How Green as well as the Victorian Starrock Court with the remains of a 16th century barn at Starrock Farm. The hedge lines lanes and road as well as specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to the existing Conservation Area and Chipstead's traditional Surrey vernacular character.

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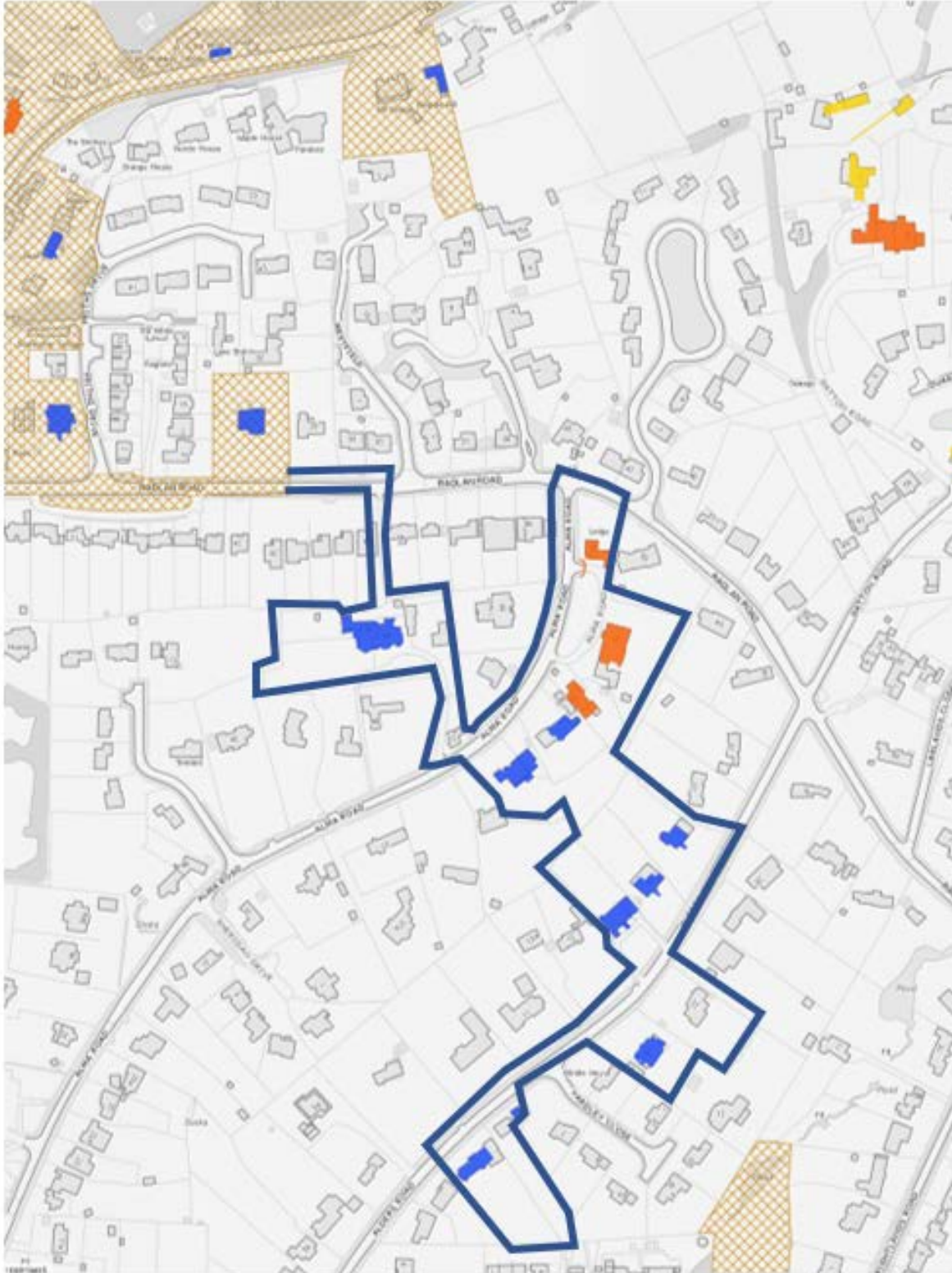
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2c) Reigate Hill Extension

Reigate Hill (Victorian mansions)

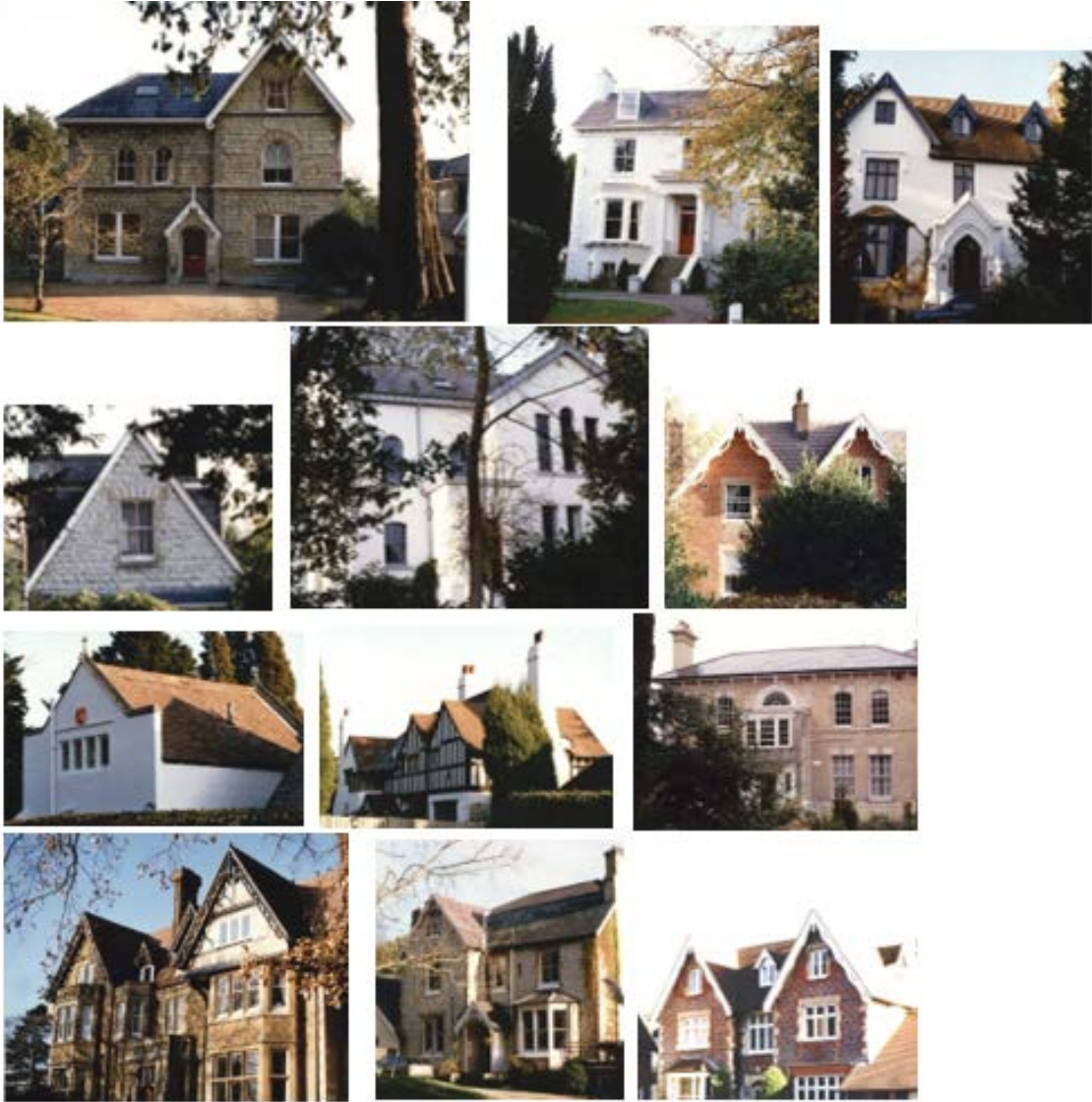
This Conservation Area extension is proposed as it contributes to the area of Victorian mansions on the east side of the Reigate Hill Conservation Area and forms part of the Victorian Wray Park estate. It was not included in the initial Conservation Area designation as further study was needed in regard to the surviving areas of the 19th century Wray Park estate.

In Alma Road there are a number of statutory and locally listed buildings, all dating from the mid to late 19th century. The mid 19th century greensand stone Wray Park Hall, its lodge, gate piers and coach house are listed. II No. 51 (The Coach House) & No. 53 (Little Ben) (m.19c.) There are also a number of locally listed Victorian mansions including nos. 43 and 45 of Reigate Stone, The Copse, and the Briars in Bargate Stone, also connected to raglan road as nos 36 & 38. In Alders Road there are a number of locally listed mid 19th century mansions including nos. 15 and 17 , no. 19 (Wainstalls) and no. 21 (Firthdene) as well as nos. 18 and 20, Alders House of greensand stone,as well as no. 12, a Lodge by the architects Read & MacDonald of 1892 and No.10 built circa 1894, both in the arts and crafts style. The group of late and mid 19th century Victorian mansions contribute to the character of this part of Reigate Hill and have a character which contributes to the Conservation Area as a whole. The use of local materials such as Reigate Stone, Greensand Stone, handmade brick and handmade clay plain tiles contribute to the local distinctiveness of the area and the local use of painted stucco, natural slate and decorative joinery and traditional fenestration adds to the character. The presence of hedges and specimen trees, both native and ornamental, and spacious plots, add to the leafy character of the area.



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2d) Wray Common Extension

Wray Common (Victorian mansions)

This was one of the earliest parts of the Wray Park estate in the mid 19th century and consists of Victorian mansions, mostly in a painted stucco, with a classical element. Despite fragmentation from infill the Victorian mansions form a cohesive character from their scale and presence in the street. All the buildings are locally listed and include nos. 3 & 5 (St Ann's & Whiteways), nos. 5a and 5b, nos. 7 & 9, Nos. 2, 4 & 6 (and 13 in Alma Road), no. 16, Kilmarnock and no. 34 in Wray Park Road. This area contributes to the Victorian character of Wray Common Conservation Area. Specimen trees and hedge lined frontages contribute to the character of the area.



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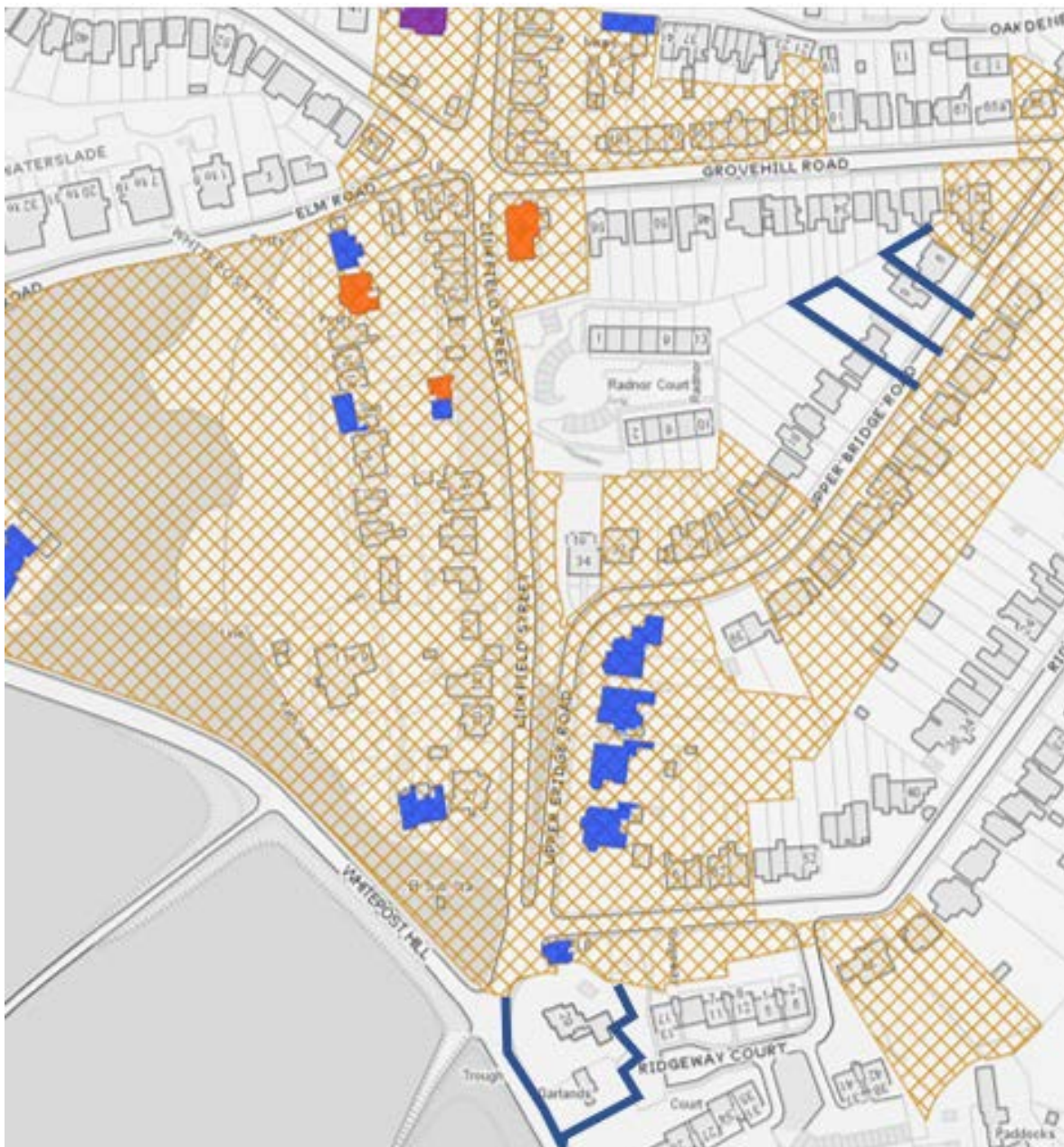
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2e) Linkfield Street Extension

Linkfield St (upper bridge, and Devey)

These are some small extensions to the existing area including 6 Upper Bridge Road which has been restored since designation of the Conservation Area and the prominent Victorian mansion, now flats at 10 Upper Bridge Road. It is also proposed to add Garlands Cottage, a coach house (believed to be by the notable Victorian architect George Devey, and 29 Whitepost Hill, both in the former but well wooded grounds of the now demolished Garlands, and form a group with the Lodge of 1871 in the existing area. These all contribute to the character of the existing Conservation Area.



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2f) Redhill Extension

Redhill ext Redhill (High Street, Station Rd)

This is an extension to the Redhill Conservation Area to include the local listed Victorian shopping parade at 2 to 12 High Street Redhill which contributes to the existing group of Victorian shopping parade buildings in Station Road in the free renaissance style, which form the character of the area.



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2g) St Johns Extension

St Johns (extension east & west inc arts & crafts houses)

This is a proposed extension to St Johns Conservation to include areas of traditional buildings that frame and enclose the common and contribute to the common land enclosure character of St Johns. On the west side it is proposed to include Fairlawn, a mid 19th century stucco villa but with fragments potentially of 18th century date. On the east side, as well as a number of other houses, it is proposed to include the arts and crafts housing including the Vicarage of 1925 by the notable Redhill architect Vincent Hooper, with local ironstone front wall, the house Ridgecrest by the architect Herbert Freyberg designed for occupation as his own house of 1920, and Holmbury on the south end, a house by local architect Albert Venner, best know for his Redstone Hill estate. The proposal now excludes the proposed new house at Lakers but would retain the front garden in the proposal to maintain the hedge line which is part of the character of the group. It is consider that these buildings form a character areas contribute to Conservation Area and the setting of the grade II* church by Pearson and the inclusion of the common land between will ensure that consideration is given to the character of the common and the management of established views of the church, as well as the Conservation Area as a whole.

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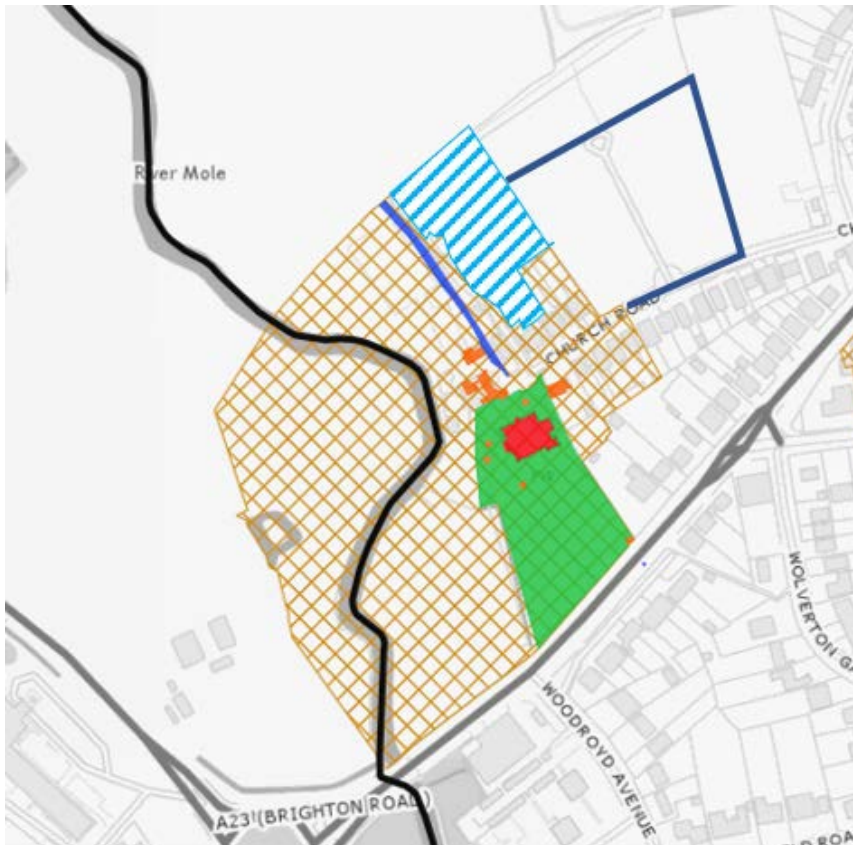


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2h) Church Road Horley Extension

Church Rd Horley (cemetery plus exclusion of modern housing)

The 1913 churchyard extension is proposed to be included in the Church Road Conservation Area including the church yard wall and specimen trees include the Cedar. It is proposed to delete the modern cul de sac, being 2 to 9 Churchview Close. It is considered the churchyard contributes to the character with its historic and leafy character.



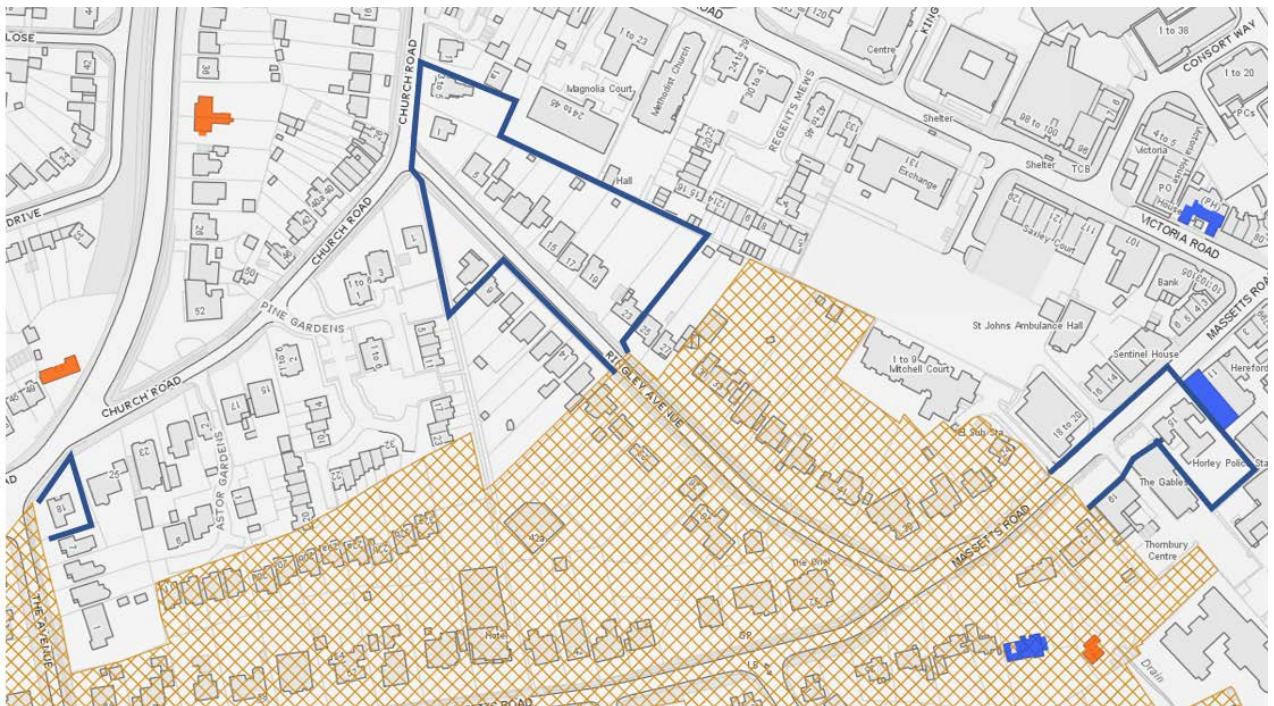
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2i) Massetts Road Horley Extension

Massetts Rd (Edwardian villas)

This is a proposal to include 3 & 5 Church Road, 1 to 23 (odd) and 4 Ringley Avenue and 18 Brighton Road. These are Edwardian villas with handmade clay plain tile roofs and tile hanging, handmade red stock and multistock bricks and sash window and some casements, and considered to contribute to the character of the existing Conservation Area. It is also proposed to extend Massetts Road to include the Horley Police Station of 1900 designed by the County Surveyor, the architect Frank G Howell in a tile hung arts and crafts style, which contributes to the character of the Conservation Area and forms an entrance building to the Massetts Road part of the Conservation Area.



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