

Agenda

Planning Committee

Tuesday, 25 April 2023 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.

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Members:

S. Parnall (Chairman)

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

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

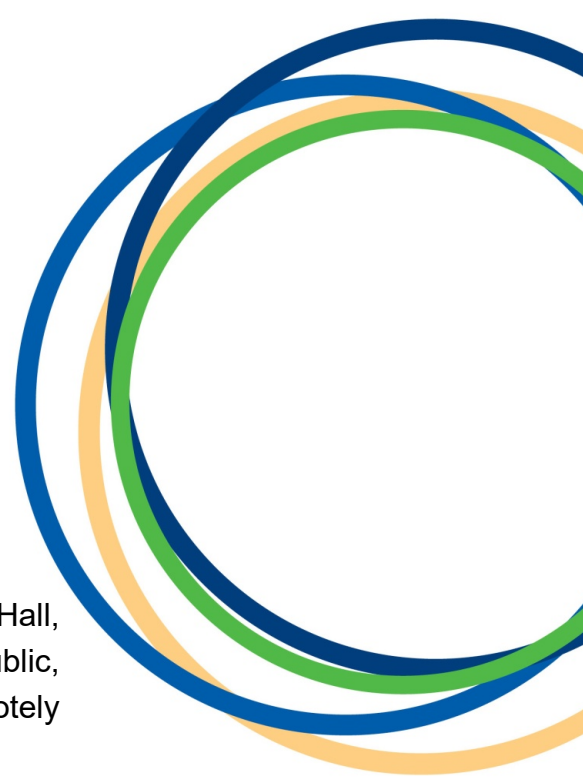
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Published 17 April 2023

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 7 - 10)

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

2. Apologies for absence

To receive any apologies for absence.

3. Declarations of interest

To receive any declarations of interest.

4. Addendum to the agenda (To Be Tabled)

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

PLANNING APPLICATIONS:

NOTES:

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

To consider the following applications :

5. 22/02228/S73 - Land to the North of Merrywood Park, Reigate (Pages 11 - 54)

Construction of a three-storey building comprising 8no. two bedroom dwellings and associated parking provision for both the proposed building and for residents of Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans. Variation of conditions 1, 5, 6, 8 and 10 of permission 17/01757/S73. Amendment to alter the site layout and landscaping design to incorporate a turning head for a refuse vehicle and fire vehicle as required by condition 8 of the original decision notice and building regulations. The introduction of this turning head requires the relocation of a number of parking spaces to the south-eastern corner of the site. Variation of Conditions 1, 5 and 8 of 18/01877/S73. Condition 1: Revised plans to remove car parking at grass verge. Condition 5: Amended wording to update Tree Protection Plan for clarity. There is no development at the grass verge that requires tree protection. Condition 8: Amended wording to remove plan that is no longer required by removing car parking. As amended on 01/11/2022 and on 17/11/2022.

6. 22/00685/F - Merstham Recreation Ground, Albury Road, Merstham (Pages 55 - 104)

The regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses. As amended on 16/05/2022 and on 13/07/2022, 05/10/2022, 15/11/2022 and on 01/12/2022.

7. 23/00307/F - Aberdour School, Brighton Road, Burgh Heath (Pages 105 - 118)

Temporarily relocate the children to a temporary classroom environment on one of the back fields during the summer term 2023 (During the redevelopment of our pre-prep department - approved under reference 22/01410/F).

8. 22/02352/F - 80 Croydon Road, Reigate (Pages 119 - 182)

Demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.

9. Development Management Quarter 4 2022-23 Performance (Pages 183 - 188)

To inform members of the 2022/23 Q4 Development Management performance against a range of indicators.

10. Any other urgent business

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



Our meetings

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



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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, 5 April 2023 at 7.30 pm.**

Present: Councillors S. Parnall (Chairman); M. S. Blacker (Vice-Chair), J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, S. T. Walsh and V. Chester (Substitute)

108 Minutes

RESOLVED that the minutes of the previous meeting held on 8 March 2023 be approved as a correct record.

109 Apologies for absence

An apology for absence was received from Councillor Torra, Councillor Chester attended as her substitute. Councillor Baker sent an apology for absence.

110 Declarations of interest

There were none.

111 Addendum to the agenda

RESOLVED that the addendum be noted.

112 22/02493/F - Huntersfield Farm, Fairlawn Road, Banstead

The Committee considered an application at Huntersfield Farm, Fairlawn Road, Banstead for the demolition of existing equestrian buildings. Erection of 6 houses with landscaping, parking and associated works together with a replacement barn for storage.

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

113 22/01974/S73 - Dormer Cottage, The Chase, Kingswood

The Committee considered an application at Dormer Cottage, The Chase, Kingswood for the demolition of existing dwelling; erection of a replacement five-bedroom dwelling house with integral triple garage; formation of two new access points and erection of gate piers and gates. Variation of Condition 1 of permission 21/01562/F. Replace approved plans. The building has been positioned closer to the north-eastern side boundary than as shown on the approved site plan. It is necessary to vary the wording of condition 1 to supersede the approved site plan with an updated site plan.

Agenda Item 1

Planning Committee, Wednesday, 5th April, 2023

Ian Cooke, Chairman of The Chase Kingswood Road Association and Kingswood Heritage Company Ltd, spoke in objection to the application, stating that Kingswood Heritage Company Ltd represented over 450 houses in Kingswood. This development had evoked considerable feeling and local scrutiny. A previous planning application made in 2021 was refused on the grounds that the proposed boundaries between Dormer Cottage and Oak Cottage of 4 meters were too overbearing. The approved application was for a proposed boundary of 8.3 - 8.7 meters away from the Oak Cottage boundary. The applicant ignored the approved application and proceeded to erect the building only 3.6 meters away from the boundary, thus having to seek retrospective planning permission and this was unacceptable. The location of this boundary contravenes Policy DES1, paragraph 4. The impact on the residents of Oak Cottage has been significant; they were led to believe that Dormer Cottage would be built over 8 meters away from their boundary however, it was only 3.6 meters which was less than the 4 meters that was refused in 2021.

Lee Brown, the applicant, spoke in support of the application, explaining that Dormer Cottage was to be his family home, therefore this was not just another development site. Officers had explained the relevant planning policies and advised that this retrospective proposal was compliant with those policies. The applicant explained the decision for relocating the building. When plotting the footings for the house, it was apparent how close the house was to Woodend's property on the south-eastern boundary; with the two-storey part of Woodend's building being close to that boundary. From the street scene it showed how overbearing this was for both properties and the street scene would have suffered as a result. Therefore, the decision was taken to move the building closer to Oak Cottage, as this property, at its boundary, was single storey alongside the single storey element at Dormer Cottage; this would have minimal effect on the amenity space at Oak Cottage. From the single storey to single storey elements, the separation distance between the two houses was 15 metres; the distances between the bulk of the houses, (the two-storey to two storey elements) was 27 metres and this was what would be seen from the street scene. The applicant apologised for not obtaining the amendment to the permission granted prior to construction, however, visually it was felt that from a visual street scene perspective it made sense to position the main two-storey house more centrally.

Reasons for refusal were proposed by Councillor Blacker and seconded by Councillor Cooper, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The north-eastern flank elevation of the dwelling by reason of its scale, height and depth in proximity to the north-eastern side boundary, would have a harmful impact upon the amenities of the occupiers of Oak Cottage, resulting in a dominant and overbearing presence and a loss of outlook from their main side and rear outdoor amenity areas, contrary to policy DES1 and DES3 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the National Planning Policy Framework.
2. The dwelling, by reason of its positioning within the site, further towards the north-eastern side boundary, would result in a harmful erosion of the spacing between properties and detract from the positive spacious character of The Warren and The Glade Residential Area of Special Character contrary to policy DES3 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the National Planning Policy Framework.

Agenda Item 1

Planning Committee, Wednesday, 5th April, 2023

114 22/01961/F - 17-19 Station Road, Horley

The Committee considered an application at 22/01961/F - 17-19 Station Road, Horley for the erection of an additional storey with a flat roof to 19 Station Road and the conversion of the existing two bed flat at first floor level to create three new residential dwellings (four units in total), together with associated balconies, cycle, refuse storage and off-street parking as well as minor alterations to flat at 17a Station Road.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, and to include an additional condition requiring further details of bin storage.

115 Any other urgent business

There was none.

The meeting finished at 9.20 am

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Agenda Item 5

Planning Committee
25th April 2023

Agenda Item: 5
22/02228/S73

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	25 th April 2023
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Reigate

APPLICATION NUMBER:	22/02228/S73	VALID:	11 th October 2022
APPLICANT:	JS MWP Ltd	AGENT:	Savills
LOCATION:	LAND TO THE NORTH OF MERRYWOOD PARK REIGATE SURREY		
DESCRIPTION:	<p>Construction of a three storey building comprising 8no. two bedroom dwellings and associated parking provision for both the proposed building and for residents of Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans. Variation of conditions 1, 5, 6, 8 and 10 of permission 17/01757/S73. Amendment to alter the site layout and landscaping design to incorporate a turning head for a refuse vehicle and fire vehicle as required by condition 8 of the original decision notice and building regulations. The introduction of this turning head requires the relocation of a number of parking spaces to the south-eastern corner of the site. Variation of Conditions 1, 5 and 8 of 18/01877/S73. Condition 1: Revised plans to remove car parking at grass verge. Condition 5: Amended wording to update Tree Protection Plan for clarity. There is no development at the grass verge that requires tree protection. Condition 8: Amended wording to remove plan that is no longer required by removing car parking. As amended on 01/11/2022 and on 17/11/2022</p>		
<p>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.</p>			

This application was deferred from the Planning Committee meeting of 8th February 2023. The item was deferred to allow the Council to commission an independent parking survey to determine whether the Council could reasonably continue to require the provision of 7 parking spaces on a verge area, as required by a historic planning condition associated with the construction of the new Merrywood Park House building, or whether there was no need for the spaces in which case the request to remove the condition should be approved.

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Since this time, the Applicant has submitted an appeal on the grounds of non-determination removing the potential for the local planning authority to determine the application. In view of the submitted appeal, the Planning Committee must consider this application on the basis of what the decision would have been were they in a position to determine it.

The parking survey has now been undertaken by independent transport consultants instructed by the Council and a copy of the survey report is attached at Appendix A.

Parking surveys were undertaken on Tuesday 21st March 2023 at 00:30 and on Thursday 23rd March 2023 at 00:35.

Parking survey results:

Summary of Parking Survey for Tuesday 21st March 2023:

Street Name	Spaces	Used	% Stress
Merrywood Park	30	28	93%
Merrywood Park House	23	15	65%
Total	53	43	81%

The table indicates that there are 10 spaces available on the first night of the survey, equating to a parking occupancy of 81%.

Summary of Parking Survey for Thursday 23rd March 2023:

Street Name	Spaces	Used	% Stress
Merrywood Park	30	29	97%
Merrywood Park House	23	14	61%
Total	53	43	81%

The table indicates that there are 10 spaces available on the second night of the survey, equating to a parking occupancy of 81%.

The local parking capacity is deemed 'stressed' when on-street parking exceeds 85% capacity.

The report summarises:

"The above indicates that throughout both surveys there is a parking occupancy of 81%, which is below the threshold that is considered stressed, and therefore when considering the study area as a whole the additional seven parking spaces are not imperative to maintaining parking occupancy below the 'stressed' threshold in the survey area. This being said, the parking occupancy on Merrywood Park itself is considerably over the threshold considered 'stressed', at a maximum of 97%. The

majority of the unoccupied parking spaces in the survey area are located within Merrywood Park House.

While it has been noted within the Patrick Parsons report (*Applicant's submitted report*) that a key to allow access to Merrywood Park House has been offered to the residents of Merrywood Park on request, this offer has not been taken up. As such, it is considered that rather than provide the seven additional parking spaces on the verge, it would be more practical, based on the high availability of parking available in Merrywood Park House, to give residents of Merrywood Park keys for Merrywood Park House without having to make a request. If residents were to make better use of the car park for Merrywood Park House, then the overall parking management on site would be materially improved."

The report concludes:

"This Highways Technical Note has demonstrated that the levels of parking occupancy in the survey area indicate that the seven additional parking spaces on Merrywood Park are not a necessity to maintaining parking occupancy below the 'stressed' threshold in the survey area. The analysis has however identified an inequality in the distribution of the parked vehicles between Merrywood Park and Merrywood Park House, and suggestions to improve the parking management in this area have been provided."

Summary

The results of both the Applicant submitted parking survey and the Council's commissioned parking survey show that the levels of parking occupancy in the survey area (existing on street and within the car park at Merrywood Park House) indicate that the seven additional parking spaces on Merrywood Park are not a necessity to maintaining parking occupancy below the 'stressed' threshold in the survey area, thus supporting the County Highway Authority's view that the requirement for the additional 7 spaces on the verge could not be sustained.

It is unclear whether the under-occupancy of the spaces provided as part of the Merrywood Park House development are as a result of the gate (which is invariably open in any case) or purely because of inconvenience, with residents preferring to park outside their properties.

With regards the convenience point, it is important to note that the former parking provided for Merrywood Park residents was also in a similar location to that now provided and was also under-utilised. Therefore whilst the parking that has been provided may be less convenient than the verge spaces in question, they would be no less convenient than the historic situation. In this regard it is important to note that planning conditions can only be required to make a scheme acceptable in planning terms, which is achieved without the 7 verge spaces as residents would be no worse off than prior to the development of Merrywood Park House.

To alleviate any concerns regarding access to the under-utilised parking spaces, a new condition is recommended to require the submission of a car park management plan to secure how the car park spaces at Merrywood Park House would be

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managed and access for residents of Merrywood Park maintained. Therefore Officers remain satisfied that the report further demonstrates that the impact upon parking will be acceptable and there is no technical evidence to the contrary. Subject to the recommended condition, the application therefore remains recommended for approval, were the Council in a position to determine it.

Recommended additional condition:

Within 1 month of the approval of the application, the Applicant shall submit a Car Park Management Plan, to be approved in writing with the Local planning Authority.

The Car Park Management Plan shall include details of measures to ensure the northern car park remains permanently accessible and convenient for parking by residents of Merrywood Park.


The Car Park Management Plan shall be implemented upon approval by the Local Planning Authority. Thereafter the parking spaces shall be retained and maintained, in accordance with the approved Car Park Management Plan, for their designated purpose.

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

The above condition is added at condition 12.

RECOMMENDATION

Were the application to be determined by the Council, planning permission would have been **GRANTED** subject to conditions.

 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:	6	WARD: Reigate

APPLICATION NUMBER:	22/02228/S73	VALID:	11 th October 2022
APPLICANT:	JS MWP Ltd	AGENT:	Savills
LOCATION:	LAND TO THE NORTH OF MERRYWOOD PARK REIGATE SURREY		
DESCRIPTION:	<p>Construction of a three storey building comprising 8no. two bedroom dwellings and associated parking provision for both the proposed building and for residents of Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans. Variation of conditions 1, 5, 6, 8 and 10 of permission 17/01757/S73. Amendment to alter the site layout and landscaping design to incorporate a turning head for a refuse vehicle and fire vehicle as required by condition 8 of the original decision notice and building regulations. The introduction of this turning head requires the relocation of a number of parking spaces to the south-eastern corner of the site. Variation of Conditions 1, 5 and 8 of 18/01877/S73. Condition 1: Revised plans to remove car parking at grass verge. Condition 5: Amended wording to update Tree Protection Plan for clarity. There is no development at the grass verge that requires tree protection. Condition 8: Amended wording to remove plan that is no longer required by removing car parking. As amended on 01/11/2022 and on 17/11/2022</p>		
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This application is referred by Cllr Blacker

SUMMARY

This is a S73 application that seeks a variation of conditions 1, 5 and 8 of 18/01877/S73. The application proposes to remove the requirement for space to be laid out for 7 parking spaces on the grass verge to the front of 5 – 12 Merrywood

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Park, as per the approved plans for application 18/01877/S73. This was also secured by a unilateral undertaking made under s.106.

There has been extensive planning history at the site and parking has been a significant issue in the consideration and determination of previous planning applications and appeals relating to the land. This is because the development on which the development was sited was historically in use for garages before these were demolished and it used for informal car parking. In this case, planning permission was granted in 2015 for the development of 8 x 2 bed flats with the requirement for 12 parking spaces to serve future occupiers, and 11 parking spaces for existing residents of Merrywood Park within the development site. A further 7 spaces were to be constructed on the grass verge opposite 5 – 12 Merrywood Park.

Although the 2015 application were determined prior to the adoption of the Development Management Plan and the parking standards contained therein, if it were to be assessed against the requirements of the DMP, there would be a requirement for 1 space per flat plus 1 visitor space (i.e. 9). The provision of 12 for the development itself therefore exceeds DMP standards.

The additional 18 spaces were proposed to help address existing shortfalls and those predicted to result from the development of the garages. Of these 11 have been provided and it is the remaining 7 that are the subject of this application.

Justification, evidenced by way of a parking survey, has been submitted that demonstrates there is adequate parking for residents with spare capacity on street and within the development. Furthermore, the parking spaces cannot be constructed without the loss of the protected trees on the grass verge. The submitted reports have been reviewed by the County Highways Authority and Tree Officer in these regards and both raise no objection in view of the findings submitted.

On this basis, the proposal is considered to result in an acceptable impact in terms of adequate parking provision as existing, and the retention of the protected trees is considered positively in terms of visual and environmental benefits. Conditions must meet the relevant NPPF tests for them to be lawfully applied. These are that they be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. Without evidence that the 7 spaces in question are required to address shortfalls arising from the development, it cannot be argued that they are necessary or relevant to the development permitted. For these reasons the proposal is considered acceptable and recommended for approval.

RECOMMENDATION(S)

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

Consultations:

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

Housing – no comments received

Sutton and East Surrey Water Company – no comments received

Merrywood Park Residents Association – Objects on the grounds of the 7 parking spaces on the grass verge are required in order to ease parking congestion within Merrywood Park, failure to provide the 7 parking spaces will increase the risk of danger and inconvenience to highway users, parking congestion, loss of amenity, and danger and inconvenience to highways, the Report fails to treat Merrywood Park (nos.1-32) and Merrywood Park House as two separate entities with distinct parking requirements and access. The Report contains material errors that negate the validity of the Stress Test.

National Air Traffic Services – ‘The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguard criteria. Accordingly, NATS (En Route) Public Limited Company (‘NERL’) has no safeguarding objection to the proposal.

Representations:

Letters were sent to neighbouring properties on 13th October 2022. Neighbours were re-notified on the additional justification report submitted for a 14 day period commencing 21st November 2022.

23 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.7 – 6.11
Flawed parking strategy	See paragraph 6.7 – 6.11
Change in description of proposed worked (18/01877/S73 and 18/01877/NMAMD1)	See paragraph 6.29
Hazard to highway safety	See paragraph 6.7 – 6.11
Drainage/sewage capacity	See paragraph 6.27
Harm to Conservation Area	See paragraph 6.27
Inconvenience during construction	See paragraph 6.27
Increase in traffic and congestion	See paragraph 6.7 – 6.11
Loss of a private view	This is not a material planning consideration
Loss of/harm to trees	See paragraph 6.12 – 6.16

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No need for the development	Each application must be assessed on its own merits
Out of character with surrounding area	See paragraph 6.4
Overbearing relationship	See paragraph 6.27
Overdevelopment	See paragraph 6.27
Overlooking and loss of privacy	See paragraph 6.27
Overshadowing	See paragraph 6.27
Property devaluation	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 Merrywood Park is a development of 32 two-storey maisonettes, situated on the eastern side of Reigate Hill. The development is served by a small cul-de-sac, which has a turning head at the northern end that leads to the more recent development of Merrywood Park House (MPH). MPH is a three storey building comprising 8 x 2 bedroom flats.
- 1.2 To the front of 5 – 12 Merrywood Park lies the road and a grass verge beyond. The grass verge is approximately 39m in length and between 7.3 - 10m in width and includes a row of protected trees that screens views to Reigate Hill.
- 1.3 The site is part of a wider area that is designated as a Residential Area of Special Character (RASC) comprising the whole of Merrywood Park and land beyond.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements to be secured through the use of conditions: None

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-----------------|---|--|
| 3.1 | 15/02914/VS106 | Variation of the section 106 agreements pursuant to 15/02914/F. | Pending consideration |
| 3.2 | 18/01877/NMAMD1 | Non-material amendment to 18/01877/S73 : Vary the | Approved 30 th September 2022 |

description of development that was approved as - Construction of a three storey building comprising 8no. two bedroom dwellings and associated parking provision for the both the proposed building and for residents of Merrywood Park.

3.3 18/01877/S73

Construction of a three storey building comprising 8no. two bedroom dwellings, associated parking with provision of 12no. car parking spaces. An additional 18 no. spaces are proposed for the residents of Merrywood Park adjacent to the proposed building and on the grass verge adjacent to numbers 1-12 Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans. Variation of conditions 1, 5, 6, 8 and 10 of permission 17/01757/S73. Amendment to alter the site layout and landscaping design to incorporate a turning head for a refuse vehicle and fire vehicle as required by condition 8 of the original decision notice and building regulations. The introduction of this turning head requires the relocation of a number of parking spaces to the south-eastern corner of the site. As amended on 23/10/2018, 04/04/2019 and on 23/05/2019.

Approved with conditions 25th September 2019

3.4 17/01757/S73

Construction of a three storey building comprising 8no. two bedroom dwellings, associated parking with provision of 12no. car parking spaces. An additional 18 no. spaces are proposed for the residents of Merrywood Park adjacent to the proposed building and on the grass verge adjacent to numbers 1-12 Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans.

Approved with conditions 27th September 2019

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3.5	15/02914/F	Construction of a three storey building comprising 8no. two bedroom dwellings, associated parking with provision of 12no. car parking spaces. An additional 18 no. spaces are proposed for the residents of Merrywood Park adjacent to the proposed building and on the grass verge adjacent to numbers 1-12 Merrywood Park. As amended on 3/2/2016 and 02/03/2016.	Approved with conditions 11 th May 2016
3.6	09/00222/F	Erection of 6 two bedroom apartments	Withdrawn by Applicant 3 rd August 2009
3.7	08/01221/F	Erection of eight x 2 bedroom apartments in one building plus allocated parking spaces.	Withdrawn by Applicant 14 th July 2008
3.8	08/01019/F	Erection of eight x 2 bedroom apartments in one building plus allocated parking spaces	Refused 23 rd July 2008 Appeal Allowed 20 th November 2008
3.9	07/02304/F	Erection of eight two bedroom apartments in one building plus associated parking.	Refused 23 rd April 2008 Appeal Allowed 20 th November 2008
3.10	07/00336/F	Erection of nine two bedroom apartments in one building plus associated parking.	Refused 12 th October 2007 Appeal dismissed 17 th April 2008
3.11	05/02154/F	Erection of 2 storey block of 4 apartments with undercroft parking and also additional parking.	Approved with conditions 28 th June 2006
3.12	04/02776/F	Erection of 6 no. 3 bedroom flats with 9 no. basement parking spaces, 5 surface spaces & 14 auto park spaces in a garage block design.	Refused 25 th May 2005
3.13	01/00716/F	Six bed detached house with	Approved with

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	detached double garage, 8 garages & six parking spaces for residents at Merrywood Park or other permitted users	conditions 31 st May 2002	
3.14	00P/0652/RM	Reserved matters in connection with 98P/0538/OUT	Approved 15 January 2001 Not implemented
3.15	98P/0576/F	Provision of 17 parking spaces	Withdrawn 31 July 1998
3.16	98P/0538/OUT	One detached house plus 14 parking spaces for rental purposes to residents of Merrywood Park	Granted with S106 9 December 1998 Not implemented
3.17	96P/1338/OUT	One detached dwelling	Refused Appeal dismissed 15 January 1998
3.18	95P/1359/F	Provision of 32 car parking spaces	Refused Appeal dismissed 30 September 1996
3.19	92P/0717/OUT	One detached dwelling	Refused Appeal dismissed 7 April 1993
3.20	92P/0716/OUT	Two detached dwellings	Refused Appeal dismissed 7 April 1993
3.21	91P/0090/OUT	Ten flats	Refused Appeal dismissed 10 April 1992
3.22	89P/1160/OUT	Bungalow and two-storey flats	Refused Appeal dismissed 3 July 1990
3.23	89P/0504/OUT	Development of two-storey flats	Refused Appeal dismissed 3 July 1990
3.24	87P/1439/OUT	Development of two-storey flats	Refused Appeal dismissed 20 September 1988

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- 3.25 The Inspector's decision to dismiss the appeal in respect of application 96P/1338/OUT in January 1998 noted that the garage court had been disused for some time and indicated that a revised proposal for a house with provision of some public parking might be acceptable. On that basis the Council approved application 96P/1338/OUT in December 1998, subject to a legal agreement to ensure that the 14 spaces are first offered to residents of Merrywood Park. This was repeated with the approval of 01/00716/F in May 2002 and 05/2154/F June 2006, which secured the provision of a further six spaces outside the application site and within the highway.
- 6.26 Application 95P/1359 sought to provide 32 car parking spaces in the amenity verges within Merrywood Park, including five within the amenity area fronting Reigate Hill. The application was refused and later dismissed on appeal on reasons relating to the impact on the character and amenity of the area and the probable adverse impact on the protected lime trees on the Reigate Hill frontage.
- 3.27 Since that time the research and development covered within British Standard 5837 "Trees in Relation to Construction" refers specifically, to the provision of no-dig construction of parking areas and driveways within protected root areas. Accordingly, a design with both arboricultural and engineering input could resolve the issues of impact on the trees, although in this case the Applicant has submitted justification that this is not possible in this instance.

4.0 Proposal and Design Approach

- 4.1 This is a S73 application that seeks a variation of conditions 1, 5 and 8 of 18/01877/S73.
- Condition 1: Revised plans to remove car parking at grass verge.
 - Condition 5: Amended wording to update Tree Protection Plan for clarity. There is no development proposed at the grass verge that requires tree protection.
 - Condition 8: Amended wording to remove plan that is no longer required by removing car parking.
- 4.2 The application proposes to remove the requirement for space to be laid out for 7 parking spaces on the grass verge to the front of 5 – 12 Merrywood Park, as per the approved plans for application 18/01877/S73. This was also secured by a unilateral undertaking. A separate application has been submitted to vary this legal agreement.
- 4.5 Further details of the development are as follows:

Site area	0.24 hectares
Parking spaces as approved in application 15/02914/F	23 parking spaces within the car parking area for Merrywood House (11 spaces for residents of Merrywood Park, 12 spaces for residents of Merrywood Park House) 7 new spaces to be constructed on grass verge opposite 5 – 12 Merrywood Park. 27 on street parking spaces
Current existing parking spaces	23 parking spaces within the car parking area within Merrywood Park House site. (11 spaces for residents of Merrywood Park, 12 spaces for residents of Merrywood Park House) 27 on street parking spaces
Proposed parking spaces	As above – equates to 38 spaces for Merrywood Park residents and 12 spaces for Merrywood Park House residents.
Parking standard	Merrywood Park House – 10 parking spaces (8 for residents, 2 for visitors) Merrywood Park – 39 parking spaces (32 for residents, 7 for visitors)

5.0 Policy Context

5.1 Designation

Urban area

Tree Preservation Order RE596

Residential area of special character

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),

CS7 (Town/Local Centres),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS14 (Housing Needs)

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5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity
(including housing) DES1, DES3, DES5,

Landscape & Nature Conservation NHE2, NHE3
Infrastructure INF3
Transport, Access and Parking TAP1
Climate Change Resilience and CCF1
Flooding

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018

Other Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and
Species Regulations 2010

6.0 **Assessment**

6.1 The proposed development seeks consent for a minor material amendment to planning permission 18/01877/S73. The application proposes a variation of conditions 1, 5 and 8 of permission 18/01877/S73 to remove the requirement for seven car parking on the grass verge within Merrywood Park.

6.2 As planning permission has already been granted on the site, this report will focus on the changes to the scheme and assess the acceptability. The main issues are:

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Conclusion
- Conditions
- Other matters

Design appraisal

- 6.4 The proposal would see the existing grass verge retained, maintaining the visual amenities of Merrywood Park. The protected trees on the grass verge, which provide visual screening to Reigate Hill beyond and a pleasant leafy appearance to the streetscene, would be retained. On this basis, the proposal is considered to have a positive impact upon the character of the area and the visual amenities of the area, in accordance with policies DES1 and NHE3.

Neighbour amenity

- 6.5 In terms of the visual amenities, the proposal is considered positively by providing screening to Reigate Hill and a pleasant outlook for neighbouring properties.
- 6.6 In regard to the residential amenity of residents of Merrywood Park and their visitors, objection has been raised in regard to inadequate parking and increasing the pressure and competition for on-road parking space to the detriment of residential amenity. This shall be discussed further within the highway matters section of the report.

Highway matters

- 6.7 Objection has been raised by public contributors on the grounds of inadequate parking, inconvenience for residents and their visitors, a flawed parking strategy, hazard to highway safety and an increase in traffic and congestion. The County Highways Authority have been consulted upon the proposal and provided the following comments:

*THE COUNTY HIGHWAY AUTHORITY has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would **not** have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.*

There have been at least six planning applications related to the above site. The most recent was planning application RE/22/1315 which sought to vary the associated Section 106 agreement by removing the requirement to provide seven car parking spaces on the highway verge on the west side of Merrywood Park. We had no objection to this but I believe this has still to be determined by Reigate and Banstead Borough Council.

The next most recent application was RE/18/1877/S73 to vary one condition of 15/02914/f and to vary five conditions of 17/01757/S73. All applications have involved the creation of eight two bedroom dwellings with 12 car parking spaces and an additional 18 spaces for existing residents of Merrywood Park. With the exception of application RE/22/1315 all applications were subsequently approved by Reigate and Banstead Borough Council. There are conditions attached to these planning permissions that require 12 spaces serving the proposed development to be provided within the red line of the

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application site and a further 11 spaces for existing residents of Merrywood Park to also be provided within the red line of the application site. There is also a section 106 Agreement dated 10 May 2016 attached to the site for the creation of 7 parking spaces on the highway verge on the west side of Merrywood Park. The 11 spaces within the red line boundary of the application and the 7 spaces on the highway verge amount to an extra 18 spaces for the existing residents of Merrywood Park on top of the 12 spaces for the proposed 8 two bed dwellings. Under Reigate and Banstead current parking standards the proposed development would have to provide a minimum of 8 spaces for the residents and two spaces for visitors, so the 12 spaces already provided (as the development has been built out) are in effect an over provision of spaces meaning that it is unlikely that the proposed development would add to parking pressure. This is apparent from the surveys that were undertaken on 20, 21, and 22 April 2022 during which there was respectively five, two and two car parking spaces unoccupied out of a total provision of 12 spaces for users of the proposed development. Although I do not know how much of the development is occupied. However the provision of 12 spaces instead of the minimum of 10 spaces using current parking standards is an over provision of parking.

The proposed seven car parking spaces as required by the Section 106 Agreement would have required the removal of TPO Trees to create adequate space for the provision of parking with space for drivers to move their cars into and out of the parking bays and for drivers to get into and out of their cars onto a hard surface such as tarmac. Given that the removal of the trees would be detrimental to the streetscene and amenity of Merrywood Park residents I instructed the developer to carry out a parking survey and to contact Reigate and Banstead Borough Council. A parking survey was subsequently undertaken. The survey shows there is adequate parking space along Merrywood Park and within the neighbouring development off the northern end of Merrywood Park where extra parking spaces for existing residents are available to park their vehicles. For example the 1300h survey on 20 April shows that there was spare capacity to park ten more vehicles on Merrywood Park and ten more vehicles within the red line edging of the application site where existing residents of Merrywood Park can park. During the two 0030h parking surveys on 21 and 22 April there was spare capacity to park respectively two vehicles and one vehicle on Merrywood Park and within the development there was spare capacity to park an additional 8 vehicles within the red line edging of the application site. The above surveys mean at 0030h on 21 April 2022 there was spare capacity for 10 vehicles belonging to existing residents or their visitors to park across the survey area which includes the red line edging of the application site and Merrywork Park. On 22 April there was spare capacity to park nine vehicles across the study area.

The parking surveys were carried out on Wednesday 20 April at 1200 midday and at 0030 on the nights of Thursday and Friday 21 and 22 April. The parking survey's were carried out on the same week as Easter Monday which was 18 April 2022. If the surveys were carried out in strict accordance with the Lambeth Parking Methodology then the application would have had to be delayed by five more weeks as the guidance does state such surveys should

not be carried out on weeks with public holidays or on weeks after holidays. Notwithstanding this I allowed the surveys to be carried out on 20, 21 and 22 April 2022 as these were when most if not all people would have returned to work and school after the two weeks holiday for schools which started on 4 April 2022. On 2 May there was another public holiday during which people could have been on leave on the week of the public holiday or either side of it. There may have been people on leave during the survey and not all dwellings occupied but not so much as to leave nine car parking spaces unoccupied. In conclusion I still think that the surveys show that there is space capacity across the study area for new and existing residents and their visitors to park.

The MPRA have made specific comments which I would like to address below:

- 1. The parking spaces could be provided if the trees were to be removed. The fact that the trees are subject to a TPO is a detailed matter that SCC became aware of during the detailed assessment of the proposed Section 278 works submission made to Surrey County Council post planning permission.*
- 2. I cannot comment on whether the developer is concerned about sustainable development.*
- 3. Where exactly is the resident's association proposing parking when discussing the west side pavement.*
- 4. Research in Manual for Streets shows between 36% and 45% of garages are used for parking. If there are 22 garages this means that between 8 and 10 garages are used for parking meaning that between 8 and 10 cars would be displaced, all of which can be accommodated in the extra parking area provided by the developer.*
- 5. I do not know whether the area that accommodated the garages, and the garages themselves were for Merrywood Park Resident's.*
- 6. It is correct that parking on the highway including on the verge cannot be assigned to the residents, but the 11 car parking spaces within the site can be allocated to the residents as that is private property.*
- 7. The MRPA states that four properties were not occupied. The surveys show at 0030 on the two night surveys on 21 and 22 April 2022 there was spare capacity for respectively 10 and 9 cars. Even if each of those properties has two cars then they could be occupied in the spare spaces.*
- 8. The MRPA states that four properties do not own a car. This quantity of non car households can go up or down.*
- 9. If the quantum of cars permanently parked at Merrywood park has increased by 6 then they can be occupied in one of the spare spaces referred to above.*

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10. The 11 spaces should be formalised for the Merrywood Parking spaces.

6.8 The site has a substantial and material history relating to its former use as garages and repeated attempts to prevent any loss to housing prior to 1998. Whilst planning permission for a residential development has since been granted and implemented, it has been a significant issue in the consideration and determination of previous planning applications and appeals relating to the land.

6.9 This current proposal has been supported by justification in the form of a parking survey undertaken in April 2022. The parking survey is based upon on a total of 50 parking spaces as follows:

Merrywood Park length of on street parking: 81.5m

Total number of safe spaces available: 16 + 7* (*7 vehicles can be parked within the circular area at the north eastern end of Merrywood Park)

Merrywood Park (disabled bays): 4

New development: 23 (it is noted that 11 of these spaces are for Merrywood Park residents and 12 for Merrywood Park House residents)

6.10 The total number of car parking spaces is 50, minus those 12 allocated for the residents of Merrywood Park House, gives a total available to Merrywood Park residents of 38. It is accepted that 27 of these are available to all highway users equally (and includes the provision of 4 disabled parking spaces). Notwithstanding this, the survey has demonstrated spare capacity for parking within the on street spaces on Merrywood Park and the spaces within the site of Merrywood Park House. The removal of the requirement of the seven parking spaces on the grass verge therefore, would not result in a detrimental impact upon the parking provision for the residents of Merrywood Pak. Indeed, were the spaces to be constructed they would be available to all highway users equally and not controlled to be specifically for residents of Merrywood Park.

6.11 The County Highways Authority has reviewed the information and justification submitted and are satisfied the proposal would not have a material impact on the safety and operation of the adjoining public highway and on this basis the proposal is considered acceptable.

Impact on trees

6.12 Merrywood Park has significant numbers of trees that make a positive contribution to the visual amenity and local landscape, particularly those trees along the western boundary with Reigate Hill. The TPO record notes this includes a group of 10 limes and 3 malus on the grass verge between Reigate Hill and Merrywood Park. This is the siting of the proposed seven car parking spaces.

- 6.13 The Applicant has submitted a report justifying why the trees cannot be retained should the parking spaces be constructed. The report includes a description of the trees and notes *'T2 – T10 consists of a line of single stemmed lime trees managed as pollards, and T1 is a multi stemmed hazel tree. The limes have been detailed as category 'B' moderate value.. The trees T1 to T10 and their Root Protection Areas (RPAs) occupy the majority of the grass verge space.*

Car parking area feasibility in relation to Root Protection Areas (RPAs)

The stems of T1 to T10 are located within a verge laid to grass at an average distance of 3m from the eastern kerb line of Merrywood Park. The RPAs for T1 to T10 extend across the entirety of the proposed car-parking area with the exception of a small area to the north and south.

Any proposal for car parking within this area will therefore entail incursions of up to 50% into the RPAs of T1 to T10. However British Standard BS5837:2012 section 7.4.2.3 states that 'New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.', so any proposed car parking at this location would not meet the British Standard.

Under certain circumstances, incursions into RPAs can be mitigated by utilising a 'no dig' cellular confinement systems with permeable surfacing which negates the need for any excavation. However, this will entail the raising of final ground levels by approximately 250mm, which coupled with the existing kerb height of 100mm would require a steep ramp-up of over 350mm height to the finished levels over a very short distance from the existing road level. Communication from the design engineer is that such a ramp would be impractical and would not be acceptable to the Highway Authority.

The grass verge to the east of T1 to T10 is therefore not a suitable location for a car parking area in relation to their Root Protection Areas.

Car Parking Area Feasibility in relation to the Stems of Trees T1 to T10

Due to the limited available space along the grass verge, the proposed car parking spaces would expose the stems of the trees to the potential for accidental vehicle impact and bark damage.... However, British Standard BS5837:2012 section 7.4.2.7 states that 'The hard surface...should be set back from the stem of the tree and its above ground root buttressing by a minimum of 500mm to allow for growth and movement.' In addition, any proposed parking would need to provide physical barriers such as bollards to prevent accidental stem damage for parking cars.

Communication from the design engineer is that the adherence to the 500mm buffer plus the installation of stem barriers/bollards to protect the stems of these trees would reduce the layout space such that the design would be unachievable and would not be acceptable to the Highways Authority.

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Car Parking Area Feasibility in relation to Pollard form of Lime Trees T2 to T10

The lime trees are managed as a pollard form i.e. regularly cut on a 3 – 5 year cycle back to their low 2m high crownbreaks (bole height) This pollard tree form naturally produces low lateral branching, therefore the issue of low branches and conflicts over the parking area will therefore be a constant – particularly if high sided or transit vehicles attempt to utilise the parking area.

Car Parking Area Feasibility in relation to Honeydew from Lime Trees T2 – T10

T2 – T10 are a lime species (Tilia sp) that are a natural food source to leaf aphids. The aphids feed on the leaf sap and exude a sticky honeydew which drips onto cars. Local Authorities are often reluctant to permit cars parking directly under lime trees, due to the additional pressure of having to field subsequent complaints they receive about the sticky sap on residents cars being considered a nuisance.'

6.14 For the reasons above, the Applicant concludes the provision of a car-parking area to the east of trees T1 to T10, located on a strip of grass verge between the two highways entrances into Merrywood Park road is not considered feasible in arboricultural terms.

6.15 The Tree Officer has reviewed the submitted information and provided the following comments:

'The arboricultural note attached to the Parking Justification Report goes into some detail as to why it is not possible to construct the parking bays next to T1 -T10 without damaging, or most likely result in the loss of this established line of protected trees. The author justifies the reasons why it is not possible by citing relevant sections of BS5837:2012 and therefore I support this application.'

6.16 In view of the comments from the Tree Officer, it is considered that the trees could not be retained were the parking spaces to be constructed. This would be detrimental to the environmental and visual amenity benefits of this group of trees. This was always known to be a possibility in the approval of the original scheme, in which case replacement trees could be secured and that situation still applies. However, in light of the parking evidence now being against the need for these spaces, the balance of benefit in retaining the trees versus provision of parking spaces is now firmly in favour of the trees' retention.

Conclusion

6.17 There has been extensive planning history at the site and parking has been a significant issue in the consideration and determination of previous planning applications and appeals relating to the land. In this case, planning

permission was granted in 2015 for the development of 8 x 2 bed flats with the requirement for 12 parking spaces to serve future occupiers, and 11 parking spaces for existing residents of Merrywood Park within the development site. A further 7 spaces were to be constructed on the grass verge opposite 5 – 12 Merrywood Park.

- 6.18 This application proposes to remove the requirement for the 7 parking spaces on the grass verge in view of the current parking situation and impact on trees. Justification, supported by evidence in the form of the parking survey, has been submitted that demonstrates there is adequate parking for residents and the parking spaces cannot be constructed within the loss of the protected trees. This has been reviewed by the County Highways Authority and Tree Officer in these regards and both raise no objection in view of the findings of the submitted survey and report.
- 6.19 On this basis, the proposal is considered to result in an unobjectionable impact in terms of adequate parking provision and to seek to reimpose the condition would fail the relevant conditions tests of being necessary and relevant to the development, thereby being unlawful. Furthermore when considering the potential impact upon the protected trees visual harm would arise from their loss if the parking spaces were to be provided. For these reasons the proposal is considered acceptable and recommended for approval.

Conditions

- 6.20 Condition 2 of application 18/01877/S73 required the development to begin before 11th May 2019. As this has already happened, this condition is no longer necessary and shall be removed.
- 6.21 Since the approval of application 18/01877/S73, the Development Management Plan has been adopted, superseding the Local Plan 2005. Accordingly, the conditions shall be updated to refer to relevant, current policy.
- 6.22 Condition 1 shall be amended in view of the revised drawings for the grass verge to remain as existing.
- 6.23 The application also proposes to amend conditions 5 and 8. Condition 5 required:

No development shall commence including groundworks preparation until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Method Statement compiled by Southern Ecological Solutions dated 8th May 2019 and the Tree Protection Plan dated 8th May 2019 Rev B

Reason:

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To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to design, demolition and construction - Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

6.24 As the flats have been constructed and no further tree protection would be required by virtue of the approval of this application, this condition is no longer necessary and shall be removed.

6.25 Condition 8 requires:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the submitted plans 1676 PA GA 2001 and 1676 PA GA 2005 Rev D 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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

6.26 This condition shall be amended to remove the reference to plan 1676 PA GA 2001. As the development has now been built and occupied the development, the condition shall be varied as follows:

The parking and turning areas shall be retained and maintained, in accordance with plan 1676 PA GA 2005 Rev D, 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 to satisfy policy TAP1 of the Development Management Plan and the objectives of the NPPF.

Other matters

6.27 Objection has been raised on the grounds of drainage/sewage capacity, harm to Conservation Area, inconvenience during construction, overbearing relationship, overdevelopment, overlooking and loss of privacy and overshadowing. In view of the proposal to retain the existing trees and verge as existing, the proposal is not considered to result in a harmful impact in these regards.

6.28 Objection was received on the grounds of the change in description of proposed worked (18/01877/S73 and 18/01877/NMAMD1). In this case there was no material changes to the proposed development when compared to

the extant scheme. The proposal related solely to the description of the approved scheme. The change to the description was simplified so that the subsequent S73 application could be submitted and considered. The change to the description does not alter or result in any change to what has been granted permission by 18/01877/S73.

- 6.29 Therefore, the proposed change to the description, when assessed against the context of the current permission, is considered to not materially alter the character of the development nor would it have any adverse impact on the amenities or function of the area or neighbouring properties. Therefore, it is considered that the proposed changes could be considered non-material in this instance.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the plans approved under applications 15/02914/F, 17/01757/S73 and 18/01877/S73 (except where superseded by the plans below).

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

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

2. The development shall be constructed in accordance with the proposed ground levels and the proposed finished ground floor levels of the buildings submitted and approved under condition 3 of 15/02914/F (application reference 15/02914/DET03). 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 Development Management Plan 2019 policy DES1.

3. The development shall be constructed in accordance with the materials submitted and approved in writing by the Local Planning Authority under condition 4 of 15/02914/F (application reference 15/02914/DET04), and there shall be no variation unless agreed in writing by the Local Planning Authority.

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

4. All works shall be carried out in strict accordance with the details of hard and soft landscaping submitted and approved.

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

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

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

5. All works shall take place in accordance with the Construction Transport Management Plan, submitted and approved by the Local Planning Authority under condition 7 of 15/02914/F (application reference 15/02914/DET07).

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with policy TAP1 of the Development Management Plan 2019.

6. The parking and turning areas shall be retained and maintained, in accordance with plan ref 1676 PA GA 2005 Rev D 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 to satisfy policy TAP1 of the Development Management Plan 2019 and the NPPF.

7. The development hereby approved shall not be first occupied unless and until the following facility has been provided in accordance with the approved plans for:
 - (a) The secure and covered parking of 8 bicycles within the development site, and thereafter the said approved facility shall be provided,

Reason: To meet the objectives of the NPPF and to satisfy policy TAP1 of the Development Management Plan 2019.

8. 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 policy DES1 of the Development Management Plan 2019.

9. The first and second floor windows in the eastern 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 policy DES1 of the Development Management Plan 2019.

10. (i) Replacement Tree planting will be required if T42 sycamore and T65 Horse chestnut are damaged or require removal as a result of the implemented access road and car parking arrangements approved under this decision within 5 years of the completed development.

(ii) Replacement trees shall be semi mature specimens with a minimum girth measured at 1m above ground level of not less than 25cm and an initial planting height of not less than 6m. The species of the replacement tree/s will be agreed in writing with the LPA.

(iii) Replacement planting shall be completed in the planting season immediately following felling, or as otherwise agreed in writing with the Council. The location of the replacement tree/trees shall be in the immediate vicinity of the tree/trees being removed.

(iv) If the replacement tree/trees planted in accordance with this condition is/are removed, dies or becomes damaged or diseased within 5 years of the replacement planting date, it/they shall be replaced within the next planting season by a tree of the same size, in the same location and of the same species.

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

11. The development shall not be occupied until the developer has provided wheeled refuse bins conforming to British Standard BSEN840 and communal paper/card and mixed can recycling bins are provided in addition to storage

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facilities for the bins in accordance with the plans approved by the Local Planning Authority.

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

12. *Within 1 month of the approval of the application, the Applicant shall submit a Car Park Management Plan, to be approved in writing with the Local planning Authority.*

The Car Park Management Plan shall include details of access for residents of Merrywood Park to ensure the car park operates efficiently.

The Car Park Management Plan shall be implemented upon approval by the Local Planning Authority. Thereafter the parking spaces shall be retained and maintained, in accordance with the approved Car Park Management Plan, for their designated purpose.

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

INFORMATIVES

1. Your attention is drawn to the fact that this permission is subject to a legal agreement the provisions of which should be complied with in full. A payment of infrastructure contributions is required and there is a requirement to notify the Council in advance of commencement of development. Payment of £53,878 then becomes due.

On commencement of development, notice should be sent to the Planning Authority in writing or email to planning.applications@reigate-banstead.gov.uk advising that works have started. The sum described above is payable within a period of 28 days from commencement of development.

The development, once started, will be monitored by my enforcement staff to ensure compliance with the legal agreement and the conditions. Failure to pay the agreed infrastructure contribution will result in legal action being taken against the developer and/or owner of the land for default of the relevant agreement.

2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.

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

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

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

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge, or other land forming part of the highway. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. 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

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25th April 2023

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22/02228/S73

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.

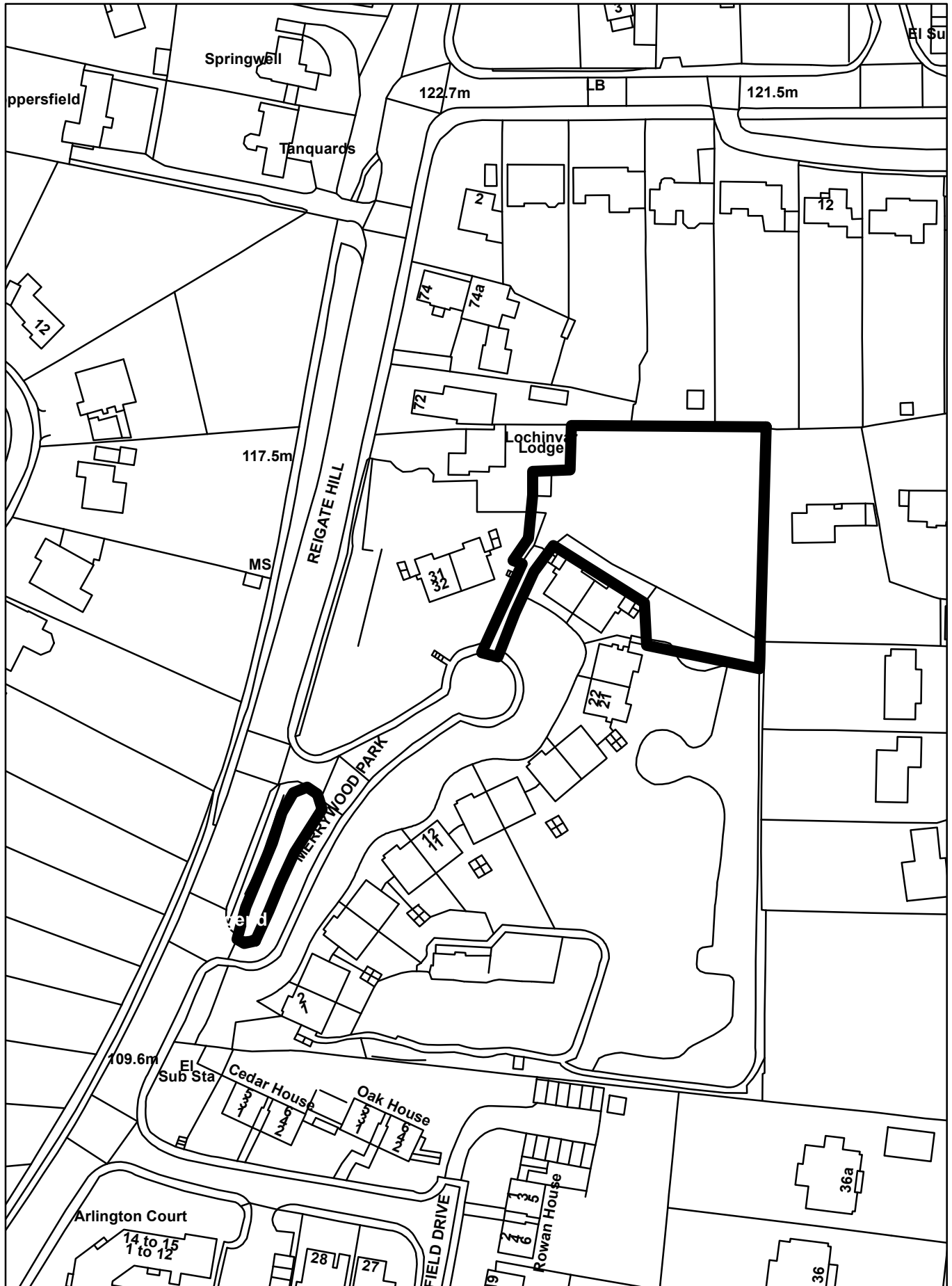
REASON FOR PERMISSION

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

22/02228/S73 - Land To The North Of Merrywood Park,
Reigate



Agenda Item 5

TN01: Parking Note

Site: Merrywood Park, Reigate
Prepared by: AM
Approved by: DM
Date: 30 March 2023

Appendix A

motion
84 North Street
Guildford
GU1 4AU
Tel: 01483 531300
www.motion.co.uk

1.0 Introduction

- 1.1 This Highways Technical Note has been prepared on behalf of Reigate and Banstead Borough Council in relation to a planning application in relation to Land to the North of Merrywood Park, Reigate. The current application (reference 22/02228/S73) seeks to amend a planning condition relating to a now built-out residential development (application reference 18/01877/S73).
- 1.2 The condition in question required the provision of seven car parking spaces on a grass verge between Reigate Hill and Merrywood Park. The request to amend the conditions aims to withdraw the requirement for the 7 parking spaces to be provided.
- 1.3 A document has been prepared by Patrick Parsons on behalf of the applicant to examine the parking stress on Merrywood Park and at Merrywood Park House and justify why the seven spaces are not required. The surveys were undertaken one week before the start of a school holiday (Wednesday 20th April 2022, Thursday 21st April 2022 and Friday 22nd April 2022) and as such are not strictly in accordance with the widely accepted 'Lambeth Council Parking Survey Guidance Note' (Lambeth Council 2009).
- 1.4 This document has been prepared to demonstrate the existing levels of parking stress on Merrywood Park and Merrywood Park House now that the development has been occupied, as has been carried out fully in accordance with the Lambeth Guidance. The document also considers whether the required seven parking spaces are necessary based on existing parking demand.

2.0 Existing On-Street Parking

- 2.1 The existing on-street parking levels, or 'stress', surrounding the development site have been assessed through the undertaking of manual surveys, in accordance with the 'Lambeth Council Parking Survey Guidance Note' (Lambeth Council 2009).
- 2.2 Lambeth Council's parking survey guidance methodology is broadly accepted and involves one overnight parking beat between the hours of 00:30 and 05:30 on two separate weeknights. This is intended to capture the maximum residential parking demand within a 200-metre radius of the identified site. The local parking capacity is deemed 'stressed' when on-street parking exceeds 85% capacity.

Survey Design

- 2.3 In accordance with the above guidance, parking surveys were undertaken on Tuesday 21st March 2023 at 00:30 and on Thursday 23rd March 2023 at 00:35.
- 2.4 The Lambeth Methodology requires a 200-metres distance from an identified location to be surveyed. Where the 200-metre boundary occurs part way along a street, the survey area should be shortened or extended to the nearest junction.
- 2.5 The survey area has been designed to extend to cover only the following two roads at the request of Surrey County Council.
 - ▶ Merrywood Park; and
 - ▶ Merrywood Park House.

- 2.6 The number of existing parking spaces in the survey area was identified from on-street observations and site measurement as part of the analysis. For the purposes of calculating parking stress a defined by the Lambeth guidance document, it is assumed that each vehicle takes up an average kerb space of 5 metres. Therefore, where parking bays are not physically marked out, lengths of kerb space were measured and split into increments of 5 metres. Physical bays have been divided into 5 metre intervals and rounded to the nearest whole number to calculate the capacity of each space. Any locations with a length of kerb shorter than 5 metre or along vehicles crossovers, have been eliminated from the available kerb space, in accordance with the guidance.
- 2.7 There are no parking restrictions in place on Merrywood Park, currently access to Merrywood Park House is via a gate which requires a key to unlock, preventing access to the parking spaces for those without a key.

Survey Results and Analysis

- 2.8 The parking survey results, including plans of the observed parking locations are included for reference at **Appendix A**. The results indicate that across the assessment area there are an equivalent of 53 parking spaces.
- 2.9 In terms of car parking occupancy, the survey results are set out in Table 2.1 for Tuesday 21st March 2023 at 00:30 and in Table 2.2 for Thursday 23rd March 2023 at 00:35.

Street Name	Spaces	Used	% Stress
Merrywood Park	30	28	93%
Merrywood Park House	23	15	65%
Total	53	43	81%

Table 2.1 – Summary of Parking Survey for Tuesday 21st March 2023

- 2.10 Table 2.1 indicates that there are 10 spaces available on the first night of the survey, equating to a parking occupancy of 81%.

Street Name	Spaces	Used	% Stress
Merrywood Park	30	29	97%
Merrywood Park House	23	14	61%
Total	53	43	81%

Table 2.2 – Summary of Parking Survey for Thursday 23rd March 2023

- 2.11 Table 2.2 indicates that there are 10 spaces available on the second night of the survey, equating to a parking occupancy of 81%.

Summary

- 2.12 The above indicates that throughout both surveys there is a parking occupancy of 81%, which is below the threshold that is considered stressed, and therefore when considering the study area as a whole the additional seven parking spaces are not imperative to maintaining parking occupancy below the 'stressed' threshold in the survey area. This being said, the parking occupancy on Merrywood Park itself is considerably over the threshold considered 'stressed', at a maximum of 97%. The majority of the unoccupied parking spaces in the survey area are located within Merrywood Park House.

- 2.13 While it has been noted within the Patrick Parsons report that a key to allow access to Merrywood Park House has been offered to the residents of Merrywood Park on request, this offer has not been taken up. As such, it is considered that rather than provide the seven additional parking spaces on the verge, it would be more practical, based on the high availability of parking available in Merrywood Park House, to give residents of Merrywood Park keys for Merrywood Park House without having to make a request. If residents were to make better use of the car park for Merrywood Park House, then the overall parking management on site would be materially improved.

3.0 Conclusion

- 3.1 This Highways Technical Note has demonstrated that the levels of parking occupancy in the survey area indicate that the seven additional parking spaces on Merrywood Park are not a necessity to maintaining parking occupancy below the 'stressed' threshold in the survey area. The analysis has however identified an inequality in the distribution of the parked vehicles between Merrywood Park and Merrywood Park House, and suggestions to improve the parking management in this area have been provided.

Appendix A

Parking Beat Survey Data

MERRYWOOD PARK, REIGATE RH2 9PA

PARKING STRESS SURVEY

RESULTS

SURVEY LOCATION PLAN

PARKING RESTRICTION PLAN

PARKED VEHICLE LOCATION PLANS

MARCH 2023

LAMBETH METHODOLOGY



BENCHMARK DATA COLLECTION

Agenda Item 5



117.5m

Reigate Hill

Merrywood Park

109.6m

45

SURVEY AREA

105.0m

Lakfield Drive

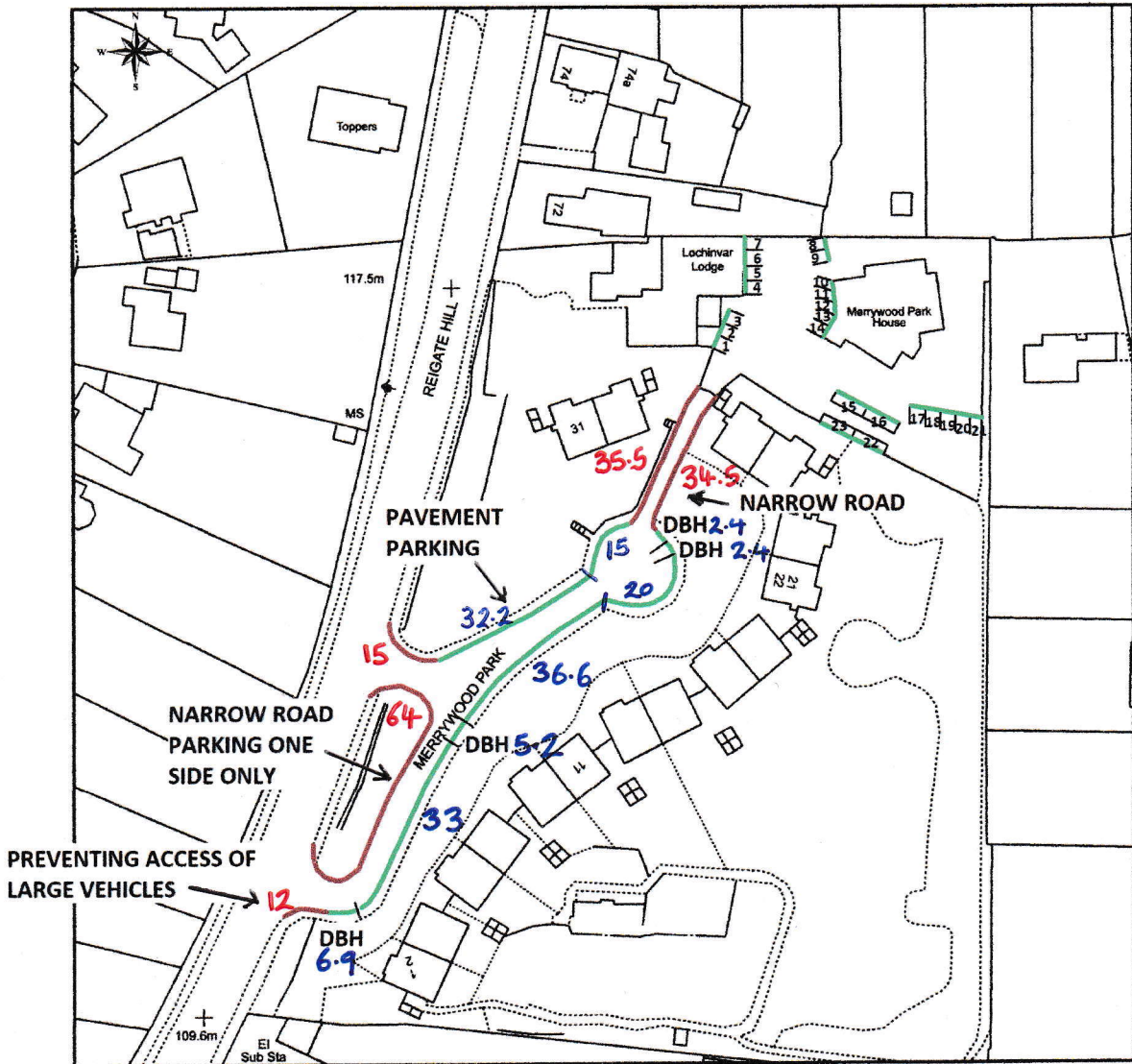
Beverly

MERRYWOOD PARK, REIGATE RH2 9PA - PARKING STRESS SURVEY - TUESDAY 21/03/2023 - 00:30

ROAD NAME	TOTAL LENGTH (m) OF KERB SPACE	LENGTH OF UNRESTRICTED PARKING (m)	NUMBER OF PARKING SPACES (5 m)	NUMBER OF VEHICLES PARKED	PARKING STRESS %
MERRYWOOD PARK	314.7	153.7	30	28	93
MERRYWOOD PARK HOUSE	-	-	23	15	65
TOTAL	314.7	153.7	53	43	81

MERRYWOOD PARK, REIGATE RH2 9PA - PARKING STRESS SURVEY - THURSDAY 23/03/2023 - 00:35

ROAD NAME	TOTAL LENGTH (m) OF KERB SPACE	LENGTH OF UNRESTRICTED PARKING (m)	NUMBER OF PARKING SPACES (5 m)	NUMBER OF VEHICLES PARKED	PARKING STRESS %
MERRYWOOD PARK	314.7	153.7	30	29	97
MERRYWOOD PARK HOUSE	-	-	23	14	61
TOTAL	314.7	153.7	53	43	81



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

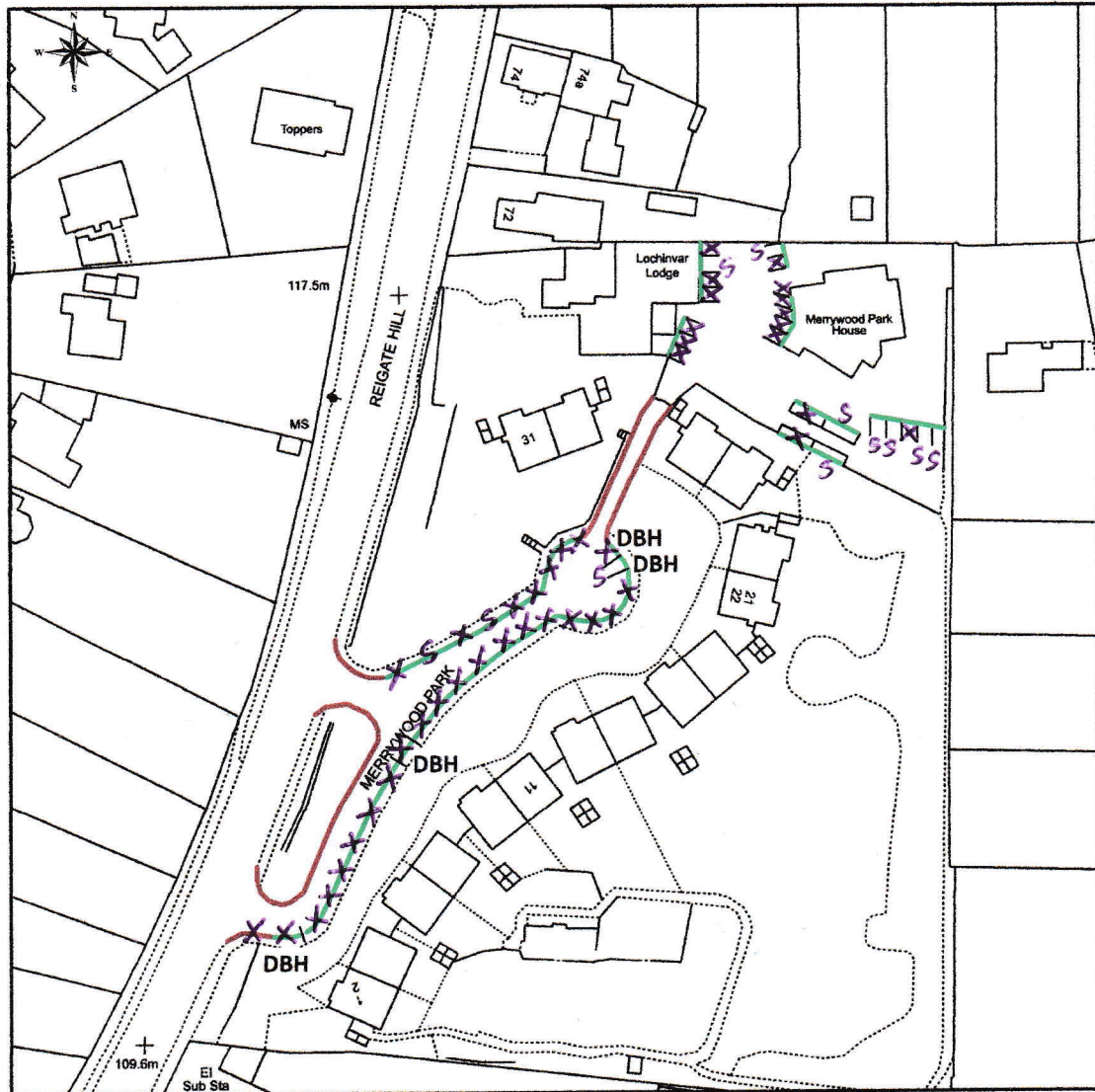
PARKING RESTRICTIONS

- ACCEPTABLE PARKING
- SINGLE YELLOW LINE (SYL)
- DOUBLE YELLOW LINE (DYL)
- UNACCEPTABLE PARKING
- ┌ DROPPED KERB

DBH DISABLED BADGE HOLDER

ALL MEASUREMENTS IN METRES

Agenda Item 5



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

- ACCEPTABLE PARKING
- SINGLE YELLOW LINE (SYL)
- DOUBLE YELLOW LINE (DYL)
- UNACCEPTABLE PARKING
- ⌋ DROPPED KERB

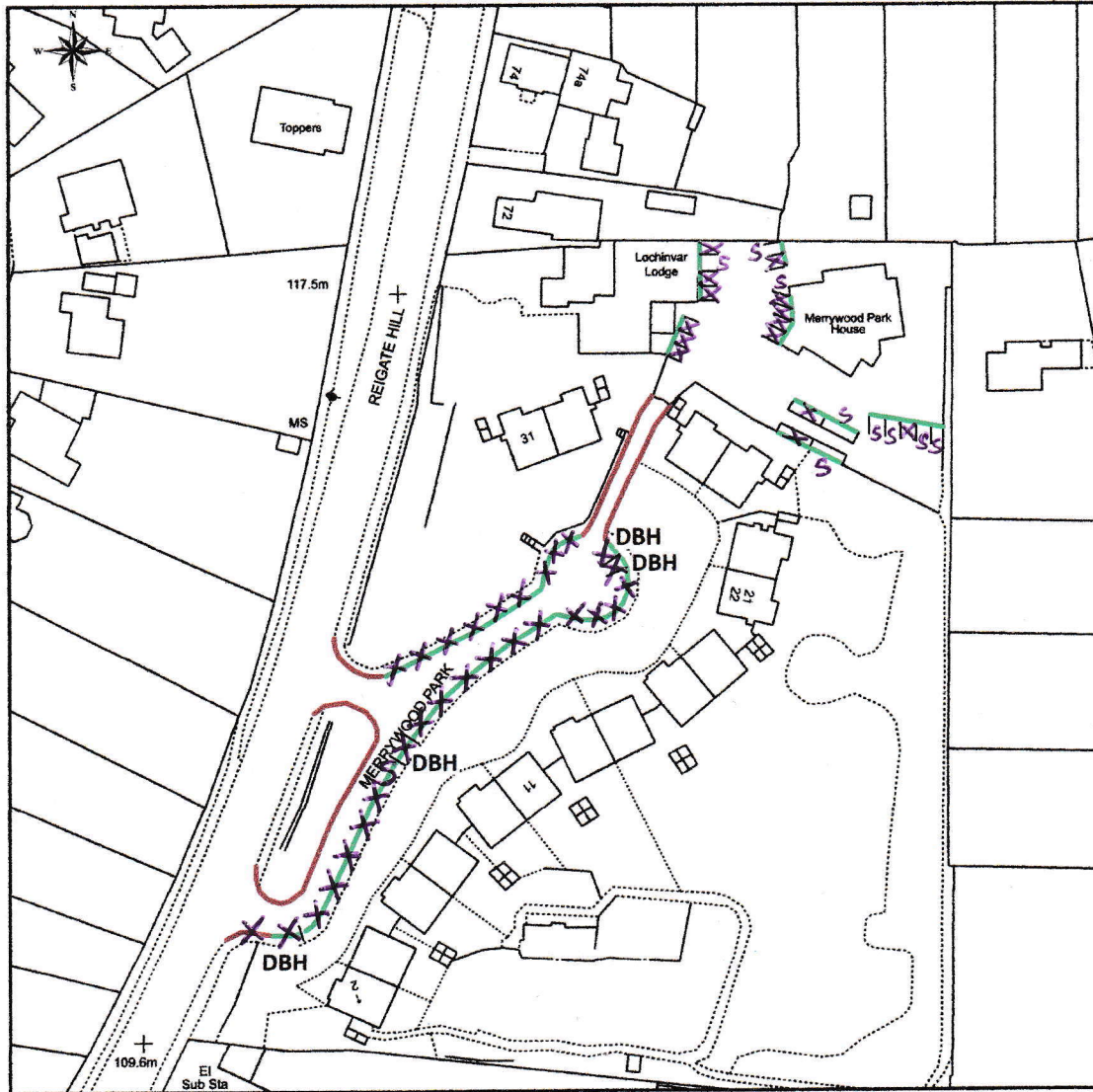
PARKED VEHICLE LOCATION

TUESDAY 21/03/2023 - 00:30

DBH DISABLED BADGE HOLDER

ALL MEASUREMENTS IN METRES

S = SPACE



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

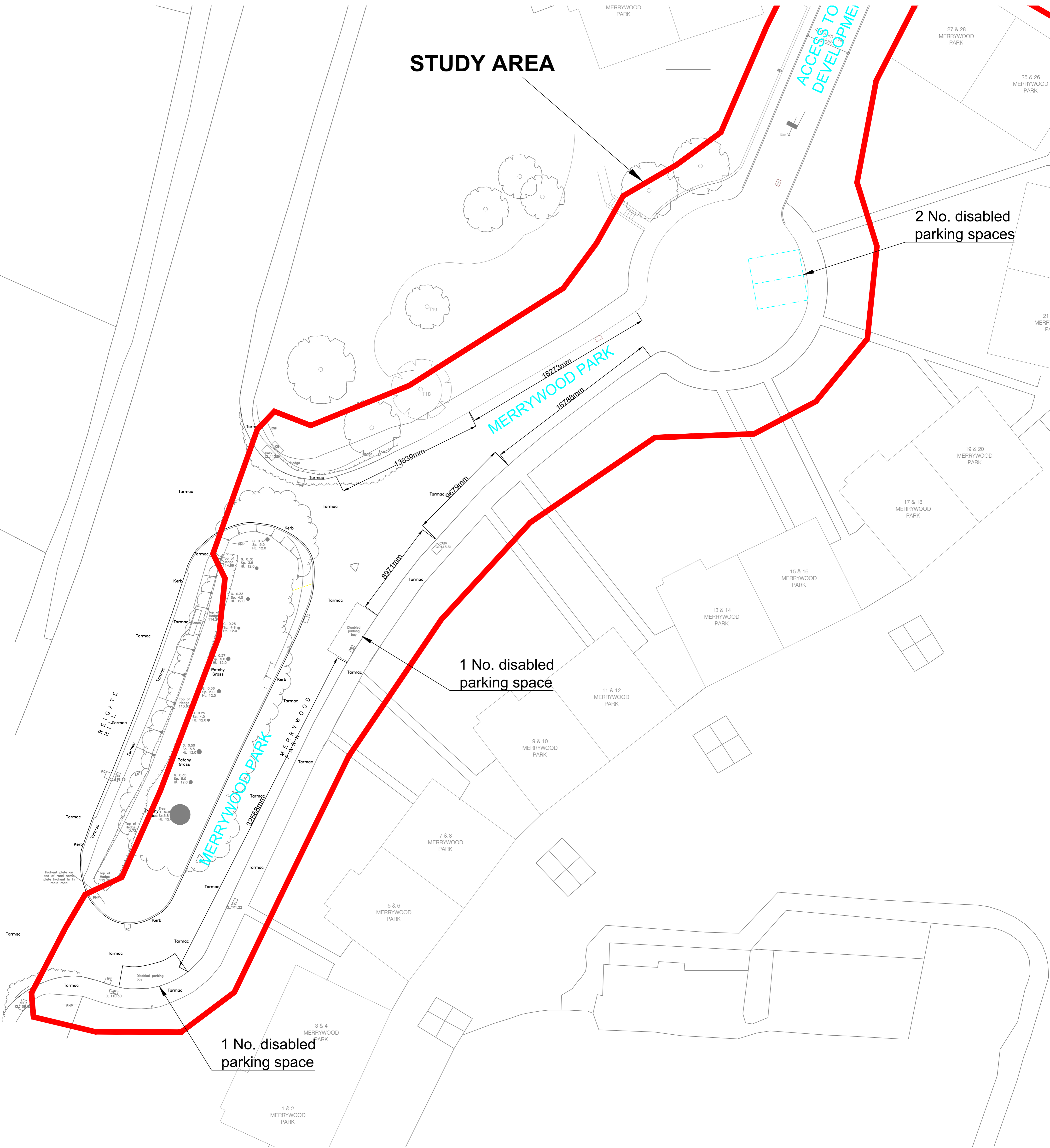
- ACCEPTABLE PARKING
- SINGLE YELLOW LINE (SYL)
- DOUBLE YELLOW LINE (DYL)
- UNACCEPTABLE PARKING
- ┌ DROPPED KERB

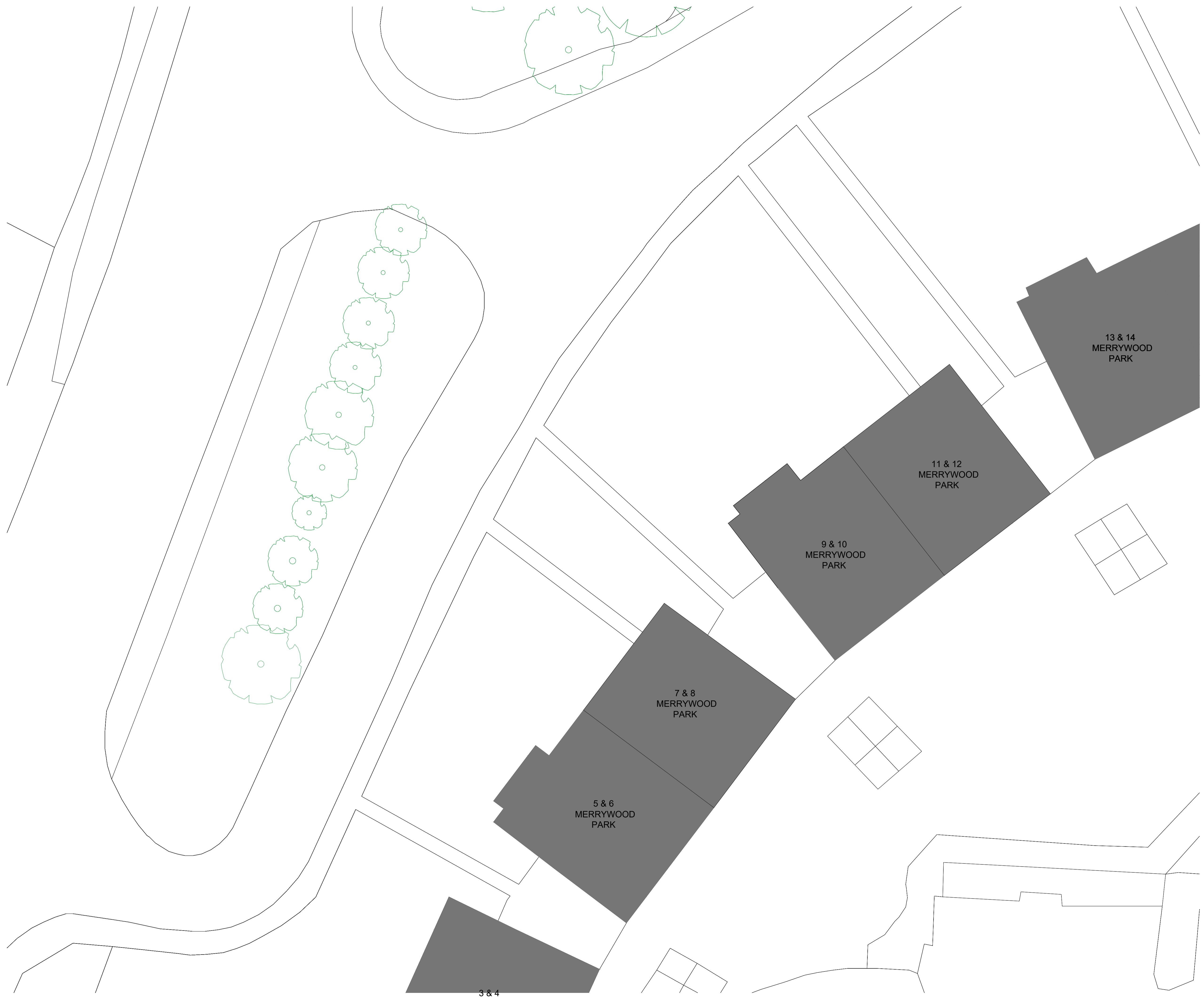
PARKED VEHICLE LOCATION

THURSDAY 23/03/2023 - 00:35

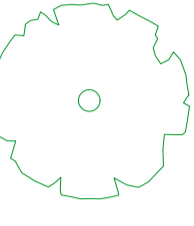
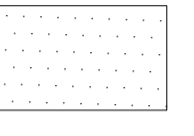
DBH DISABLED BADGE HOLDER
ALL MEASUREMENTS IN METRES

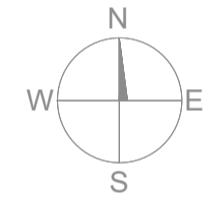
S = SPACE





- NOTES**
- This drawing to be read in conjunction with the design risk assessment prepared by Craft Architects Limited.
 - This drawing to be read in conjunction with all relevant drawings and specifications produced by CA and other members of the design team.
 - All dimensions are in millimetres unless otherwise stated.
 - Do not scale this drawing.
 - Any discrepancies in dimensions are to be reported to the architect immediately.
 - All information subject to detailed site survey, it is the duty of the contractor and his agent to check all dimensions on site.
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- KEY**
-  Existing tree retained with root protection where required. Refer to Arboricultural Method Statement.
 -  Asphalt road surface



REVDATE	DESCRIPTION	DRAWN BY
/ 24/06/22	Removed parking	CA
/ 04/09/18	Issued for Planning	MP

PLANNING APPLICATION

Land to the north of Merrywood Park
Reigate, RH2 9PA, Surrey

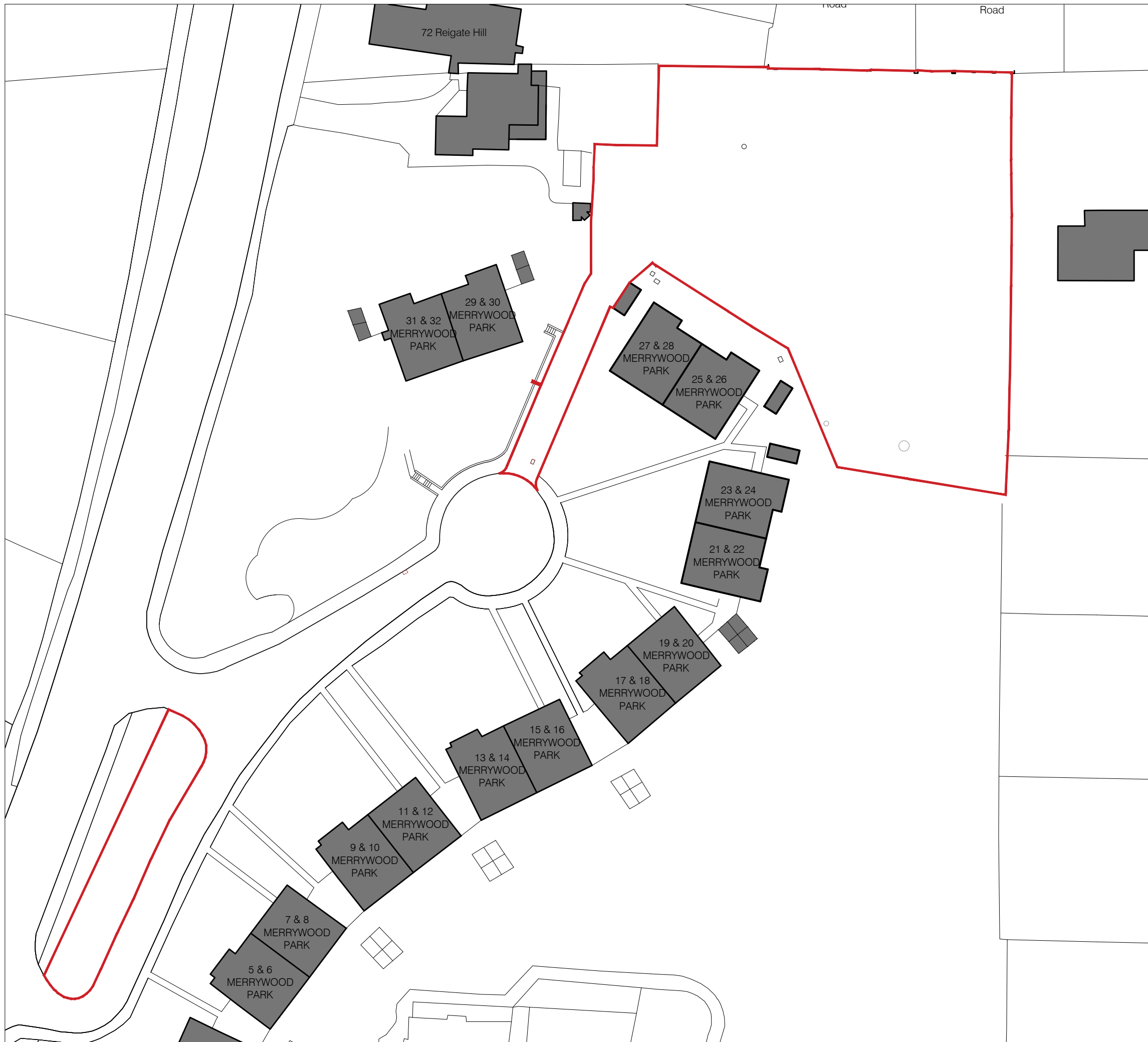
**PROPOSED SITE PLAN
- Residents' Parking Area**

drawing number revision
1676 PA GA 2001 A
 scale
1:100 @A1 1:200 @A3
 date / drawn by / checked by
05.06.18 MP / RH

CRAFT architects
 415 Cocoa Building
 The Biscuit Factory
 Drummond Road
 London SE16 4DG
 tel: 0208 037 9322
 www.craftarchitects.co.uk


51

3 & 4



NOTES

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 Site boundary



/	04/09/18	Issued for Information	MP
REV	DATE	DESCRIPTION	DRAWN BY

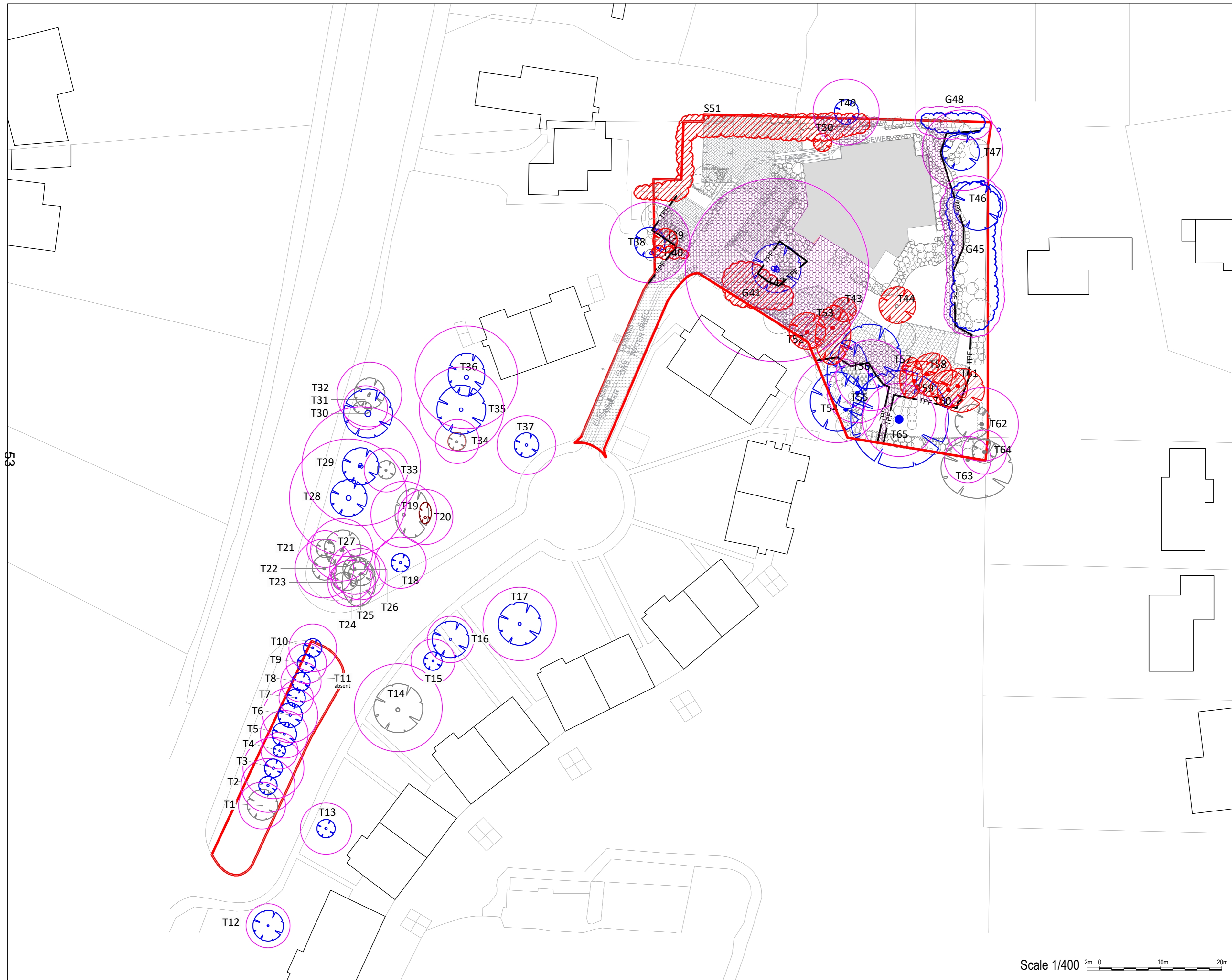
FOR INFORMATION

Land to the north of Merrywood Park
Reigate, RH2 9PA, Surrey

SITE LOCATION PLAN

drawing number **1676 PA GA 0001** / revision
 scale **1:500 @A3**
 date / drawn by / checked by **26.07.18 MP / CA**

CRAFT architects
 97 Auckland Road london se192dt www.craftarchitects.co.uk and studio A303.1 the biscuit factory 100 clements road london se16 4dg



Key

- Category A - Trees of high quality** with an estimated remaining life expectancy of at least 40 years
- Category B - Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
- Category C - Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
- Category U - Trees unsuitable for retention**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- Group of trees (G) / hedgerows (H) / woodlands (W) / shrub (S) - Colour coded according to categories above
- Root Protection Area (RPA)
- Redline Boundary
- Trees to be removed
- Tree Protective Fencing (TPF)
- Specialist design consideration area - refer to Arboricultural Method Statement (AMS)

Example Tree Representation

- Root Protection Area (RPA)
- Tree reference number
- Location of the stem (colour coded)
- Crown spread (colour coded)

This drawing was produced in colour - a monochrome copy should not be relied upon. Contractors must check all dimensions on site. Any discrepancies must be reported to the arboricultural consultant before proceeding.



Sudbury Stables Downham,
Essex CM11 1LB
Phone: 01268 711021
Website: www.ses-eco.co.uk

Rev	Update	Date
A	22/11/18	22/11/18
B	New layout	08/05/19
C	Tree 61 relocated	02/12/19
D	Car Parking removed adjacent to T1-T10	06-07-22

Site
Merrywood Park, Reigate, Surrey

Client
Craft Architects

Drawing title
Tree Protection Plan

Drawing no.
TPP/Merrywood Park/06-07-22

Scale
1/400@A2

Date
06/07/22

Revision
D

Drawn by
GC

Orientation

Scale 1/400


Agenda Item 5

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Agenda Item 6

Planning Committee
25th April 2023

Agenda Item: 6
22/00685/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	25 th April 2023
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: HMN - Hooley, Merstham And Netherne

APPLICATION NUMBER:	22/00685/F	VALID:	23/03/2022
APPLICANT:	Reigate and Banstead BC	AGENT:	Turkington Martin
LOCATION:	MERSTHAM RECREATION GROUND, ALBURY ROAD, MERSTHAM, RH1 3LW		
DESCRIPTION:	The regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses. As amended on 16/05/2022 and on 13/07/2022, 05/10/2022, 15/11/2022 and on 01/12/2022		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The Site comprises a large recreational park, known as Merstham Recreation Ground, within the village of Merstham, approximately 2km north-east of the town of Redhill. The Site is situated approximately 500m south of Merstham train station and 750m south of the M25 motorway. Merstham Recreation Ground is located within the centre of Merstham, between Albury Road to the west and Weldon Way to the east, and to the south of Merstham FC football ground.

The proposal seeks to regenerate the recreation ground with the provision of new play and activity facilities, and a pavilion containing a small refreshment kiosk, changing facilities for sports teams and public toilets. Four football pitches and a cricket pitch would be provided to the southern part of the site, whilst the north would see improved connectivity between the historic site of Albury Farm and the wider Recreation Ground and Merstham area. Substantial new planting would take place across the site, particularly to the south and along the east boundary, where swales and the widening of an existing water channel, would link the site with the Holmethorpe Sandpits Complex Site of Nature Conservation (SNCI) and wetlands beyond.

The site is located within the Metropolitan Green Belt but the scale of proposed buildings and other elements of built form would be modest within the context of the Recreation Ground and would have limited impact on the openness of the Green

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25th April 2023

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Belt, and as a result of this, together with their function in supporting outdoor sport and recreation, are considered to appropriate forms of development.

The regeneration of the Recreation Ground would bring substantial benefits in the form of improving the health and wellbeing of the residents of Merstham, acknowledged as the most deprived area of the Borough, and where access to opportunities for sport and recreational activity are limited. The design would enhance the current green space that serves the local community, by providing a diverse range of new and improved sports and recreational facilities and uses for people of all ages and abilities. The scheme would improve connectivity across the site and with the wider Merstham area, helping increase the use of the Recreation Ground within the community.

The site would continue to make provision for active participation in sport at the Recreation Ground, and four football pitches and a cricket pitch would be provided 2 x 11v11; 1 x 9v9 and 1x5v5 with a new 7v7 pitch to be provided elsewhere (Battlebridge Athletics Track), which is local to the site and has adequate facilities for potential users. The proposal does result in the loss of 1 x 11v11 pitch from existing and considerable efforts have been undertaken by the applicants in considering alternatives to mitigate this loss. Unfortunately none of the potential alternative solutions have been acceptable to Sport England who maintain an objection to the application based on the loss of this 11v11 pitch.

Sport England are a statutory consultee on relevant applications involving playing fields and their own policy states: "Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of: all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions."

The exceptions are (in summary):

1. That there is an excess of provision in the catchment;
2. The proposal provides ancillary facilities and does not affect the quality or quantity of playing pitches;
3. The proposal forms land only incapable of forming part of a playing pitch;
4. Equivalent replacement will be made;
5. The proposal provides for a new sport facility the benefit of which outweighs the loss of the playing pitch;

The Council has recently undertaken a Playing Pitch Study which has considered pitche requirements across the Borough and it confirms that there is no spare capacity at peak times within the Merstham (Redhill) catchment. Although there is spare capacity across the weak, that is not the case for peak demand. In this regard staggered kick-offs have been suggested as a means of managing peak demand but this was not accepted by Sport England.

The proposal does not meet the above Exception Test 1 therefore and neither does it meet tests 2 or 3.

It meets exception test 4 with regards the reprovision of pitches on site and one off-site (a 7x7 pitch to Battlebridge which is currently in poor condition). However this exception is not met with regards the Isos of the 11v11 pitch.

Consideration must therefore be given to the wider sporting benefits of the proposal as to whether they outweigh the harm caused by virtue of the loss of the 11v11 playing pitch to meet Exception 5. Despite the improved pitches and new changing room facilities, Sport England does not consider this to be the case and have therefore maintained their objection.

In considering the weight to apply to Sport England's objection, the decision maker must make its own assessment against policies within the Framework and Development Plan.

Para 99 of the Framework and Policy OSR1 of the Development Management Plan apply a wider consideration of benefit vs harm, including recreational benefits as well as sporting:

NPPF 99c) *"the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

In order to help assist the balancing exercise to assess the loss of the pitch, the applicants have prepared a Sports and Activity Strategy which demonstrates the background to the project and the benefits that could be derived from the proposals as a whole.

Key to understanding the benefits of the proposals are some important demographics relating to the area which the proposal seeks to help tackle:

- Merstham is the most deprived area in the Borough and in Surrey.
- Merstham has the highest levels of income deprivation in the Borough and in Surrey.
- Merstham has the highest levels of health deprivation and disability in the Borough and in Surrey.
- Merstham has a high prevalence of adult obesity.
- One in four Merstham residents do less than 30 minutes of physical activity per week and that includes walking to the shops.
- Merstham has a high serious mental illness prevalence (1.1% in Merstham compared to 0.7% across Surrey)

Participation in active sport is relatively low compared to the participation in wider recreational activities which can assist in improving health and wellbeing to help tackle deprivation and inequalities.

In this regard the proposal provides a new recreation ground with new and improved:

- Pavilion with changing/toilet facilities and refreshment kiosk;
- Pathways across and around the site;
- Fitness trail;
- Woodland/planting areas;

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- Community orchard;
- Swales and water channel;
- Cricket wicket;
- Improvements to the Albury Moat Archaeological Site;
- Tennis court and MUGA;
- Play area;
- Outdoor gym and
- Youth space

The introduction and improvement of these facilities is considered to have potential to bring about much wider benefits to the health and wellbeing of the community beyond participation in organised sport. Therefore it is the view that these benefits would outweigh the loss of one pitch.

In further support of this view is the detrimental impacts to participation caused by the currently inadequate changing and toilet facilities (especially to girls teams) which would be vastly improved by the new facilities. Together with the fact that the Playing Pitch Study identifies a falling demand for pitches in 2041 and the potential for better use and sharing of existing school pitches together with new artificial pitches helping meet any latent demand. The Council has recently adopted its 5 year Strategic Infrastructure Programme (SIP) for spend of strategic CIL money which includes new sporting facilities including an all weather pitch at Merstham Park School which could help meet existing needs, once operational.

It is therefore considered that the regeneration of the Recreation Ground would provide wider sport and recreational benefits that outweigh the detriment to active sport by virtue of the loss of the existing 11v11 pitch. The proposal would meet the aims of the NPPF with regards to improving peoples access to opportunities for outdoor activity and sport for the purposes of health and well-being, and the provision and use of shared spaces and community facilities. The scheme would also meet the aims of the Councils own Core Strategy Policies (CS1, CS2, CS4, and CS12) and Development Management Plan Policies INF2 and OSR3.

The extensive planting and landscaping would enhance the local ecology and biodiversity, which are central to the design, and would provide improved access to nature for the users of the Recreation Ground. New woodland copses, swales and access to water are all new features that users will be able to enjoy, creating an attractive space for people to use. Only a small number of existing trees would be removed. The proposals have been extensively reviewed by the Councils Tree Officer who is satisfied with the proposed planting scheme.

The development has the potential to significantly improve biodiversity across and around the site. The works would not result in harm to existing species currently found at the site, and any impact to the SNCI during works would be appropriately mitigated. The proposals have been reviewed by Surrey Wildlife Trust who have raised no objection subject to conditions.

The site is location within Flood Zones 2 and 3 and is subject to surface water flooding, however the form of development would be appropriate for this type of location. Extensive SUDs measures would be incorporated throughout the site,

including the use of swales and permeable surfacing. Surrey County Council as the lead local flood authority has reviewed the flood risk assessment and, subject to conditions, has raised no objection. Rather it is considered that there would be wider benefits in terms of flood mitigation resulting from the proposals.

In conclusion scheme would bring about substantial benefits to public health and well-being and outdoor recreation in Merstham that would have an appropriate impact on the Green Belt and the character of the wider area. It would improve the biodiversity potential and form a more cohesive part of the identified chain of green spaces around Merstham. Sports facilities would be maintained and improved and provide greater opportunity for sporting engagement to a wider range of people. The scheme would not create increased risk of flooding and would assist in water management across the site, and would not give rise to harm to the amenity if any neighbouring properties.

RECOMMENDATION(S)

Subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021 and subject to there being no direction by the Secretary of State under section 77 of the Town and Country Planning Act 1990 in respect of that application,

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

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Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and, following requests for additional information to be provided relating to access for service and maintenance vehicles, has raised no objection subject to conditions and informatives.

Sport England: Objection raised on the grounds that the development would result in the loss of three existing sports pitches at the recreation ground. Sport England is not satisfied that this loss has been sufficiently justified. This is discussed in more detail later in this report.

Environmental Health (Contaminated Land): There is some potential for contamination to be present associated with both historical and current commercial use (edit as required), as such a condition to deal with contaminated land and an informative to provide additional guidance is recommended.

Environment Agency: Following review of the amended Flood Risk Assessment (FRA) and supporting documents, the EA is satisfied with the proposal with respect to flooding subject to conditions relating to finished floor levels of proposed buildings and compensatory storage.

Surrey County Council Lead Local Flood Authority (LLFA): Following the submission of additional information throughout the application, the LLFA is satisfied that the proposed drainage scheme meets the requirements set out in the National Planning Policy Framework 2021, its accompanying Planning Practice Guidance (PPG) and Non-Statutory Technical Standards for sustainable drainage systems. Conditions requiring the submission of a finalised surface water drainage scheme and verification report have been recommended.

Surrey Wildlife Trust (SWT): Following the submission of additional information and discussions with SWT, no objection is raised and a number of conditions and informatives are recommended. Ecological matters are discussed in more detail later in the report.

Natural England (NE): No objection raised. Consider that the development is unlikely to impact the Mole Gap To Reigate Escarpment Special Area of Conservation and Site of Special Scientific Interest (SSSI). Advise that any development should reflect the character of, and minimise harm to, the Surrey Hills Area of Outstanding Natural Beauty (AONB) and minimise impacts on its landscape setting.

Surrey County Council Archaeological Officer: No objection subject to condition to secure the submission of a Written Scheme of Investigation prior to the commencement of development.

RBBC Greenspaces: Strongly support the application.

Representations:

Letters were sent to neighbouring properties on the 4th April 2022 a site notice was posted 6th April 2022 and advertised in local press on the 14th April 2022.

112 responses have been received, 102 in support and 10 objections, raising the following issues:

Issue	Response
Inadequate parking	See paragraphs 6.44-6.48
Harm to Green Belt	See paragraphs 6.13-6.20
Harm to Wildlife	See paragraphs 6.68-6.84

Merstham Football and Social Club has also raised concerns regarding the re-siting of the new pitches away from their main pitch and clubhouse and the loss of the 11v11 pitch.

Many comments have been submitted in support of the application on the grounds that the scheme would be of significant benefit to the community, economic and visual amenity benefits.

1.0 Site and Character Appraisal

- 1.1 The Site comprises a large recreational park, known as Merstham Recreation Ground, within the village of Merstham, approximately 2km north-east of the town of Redhill. The Site is situated approximately 500m south of Merstham train station and 750m south of the M25 motorway.
- 1.2 Merstham Recreation Ground is located within the centre of Merstham, between Albury Road to the west and Weldon Way to the east, and to the south of Merstham FC football ground. At present the site is comprised of a large irregular shaped open field which is generally flat throughout with a gentle gradient from north to south. The recreation ground forms one of a series of green spaces encircling Merstham.
- 1.3 Within the recreation ground are a limited number of facilities, specifically an enclosed, rectangular play area, a basketball and tennis court, both of which are in a fairly dilapidated state, and 6 football pitches of various sizes spread throughout the site. Existing changing rooms are found to the western side of the Recreation Ground comprised of a pitched roof building of timber construction with felt roof.
- 1.4 A footpath runs along the outer western edge of the of the recreation ground running north/south, which continues to the north linking up with Blenchingley Close. The Redhill Brook watercourse runs parallel to the path. A further footpath cuts across the field running east/west which links the Albury Road and Weldon Way ends of the recreation ground, though it is noted that a number of desire lines exist across the site. The outer edges are well tree

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lined. The site falls entirely within the Metropolitan Green Belt and is owned by the Council. The site is a designated regeneration area and falls within both Flood Zones 2 and 3.

- 1.5 Beyond the recreation ground the area is predominantly residential in character, with dense Victorian/ Edwardian dwellings being the prevailing character of Albury Road and its surrounds to the west, with later 20th Century housing defining the character of the area around Weldon Way to the east and the wider Merstham estate. To the north of the recreation ground is Merstham FC football ground, beyond which to the north can be found the remains of a Medieval moat, which originally formed part of Albury Farm, and is a Scheduled Ancient Monument. The Merstham Baptist Church is located to the north-east corner of the recreation ground. To the south and south-east site can be found the sewerage works, which falls within the wider Holmethorpe Sandpits Complex Site of Nature Conservation Importance (SNCI), a small part of which falls within the Recreation Ground. Nutfield Marsh Nature Reserve is located to the south-east of the site comprising Mercers Country Park, Mercers West Lake Nature Reserve & Spynes Mere Nature Reserve, the latter extending adjacent to the southern extent of Radstock Way Open Space.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was not sought prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Additional information and amendments have been requested during the course of the application from the County Highway Authority (CHA), the Lead Local Flood Authority (LLFA), Environment Agency (EA), and Surrey Wildlife Trust (SWT) to address a number of issues that each has raised. The submitted information addresses these issues and would facilitate additional improvements to the scheme.
- 2.3 Further improvements to be secured through the use of appropriate conditions and informatives.

3.0 Relevant Planning and Enforcement History

There is no relevant planning or enforcement history related to this application site.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.

- 4.2 The central part of recreation ground to the south of Merstham FC will facilitate the new elements of built form within the site, namely the proposed children's play area, outdoor gym, parkour area, pavilion and picnic area, as well as the re-vamped tennis court and MUGA. These would combine to form the central hub of the recreation ground.
- 4.3 The pavilion would be of a contemporary design and would comprise a refreshment kiosk, two sets of changing rooms (male and female), two unisex toilets and disabled toilet facilities. The entrances would be to the north facing elevation, and the refreshment kiosk would face in the direction of the playground and activity areas.
- 4.4 The play area would feature a range of equipment and has been designed to reflect the quarrying history of the local area, particularly through the use of natural materials. Standard play equipment is integrated with playable and playful landscape features. At the centre of the play area is a mound, that can be accessed by a gently ascending path or by boulder and timber log scrambling areas at the steeper points. At the top of the mound is a large, wide slide that can be accessed by all. At the bottom of the slide is a group seesaws and roundabout set within a wet pour surface, suitable for wheelchairs. Accessible routes create a continuous circuit back to the start of the mound leading through and around the play area which includes a number of sensory and percussion instruments. A large sand play area is created that offers extensive sensory play opportunities. A decked sand play area projects into the sand and includes a series of pulleys and buckets with opportunities to dig and pour to ensure people of all abilities can benefit from these play experiences. Further sand play equipment is located more centrally to the sand pit itself. A seating area will be located centrally with shade shelters over. A large lawn space close to the sand play area allows free play and the play area is enclosed by a hedge and fence line with gates.
- 4.5 The youth space would be located to the east of the play area. This space would comprise a mix of uses including beginner and main parkour areas, youth shelter, multi-use games area (MUGA), tennis court, and flexible space. To the south of this would be the outdoor gym area that would comprise a range of equipment that is typically provided at such facilities. Adjacent to the gym area are new table tennis tables, providing alternative exercise and social sport activities.
- 4.6 Turning to the southern part of the site, along the western side of the recreation would be a new footpath, along which will form the new woodland walk alongside the proposed widened water channel. The water will be able to spill over into new pools, and small shingle beaches would be created, the edges of which would be accessible. A timber deck would project out over the water courses, providing access to all. The widened watercourse, as well as providing recreational opportunity would also increase the sites capacity to manage flooding. New swales and wetland planting would be integrated, connected to the water channel, assisting with the drainage of the site. The swales have been designed to allow for future adaption to take the surface water run-off from Weldon Way, reducing the impact of flooding in

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surrounding residential streets. New planting will feature here to encouraging biodiversity and improve water quality.

- 4.7 Sports pitch provision would be retained within the southern part of the site and would comprise with a junior pitch (9x9), a mini pitch (5x5) and two adult sized pitches. Additional junior pitches (7x7) are provided by overlapping the adult pitches and larger junior pitch, creating flexibility in the site offer. A new cricket wicket is also introduced which utilise the site during the summer months when the football pitches are not in use). Three existing smaller pitches currently located to the north of the site (5v5, 7v7 and 9v9 pitches) would be lost in order to accommodate the new play and activity facilities and picnic areas.
- 4.8 To the north of the Merstham FC ground is the Albury Moat, which is a Scheduled Ancient Monument and former part of the Albury Farm site. It is proposed to improve accessibility to this part of the site. An existing desire line, which currently cuts diagonally across the moat, will be formalised with a new path. An area for seating will be placed in the middle, as well as signage to explain the history of the site. There would be additional planting throughout to discourage people from crossing and preserving the historic and visual character.
- 4.9 New street furniture comprising benches and picnic tables of various designs would be incorporated throughout as well as new footpaths to the north of the play area and along the east site of the recreation ground, improving access throughout and across the site.
- 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	The character of the site and surrounding area is described as being a mix of outdoor recreational spaces that form a 'green halo' around Merstham (Merstham Recreation Ground, Crossways Gardens, Brook Road Open Space, Furzefield Wood, Radstock Way Open Space, Spynes Nature Reserve, Mercers West Lake Nature Reserve, Mercers Country Park) and residential. A number of other land uses are identified, namely Merstham FC immediately adjacent to the site, Merstham Community Hub on Blechingley Road, Moat House
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	<p>Surgery. The small local centre on Nutfield Road to the west is also identified. With the exception of Merstham Park School and some buildings used for ecclesiastical use, the majority of the surrounding north, west and east areas are mainly mixed residential. To the south are allotments, sewage works and open land.</p> <p>The site is identified as being comprised of predominantly amenity grassland, with elements of poor semi-improved grassland, neutral grassland and dense scrub</p> <p>The majority of existing trees within the site are identified as being retained. The existing footpath that runs east/west is also shown to be retained and identified desire lines across the site show to be regularised, along with site entrances. Sports pitches are also noted to the southern part of the site which are proposed to be retained.</p>
<p>Involvement</p>	<p>Substantial community and stakeholder consultation took place prior to the submission of the application.</p> <p>Phase 1 of public consultation took place in September and October 2020, to gauge the views of local people as to how they use the recreation ground, likes and dislikes and preferences for future facilities. Online surveys and questionnaires were carried out at various public events and in community facilities.</p> <p>A newsletter and survey were delivered to 2900 homes in Merstham, publicised online through social media and the Councils' website.</p> <p>Four focus groups were held between April and October 2021. Consultation also took place with wider stakeholders, including with Historic England, Merstham Park School. Consultation was also held with Reigate and Banstead Councils' Greenspaces team and Surrey County Council with regard to drainage matters.</p>
<p>Evaluation</p>	<p>The development of the scheme in terms of its design, layout and facilities provided has evolved overtime through public engagement and in response to feedback received.</p>
<p>Design</p>	<p>The proposed design and layout Merstham Recreation Ground reflects the view that the proposals can provide for the needs and improve the health and well-being of the current users, provide a beautiful, enduring and resilient setting, that will be adaptable to the requirements of the many future generations of residents and families that will grow up using Merstham Recreation Ground.</p>

4.5 Further details of the development are as follows:

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Site area	7.5216 Ha
Existing use	Recreation Ground
Proposed use	Recreation Ground
Existing parking spaces	0
Proposed parking spaces	20
Parking standard	Individual assessment

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Flood Zone 2
Flood Zone 3
Scheduled Ancient Monument (Albury Farm Moat)
County Site of Archaeological Importance
Air Quality Management Area
Adjacent to Holmethorpe Sandpits Complex Site of Nature Conservation
Importance (SNCI)
Regeneration Area
Surface Water (High, Medium and Low)
Main River

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES2, DES3, DES8, DES9
Landscape & Nature Conservation Heritage	NHE1, NHE2, NHE3, NHE4, NHE9
Retail	RET1, RET5
Metropolitan Green Belt and Development outside Urban Areas	NHE5
Open Space and Recreation	OSR1, OSR3
Community Facilities	INF2

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Infrastructure	INF1, INF3
Transport, Access and Parking	TAP1
Climate Change Resilience and Flooding	CCF1, CCF2

5.4 Other Material Considerations

National Planning Policy Framework 2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Climate Change and Sustainable
Construction Supplementary
Planning Document
Outdoor Playing Space Provision
1996

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and
Species Regulations 2010

6.0 **Assessment**

6.1 The application proposes the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.

6.2 The main issues to consider are:

- Principle of the development
- Impact on the Metropolitan Green Belt
- Impact on existing sports provision
- Design appraisal
- Impact on neighbouring amenity
- Highway matters
- Trees and landscaping
- Archaeology and Scheduled Ancient Monument
- Ecology and biodiversity
- Flooding and drainage

Principle of the development

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- 6.3 The National Planning Policy Framework 2021 (NPPF) requires planning policies and decisions to achieve healthy, inclusive and safe places which encourage social interaction, and enable and support healthy lifestyles, particularly where this would help address identified local health and well-being needs, for example through the provision of safe and accessible green infrastructure, sports facilities.
- 6.4 Local planning authorities should ‘plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community’ (para 92-93).
- 6.5 The NPPF recognises the importance of access to high quality open spaces and opportunities for sport and physical activity with regards to the wider health and well-being of communities, and the potential of these spaces to deliver wider benefits for nature and support efforts to address climate change. Existing spaces should not be built on unless the resulting loss from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity, or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (para.98-99).
- 6.6 The Core Strategy policy CS2 (Valued landscapes and the natural environment) states that the Council will retain and enhance urban green spaces that make a positive contribution to the green fabric/green infrastructure network.
- 6.7 Policy CS12 of the Reigate and Banstead Core Strategy 2014 seeks to encourage and support proposals that would increase the range, improve the quality, or enhance the accessibility, of community and leisure (including sport, recreation, and cultural) facilities in the borough, and secure green infrastructure in line with the Councils’ Green Infrastructure Strategy to include provision of new open space and/or improvements to existing open spaces, the provision of and/or improvements to links between open space, and measures to link new and existing developments with open space.
- 6.8 Core Strategy objective SO4 seeks to achieve an overarching, multi-functional framework which links existing and planned communities through a connected, easily accessible green space network, whilst also respecting the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness. SO5 seeks to increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreational facilities which encourage walking and cycling, and SO8 looks to safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites, through responsible and positive design and management.

Development Management Plan objectives SC4 looks to protect the most valuable open space within the urban areas.

- 6.9 The above objectives would be achieved in part through Policy INF2 of the Reigate and Banstead Development Management Plan 2019 (DMP), which encourages the provision of new community, sports, and recreational facilities, provided that there is an identified local need which cannot be met from the use of existing stock of community premises, that the site is easily accessible to the local community, and the proposed development would have no adverse impact on the residential amenity or character of the area.
- 6.10 The proposed redevelopment of Merstham Recreation Ground would clearly meet the aims and aspirations of the above described policy framework. The Councils vision for the recreation ground is to be a flagship open space within the borough, that is accessible for all, and that can accommodate a range of needs to help improve health and wellbeing of users. The environmental regeneration will promote healthy activity and social engagement that is safe, and overall will create a place for local residents to feel proud of and would form a central hub within the community.
- 6.11 The proposal will comply with Core Strategy objective SO5 by improving the accessibility. The site currently has good north/south connectivity which the proposal will retain, but also introduce new east/west routes to improve the lateral connectivity. This includes a circular walking/running route. Overall, this will improve the accessibility for the site to encourage walking and cycling. With regards to the Core Strategy policy, CS2, the proposal seeks to make positive contributions to the green fabric by using strategic planting to improve the biodiversity and creating an attractive space for people to use.
- 6.12 There is clearly an identified need for community facilities in this location which is set to be rectified according to the proposal plans. The accessibility, as previously mentioned, will be enhanced, with added safety for pedestrians by way of pedestrian crossings and external lighting which will be controlled by a time clock to reduce light pollution for the surrounding residents. The proposed development will seek to improve the existing character and will provide substantial positive impacts to the surrounding residents. Therefore, the proposal will adhere to Core Strategy policy CS12 and associated objectives and DMP policy IF2.

Impact on the Metropolitan Green Belt

- 6.13 The site is located entirely within the Metropolitan Green Belt (MGB). Development within the MGB is, by definition, harmful unless justified by very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.14 Paragraph 149 of the NPPF explains that there are certain forms of development within the Green Belt that are not inappropriate. This includes

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the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

- 6.15 The proposal would see the introduction of new build form in to the recreation ground. The most substantial would be the new play and activity areas and pavilion to the central part of the site, with lesser contributions from the proposed new footpaths across and around the site and timber jetty in the south west corner.
- 6.16 The pavilion is of a contemporary design, with a maximum height of 4m. It would be single storey and sit on a footprint of approx.. 107 sq. metres. The materials palette would comprise a mix of horizontal sliding aluminium screening, smooth render and brickwork for the external walls, glazing, and aluminium cladding for the roof with an extensive living roof. Aluminium vents and solar panelling would also feature to the roof.
- 6.17 DMP policy NHE5 (Development within the Green Belt) allows for the replacement of buildings in the Green Belt subject to certain criteria. The current changing room facility is located to the west side of the site near to the residential dwellings at Albury Road. The Pavilion is set to replace the use of the changing room, but located at the heart of the site, away from the residential dwellings. The Pavilion will be a respectful design in consideration to the green belt openness, with a similar bulk and size to the current changing room facility. The new location of the pavilion will manage to reduce the impact on the openness of the green belt, and provide a permanent community use, away from neighbouring residents to reduce amenity impact. It is therefore deemed that the proposal will be acceptable under DMP policy NHE5.
- 6.18 The play and activity areas would feature a range of structures of varying heights, materials and colours, both for the equipment and surrounding surfacing. The proposed footpaths that cross the site, including across the moat to the north, would be a permeable resin bound surfacing of light colour. The parkour area would be on a rubber surface of mixed colours, whilst the re-surface MUGA area would be a blue coloured tarmac. Alongside the footpath running down the eastern side of the recreation ground would be the trim trail (outdoor exercise equipment) which would contribute a small amount of additional build form. The existing car park to the south west corner Merstham FC would be retained and re-surfaced.
- 6.19 It is considered that, whilst the additional structures would increase the amount of built form across the site, they would not give rise to substantial impact on the openness of the Green Belt. The majority of new additions would be sited fairly centrally within the site in close proximity to Merstham FC and existing residential development along Weldon Way and Albury Road (it is noted that these areas lie outside the MGB). This is a more appropriate location, meaning that the southern part of the site can remain more open, forming an appropriate transition to the countryside beyond. The scheme will

introduce new planting throughout the site, particularly to the east and south east of the site, which will assist in mitigating some of the modest impact on openness.

- 6.20 It is therefore deemed that the proposal will be acceptable with regard to impact on the openness of the Green Belt, so being an appropriate form of development and according with the requirements of the NPPF and Policy NHE5 of the DMP in this regard.

Impact on existing sports provision

- 6.21 Policy OSR3 of the DMP acknowledges that access to opportunities for engagement in outdoor sport and recreational activities can make an important contribution to the health and well-being of communities. Proposals for new or upgraded provision for outdoor sports and recreation, including buildings, structures, synthetic pitches and play equipment should:

1. Be of a scale and form which is appropriate to their location.
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.
3. Preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
4. Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site.'

Policy OSR 1 and Para 99 of the NPPF resist the loss of urban open space/playing fields unless the proposal is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

- 6.22 Existing sports pitch provision at Merstham Recreation Ground is comprised of three 11x11 football pitch, one 9x9 youth pitch, one 7x7 mini-soccer pitch and one 5x5 mini-soccer pitch (6 in total). In addition there is currently a tennis court and MUGA to the north east of the site. The tennis court has been assessed within the Councils' emerging Playing Pitch, Outdoor and Indoor Sports and Recreation Facilities Study (PPSRF study) as having a poor quality surface which limits use, whilst the MUGA is assessed as being standard quality with dimensions that limit football and basketball. There is also an existing changing facility that is assessed as being poor quality due to its' age, method of construction and current condition, in addition to a lack of accessibility and toilet provision, which is identified as a key barrier for girls and women's participation in football.

- 6.23 Both Merstham Football Club (which has an enclosed pitch adjacent to Merstham Rec) and Merstham Rec are important venues for playing adult and junior football within the Redhill sub area (identified in the Emerging PPSRF Study) and in the Borough. Merstham Rec is used for adult football, but it is also very important for junior male, female and mixed football teams and mini soccer.

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- 6.24 There is also an identified shortfall in the provision of cricket facilities for both grass and artificial grass matches for cricket within both the Redhill sub area (which includes Merstham) and the Borough as a whole.
- 6.25 The proposal with regard to football pitches would be the provision of two 11v11 pitch, one 9v9 pitch and one 5v5 pitch, meaning a loss of two pitches from the site. However, a replacement 7x7 pitch would be re-provided nearby at the Battlebridge Sports Ground which is within the same catchment and benefits from associated facilities. A condition is recommended to secure this.
- 6.26 Sport England considers any development proposals affecting playing fields in the context of the National Planning Policy Framework and against its own playing fields policy, which states the following:
- ‘Sport England will oppose the granting of planning permission for any development that would lead to the loss, or prejudice the use of:
- All or any part of a playing field, or
 - Land which has been used as a playing field and remains undeveloped, or
 - Land allocated for use as a playing field
- Unless, in the judgement of Sport England, the development as a whole would meet with one or more of five specific exceptions.”
- 6.27 Exception 4 states “The area of playing field to be lost as a result of the proposed development will be replaced prior to the commencement of the development by a new area of playing field:
- Of equivalent or better quality.
 - Of equivalent or greater quantity.
 - In a suitable location.
- 6.28 It is proposed to provide one replacement pitch at Battlebridge Athletics track due to the proximity to Merstham Recreation Ground. This site also provides car parking and changing/ toilet facilities. It will be located on the site of a former bowling green, which has not been used for approx.. 6 years. This is considered acceptable as the PPSRF states that there is neither latent nor future demand for bowling.
- 6.29 Exception 5 states: “The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
- 6.30 Contrary to Sport England’s view, when also considering recreational benefits, Officers consider that the proposals will bring about a net benefit to sports and recreational facilities within the Recreation Ground which include both formal specialist provision, as well as other ‘Active Environments’ that provide opportunities for informal and non-specialist activities for ‘Movement’

in line with Sports England's policy. The principal benefits that will be derived which will be a net benefit to sport include:

- The improvement of the quality of the existing retained grass football pitches which will increase capacity and offset the loss of a dedicated pitch;
- The improvement of the existing tennis court and MUGA, including increasing the size to meet sport England requirements, which will help to accommodate existing and new sports.
- The provision of a dedicated cricket pitch which will gain 60 seasonal match equivalent sessions to reduce existing deficits.
- The provision of vastly improved inclusive play for children, to achieve PIPA (Plan Inclusive Play Areas) Gold Accreditation in terms of accessibility.
- The provision of a new improved pavilion to provide improved changing rooms, public toilets and a café kiosk.
- The provision of a new a parkour course for young people.
- The provision of improved facilities including better footpaths for walking, cycling and scooting, as well as an outdoor gym and trim trail.

6.31 Additionally the Merstham Recreation Ground changing room facility and tennis courts are poor in quality. The poor changing room facility has been made apparent as East Surrey Girls Football Club no longer use Merstham Rec on a regular basis due to a lack of public toilet facilities.

6.32 The site currently does not have a cricket pitch and space for non-sport use for keeping fit. The Playing Pitch and Outdoor Sports Facilities Strategy identifies the lack of cricket pitches as a deficit provision for the area. The proposal identifies this need by introducing a new dedicated cricket pitch for use.

6.33 Whilst Sport England maintain their objection and do not consider that the benefits as outlined above and the proposed provision of a new pitch at Battlebridge Athletics Track would meet the requirements of the relevant Exception tests, Officers are of the view that when taken together, in the context of the demographics of the area, the proposals do clearly outweigh the harm by virtue of the lost 11x11 pitch and the relocated 7x7 pitch such that the proposal accords with the Framework and Development Plan policies. In further support of this view is the fact that there is likely to be a new all weather pitch at Merstham Park School, which has recently been awarded CIL funding, and that there is potential to meet demand from this and other school facilities. The demand is also related mainly to peak times with staggered kick offs or some team relocations elsewhere within the

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catchment allowing some potential to alleviate demand pressures, together with improved playing pitches, new drainage infrastructure and flood alleviation proposals offered by the proposals. Whilst there may be some temporary inconvenience to Merstham FC and other clubs currently utilising these pitches, including the fact that they are further from their current facilities, it makes sense for the locations proposed given that the more intensively used facilities will be nearer to the centres of population and benefit from better security and surveillance. The poor quality of the pitches and changing rooms have been highlighted by the Playing Pitch and Outdoor Sports Facilities Study 'Stage D' Report (December 2022) which sets out a variety of policy recommendations with regard to football facilities. In relation to enhancement of grass pitches Recommendation 3 is relevant – Improving existing 'poor' quality provision (page 90) states that "Improving the pitches at Kingswood Recreation Ground, Merstham Recreation Ground and South Park Recreation Ground would have the greatest impact on current deficiencies".

Design Appraisal

- 6.34 Policy DES1 of the DMP requires new development to promote and reinforce local distinctiveness and respects the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene. Development should 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. Policy OSR3 requires new outdoor sport and recreational facilities to be designed and sited to minimise visual obstruction, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected and be of a scale and form which is appropriate to their location.
- 6.35 The main activity areas (playground, parkour area, outdoor gym, tennis court and MUGA) would be located centrally within the site to form a focal point within the recreation ground centred around play and physical activity. The area would be linked into the rest of the site by the two main footpaths which cross the site diagonally and horizontally, linking this part of the site with the residential areas around the recreation ground.
- 6.36 Whilst the design of the pavilion would be contemporary there would not be an objection to this, and such an approach is supported by the Councils' supplementary planning guidance. The proposal is for a new, modern recreation ground and this would be reflected in the design of the pavilion. The green roof would be a positive and would meet the Councils aims of improving and enhancing biodiversity opportunities across the borough, as well as reflecting the ecological character of the surrounding nature reserves and meeting the wider ecological aims for the site. The siting and orientation of the pavilion facing toward the play areas would provide natural surveillance, and adjacent to the two main footpaths, would ease of access

for both pedestrians and maintenance vehicles, as well as connecting the core of the recreation ground with the surrounding residential areas.

- 6.37 The design of the proposed play equipment and other facilities would also be appropriate for a modern recreation ground. As stated earlier in this report the area has been designed to reflect quarrying heritage of Merstham, which serves to embed the recreation ground within the context of the local area. The use of natural materials also provides a link to the natural landscape and nature reserves beyond the site to the south. The play areas would feature tactile surfaces and encourage sensory play, which would be of great benefit to younger children and provides an educational element to the design. The palette and colour of materials would also be appropriate and would not result in harm to the character of the area.
- 6.38 The structures would be low scale and single storey in nature, which would be acceptable and appropriate given the open character of the site. The presence of new play and activity facilities would have a positive impact on the character of the area, as at present the site is under utilised and, due to a lack of facilities, is not contributing greatly to the character of the wider area. The footpath surfacing would be acceptable and would be typical of footpaths found within public parks, and the design of street furniture, which would be light timber benches with light metal framing, would also be acceptable. The number of footpaths would be fairly minimal and confined to the northern half of the site and the eastern edge, meaning the site would be predominantly soft vegetation of one form or another.
- 6.39 It is considered that the design and layout of the Recreation Ground would be acceptable and would constitute a significant visual improvement to both the its' character and its wider countryside and landscape setting. The proposal is therefore deemed to comply with policies DES1 and OSR3 of the DMP 2019 with regard to design.

Impact on neighbouring amenity

- 6.40 The improved existing tennis courts and MUGA would be in closest proximity to properties occupying Weldon Way, at a distance of approx... 34m at the closest point. The parkour area would be some 52m away and the play area in excess of 70m away. Whilst the improvements and additional facilities would undoubtedly result in an increase in activity at the site, it is not considered that this would result in unacceptable harm to the amenity of these properties and would be quite typical of such a community facility.
- 6.41 The existing sporting activities taking place at the recreation ground will continue and would not be substantially different to the current level of activity taking place on the existing pitches. Therefore it is not the view that there

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would be a greater level of disturbance generated that would be harmful to neighbouring residents.

- 6.42 The pitches will operate during daylight hours, and it is not proposed to incorporate any external lighting in the form of floodlights that may otherwise be harmful. Whilst some external lighting is proposed along footpaths this would be controlled by a timer and can be set to switch off at an appropriate time. A lighting plan would be required to be submitted via condition.
- 6.43 In view of the above it is not considered that the scheme would result in substantial harm to neighbouring amenity and would therefore comply with Policies DES1 and OSR3 in this regard.

Highway Matters

- 6.44 It is proposed to create and maintain two access points to/ from the recreation ground from Weldon Way to the eastern site. The initial proposals included two new vehicular access points to Weldon way, however following further engagement with the Councils' Greenspaces team, who manage and maintain the site, it was decided that these two access points will be pedestrian only. These will be secured with the introduction of fixed bollards.
- 6.45 Maintenance vehicles will continue to access the recreation ground by the existing access from Albury Road to the western side as they currently do, although a new alternative vehicular access is proposed at the end of Weldon Way. This will be controlled via a Swing Access Gate with locker. It is expected that this new access to be used only as alternative/secondary access or when the primary existing access from Albury Road is constrained.
- 6.46 Visibility splays and tracking plans have been provided for this access, which have been reviewed by the County Highway Authority (CHA) who are satisfied that vehicles can enter and exit the site and would not give rise to any highway safety issues.
- 6.47 Regarding parking, this will continue to be provided for by the existing small car park to the north west of the site, which is currently accessed via the vehicle entrance from Albury Road. Whilst this is a relatively small car park, parking currently takes place on an informal basis and there are not dedicated parking bays. The recreation ground is largely used by people who are local to the area and are able to walk to the recreation ground and it is likely that this would remain the case. Should parking be required the surrounding residential area, particularly Weldon Way, are uncontrolled and would be able to accommodate the modest amount of additional vehicle traffic likely to be generated. It is envisaged that the improved connectivity and footpath provision will encourage users to the Recreation Ground to

utilise more sustainable forms of transport such as cycling. Two cycle parking areas would be provided next to the pavilion and north of the playground adjacent to the new footpath.

- 6.48 In view of the above considerations the scheme would be acceptable with regard to highway matters and would comply with the requirements of Policy TAP1 of the DMP.

Trees and landscaping

- 6.49 Whilst it is proposed to remove 3 category C trees and 1 category U tree from the site, it is proposed to significantly improve planting and landscaping throughout the site by planting 15 new trees and numerous copses, as well as planting and landscaping around the playground and activity areas and improving planting around the Albury Moat to the north.
- 6.50 At present the majority of the trees on the Recreation Ground are located at its periphery along east and west edges. A significant avenue is orientated east-west along the existing footpath along a historic field boundary. A large group of category B trees is located along Redhill Brook to the west of the site. There is another significant category B group on the Albury Farm site to the north of the Rec. The majority of trees are category B and C. Two Category A specimens are located in the middle of the Rec and the Albury Farm site.
- 6.51 The trees present a significant asset for the Recreation ground, and there is an opportunity for significant additional tree planting as part of a long term tree strategy. Most of the existing trees within the site are to be retained, with two category C trees removed from the north east corner adjacent to Weldon Way to allow for the new footpath and drainage connection to be constructed. A replacement tree would be planted in this location. Two further trees (1 category C and one category U) would be removed from the south east corner adjacent to the water channel to accommodate a new footpath and woodland planting. All other trees within the site would be retained.
- 6.52 Extensive new planting will feature and would facilitate a key aim of the redevelopment which is to improve the ecological and biodiversity potential of the site. Areas of woodland planting will be found throughout the site, featuring native woodland species which will develop into copses providing refuge for wildlife and contribute an attractive woodland character to parts of the Rec.
- 6.53 A network of swale planting would be incorporated throughout to support sustainable drainage and will also be planted with native species which will thrive in wet conditions. A wetland meadow would be planted along and

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within the widened water channel to the south east. The playground will feature low maintenance native shrub planting and hedge to promote an attractive natural character and sense of enclosure to part of the central hub and future community garden.

- 6.54 An avenue of specimen trees will divide the playground from the parkour and MUGA/ tennis court areas. A small collection of orchard trees would feature to the west of the site adjacent to the existing access from Albury Road. The Albury Farm moats will be seeded with meadow species, which would serve to protect the medieval archaeology and enhance biodiversity.
- 6.55 The Councils Tree Officer has been consulted on the proposed tree removals and landscaping and has made the following comments:

The submitted arboricultural details are well presented and to the right standard. The few trees that are to be removed for the necessary access and landscaping are of a lower amenity value and condition and their loss should be readily compensated in the new planting. These details are not finalised though as full details on the access, demolition, service run lines and landscaping arrangements are not yet known. This could affect tree protection and other matters so a finalised Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) must be required by condition, as attached.

The landscape design statement includes details of woodland planting plans. On these it may be better to substitute the proposed horse chestnut for field maple or whitebeam for example. Horse chestnut is frequently subject to pathogens that can hinder establishment and cause problems for a maturing tree.

It could be better to include a broader variety of native species for the hedgerow planting rather than just using hawthorn (which is a very good hedgerow plant mind).

- 6.56 The proposed landscaping scheme would contribute significantly to the visual character and landscape quality of both the recreation ground and the wider area. The variety of planting would assist in improving the ecological potential of the site and would have significant biodiversity benefits, which would complement the Holmethorpe Sandpits Site of Nature Conservation Importance (SNCI) to the south of the site. In view of this the scheme is considered to comply with Policy NHE3 of the DMP 2019.

Archaeology and Scheduled Ancient Monument

- 6.57 The northern part of the site is occupied by what was formerly Albury farm, a Medieval moated Manor House which is a Scheduled Ancient Monument and within an Archaeological Area. The site is therefore protected by law and any disturbance of the ground in this area would require Scheduled Monument

Consent to be made before work can be carried out which might affect the monument, either above or below ground level.

- 6.58 In the NPPF it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para.189). Paragraph 194 of the NPPF (2021) requires that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.... Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment'.
- 6.59 As heritage assets are irreplaceable, any harm (including that to its setting) or loss should be minimised (para. 190). For proposals that lead to less than substantial harm your authority should balance this against the public benefit of the proposals (para 196).
- 6.60 In accordance with Policy NHE9 of the DMP 2019 development will be required to protect, preserve, and wherever possible enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings. All planning applications that directly or indirectly affect designated or non-designated heritage assets must be supported by a clear understanding of the significance, character and setting of the heritage asset. All development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high quality materials, design and detailing (form, scale, layout and massing). Development that would help secure the long term viable use and sustainable future for heritage assets, especially those identified as being at risk of loss and decay, in a manner consistent with its conservation will be supported. Proposals which retain, or if possible, enhance the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features in a manner consistent with its conservation, will be supported.
- 6.61 The proposals for this part of the site include the removal of the current tarmac pedestrian route which follows the western and northern banks of the moat. This area will be returned to grass. An existing and informal desire line which runs diagonally across the site will be formalised. The new path will be a resin bound gravel footpath, and there will be some requirement for minor excavation works during its installation. It is also expected that the path will need to be maintained. The new path will need to navigate the level changes which are associated with the bank and ditch for which boardwalks are proposed. The boardwalks will be supported on timber or composite posts

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driven into the ground. The ditches of the moated site will be planted with wetland tolerant species to encourage biodiversity, but the planting will also limit pedestrian access across other parts of the moat serving to limit the creation of new desire lines. Finally it is proposed that a seating area will be located in the middle of the moated site adjacent to the pathway, along with a heritage information sign.

- 6.62 The proposals have been reviewed by both Historic England and the County Archaeologist. Historic England raised no objection to the proposals, acknowledging that a heritage statement to support the application has been submitted in accordance with paragraph 194 of the NPPF. There will be disturbance from the proposals to the scheduled monument, however they advise that the works are reasonable, and overall they are positive for the ongoing protection and enjoyment of the monument and its presentation (paragraph 190 and 196 of the NPPF).
- 6.63 The current path does not make a positive contribution to the monument. Its replacement with grass will allow the banks of the moat to be viewed without the modern scar of the footpath. The existing desire line is resulting in erosion to the bank and ditch of the moat. Whilst the formalisation of this desire line will result in some harm, by impacts from its construction, the new boardwalk and structured pathway will ensure that visitor erosion across the banks, ditches and wider site is minimised.
- 6.64 The planting of meadow and wetland plants within the ditches of the moat will encourage biodiversity and limit pedestrian access across other areas of the bank and ditch which could result in erosion to the sensitive earthworks. However, it has been advised that a vegetation management plan for the site in its entirety is conditioned as part of any planning permission. This should secure ongoing vegetation management of all newly planted species and the existing vegetation of the site. An informative advising that scheduled monument consent (SMC) will be required for all elements of the work within the scheduled monument would be included should permission be granted.
- 6.65 A desk based archaeological assessment has been submitted, which has been reviewed by the County Archaeological Officer, and concludes that the level of below ground impact would be relatively small and confined to the foundations of the proposed pavilion and the excavation for swales for drainage. It is considered that in this case a program of trial trench excavation would be unreasonable and disproportionate but given the proximity to the Scheduled Site there is potential for archaeological features associated with the Manor to be present. Therefore a condition requiring the submission of a monitoring (watching) brief would be appropriate.

- 6.66 The proposals would have a positive impact on the character and setting of the Scheduled Ancient Monument. The introduction of a pathway and seating area would allow for people to have a greater level of interaction with this historic site and the proposed meadow planting around it would improve the setting of the historic realm in this location where at present the site is somewhat bare. The provision of a sign explaining the site would help to improve people's knowledge of its ' history which at present is not particularly well publicised. The proposals would meet the aims of securing the long term future of the heritage asset.
- 6.67 In light of the above considerations the proposals would meet the aims and requirements of the NPPF 2021 and Policy NHE9 of the DMP with regard to impact on heritage assets.

Ecology and Biodiversity

- 6.68 The site is adjacent to the Holmethorpe Sandpits Complex Site of Nature Conservation (SNCI), which is located to the south east of the Recreation Ground.
- 6.69 The environmental objective of the NPPF (para. 8) to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.70 Planning decisions should contribute to and enhance the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value, and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (para. 174).
- 6.71 Plans and decisions should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity (para. 179). Developments whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (para. 180.)
- 6.72 With regard to the SNCI, Policy NHE2 of the DMP requires development likely to have an adverse effect upon any site designated as a SNCI will only be granted where:

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- a. the need for, and benefits of, the development on that site clearly outweigh the impacts on nature and geological conservation features and community value; and
 - b. it is demonstrated that adequate mitigation of, or as a last resort, compensation for, the impact of the development will be put in place.
- 6.73 Throughout the borough development proposals will be expected to retain and enhance other valued priority habitats and features of biodiversity importance and be designed, wherever possible, to achieve a net gain in biodiversity. Where a development will impact on a priority habitat or species, or protected species, and mitigation cannot be provided on site in an effective manner, developers may be required to offset the loss by contributing to appropriate biodiversity projects elsewhere, in a location agreed with the Council.
- 6.74 The scheme has been reviewed by Surrey Wildlife Trust (SWT) who have provided comments on the following:
- 6.75 Bats – The ecology assessments submitted in support of the application have identified a likely absence of active bat roosts within the development site, however unidentified bat roosts may be present. Therefore a precautionary approach to construction works is advised and the provision of bat roosting opportunities as an integral part of the design would be encouraged. These would be secured by condition and informatives. The applicant is also advised to ensure that the scheme does not result in a net increase in artificial lighting at roosting and foraging places. It is not proposed to install artificial lighting throughout the site, with the exception of the proposed pavilion, which would result in minimal disturbance.
- 6.76 Hazel Dormouse – The ecology report has identified a likely absence of Hazel Dormouse within the site. However, the applicant should be aware that suitable habitat for hazel dormouse exists within the development site and that should hazel dormouse be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist. Again this would be included within an informative.
- 6.77 European Hedgehog - It is advised that measures to protect hedgehogs and their habitats by Ensuring the species can move across the landscape by creating gaps into all close boarded fencing, creating habitat connectivity across the landscape Creating a wild corner with minimal habitat management Incorporating hedgehog homes around the site. These measures would be secured by a further condition requiring the submission of a scheme to provide biodiversity benefits.

- 6.78 Great Crested Newts (GCN), and reptiles - Following the initial review of the submitted ecology report, SWT advised that presence/ likely absence surveys would be required to be submitted prior to determination in order to establish whether there would be any substantial impact. Regarding reptiles, these surveys have been submitted and are considered appropriate in scope and methodology and has identified a low population of Slow Worm at the site. An outline mitigation strategy has been submitted which is adequate to ensure reptiles are not harmed during the construction phase mitigates against loss of habitat. A finalised reptile mitigation strategy would be secured by condition prior to commencement of development.
- 6.79 Regarding GCN, a species presence was identified within an off-site pond to the south east of the site following eDNA testing. The ecology report advises that the population is likely to be small. It is proposed to split the implementation of the development into three phases, with the second phase being the works to the water channel to the south east, in closest proximity to the pond. An outline mitigation strategy for newts has been submitted. A population class size assessment has not been undertaken, however, PJC Consultancy (the ecologists for the applicant) advise that this is programmed for April and May 2023.
- 6.80 Given the above, i.e. the provision of an outline mitigation strategy in respect to GCN and the phased nature of the proposed development, it is recommended that the population class size assessment and implementation of the GCN mitigation strategy be subject to an appropriately worded condition i.e. prior to the commencement of phases 2 and 3. The condition would prevent works on phases 2 and 3 from commencing until a European Protected Species Mitigation Licence with respect to Great Crested Newts has been obtained from Natural England. This approach has been considered by SWT who are of the view that this would be acceptable.
- 6.81 Holmethorpe Park Site of Nature Conservation Importance (SNCI) - forms part of the Site (namely Phase 2 of the multi namely Phase 2 of the multi-phased development) and which is primarily designated for its breeding bird community. Works associated with Phase 2 of the proposed development, namely clearance of riparian habitat within and immediately bordering the drainage ditch within Holmethorpe Sandpits Complex SNCI, could therefore result in direct adverse impacts on a variety of protected and notable nesting bird species. Breeding bird surveys have not yet been carried out. It was therefore suggested that a condition requiring a breeding bird survey of Holmethorpe Sandpits Complex SNCI, with survey findings and recommendations in respect to any mitigation and compensation requirements, be submitted to and approved in writing by the local planning authority before any development in respect to Phase 2 is undertaken would be appropriate.

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- 6.82 Whilst such surveys would not normally be secured by condition, in this case it is considered that there would be exceptional circumstances. Firstly, proposed development primarily relates to drainage ditch restoration works within Holmethorpe Park SNCI only, and that the vast majority of semi-natural habitat with potential to support nesting birds (mainly ground-nesting birds due to the limited availability of aboveground vegetation) is anticipated to be retained. Secondly ditch restoration works have been scheduled to be undertaken during the winter period and therefore outside the key breeding period for most bird species. Direct adverse impacts on nesting/breeding birds, for example damage/destruction of active nests during ditch restoration works, are considered highly unlikely. Whilst some disturbance to foraging and nesting birds within the SNCI during development is likely during works, this can be suitably mitigated against, for example through the installation of an appropriately positioned temporary visual and noise screening barrier, as well as the strict implementation of noise control measures within the development footprint during restoration works. Final details of these mitigation measures would be secured by condition requiring the mitigation strategy to be submitted prior to the commencement of phase 2 and 3. SWT have reviewed this approach and consider it would be acceptable and would constitute exceptional circumstances in this case.
- 6.83 Biodiversity Enhancements - In order to improve the ecological potential of the site and increase the level of biodiversity, a condition requiring the submission of a scheme for biodiversity enhancements prior to commencement would be appropriate. Subject to compliance with this condition the development would comply with Policy NHE2 of the Development Management Plan 2019.
- 6.84 Considering all of the above, it is the view that the scheme would be acceptable with regard to ecology matters, and the scheme will enhance the existing and future biodiversity potential of the site. Subject to appropriate conditions and informatives, the development would meet the aims of the NPPF and Policy NHE2 of the DMP in this regard.

Flooding and Drainage

- 6.85 The majority of the site is in fluvial Flood Zone 3 (FZ3), with a narrow strip of FZ2 on the west boundary and FZ1 over a small part in the SE corner. The EA's historical flood map show a record of flooding along the watercourse along the west boundary with the majority to the east unaffected. There have been reports of poor drainage to the sports pitches.
- 6.86 Due to the location within FZ3, an area at the highest risk of flooding, the sequential test is required to be followed. Due to the nature of the proposed works, which can only take place in this location and cannot be provided elsewhere, the sequential test would be passed in this case. In accordance with the Planning Practice Guidance for the NPPF this development is classed as less vulnerable, and is an appropriate use for a flood zone, therefore the exception test does not need to be applied.

- 6.87 A site specific Flood Risk Assessment (FRA) has been submitted in support of the development, which confirms that the site is at medium risk of sea and river flooding, low risk of groundwater flooding, medium to low risk of surface water flooding, medium risk of flooding from existing sewers and drainage.
- 6.88 The Recreation Ground has watercourses defining its west and southeast boundaries. The western watercourse is a culverted stream which emerges above ground to the north west edge of the Recreation Ground. Another drain runs beneath Weldon Way before emerging as an open channel along the south -east edge of the site. This drain seems to serve the dwellings in Weldon Way, Sutton Gardens and Taynton Drive – and possibly St Nicholas School. These drains join close to the SE corner and the stream discharges into Redhill Brook approximately 180m further to the southeast. Redhill Brook is a tributary of the River Mole, in turn a tributary of the Thames.
- 6.89 Merstham Recreation Ground is generally flat with a gentle gradient from north to south. The ground levels range between 83.7m AOD and 80.0m AOD approximately. The sports pitches have a suitably gentle gradient.
- 6.90 The proposed development would result in an increase in the impermeable area of 224 sq. metres, however it is proposed to attenuate all of the surface water run-off from all of the proposed development prior to discharging off-site. A Sustainable Drainage System (SUDs) hierarchy has been followed in applying the use of sustainable drainage techniques to the proposed scheme. Specifically it is proposed to incorporate green roofs, filter strips and swales, permeable surfaces, and tanked systems.
- 6.91 It is proposed to lay a new drainage network to convey the surface water run-off to the existing open water channel to the south east corner of the site, which discharges directly onto the adjacent field which is a designated flood plain. Swales and tanked systems will act to store water and cleanse run-off, and permeable surfaced play areas will allow water to infiltrate in to the granular sub-base. The swales will provide storage whilst the flow is attenuated to the greenfield run-off rate, so that the resulting discharge rate will not be greater than the present situation. The benefit of swale is that the water will be treated, thus improving the quality of the water entering the channel.
- 6.92 The FRA and drainage strategy have been reviewed and assessed by both the Environment Agency and Lead Local Flood Authority and, following requests for additional information and clarification, are satisfied with the proposals. A condition requiring the submission of a finalised drainage scheme would be secured by condition.
- 6.93 Subject to compliance with this condition, the scheme would be acceptable with regards to flooding and drainage and would comply with the requirements of the NPPF and associated Planning Practice Guidance and Policy CCF2 of the DMP.

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CONDITIONS

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

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

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

Plan Type	Reference	Version	Received
Proposed Plans	TM-494-LA-120	C	16.05.2022
Other Plan	TM-494-LA-132		23.03.2022
Arboricultural Plan	TM-494-LA-131	C	23.03.2022
Arboricultural Plan	TM-494-LA-130	C	23.03.2022
Site Layout Plan	TM-494-LA-126	C	23.03.2022
Site Layout Plan	TM-494-LA-125	C	23.03.2022
Site Layout Plan	TM-494-LA-124	C	23.03.2022
Site Layout Plan	TM-494-LA-121	C	23.03.2022
Site Layout Plan	TM-494-LA-120	C	23.03.2022
Other Plan	1314-PL-20		23.03.2022
Elevation Plan	1314-PL-15		23.03.2022
Floor Plan	1314-PL-11		23.03.2022
Floor Plan	1314-PL-10		23.03.2022
Site Layout Plan	TM-494-LA-119		23.03.2022
Location Plan	TM-494-LA-118		23.03.2022
Detailed Technical Plan	A7591-1620	T2	15.11.2022
Site Layout Plan	TM-494-LA-150	C	01.12.2022
Detailed Technical Plan	TM-494-LA-120	A	15.11.2022

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

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

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

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

4. Phase One as stated on the submitted plan numbered TM 494 LA 150 Rev C shall not be commenced unless and until the bollards shown on plan TM 494 LA 120 Rev A have been erected at the locations shown on the approved plan.

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

5. Notwithstanding the submitted plan A7591 1620 Rev T2 Phase One as stated on the submitted plan numbered TM 494 LA 150 Rev C shall not be commenced unless a revised plan showing the location of the gate opening into the site has been provided in accordance with a revised scheme to be submitted to and approved in writing with the Local planning Authority. The gates shall thereafter always open into the site and the site lines shall not be obstructed by any obstacles hanging lower than 2.0 metres high above the ground and standing higher than 0.6 metres high above the ground.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. 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)
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway

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- (i) before and after construction condition surveys of the highway and a commitment
- (k) on-site turning for construction vehicles

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

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

7. No development shall commence including any partial demolition or groundworks preparation until a detailed, scaled and finalized Tree Protection Plan (TPP) and the related 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 and design of foundations, service routings and drainage runs. 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 policies NHE3 and DES1 of the Reigate and Banstead Borough Local Plan adopted September 2019.

8. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by a preliminary ecology appraisal, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

9. No development shall commence until an appropriately detailed Construction and Environment Management Plan (CEMP) detailing how habitats and species will be protected from any adverse impacts as a result of construction has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

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

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

10. Prior to commencement of development, a Sensitive Lighting Management Plan (SLMP) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

11. Prior to commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be 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 Ecology Report prepared by PJC Consultancy ref: 4723E/21 and should include but not be limited to the 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 5 year period)
- G) Details of the organisation or body responsible for the plan

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- 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 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.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. Development in respect to Phase 2 and 3 shall not commence until a breeding bird survey of Holmethorpe Sandpits Complex SNCI has been completed, with survey findings and recommendations in respect to any mitigation and compensation requirements submitted to and approved in writing by the local planning authority before any development in respect to Phase 2 is undertaken.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. Development in respect to Phase 2 and 3 shall not commence until a Great Crested Newt (GCN) mitigation strategy has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

14. Development in respect to Phase 2 and Phase 3 shall not commence until a Great Crested Newt (GCN) class size survey has submitted to and approved in writing by the local planning authority.

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

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

15. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme 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 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 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum staged discharge rate of 1:1 year 4.0l/s, 1:30 year 7.5l/s, 1:100 year 8.7l/s, 1:100 year + 40% CC 10.5 l/s.

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.).

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).

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

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

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Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

17. Finished floor levels for the proposed buildings shall be set in accordance with the updated Flood Risk Assessment (dated 05/09/2022) at no lower than 82.86 metres above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development in accordance with the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan 2019.

18. Compensatory storage shall be provided in accordance with the updated Flood Risk Assessment (dated 05/09/2022) on page 12.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of floodwater is provided, in accordance with the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan 2019.

19. The development shall take place in accordance with an acceptable programme of archaeological monitoring as set out in a Written Scheme of investigation which has been submitted by the applicant 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 the Reigate and Banstead Development Management Plan Policy NHE9.

20. Prior to commencement 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.

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

21. Prior to commencement of development a Waste Management Plan which demonstrates that waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary and opportunities for re-use and recycling of construction,

demolition and excavation residues and waste on the application site are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020.

Reason: In order to meet the requirements of Policy 4 of the Surrey Waste Local Plan (SWLP) regarding the re-use of waste.

22. Prior to the commencement of development, details shall be submitted to and approved by the local planning authority of a timetable for the reprovision of football pitches on and off-site, including the replacement 7x7 pitch at Battlebridge, in order to maintain continuity of use as far as possible. Development shall be carried out strictly in accordance with the approved timetable.

Reason: In order to minimise the duration whereby any football pitches are unavailable for use with regards Development Management Plan policies OSR1 and OSR3.

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 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;

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- (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 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.
5. 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.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

8. 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.
9. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The 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.
12. 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.
13. Biodiversity enhancements – with regard to condition 8 the Council expects the applicant to provide an appropriately detailed document to demonstrate that a measurable net gain (not just compensation), secure for the life time of the development, is achievable. The applicant may wish to use an appropriate metric such as the DEFRA Biodiversity Metric 2.0 to demonstrate how the site will provide biodiversity net gain. If net gain cannot be met this must be fully justified.
14. Where Great Crested Newts (GCN) are identified within the site boundary during development, the applicant must stop work and contact Natural England immediately to discuss the potential requirement to apply for a European Protected Species Licence.
15. It is advised that measures to protect hedgehogs and their habitats by Ensuring the species can move across the landscape by creating gaps into all close boarded fencing, creating habitat connectivity across the landscape Creating a wild corner with minimal habitat management Incorporating hedgehog homes around the site.
16. 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.

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17. The applicant should be aware that suitable habitat for hazel dormouse exists within the development site and that should hazel dormouse be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.
18. 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 our website.

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.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
19. The applicant is advised the scheduled monument consent (SMC) will be required for all elements of the work within the scheduled monument. Works to a scheduled monument without SMC in place constitute a criminal offence.
20. The applicant is encouraged to continue work associated with securing new football pitches and enhancing the use of, and facilitating improvements to, existing facilities in the local area.

REASON FOR PERMISSION

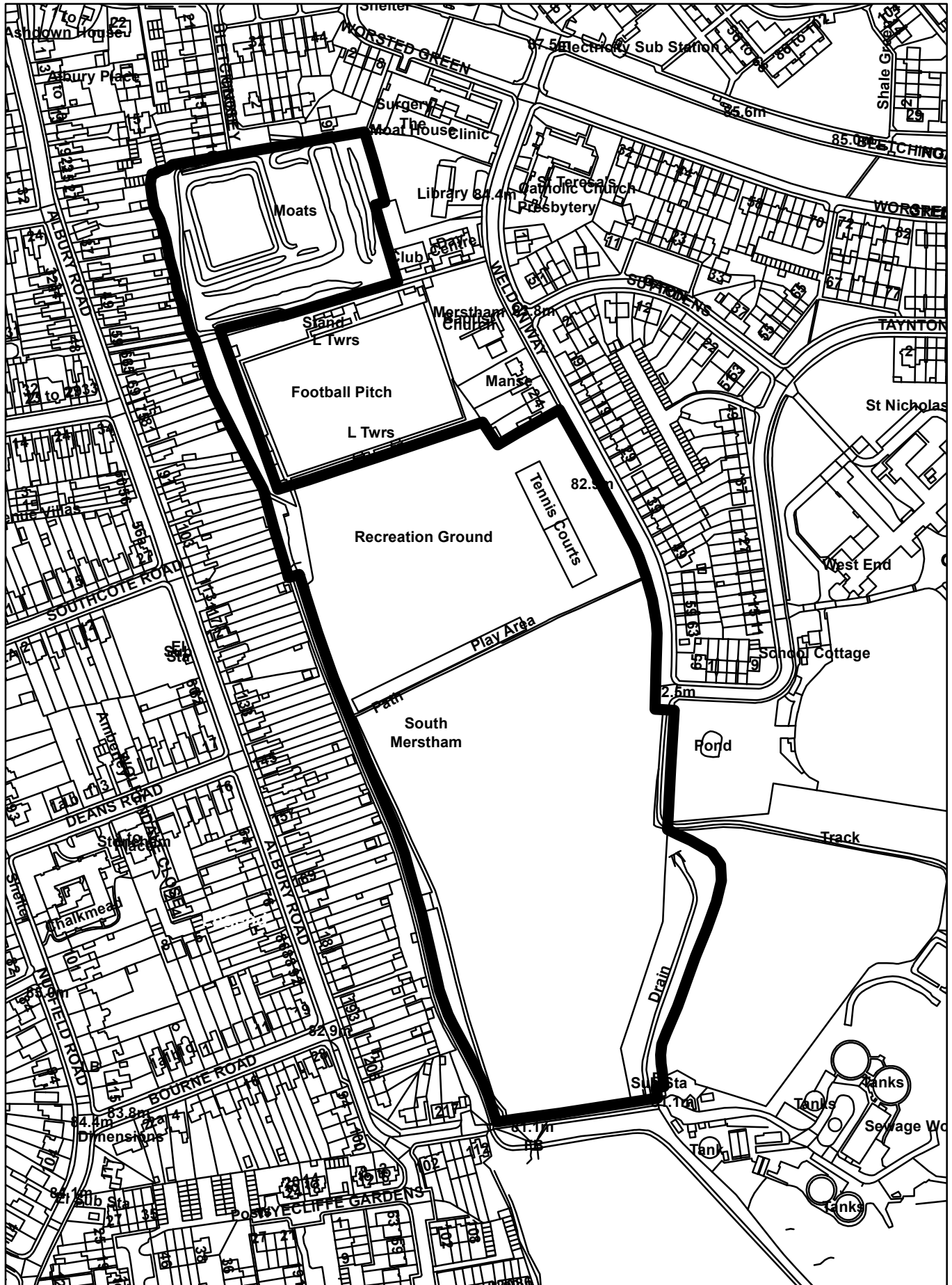
The development hereby permitted has been assessed against development plan policies DES1, DES2, DES3, DES8, DES9, NHE1, NHE2, NHE3, NHE4, NHE9, RET1, RET5, NHE5, OSR1, OSR3, INF2, INF1, INF3, TAP1, CCF1, CCF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

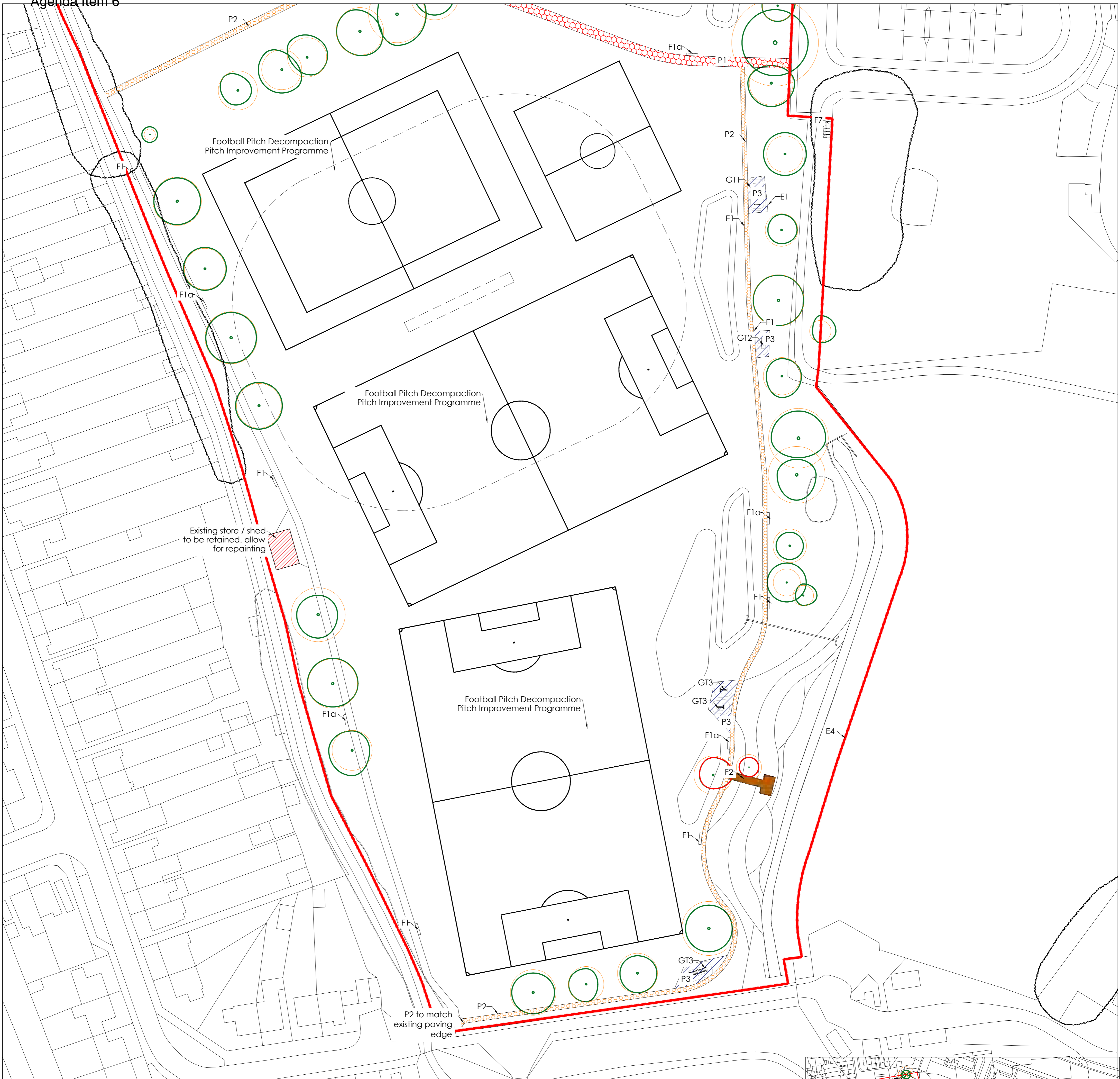
Proactive and Positive Statements

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.

22/00685/F - Playground, Merstham Recreation Ground, Albury Road, Merstham

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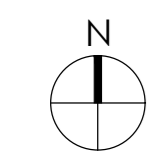
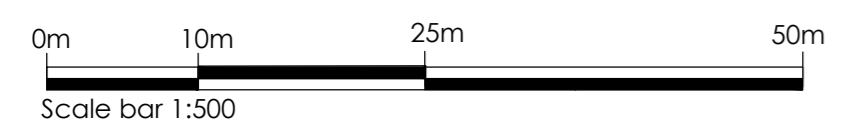
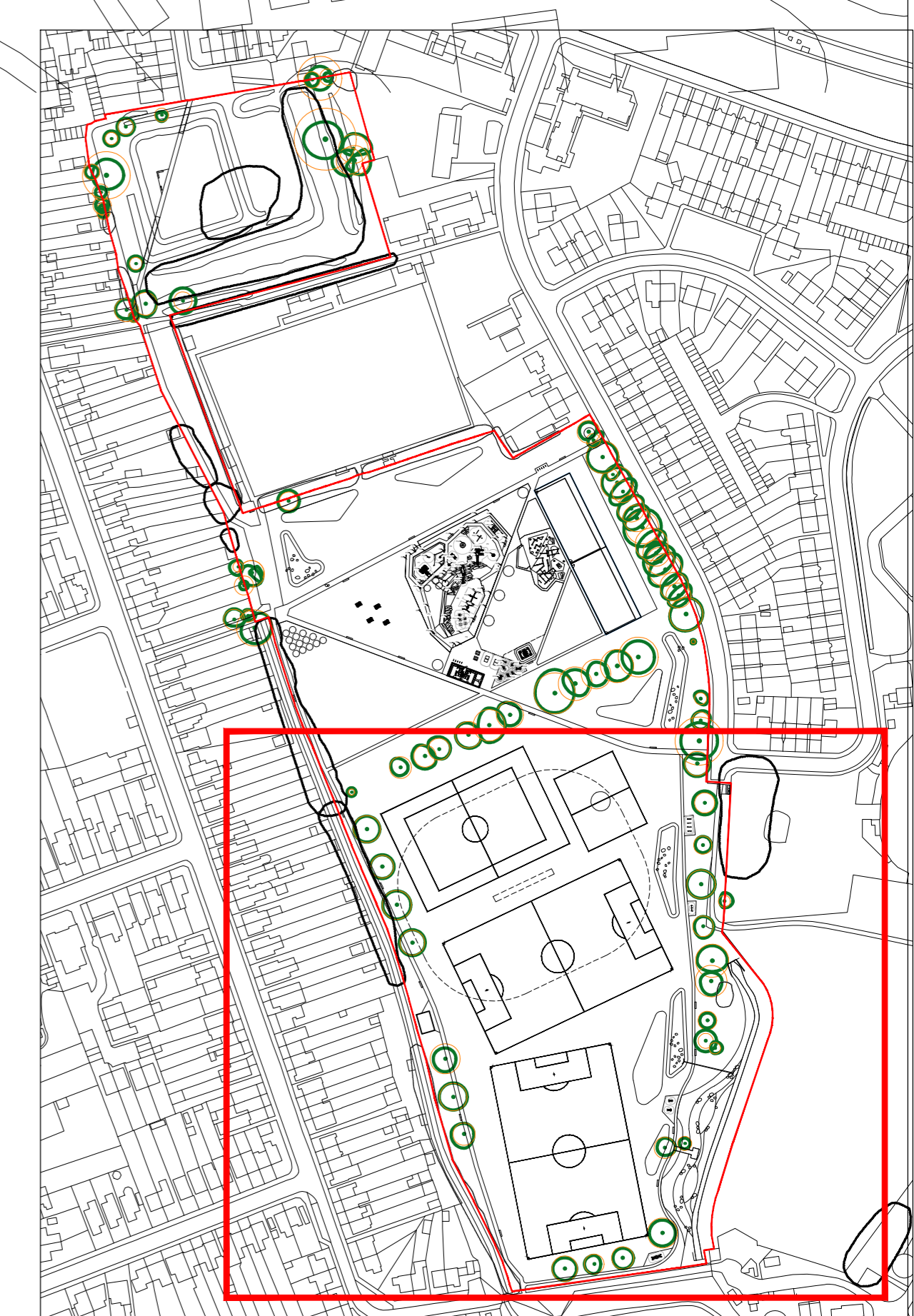




- Paving**
- P1 Footpath - Vehicle grade. Resin bound permeable build-up, 40mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terraabase Geofabric; To Laid on include 150 -22mm Terrabase of MOT Type 3 sub-base.
 - P2 Footpath - Pedestrian grade. Resin bound permeable build-up, 30mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terraabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.
 - P3 Tigermulch to firm trail- Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base
 - P4 Parkour and gym area - wetpour surface 70mm rubber wearing course on rubber base, designed to 2.5m high critical fall height; 3 colour mix all be Playtop
 - P5 Proposed MUGAs and tennis - coloured tarmac, Ullicolour Porous by Ullicolour or equal and approved, 6mm aggregate size, Colour: Buff Quartzite, PSV 57. Allow for contrast colour markings, colour white, Build-up to engineer's details.
 - P5a resurface existing tennis court and tie into new subbase with surface finish to match P6
 - P6 Resurfacing existing car park area - tarmac wearing course

- Edges and Boundaries**
- E1 British Standard flush square edge concrete kerb by Marshalls Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey
 - E2 Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish black RAL 9005, 30% gloss.
 - E3 Muga Fence - 3m high weldmesh fencing with inset goals, black finish.
 - E4 Chestnut pale fence

- Furniture**
- F1 Greengate bench by Baileystreetscene Galvanized steel base and Iroko timber top
 - F1a Greengate seat by Baileystreetscene Galvanized steel base and Iroko timber top
 - F2 Deck to waters edge Oak frame, Seasoned douglas fir boards and upstand edge, 100mm, Oak balustrade and handrail, 1100mm high Allow 2no. life rings
 - F3 Sheffield Cycle Stand Broxap, Roof Fixed, galvanised, senior 800mm
 - F4 Picnic table H-Frame Picnic Table by broxap
 - F5 Table tennis - park outdoor Table by Comilleau
 - F6 Greengate picnic set by Baileystreetscene Galvanized steel base and Iroko timber top
 - F7 timber clad structure 2m high, with 4no., individual doors for each bin, to include digi lock to each door. To accommodate 3x 360L wheelee bins (for food, plastic/metal and paper) + 1x 1100L wheelee bin for normal waste) individual compartments. Green roof. On concrete apron, extents as shown.
- Trim trail**
- GT1 Over & Under by Kompan Inground colour Orange ref.FSW21400-0901
 - GT2 Pull Up Station by Kompan Pro Inground colour Orange ref.FSW20801-0901
 - GT3 Declining Bench by Kompan Inground colour Orange ref.FSW20400-0901
 - GT4 Double Overhead Ladder by Kompan Inground colour Orange ref.FSW21300-0901



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2022/11/03	AB	Updated Footpath and bins location	C	TS
2022/10/08	AB	Updated footpath	B	TS
2022/09/21	AB	For information	A	TS

CLIENT
RBBC
PROJECT TITLE
Merstham Recreation Ground

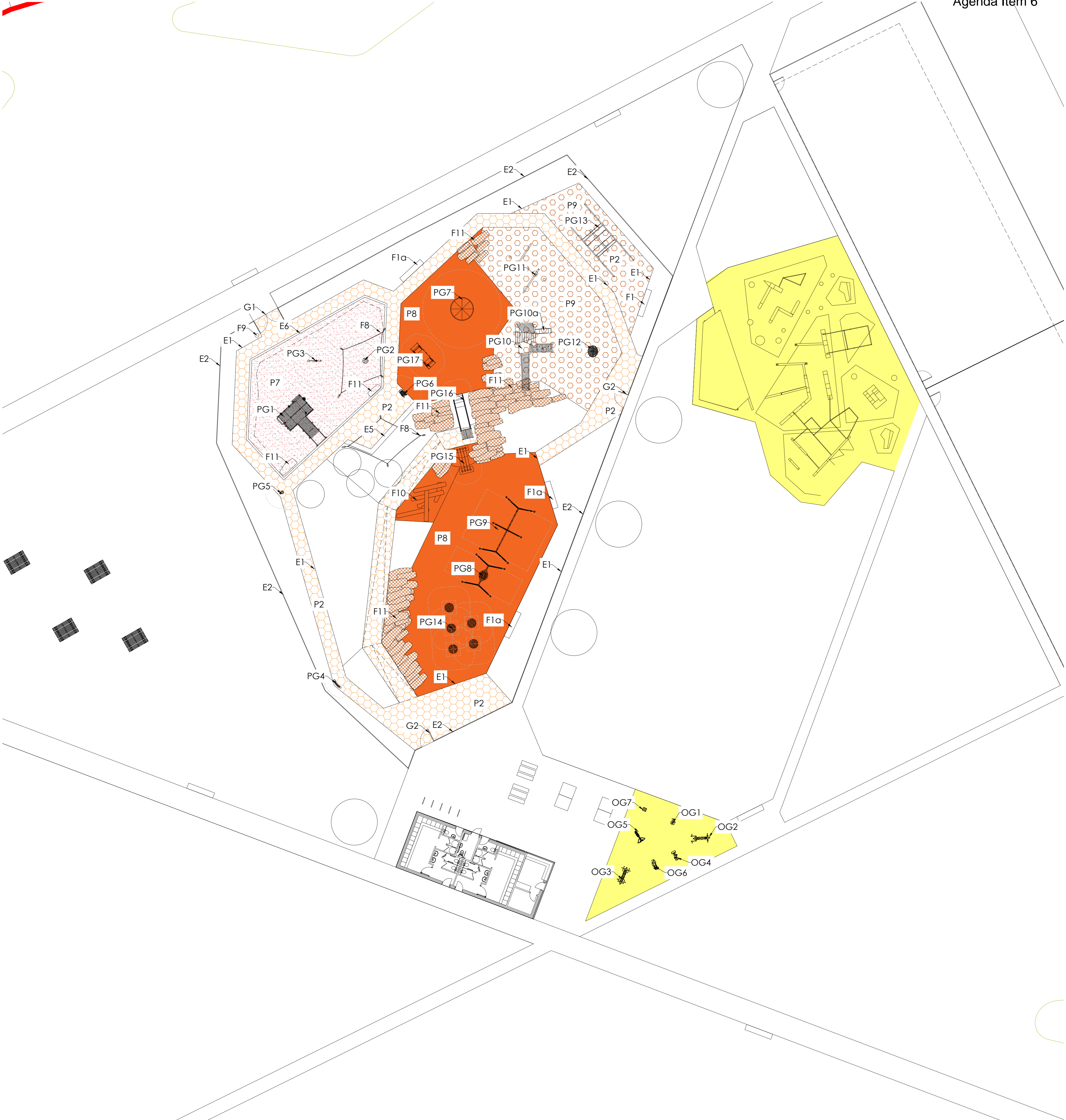
DRAWING TITLE
Materials GA 2
DRAWING STATUS
For Planning

DRAWING SCALE:
1:500
PAPER SIZE:
A1
DRAWN BY:
AB
CHECKED BY:
TM
DRAWN DATE:
21.09.2021
CHECKED DATE:
21.09.2021

DRAWING NUMBER:
TM-494-LA-121

REVISION:
C





Play ground Paving

ref.FSW21300-0901

P2 - Pedestrian grade, Resin bound permeable build-up, 30mm layer grave 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrip and Terraabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.

P7 - Sand - Play grade silica sand, 0.125mm - 2mm grain size minimum 500mm depth 300mm gravel drainage layer wrapped in geotextile membrane with positive drainage, to engineer's specification.

P8 - Tigermulch - Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base.

P9 - Loose bark mulch - Pine play bark by Playbark, or equal and approved, To comply with BS EN 1177:2008 and BS EN 4790: 1987. Thickness: minimum 300mm; Sub-base to engineer's details.

Edges and Boundaries

E1 - British Standard flush square edge concrete kerb by Marshalls Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey

E2 - Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.

E5 - Low brick wall 400mm high to match pavilion plinth, timber top seat to fixed to wall

E6 - In situ colored concrete, to form 500mm upstand. Varying profile - vertical to 1:3 slope to include quarries boulder

Gates

G1 - Double gate 2m wide - (2x1m wide gate) Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.

G2 - Single Gate - 900mm wide Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.

Furniture

F1 - Greengate bench by Baileystreetscene Galvanized steel base and Iroko timber top

F1a - Greengate seat by Baileystreetscene Galvanized steel base

and Iroko timber top

F8 - Sunshade sail - dragon sunshade with posts by Kompan 912 x 564 x 339 cm, Robinia wood Unpainted, with steel foundations, NRO208-1002

F9 - Water Fountain - Halsey Taylor 4420-BF1UD8 Endura II Tubular Outdoor Bottle Filling Station.

F10 - Felled Logs - fixed to concrete base infill with tiger mulch, arranged to provide climbing opportunities

F11 - Boulder - Slabby Sandstone Rockery by CED stone 1.5 to 3m long

Play equipment

PG1 - Sand and mud play unit Gran Paradiso by eibe 51153001100 with stainless steel fittings

PG2 - Rotating sand table By Kompan, inground ref. PCM501-0501

PG3 - Spoon by Jupiter, anchoring in solid grounds by burying or optional with concrete foundation ref. 50000100

PG4 - Sound island Clappo By eibe ref. 5604500

PG5 - Sound island Monk By eibe ref. 5604490

PG6 - Sound island Stream By eibe ref. 5604440

PG7 - Turntable 2.5m By Jupiter, Stainless Steel Fixings ref. 9044601250

PG8 - Swing Kondor with nest seat Ø 100 By eibe ref. 51007301100

PG9 - Quadruple swing frame Kondor By eibe ref. 51016001100 2x flat seat and 2x toddler seat

PG10 - Spielanlage Immenstadt by Russell play, Constructed in robinia and

PG11 - Liana by Russell play, stainless steel, powder coated aluminium, EPDM & steel core rope ref. 95.190.605

PG12 - Access Whirl, by Russell play Constructed in steel core rope, galvanised & powder coated steel ref. CA-02-0001

PG13 - Viper By hags, Cast In Place ref. H8062081

PG14 - Trampoline Crater round by Hags ref. TRAM8066469

PG15 - Climbing ropes, by Richter Spielgerate ref. 6.51815

PG16 - Stainless steel double embankment slide, 1450mm height with, hill platform for normal and tubular slides, Eibe, ref 54010512100 and stainless steel bar M573380 with Hill platform for wide wave slide by eibe ref. 5452335

PG17 - Multi seesaw By Kompan, inground ref. KPL116-0412

Outdoor Gym

OG1 - Power smart hand bike by Tgo ref. TGO908

OG2 - Spinning Bike by Tgo ref. TGO970

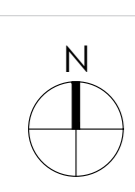
OG3 - Chest Press/Seated Row by Tgo ref. TGO835

OG4 - Lat Pull Down/Shoulder Press by Tgo ref. TGO825

OG5 - Rower by Tgo

OG6 - Cross Trainer by Tgo ref. TGO861

OG7 - Gym Sign - Post by Tgo ref. TGO889



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/10/08	AB	Updated Playground size and equipment	C	TS
2021/10/08	AB	Updated Playground scheme and tables	B	TS
2021/09/01	AB	For information	A	TS

CLIENT
Reigate and banstead council
PROJECT TITLE
Merstham Recreation Ground

DRAWING TITLE
Playground and outdoor gym material GA
DRAWING STATUS
For Planning

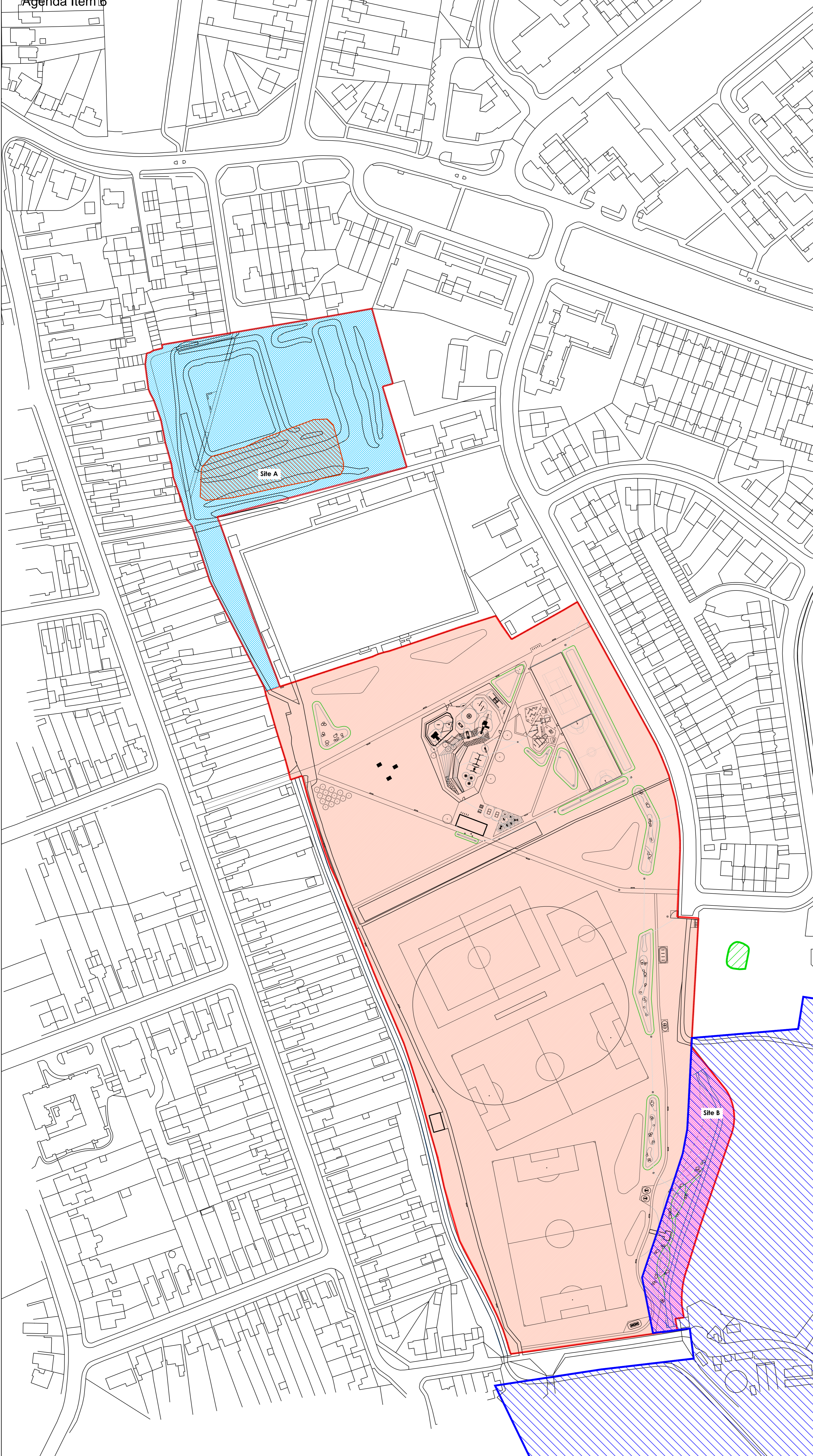
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AB
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DRAWN DATE:
17/08/21
CHECKED DATE:
17/08/21

DRAWING NUMBER:
TM-494-LA-124
REVISION:
C
Turkington Martin LANDSCAPE ARCHITECTS ©

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Studio 3.04 Chester House, Kennington Park
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E: studio@turkingtonmartin.com



- PHASE 1**
Main Works
 (retaining the existing boundary to the water channel)

Estimated Works : June 2023 - March 2024

Proposed works to include:
 Pavilion
 New footpaths
 Play and Youth Area
 Planting
 Swales
 Trim Trail and Outdoor Gym

- PHASE 2**
Water Channel

Ecological surveys : March 2023 - May 2024
Estimated works : September 2023 - March 2024

Proposed works to include:
 Earthworks
 Planting
 Timber platform

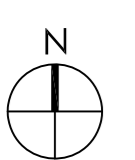
- PHASE 3**
Moats Site

Estimated works (subject to budget) : September 2023 - March 2024

Proposed works to include:
 New path
 Seating area
 Planting
 Interpretation signage

- Ecology Receptor 1**
Holmethorpe Sandpits Complex Site of Nature Conservation Importance (SNCI)

- Ecology Receptor 2**
Water body - WB2
Receptor Site



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2022.11.29	AB	Receptors, proposed works and programme added	C	TS
2022.07.12	AB	Footpath alignment amendment	B	TS
2022.07.11	AB	Border colours, trees added	A	TS

CLIENT

 PROJECT TITLE
Merstham Recreation Ground

DRAWING TITLE
Phasing Plan
 DRAWING STATUS
 --

DRAWING SCALE:
1:1000
 PAPER SIZE:
A1

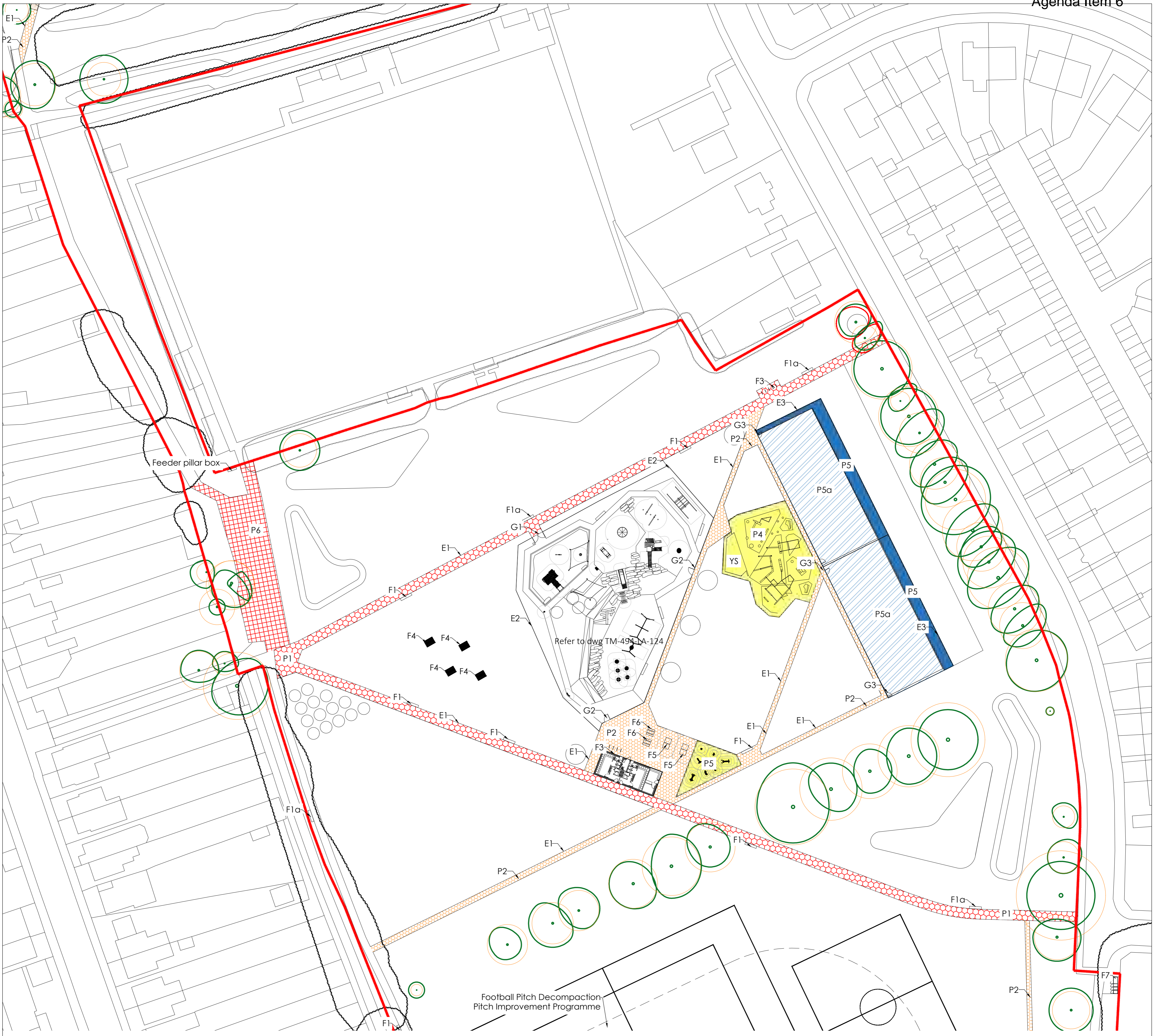
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08.07.2022
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TM-494-LA-150

REVISION:
C





Paving

- P1 Footpath - Vehicle grade. Resin bound permeable build-up, 40mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terrabase Geofabric; To Laid on include 150-22mm Terrabase of MOT Type 3 sub-base.
- P2 Footpath - Pedestrian grade. Resin bound permeable build-up, 30mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terrabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.
- P3 Tigermulch to trim trail- Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base
- P4 Parkour and gym area - welpour surface 70mm rubber wearing course on rubber base, designed to 2.5m high critical fall height; 3 colour mix all be Playtop
- P5 Proposed MUGAs and tennis - coloured tarmac, Ullicolour Porous by Ullicolour or equal and approved, 6mm aggregate size, Colour: Buff Quarzite, PSV 57, Allow for contrast colour markings, colour white, Build-up to engineer's details.
- P5a resurface existing tennis court and tie into new subbase with surface finish to match P6
- P6 Resurfacing existing car park area - tarmac wearing course

Edges and Boundaries

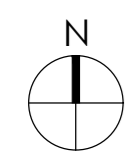
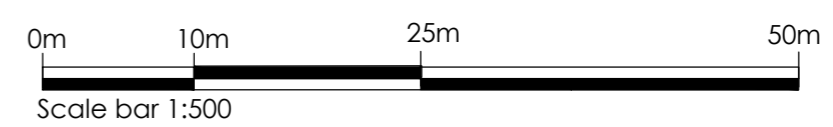
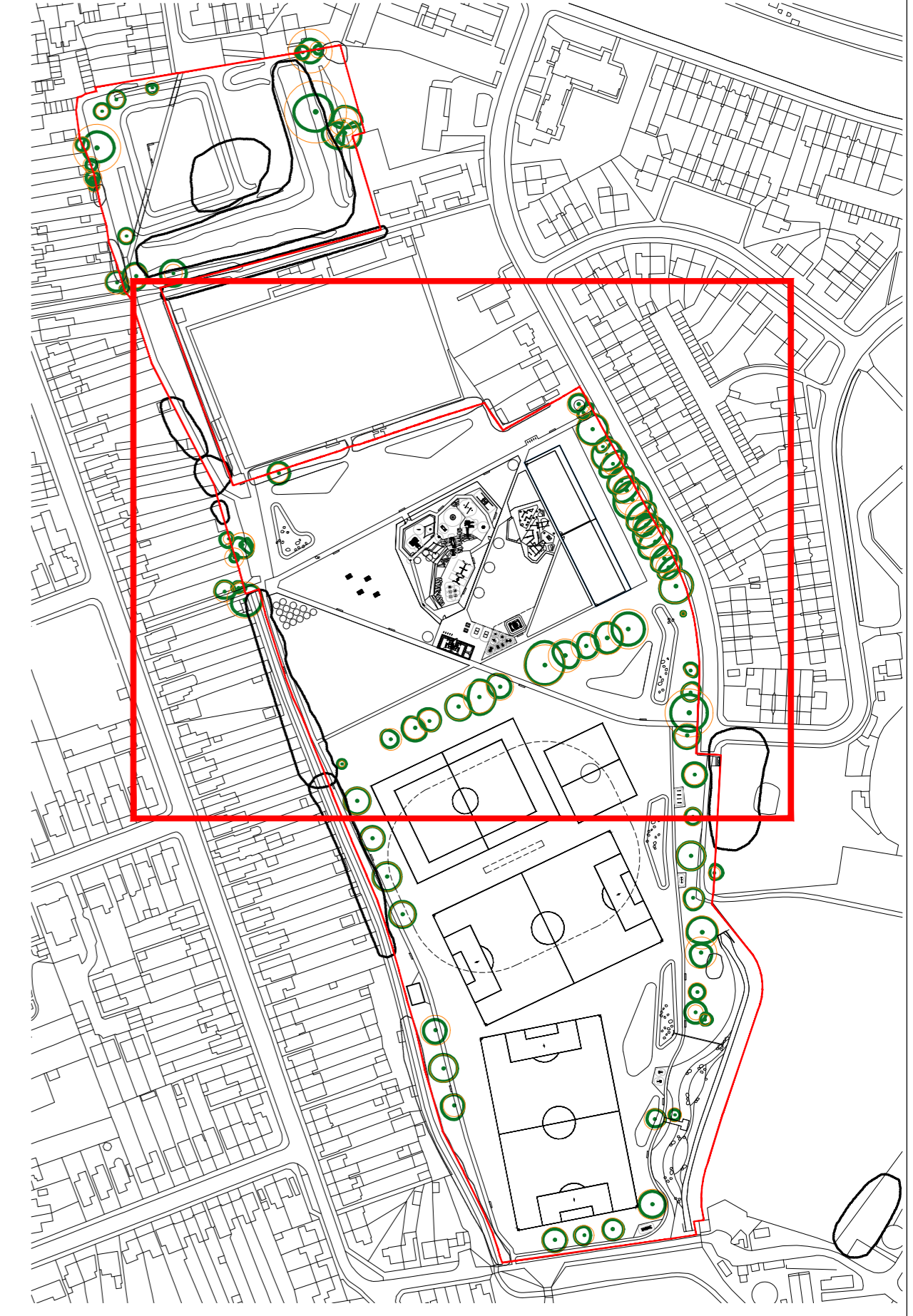
- E1 British Standard flush square edge concrete kerb by Marshalls Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey
- E2 Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish black RAL 9005, 30% gloss.
- E3 Muga Fence - 3m high weldmesh fencing with inset goals, black finish.
- E4 Chestnut pale fence

Gates

- G1 Double gate 2m wide - (2x1m wide gate) Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- G2 Single Gate - 900mm wide Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- G3 Pedestrian gate to muga and tennis court

Furniture

- F1 Greengate bench by Baileystreetscene Galvanized steel base and iroko timber top
- F1a Greengate seat by Baileystreetscene Galvanized steel base and iroko timber top
- F2 Deck to waters edge Oak frame, Seasoned douglas fir boards and upstand edge, 100mm, Oak balustrade and handrail, 1100mm high Allow 2no. life rings
- F3 Sheffield Cycle Stand Broxap, Root Fixed, galvanised, senior 800mm
- F4 Picnic table H-Frame Picnic Table by broxap
- F5 Table tennis - park outdoor Table by Cornilleau
- F6 Greengate picnic set by Baileystreetscene Galvanized steel base and iroko timber top
- F7 Timber clad structure 2m high, with 4no. individual doors for each bin, to include digi lock to each door. To accommodate 3x 360L wheelie bins (for food, plastic/metal and paper) + 1x 1100L wheelie bin for normal waste) individual compartments. Green roof. On concrete apron, extents as shown.



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/11/03	AB	Updated Parkour area and footpath	B	TS
2021/10/08	AB	Updated Parkour area Outdoor table	B	TS
2021/09/21	AB	For information	A	TS

CLIENT
RBBC
PROJECT TITLE
Merstham Recreation Ground

DRAWING TITLE
Materials GA 1
DRAWING STATUS
For Planning

DRAWING SCALE:
1:500
PAPER SIZE:
A1
DRAWN BY:
AB
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TM

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21.09.2021
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21.09.2021

DRAWING NUMBER:
TM-494-LA-120

REVISION:
C

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The Albury Farm moats

P2 - Pedestrian grade, Resin bound permeable build-up, 30mm layer grave
6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey;
Addagrip and Terraabase Geofabric; To Laid on include 100mm Terrabase of
MOT Type 3 sub-base.

F1a - Greengate seat by Baileystreetscene Galvanized steel base
and Iroko timber top

F12 - Timber bridge

F13 - Heritage Information point

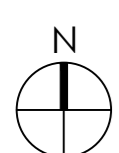
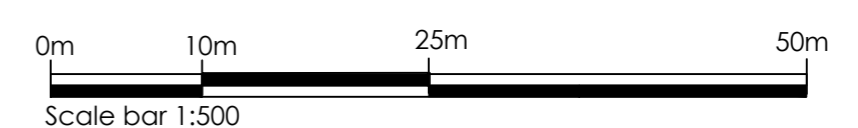
E1 British Standard flush square edge concrete kerb by Marshalls
Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey

WM - Wetland Meadow 570 m2

100% to be seeded, Wetland meadow seed mix, 4g/m².
Emorsgate EM8 - Meadow Mixrure for Wetlands or equal
approved



Location Plan 1:2500



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/10/08	AB	Updated DWG, base and hatches	C	TS
2021/10/08	AB	Updated Playground planing, turf and hedges	B	TS
2021/09/21	AB	For information	A	TS

CLIENT
RBBC
PROJECT TITLE
Merstham Recreation Ground

DRAWING TITLE
The Albury Farm Moat GA
DRAWING STATUS
For Planning

DRAWING SCALE:
1:500
PAPER SIZE:
A1

DRAWN BY:
AB
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TM

DRAWN DATE:
01.12.2021
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01.12.2021

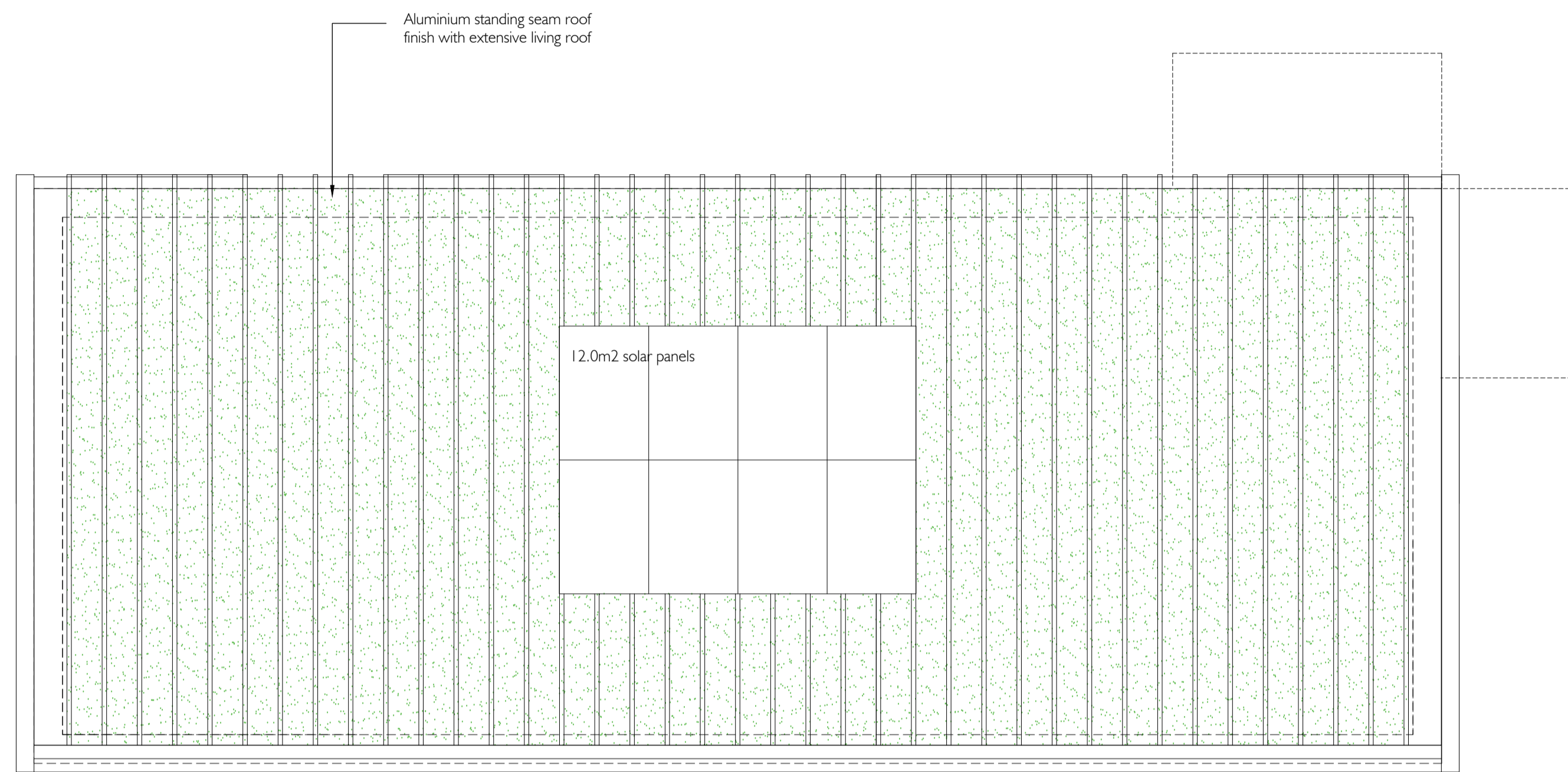
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REVISION:
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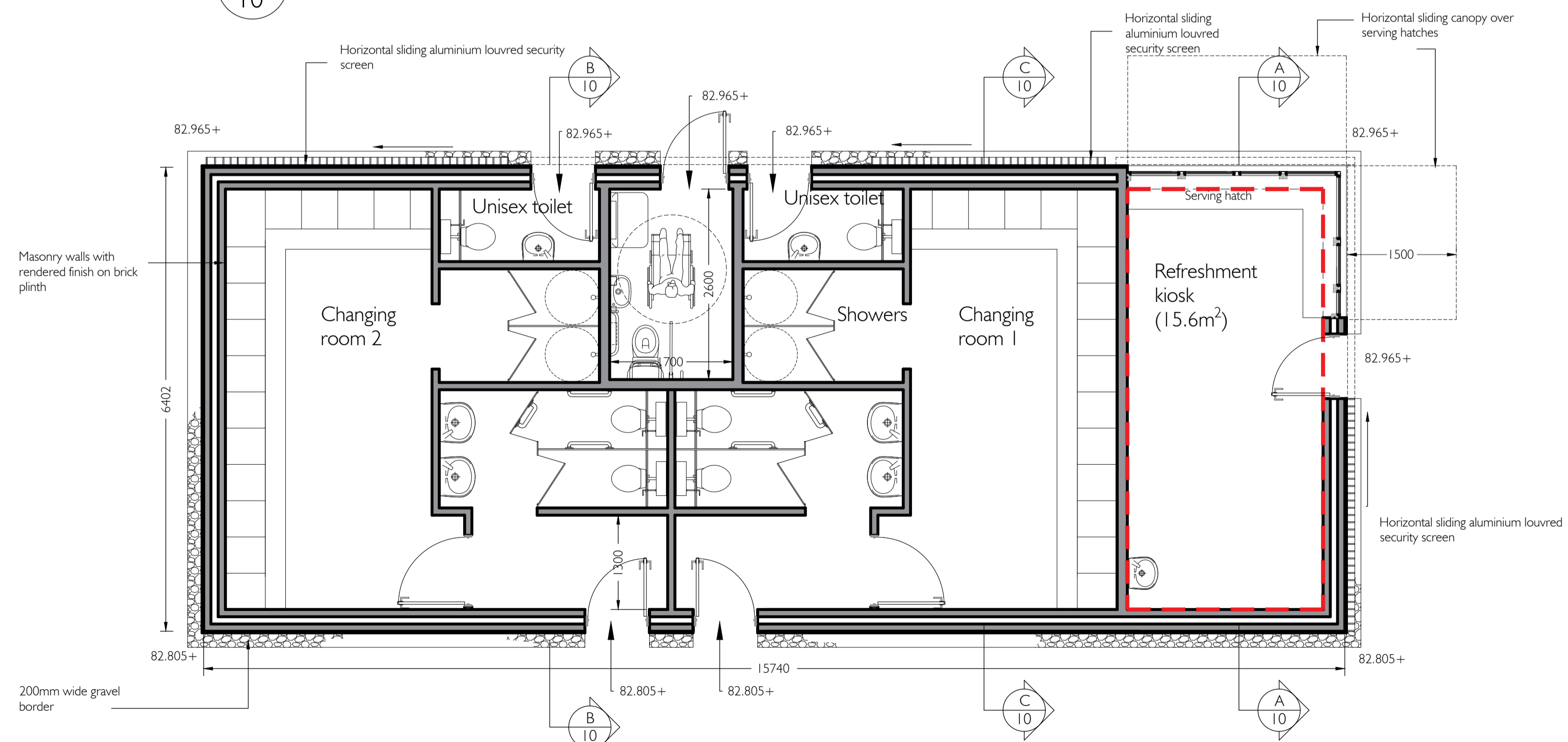
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E: studio@turkingtonmartin.com

NOTES

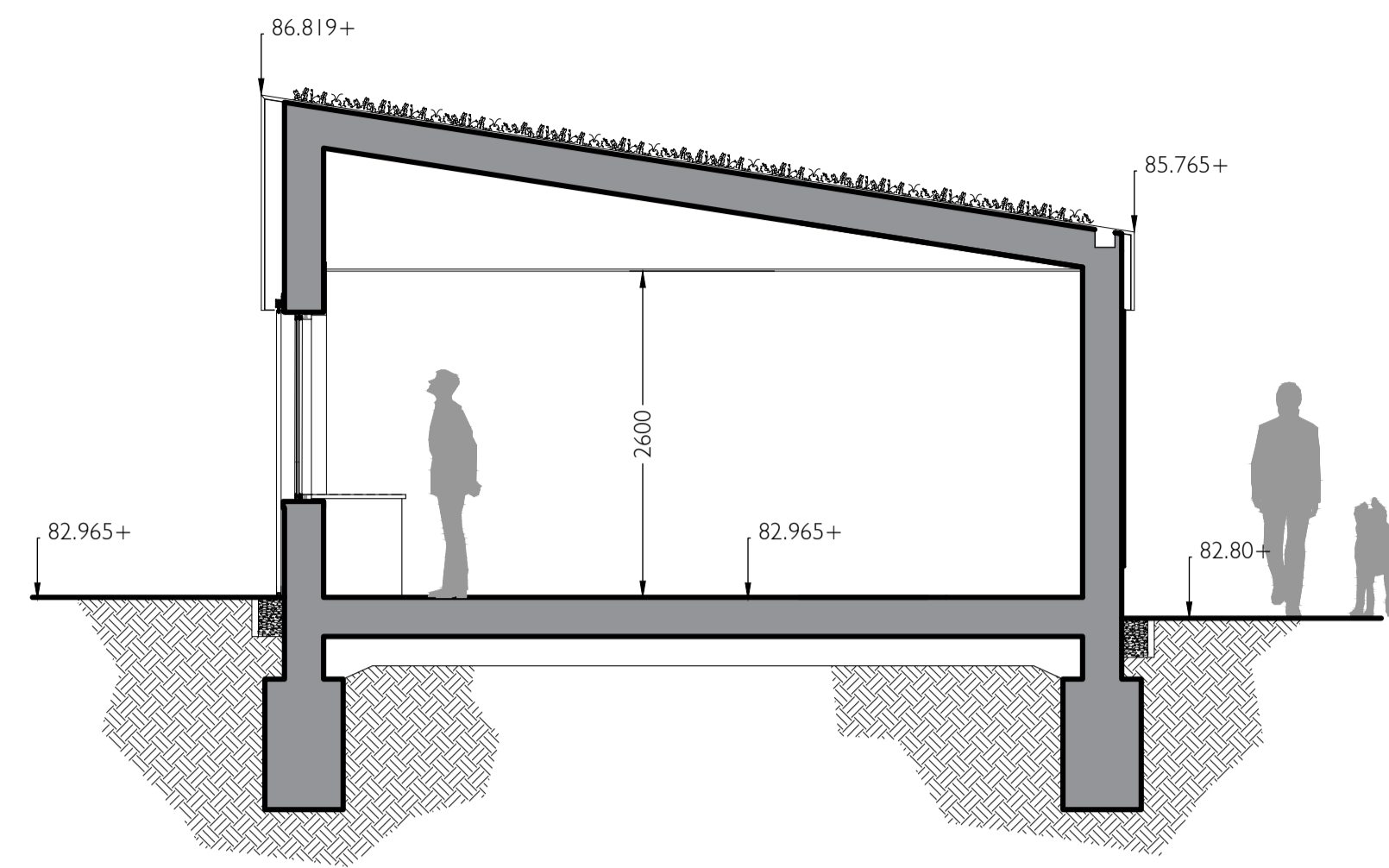
1. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
2. ALL DISCREPANCIES ARE TO BE REPORTED TO PRIOR TO WORK STARTING
3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH RELEVANT BRITISH STANDARDS
4. COPYRIGHT RESERVED.



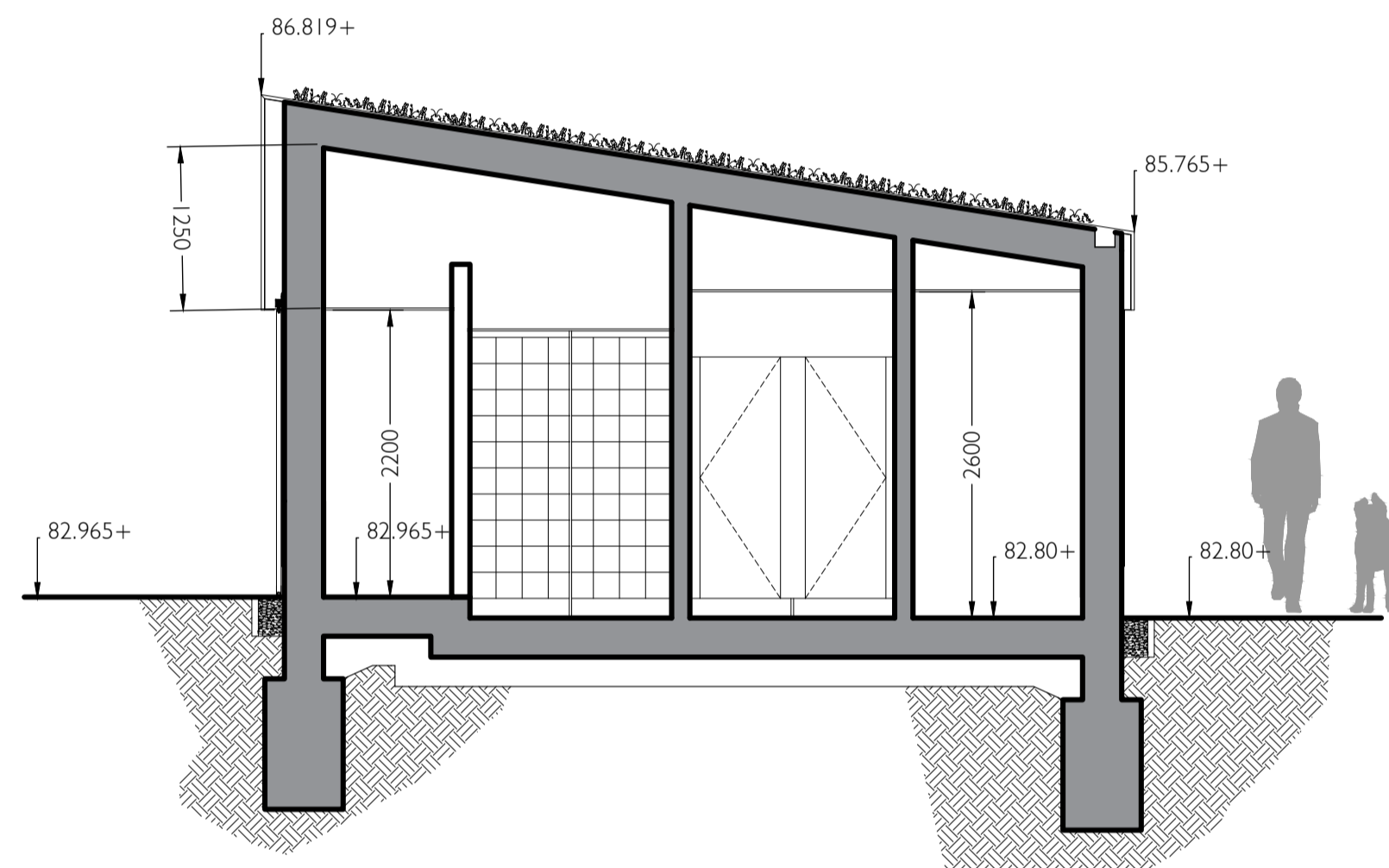
2
10 ROOF PLAN



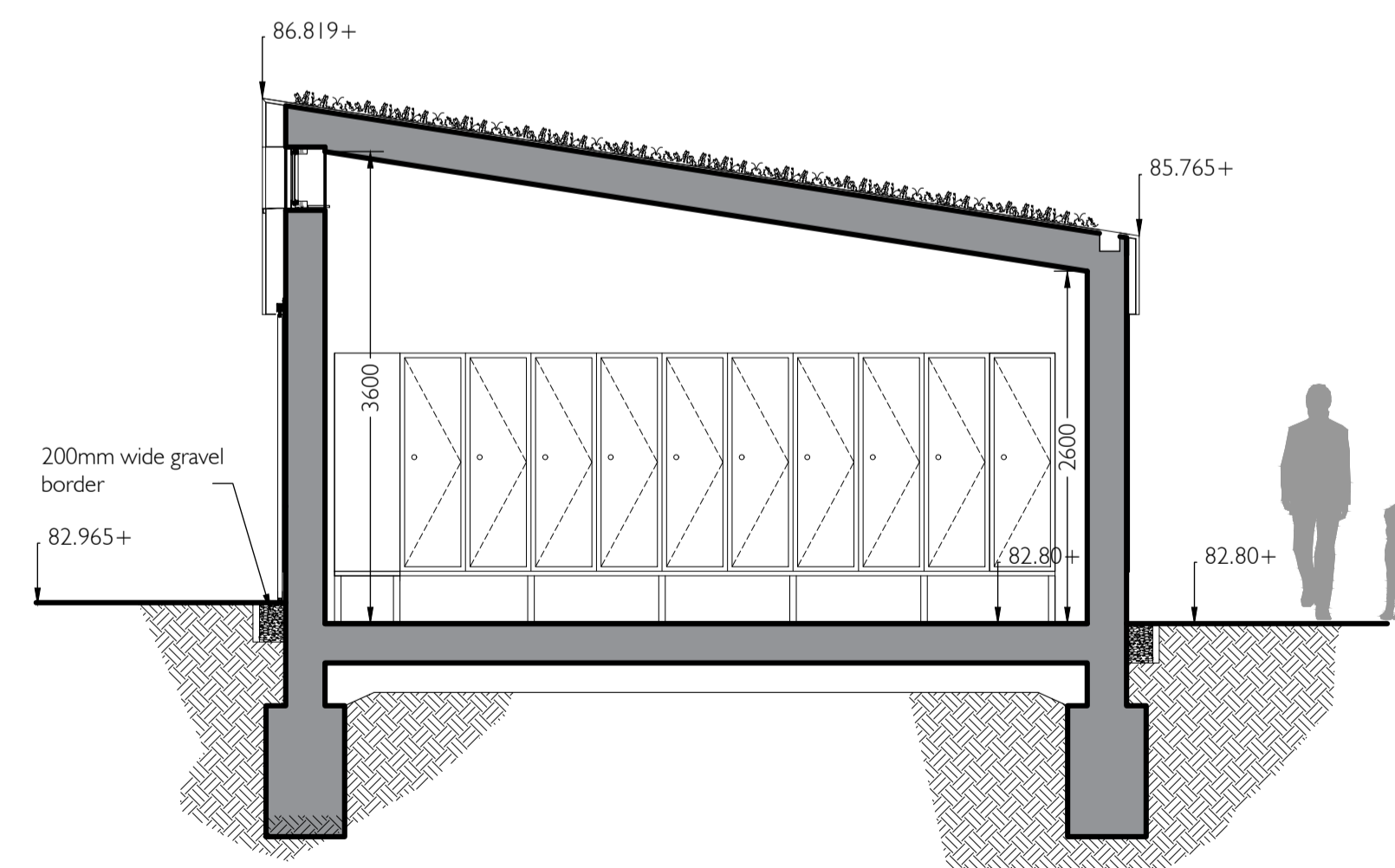
1
10 GROUND FLOOR PLAN



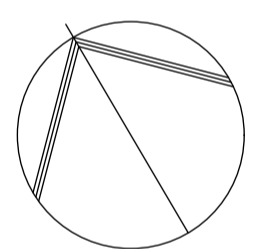
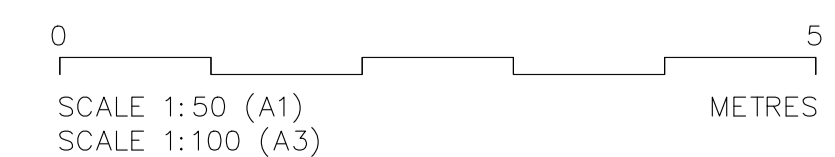
A
10 SECTION A-A



B
10 SECTION B-B



C
10 SECTION C-C



PLANNING APP OCT '21

Revision	By	Chk'd	Auth'd	Date	Description

Client REIGATE AND BANSTEAD COUNCIL

HP ARCHITECTS LTD
Company number: 8686051
7 Halifax Street London SE26 6JA and
4 Wigganhill Rd, Watford, Herts. WD18 0AL

Project MERSTHAM RECREATION GROUND

Drawing

GROUND FLOOR AND ROOF PLANS AND SECTIONS

Drawn by Date: AUG '21

Drawing No. 1314-PL-10 Revision

Drawing Scale: 1:50

SKETCH



A VIEW FROM EAST
20 Shutters open



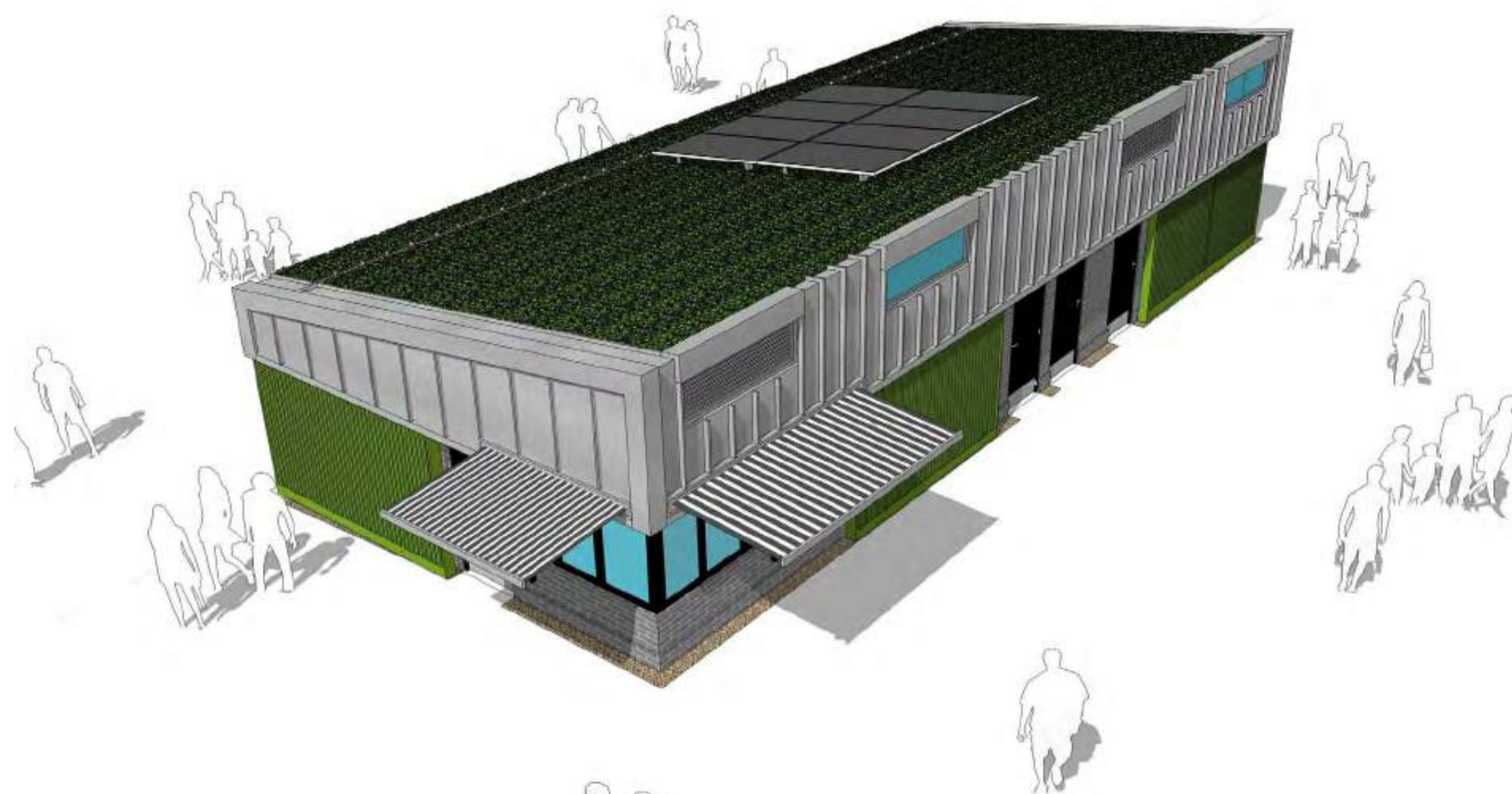
C VIEW FROM NORTH
20 Shutters open



B VIEW FROM EAST
20 Shutters closed



D VIEW FROM NORTH
20 Shutters closed



E AERIAL VIEW FROM NORTH EAST
20 Shutters open



F AERIAL VIEW FROM NORTH WEST
20 Shutters open

PLANNING APP OCT '21

Revision	By	Chk'd	Auth'd	Date	Description

Client REIGATE AND BANSTEAD COUNCIL

HP ARCHITECTS LTD
Company number: 8686051
7 Halifax Street London SE26 6JA and
4 Wigganhall Rd, Watford, Herts. WD18 0AL

Project MERSTHAM RECREATION GROUND

Drawing PERSPECTIVE VIEWS

Drawn by _____ Date: JUNE '21


Drawing No. 1314-PL-20 Revision _____

Drawing Scale: 1:50

Agenda Item 7

Planning Committee
25th April 2023

Agenda Item: 7
23/00307/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	25 th April 2023	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Matthew Sheahan	
	TELEPHONE:	01737 276514	
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk	
AGENDA ITEM:	7	WARD:	CKW - Chipstead, Kingswood and Woodmansterne

APPLICATION NUMBER:	23/00307/F	VALID:	02/03/2023
APPLICANT:	Aberdour School	AGENT:	
LOCATION:	ABERDOUR SCHOOL BRIGHTON ROAD, BURGH HEATH, SURREY KT20 6AJ		
DESCRIPTION:	Temporarily relocate the children to a temporary classroom environment on one of the back fields during the Summer term 2023 (During the redevelopment of our pre-prep department - approved under reference 22/01410/F).		
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 development exceeds 250sq.metres of additional floor space.

SUMMARY

This is a full application for the erection of four temporary classroom buildings at Aberdour School for the temporary relocation of pre-school children during construction of a new permanent pre-school. The classrooms will be required from the end of April to the beginning of July.

The site is located to the north of the Borough in Burgh Heath, accessed on the east side of the A217 Brighton Road. The site is located within the Metropolitan Green Belt, and Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient semi-natural woodland.

This application follows the granting of application 22/01410/F for the demolition of the existing pre-school on the site and the construction of a new pre-school, which was approved by the planning committee on 23rd November 2022. It is proposed that the new pre-school will be constructed during the summer term, therefore it will be necessary to provide temporary accommodation for the children during this time. The proposed classrooms would be in the form of pitched roof marquees of varying sizes, the largest being 3.3m in height and 25m in length.

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25th April 2023

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23/00307/F

The proposal would constitute an inappropriate form of development within the Green Belt that could only be justified by Very Special Circumstances (VSC). In this case it is considered that there are VSC that would justify the development proposed.

The structures would not be substantial in their size or height. It will be necessary to accommodate the pre-school children during construction. They will only be required for a short period of time before they are removed from the site. This could be controlled by a condition requiring the structures to be removed following completion of the new pre-school and the land re-instated to its former condition.

The structures would be low scale and located well within the wider school site close to existing built form. Whilst their design would be functional they would not be harmful to the wider character of the area in this rural location. They would be sited away from any neighbouring properties and would not impact on surrounding amenity. The scheme would not impact on existing parking or access arrangements. The structures would be sited approx.. 60m from the area of ancient and semi-natural woodland to the south such that there would be no concerns regarding impact on trees or any biodiversity/ ecology implications.

In conclusion the application is considered to be acceptable on green belt, design, and amenity grounds given the temporary nature of the proposal and the circumstances of the case.

RECOMMENDATION(S)

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

Consultations:

None

Representations:

Letters were sent to neighbouring properties on the 15th March 2023. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site is occupied by an existing school, Aberdour School, a private preparatory school located within the north of the borough in Burgh Heath, to the east side of Brighton Road. The school is spread across a large site and comprises a number of buildings and ancillary buildings. The central school building, which contains the main reception, constitutes the oldest building on the site, and is a traditional, pitched gable building with slate roof, and is centrally located within the site. Surrounding buildings are later in date of varying ages. To the north part of the site are a number of tennis courts and multi-use games areas (MUGAs), with playing fields located to the rear.
- 1.2 The existing preschool is located in the southern part of the site and consists of a number of prefabricated buildings that are becoming aged and weathered through the passage of time.
- 1.3 The site is located within the Metropolitan Green Belt, an Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient and semi-natural woodland to the south. There are a number of prominent trees around the site, particularly to the southern boundary, with a small amount of formal planting within the school grounds. The site is relatively flat throughout.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did approach the local planning authority informally for advice prior to submission of the application and was advised that a planning application would be required. However, it is commonly the case that temporary buildings or structures can be permitted development and not require planning permission, where they are required in connection with ongoing building works.
- 2.2 Improvements secured during the course of the application: the proposal as submitted is considered to be acceptable therefore no amendments have been sought.
- 2.3 Further improvements could be secured: Further improvements can be secured by way of appropriately worded conditions and informatives, including a condition requiring the temporary structures to be removed from site.

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25th April 2023

Agenda Item: 7
23/00307/F

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|-------------------------|
| 3.1 | 05/02366/F | Single storey extension to existing school sports hall to serve as equipment store. | Granted
21/12/2005 |
| 3.2 | 08/00892/F | Construction of a hard surface play area, access pathway and a 2.75m high chain link fence (As amended on 18/06/2008 to show revised siting). | Granted
09/09/2008 |
| 3.3 | 10/00502/F | Erection of a temporary pre-fabricated building for use as an early years teaching area | Granted
04/05/2010 |
| 3.4 | 12/01605/F | Erection of replacement classrooms and specialist music facilities | Granted
25/10/2012 |
| 3.5 | 13/00330/F | Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native semi-mature deciduous trees and the installation of low level bollard lighting | Withdrawn
23/04/2013 |
| 3.6 | 13/01037/F | Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native trees and hedgerow and the installation of low level bollard lighting | Granted
12/08/2013 |
| 3.7 | 22/01410/F | New single storey preschool buildings to replace existing portable cabins. | Granted
25/11/2022 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the use of four temporary classrooms for the relocation of pre-school children during construction of a new pre-school on site. The classrooms will be required during the summer term from the end of April to the beginning of July 2023. The structures would accommodate three year groups (Nursery, Reception and Year 1), as well as a covered area for shaded play and outdoor learning provision.

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- 4.2 The structures would be located to the northern part of the site on a field adjacent to the school carpark. The structures would take the form of marquees that would be a maximum height of 3.3m. They would be white in colour with plastic walls and windows as is typical of marquees.
- 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 application does not include an assessment of local character.
	No site features worthy of retention were identified.
Involvement	It is not indicated that 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	0.06Ha
Existing use	School (playing field) (Use Class F1(a))
Proposed use	School (Use Class F1(a))
Existing parking spaces	150
Proposed parking spaces	150 (No change)
Parking standard	Low accessibility (maximum) 1 space per 10 pupils

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of Great Landscape Value (AGLV)

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25th April 2023

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Adjacent to ancient semi-natural woodland

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1
Access and Parking	TAP1
Natural and Historic Environment	NHE1 NHE2 NHE3 NHE5 NHE6
Infrastructure	INF1 INF2

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 **Assessment**

6.1 This application seeks planning permission for four temporary structures to accommodate pre-school children during construction of the new pre-school.

6.2 The main issues to consider are:

- Impact on the openness of the Metropolitan Green Belt
- Design Assessment
- Impact on neighbour amenity
- Very Special Circumstances

Impact on the openness of the Metropolitan Green Belt

6.3 The site is located entirely within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) 2021 states that inappropriate

development within the Green Belt is, by definition, harmful and should not be approved except in very special circumstances. Local planning authorities should ensure that substantial weight is given to harm to the Green Belt, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (para. 148). A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (para. 149).

- 6.4 A building is defined as ‘any structure or erection’. Therefore in this case the proposed development would constitute an inappropriate form of development for which Very Special Circumstances (VSC) would be required. Consideration of whether VSC apply in this case will be considered at the end of this report.

Design Assessment

- 6.5 The proposed temporary classrooms would comprise of marquees and their appearance would be typical of such structures, having pitched roofs, plastic sides and windows, and fixed to the ground by a poles/ pegs attached to an internal framework. The buildings are purely functional and would serve the purpose of providing temporary classrooms that can easily be removed when no longer required. Their low scale and appearance would have little impact on the character of the school and the wider rural setting beyond. On this basis it is considered that the design and impact on the wider character would be acceptable. The proposal would therefore comply with Policy DES1 of the Reigate and Banstead Development Management (DMP) 2019.

Impact on neighbour amenity

- 6.6 The nearest neighbouring residential property is Wood Lodge which would be located approx.. 165m from the location of the proposed temporary classrooms. By virtue of this distance there would be no impact on the amenity of this property. The proposal would therefore comply with Policy DES1 in this regard.

Very Special Circumstances

- 6.7 As stated earlier in this report, planning permission has been granted under application ref. 22/01410/F for a new purpose built pre-school to replace that currently on site. It is expected that the demolition of the existing buildings and construction will take place during the summer term. Consequently there is a need to temporarily accommodate the children elsewhere within the school site during construction. This is not considered to be unreasonable. The proposed location, adjacent to the car park to the north, would be the most appropriate, as it would be a substantial distance from the construction site in the interests of safety and minimising disturbance to children’s learning.

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- 6.8 Whilst the introduction of the proposed new structures would have an impact on the Green Belt, the need for their provision and their temporary nature would weigh in favour of the development and constitute Very Special Circumstances in this case. In addition, whilst being quite large in footprint, they would be of low height (no greater than 3.3m) which would have a minimal impact on the openness and character of the Green Belt. Should planning permission be granted a condition would be included requiring the structures to be removed within one month of the completion of the new pre-school.
- 6.9 In view of the above it is considered that the proposed development would be acceptable with regard to impact on the Green Belt and would meet the requirements of part 13 of the National Planning Policy Framework 2021 (NPPF).

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.

Plan Type	Reference	Version	Date
Location Plan	Unnumbered		21.02.2023
Elevation Plan	Unnumbered		22.02.2023
Floor Plan	Unnumbered		22.02.2023

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. Within one month of the occupation of the new pre-school, the proposed temporary classroom buildings hereby approved shall be permanently removed from the site and the land returned to its former condition.

Reason: To preserve the character and openness of the Metropolitan Green Belt in accordance with the NPPF 2021 and Policy NHE5 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.
3. 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.

4. The applicants are encouraged to ensure an appropriate strategy is in place to accommodate the safety of school children and other school users whilst building operations are taking place on site.

REASON FOR PERMISSION

The development hereby permitted has been assessed against Development Management Plan policies DES1, TAP1, NHE1, NHE2, NHE3, NHE5, NHE6 INF1 and INF2 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

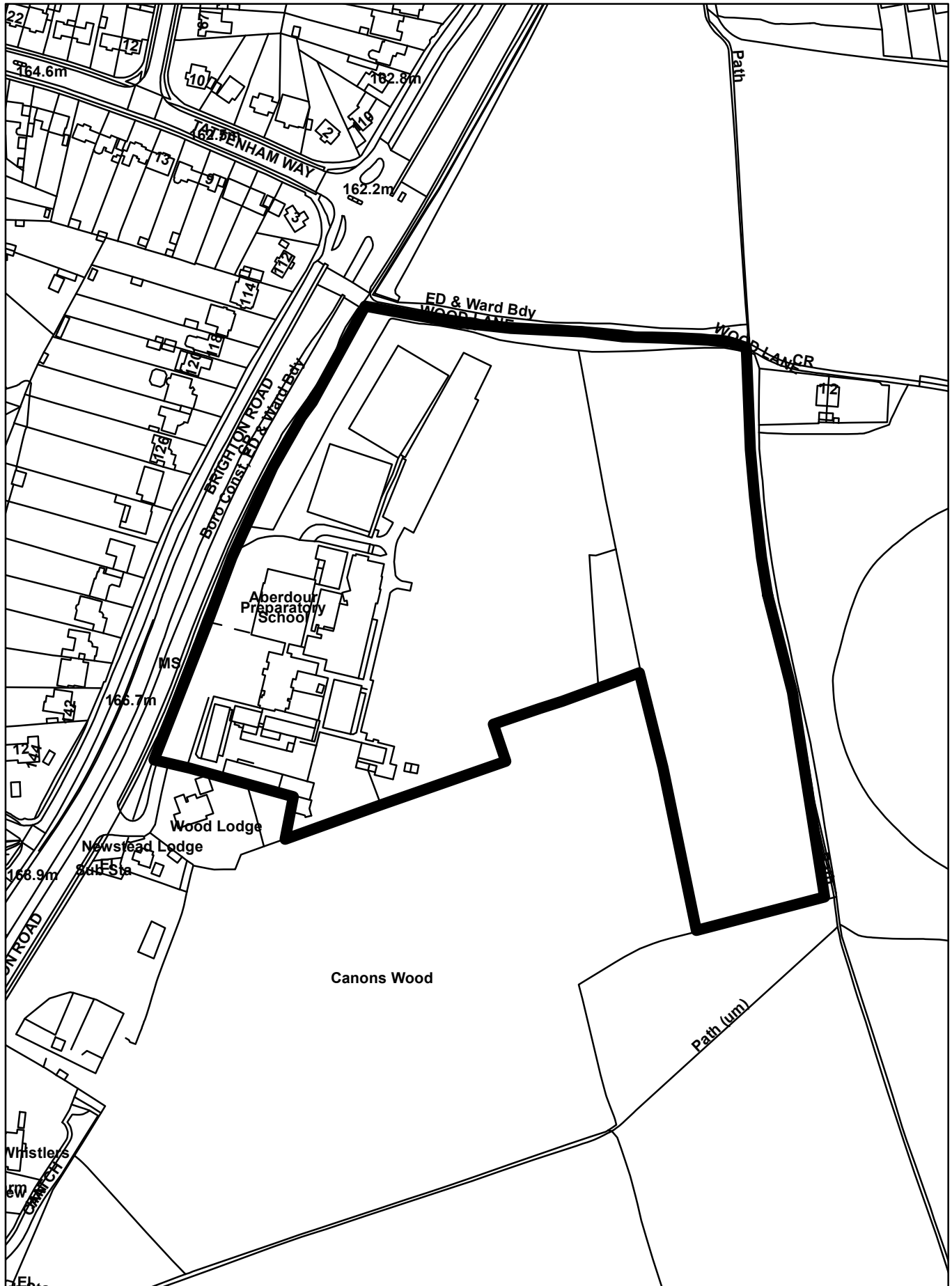
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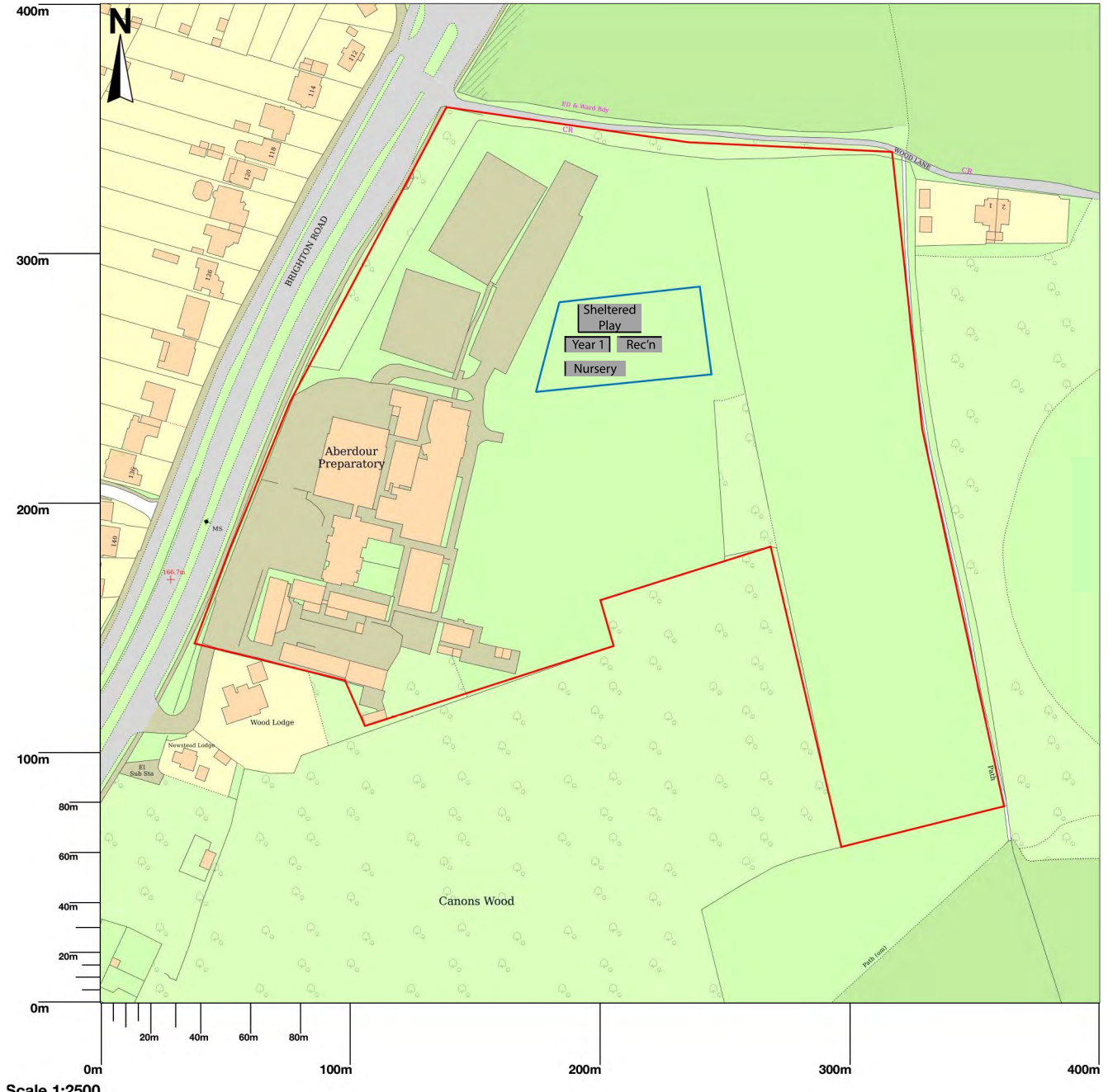
presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

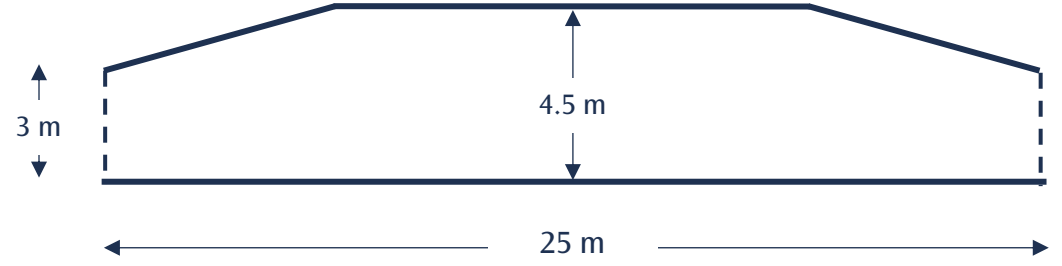
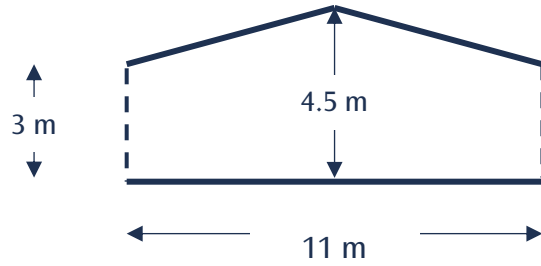
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Burgh Heath





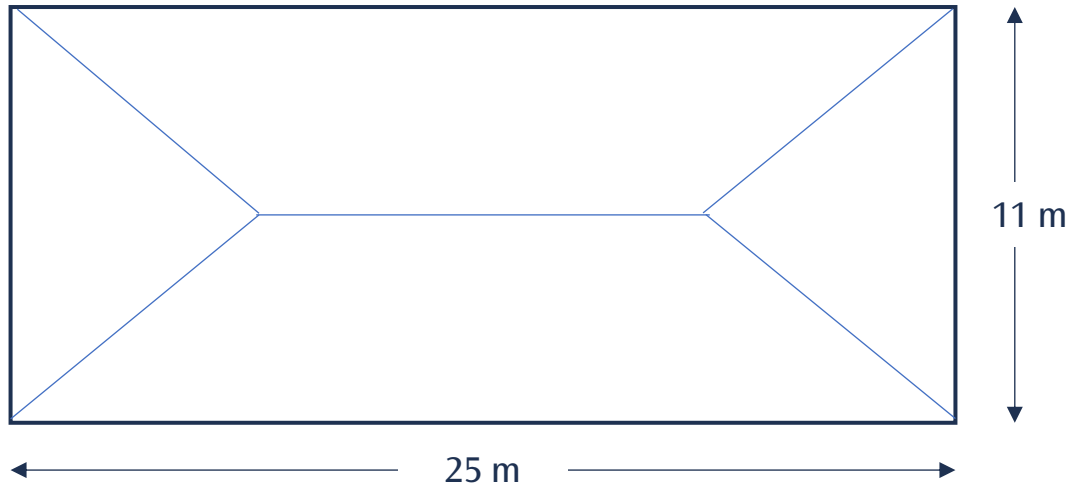
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Side elevations

Floorplan



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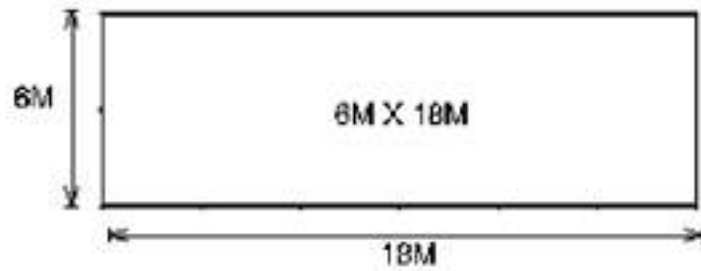


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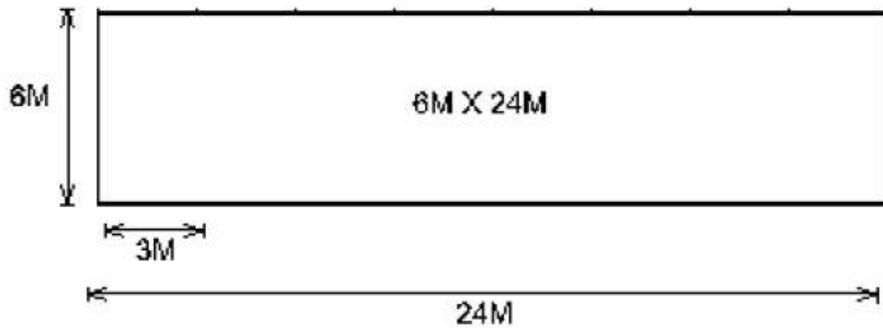
✉ contact@teamtrafalgar.co.uk

🌐 teamtrafalgar.co.uk

6x18m plan



6x24m plan

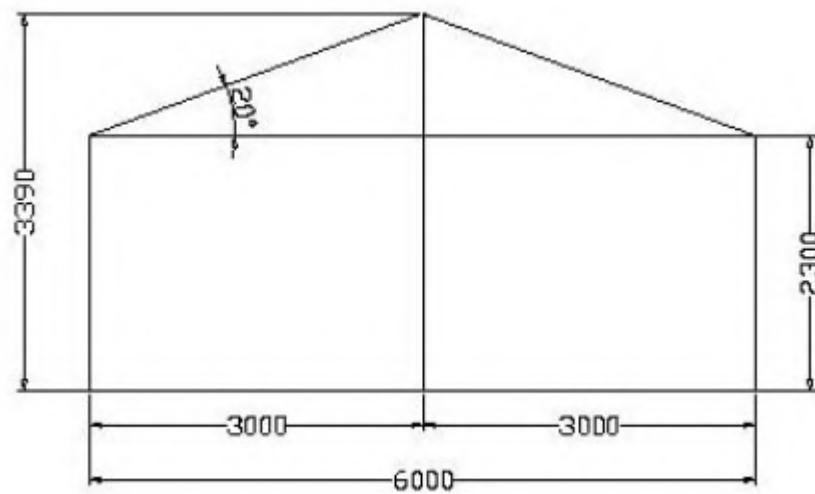


6m side elevation

Roof pitch: 20 degrees

Side height: 2.3m

Apex height: 3.39m



📍 60 Windsor Avenue, London, SW19 2RR
Company #07543632




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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	25 th April 2023
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.Sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Redhill West And Wray Common

APPLICATION NUMBER:	22/02352/F	VALID:	24/10/2022
APPLICANT:	Mr A & D Lippett	AGENT:	Sawkings Harper Architects Ltd
LOCATION:	80 CROYDON ROAD REIGATE SURREY RH2 0NH		
DESCRIPTION:	Demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of existing structures on site and the erection of a pair of semi-detached dwellings. The dwellings would be located to the south-east side of Croydon Road, which is predominantly residential in character, comprises of a mix of semi-detached and detached dwellings and flats. Reigate fire station is located diagonally opposite the site. The application follows a previous submission 22/00557/F to develop the site for a pair of semi-detached houses, which was refused at planning committee on 27th July 2022.

The previous scheme was refused on grounds of impacts upon neighbour amenity and insufficient parking. This scheme seeks to overcome the neighbour amenity reason by reducing the height of the ridge and eaves, and omitting rear rooflights as well as submitting a daylighting report in its favour. With regards the parking a further plan demonstrating the relative accessibility zones has been submitted.

The proposed dwellings would be traditional in their appearance, seeking to reflect the Victorian/ Edwardian architecture that is dominant in the area, particularly with respect to the pitched roof form, bay windows, dormers in the roof and materials palette. This would be an acceptable approach, reflective of the character of the area, representing an improvement to the existing site, which at present makes a negative

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contribution to the character of the street scene. The height and scale of the dwellings is improved and would be commensurate to that of neighbouring buildings and would not appear incongruous in this regard.

The introduction of dwellings would represent a change in relationship with neighbouring dwellings, however it is not considered that there would be sufficient harm to their amenity to justify refusal. The height, depth and scale would not generate loss of light to habitable rooms, nor would it result in unacceptable overshadowing to neighbouring rear gardens. Whilst some overlooking may occur from proposed rear windows this would be normal for a residential area. The siting of the proposed dwellings would not result in an overbearing relationship occurring.

Sufficient levels of parking would be provided to accord with residential parking standards associated with a high accessibility location. Space would be provided within the site to allow for vehicles to exit on to the highway in a forward gear, and the County Highway Authority has raised no objection on highway safety grounds subject to conditions.

Additional benefits with regards to landscaping, ecology, cycle storage and electric vehicle charging points can be secured by condition.

In view of the above the application is considered to be acceptable on design, character, neighbour amenity and highway/ transport grounds, and is therefore recommended for approval subject to conditions.

RECOMMENDATION(S)

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

Consultations:

County Highway Authority: No objection has been raised on highway safety, capacity and policy grounds and have raised no objection subject to conditions and informatives requiring details of the proposed belmouth access to be submitted and approved, the provision of parking as per the submitted plans, the submission of a construction transport management plan, the provision of electric vehicle charging points.

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

Representations:

Letters were sent to neighbouring properties on the 27th October 2022. Two responses have been received raising the following issues:

Issue	Paragraph
Overdevelopment	Paragraph 6.2-6.5
Overlooking and loss of privacy	Paragraph 6.6-6.10
Overshadowing	Paragraph 6.6-6.10
Health fears	Paragraph 6.25 & 6.28
Noise and disturbance	Paragraph 6.28
Loss of/harm to trees	Paragraph 6.13
Inadequate parking	Paragraph 6.14-6.21
Inconvenience during construction	Paragraph 6.14-6.21
Increase in traffic and congestion	Paragraph 6.14-6.21
Hazard to highway safety	Paragraph 6.14-6.21

1.0 Site and Character Appraisal

- 1.1 The site is located on the south-east side of Croydon Road, to the north-east of Reigate. The site is predominantly residential in character, consisting largely of detached, semi-detached and flatted schemes. Residential dwellings are largely comprised of Victorian/ Edwardian era dwellings, though there are a number of later 20th Century developments.
- 1.2 The site currently comprises a number of storage buildings used by the applicant, as well as hardstanding for the parking of vehicles.
- 1.3 More widely, the site is less than 1km from Reigate Town Centre and 0.5km from Reigate station, as well as Reigate College. The site is sustainably located in close proximity to a range of commercial and retail services.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was not sought from the Local Planning Authority prior to the submission of the application.

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2.2 Improvements secured during the course of the application: Improvements have not been sought as the scheme is considered to be acceptable as submitted.

2.3 Further improvements could be secured: Further improvements could be sought by way of conditions. A condition restricting the hours of use would be included.

3.0 Relevant Planning and Enforcement History

22/00557/F	Demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.	Refused 27 th July 2022 – Appeal pending
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The following applications are related to land to the rear of 80 Croydon Road:

02/00852/OUT	Demolition of existing garages and erection of 1 no. two storey detached dwelling Amended plans received 25/6/02 showing access drive and siting of proposed building	Refused 8 th July 2002
03/01317/OUT	Demolition of existing garages & erection of 1 no. 2 storey detached dwelling - outline application. Drawing no: 1082	Approved 30 th September 2003
22/00557/F	Demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.	Refused 27 th July 2022 – Appeal pending

4.0 Proposal and Design Approach

4.1 This is a full application for the demolition of existing structures on site, which include garages and storage buildings, and the erection of a pair of semi-detached 3-bedroom dwellings. It follows a previous scheme of similar nature which was refused by the Planning Committee and has been amended with further information submitted in an attempt to overcome this refusal. The dwellings would be of matching appearance and traditional in their design, being pitched roof/ gable ended properties, with a smaller more subservient central gable to the rear. Two modest pitched roof dormers would feature to

the front elevations, with two small rooflights to the front and rear elevations (one per dwelling). A further small rooflight would be inserted in to the side of the rear gable. It is also proposed to insert PV panels to the rear of each dwelling.

- 4.2 Regarding materials it is proposed to utilise slate for the roof, yellow blend facing brick of Flemish bond with soldier brick courses above the windows, traditional brick quoining, sash windows, white painted fascia's/ bargeboards to the dormer windows and gable ends, black painted rainwater goods, and anthracite grey skylights.
- 4.3 The dwellings would be 9.6m in height to the ridge, with an eaves height of 5.3m, a depth of 12.6m at the ground floor, reducing to 9.9m at the first floor. The footprint of the dwellings would be set back from the front boundary by 5.5m, approx.. 3m behind 78 Croydon Road. The depth of rear garden would be 10m. The dwellings would be set 1m from the shared side boundaries. The height of the previously refused scheme was 10m to the ridge with an eaves height of 5.6m. There has therefore been a reduction of 0.4m in overall height and 0.3m in eaves height. The first floor projection to the rear has also been reduced by approx.. 20cm. Additionally the number of rooflights to the rear elevation has been reduced from 2 per dwelling to 1.
- 4.4 Internally each property would provide three bedrooms, including a bedroom within the roof space. Externally parking would be located to the front alongside a manoeuvring space allowing vehicles to enter and exit the site safely. Refuse storage and secure cycle storage would be located to the rear of each property.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site is identified as being located within the built-up area of Reigate. The surrounding area is characterised as being residential, Victorian in character with a mix of style in terms of appearance whilst acknowledging that traditional forms and detailing are predominant. Gable ends, bay and dormer windows are considered prevalent, with a mix of brickwork, render and hanging tiles. There is a balanced mix of slate and clay tiles used for the roofs.
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	The site is identified as being in a highly accessible location, in close proximity to a range of public transport options including bus stops and Reigate Railway station being within walking distance. Reigate town centre is approx.13mins walk away.
Involvement	It is not stated that any community involvement or consultation has taken place.
Evaluation	The statement does not include any evidence of other development options being considered. The current submission follows a previous refusal and the scheme has been amended to address concerns raised by the committee in considering the previous application.
Design	The scheme has been designed to respond to the pattern and character of development in the surrounding area in terms of quantum of development, layout, scale, architectural form and materials, as well as in response to the previous refusal.

4.7 Further details of the development are as follows:

Site Area	0.033Ha
Existing Use	Residential (C3) and ancillary storage
Proposed Use	Residential (Use Class C3) 2x3 bed dwellinghouses
Site Density	60dph
Parking Standard	Accessibility level – High – 2 spaces required (1 per dwelling)
Proposed Parking Spaces	2

5.0 Policy Context

5.1 Designation

Urban Area
Regeneration Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1, DES2, DES5, DES6, DES8 DES9
Housing Mix	DES4

Transport, access and parking	TAP1
Climate Change resilience and flooding	CCF1
Infrastructure	INF1

5.4 Other Material Considerations

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

A Parking Strategy for Surrey

Parking Standards for Development

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

6.0 **Assessment**

6.1 The application seeks planning permission for the demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle park.

- Principle of the development
- Design and character assessment
- Neighbouring Amenity
- Amenity for future occupiers and housing mix
- Trees and landscaping
- Transport matters
- Ecology
- Sustainability, Infrastructure and Climate change
- Environmental Health
- CIL
- Affordable Housing

Principle of the development

6.2 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is accepted. The area is comprised of a mix of residential, commercial and industrial uses. There is therefore no objection to the principle of residential development in this location. Consideration of the application therefore rests on whether the application is acceptable with regards to design

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and character, impact on neighbouring amenity, amenity for future occupiers, highway matters, trees and landscaping and ecology.

Design and character assessment

- 6.3 The proposed dwellings have been designed to have a traditional appearance that would be very much in keeping with the character and style of residential properties immediately adjacent to the site and within the wider surrounding area. The pitched roof/ gable ended form, bay windows, brick detailing and materials palette would correspond with the predominant Victorian/ Edwardian vernacular of Croydon Road, which constitutes the more attractive properties in the road. The proposed dormer windows to the front elevation would be visually prominent however they are well designed and of a scale that would be proportionate to that of the dwellings. They would not be dissimilar to those found on other properties and dormer windows are not an uncommon feature in the road.
- 6.4 The scale of the dwellings and their siting within the plot would be acceptable. They would be set behind the neighbouring property at 78 Croydon Road and forward of 84 Croydon Road, thus following the staggered principal elevation which characterises the road in parts, which is not uniform in this respect. The height of the dwellings would not appear dominant within the street and would be lower than number 78 to the south-west. Whilst they would be higher than number 84 to the north-east this property is not typical with regard to building heights, and they would be consistent with other properties in the road.
- 6.5 In light of the above it is considered that the design of the dwellings and the impact upon the character of the area would be acceptable and would comply with Policies DES1 and DES2 of the Development Management Plan 2019 and Character and Local Distinctiveness Design Guide.

Impact on neighbouring amenity

- 6.6 The adjacent neighbour to the south-west, 78 Croydon Road, is taller than the proposed dwellings. A single side facing window would face the application site at the second floor level, however this appears to be obscure glazed and likely serving a bathroom and therefore it is not felt that there would be harm to this window. The dwellings would not extend beyond the rear elevation of number 78 at ground or first floor level. Whilst the proposed first floor would be deeper it would not intersect a 45 degree line as measured from the neighbours' upper floor rear windows in the rear elevation in the horizontal plane. This would pass the light assessment test as set out within the Councils supplementary planning guidance. The level of built form would be sufficiently minimal and away from the boundary so as to avoid being overbearing. Whilst rear bedroom windows would increase overlooking to the rear this would not be untypical in a residential area such as this. A first floor side window is proposed however this would serve a bathroom and would be conditioned to be obscure glazed.
- 6.7 Turning to 84 Croydon Road, this is a smaller property of mid to late 20th Century in age. This property features a first floor side window that would face

the site however this serves a bathroom, not a habitable room, therefore there would not be concern with regard to loss of light to a habitable room. The proposed development would be 1m from the shared boundary. The single storey ground floor element would be 3m in height, and the first floor would be set behind the neighbours' rear building line with a distance of 3.4m between flank elevations. In view of this, whilst the presence of dwellings where at present there are none would be an obvious change, it is not the view that the dwellings would be overbearing and would form quite a typical relationship for a road such as this. The dwellings have been reduced in height by 0.4m along with the eaves height by 0.3m following the previous refusal, reducing the overall built form, lessening further the level of impact, which is considered to be limited in any case. Again, whilst the rear facing bedrooms would overlook the neighbouring garden to a degree this is not unusual in a residential area. The number of rear rooflights per dwelling has been reduced from 2 to 1, reducing further opportunity for overlooking. Rear facing windows and the rear conservatory of the neighbour would not be harmfully impacted in regard to light. The rear garden faces south-east so would receive considerable amount of light throughout the day. A first floor side window is proposed however this would serve a bathroom and would be conditioned to be obscure glazed.

- 6.8 A light assessment has been submitted in support of the application which summarises that all windows serving habitable rooms within this property will continue to receive good levels of daylight following the construction of the proposed development, and that the results achieved are in excess of the BRE recommendations and in some cases show that daylight will be unaffected by the proposed development. All windows serving the living room and conservatory will continue to receive satisfactory levels of sunlight amenity. The results confirm that the front and rear amenity spaces at this property achieve results in excess of the BRE recommendations, achieving sunlight to 59% against a target of 50% for the front garden and no loss to the rear garden.
- 6.9 30C Doods Road is located to the south-east of the site and is accessed via Wilmots Close. This is a two storey pitched roof dwelling with a large window that would face the rear of the proposed dwellings, which appears to serve a bedroom. This property was granted outline consent in 2003. There would be a separation distance of 21m between the proposed first floor and the rear of 30C Doods Road, which is generally considered acceptable to avoid mutual overlooking between opposing windows, as well as any overbearing impact. Whilst some views may be afforded of the rear gardens this would not be harmful and would not be different to the level of view afforded to a number of neighbouring properties.
- 6.10 In light of the above it is considered that the proposed dwellings would not result in significant harm to the amenity of neighbouring properties and would therefore comply with Policy DES1 of the DMP 2019 in this regard.

Amenity for future occupiers and housing mix

- 6.11 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 that we provide high quality housing that is

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well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight.

- 6.12 Each property would provide three bedrooms, one of which would be in the roof. A two storey three bedroom dwelling would need to provide a minimum of 84qm of residential floor space (102sqm for a total of 6 people). Each dwelling would provide approx.. 106sqm, thus exceeding the maximum requirement. Each habitable room would be well served by windows providing ample light and reasonable outlook. Externally each dwelling would be provided with a rear garden some 10m in depth. This size of garden would be sufficient for dwellings of this size and would be consistent with other dwellings in the road, where garden areas do vary. There would be ample space for storage for things such as bicycles and refuse bins, and the drying of clothes. The proposal would therefore be acceptable with regard to amenity for future occupants and therefore would comply with Policies DES2 and DES5 of the DMP 2019.

Trees and Landscaping

- 6.13 The existing site is relatively devoid of trees and landscaping, however there are a number of trees within neighbouring gardens that would potentially be impacted by the proposed development. In order to secure their protection during the course of development a condition requiring the submission of full tree protection details for approval prior to commencement of development would be included in any decision to approve. A further condition to secure landscaping for the site would also be included should permission be granted. The site does not currently contribute to the generally attractive frontages of properties along Croydon Road. The front would be turned over to hard landscaping in the form of block pavements, which would be softened by planters to the front of each house, along the south-west side and partially across the front boundary in front of the parking spaces. The rear garden would be a mix of patio areas, which would step up by 0.5m to the rear lawn. This sort of rear garden would be appropriate for a residential area of this kind, of which there is significant variance. Subject to compliance with the aforementioned conditions the proposal would be acceptable with regard to trees and would comply with Policies DES1 and NHE3 of the DMP 2019.

Transport Matters

- 6.14 The site is located almost entirely within a high accessible location as defined within Annex 4 of the DMP, with only a small area within the south east corner falling within a medium scoring area and the applicants have produced a plan attempting to illustrate this. Officers remain of the view that the site should be deemed to be highly accessible for the purposes of the assessment of parking. In line with the Councils' residential parking standards 1 space would be required per dwelling.

- 6.15 It is proposed that two spaces would be located in front of unit 2, parallel to the road, with a manoeuvring/ turning area in front of unit 1. The County Highway Authority (CHA) has reviewed this arrangement and is satisfied that this would be preferable to having a single space in front of each dwelling, which would require stopping in the road and potentially reversing off the highway. This would cause the stopping up of traffic and increases the potential to create highway safety issues. The proposed arrangement would allow vehicles to exit the highway safely and exit the site in a foreword gear, increasing visibility on a road that suffers from parking on the highway. The applicant has submitted tracking plans to demonstrate that turning can be achieved, which has been reviewed by the CHA, who have raised no objection. In order to create the proposed spaces the existing post-box would be moved to the north corner of the site.
- 6.16 In light of the above considerations 1 space per dwelling is considered to be acceptable, particularly taking account of the sustainable location in close proximity to Reigate town centre and the railway station. It would allow additional space for manoeuvring to take place, creating a safer environment for both drivers and pedestrians.
- 6.17 Conditions have been recommended, including requiring the submission of a construction transport management plan for approval prior to commencement of development.
- 6.18 It is noted that the existing site accommodates a number of buildings used for storage, as well as the parking of vehicles. These are within the ownership of the applicant, and any vehicles would be relocated to within the curtilage of 30C Doods Road, within the applicant's ownership, not on to the road, therefore there would not be a concern regarding the potential exacerbation of on-street parking. Comment has also been made that the proposed development and requirement for a widened drop kerb reduces the number of on street parking spaces along Croydon Road. The proposed dropped kerb would not extend the full width of the site frontage, with the proposed parking spaces being bordered by a wall to the front boundary. It would be possible to accommodate one car on th road in front of the wall, therefore the impact in this regard would not be severe.
- 6.19 Provision for the secure storage of bicycles would be provided to the rear garden and a condition requiring the provision of an electric vehicle charging point for each dwelling would be included in the event of planning permission being granted. This would meet the Councils' aims of encouraging more sustainable forms of travel and reduced car dependency in accordance with Policy TAP1 of the DMP 2019.
- 6.20 Regarding refuse, storage is provided to the rear of each dwelling. Bins would then be presented at the kerbside for collection, as is typically the case for properties along Croydon Road.

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- 6.21 In light of the above considerations the scheme is considered to comply with Policy TAP1 of the DMP 2019 with regard to highway safety, capacity and policy grounds and would therefore be acceptable.

Ecology

- 6.22 Whilst detailed ecological information has not been provided at this stage, it is noted from the submitted planning statement that it is intended to retain many of the existing trees and hedges within the site. Policy NHE2 of the Development Management Plan 2019 requires new development to:

a. retain and enhance other valued priority habitats and features of biodiversity importance; and

b. be designed, wherever possible, to achieve a net gain in biodiversity. Where a development will impact on a priority habitat or species, or protected species, and mitigation cannot be provided on site in an effective manner, developers may be required to offset the loss by contributing to appropriate biodiversity projects elsewhere, in a location agreed with the Council.

- 6.23 In order to improve the ecological potential of the site and increase the level of biodiversity, a condition requiring the submission of a scheme for biodiversity enhancements prior to commencement would be appropriate. Subject to compliance with this condition the development would comply with Policy NHE2 of the Development Management Plan 2019.

Sustainability, Infrastructure and Climate change

- 6.24 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day and achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations would be attached. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

Environmental Health

- 6.25 The proposal would involve the demolition and removal of existing storage buildings. Given the age of the buildings it is possible that these may contain asbestos. In order to ensure that these buildings are demolished safely and that material is disposed of in an appropriate manner a condition requiring a remedial mitigation scheme, to be written by a suitably qualified person, to be submitted to the LPA for approval prior to commencement to the development

shall be included in the event of permission being granted. The scheme as shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use of the site. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation to ensure the remedial mitigation plan has been complied with. The development shall then be undertaken in accordance with the approved details. Subject to this condition being satisfied the scheme would comply with policy DES9 of the DMP 2019.

CIL

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

Affordable Housing

- 6.27 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, the 2019 NPPF makes clear such contributions should not be sought from developments of 10 units or less.

In view of this the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Other Matters

- 6.28 It is noted that objection has been raised on the grounds of increased noise and disturbance and inconvenience during the construction phase. Whilst development can cause disturbance this is temporary in nature. Separate noise legislation is in place to deal with excessive disturbance, and it would be expected that works would be carried out with the hours outlined in informative 3 below. It is not considered that the development or construction would impact on health.

CONDITIONS

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

Plan type	Reference	Version	Received
Street Scene	2205	P4	24.10.2022

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Elevation Plan	2200	P4	24.10.2022
Floor Plan	2100	P4	24.10.2022
Location Plan	0001	P4	24.10.2022
Site Layout Plan	1000	P4	24.10.2022
Floor Plan	1100	P4	24.10.2022
Elevation Plan	1200	P4	24.10.2022
Street Scene	1205	P4	24.10.2022
Section Plan	1305	P4	24.10.2022
Proposed Plans	2002	P4	24.10.2022
Site Layout Plan	2000	P4	24.10.2022
Proposed other Plan	2001	P4	24.10.2022
Section Plan	2305	P4	24.10.2022
Proposed section	2301	P4	24.10.2022
Proposed site layout	2101	P4	24.10.2022

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. The development hereby approved shall not be occupied until the proposed vehicular access to Croydon Road has been constructed in accordance with the approved plan 2002 Rev P4, all to be permanently retained.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered 2002 Rev P4 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: in order that the development should not prejudice highway safety

nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan numbered 2002 Rev P4 for four bicycles to be parked. Thereafter the parking area shall be retained and maintained for its 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 Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. 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
 - (e) provision of boundary hoarding behind any visibility zones
 - (h) measures to prevent the deposit of materials on the highway
 - (k) on-site turning for construction vehicles

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

Reason: 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.

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

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

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

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

9. The remedial mitigation 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 of the site. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation to ensure the remedial mitigation plan has been complied with. 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.

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled

waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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

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

12. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

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

13. a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

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

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

14. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify. Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

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

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

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

16. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above

the floor of the room in which the window is installed and shall be maintained as such at all times.

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

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

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

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

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

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

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

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All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

20. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by a preliminary ecology appraisal, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

21. 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 there is no risk of contamination through the infiltration SuDs
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 37.8l/s.
- 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, inspections chambers etc)
- d) 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

- e) Details of drainage management responsibilities and maintenance regimes for the drainage system
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and offsite will be protected. This should include details of how surface water run-off entering the site from the bunded northern boundary will be intercepted.

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

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

22. 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.

23. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

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

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

INFORMATIVES

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

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

4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks' notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
11. 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.
12. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].

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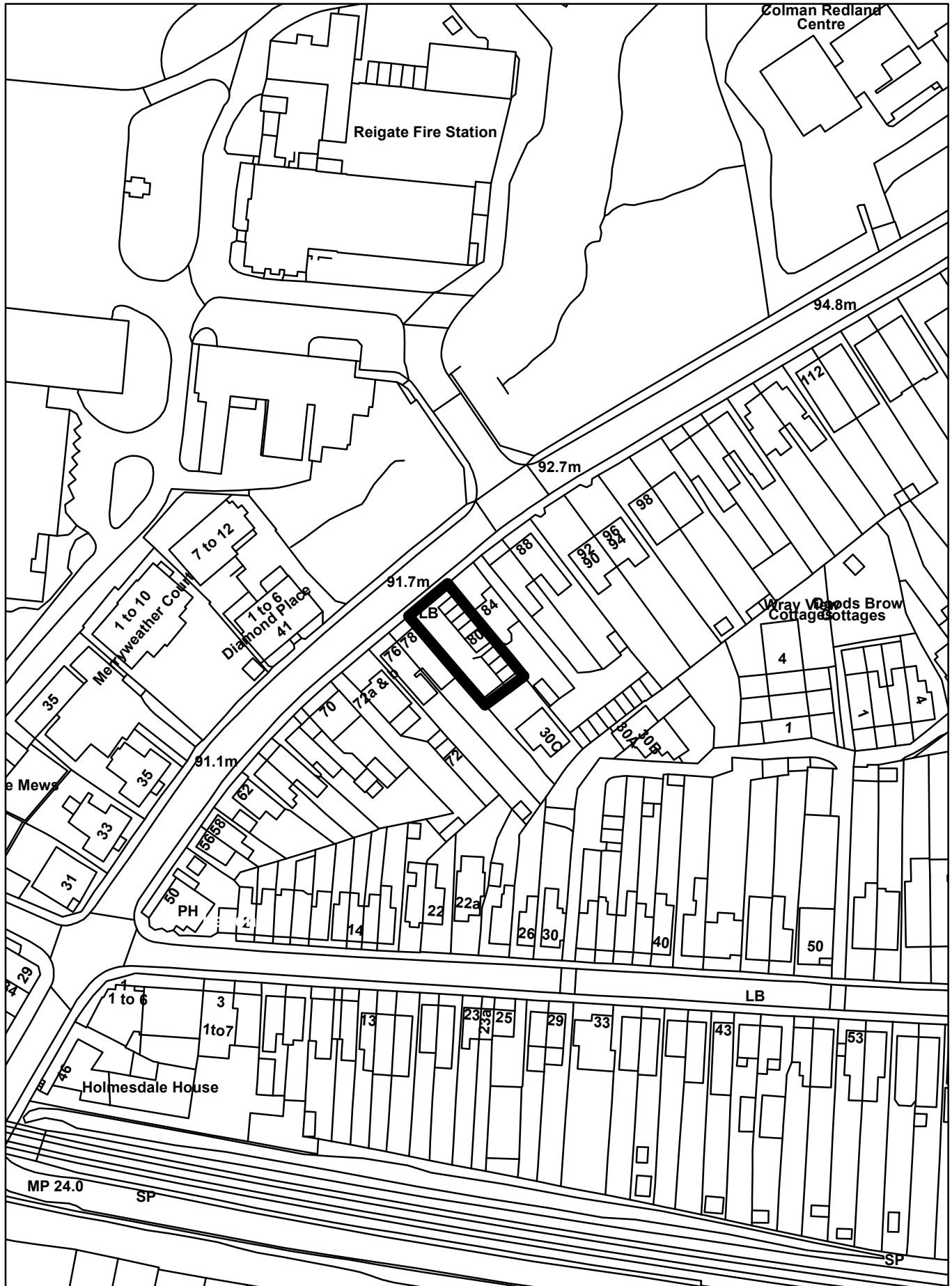
13. With regard to Condition 19 (Landscaping) and Condition 18 (boundary treatment) the Council is encouraging the developer to incorporate planting and measures to encourage biodiversity and wildlife and allow wildlife to move into and out of gardens and, in particular, include Hedgehog friendly gravel boards where appropriate. Details of the 'wildlife friendly' measures should be provided with the submission of the details for approval.
14. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
15. The developer is advised that if the buildings to be demolished are found to contain asbestos within the building fabric they should produce a mitigation plan to reduce any potential risks to construction workers and future occupiers. For further information see the Council's website or contact Environmental Protection at the Council. http://www.reigate-banstead.gov.uk/info/20060/environmental_health/712/asbestos
16. The applicant is advised to seek the advice of Royal Mail with regard to the relocation of the existing post box and any permission that may be required to carry out these works.

REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF and Development Management Plan policies DES1, DES2, DES4, DES5, DES6, DES8, DES9, NHE3, TAP1, CCF1, INF1 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.





Daylight & Sunlight Amenity (Neighbouring) Study for
Daniel Lippett

80 CROYDON ROAD
REIGATE
SURREY
RH2 0NH

Date: September 2022

Our Ref: 22-01362

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Appendices

Appendix 1	Identification Drawings
Appendix 2	Daylight & Sunlight (VSC, DD & APSH) Results
Appendix 3	Daylight Distribution Contour Drawings
Appendix 4	2hr Sunlight to Amenity Results (Overshadowing to Gardens & Open Spaces)
Appendix 5	2hr Sunlight to Amenity Drawings

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1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the proposed development at 80 Croydon Road, Reigate, Surrey RH2 0NH.
- 1.2 The proposals consist of the redevelopment of a single storey building to provide residential accommodation spread over 3 storeys.
- 1.3 We undertook a site inspection showing the proposal in context allowing us to gain a greater understanding of the interrelationship between the proposal and 84 Croydon Road. This is a two storey residential home containing a front and rear garden located to the north east of the development site.
- 1.4 We have reviewed the Local Authority's planning policy in respect of Daylight & Sunlight (see s.5).
- 1.5 On the basis of the above, we set about conducting an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.
- 1.6 Only one property was subject to testing following concern, 84 Croydon Road. Whilst the areas of concern were limited, the whole property has been tested for the avoidance of doubt. Within this property 17 habitable windows, serving 5 habitable rooms have been included within the study.
- 1.7 The analysis has involved utilising specialist software applied an AutoCAD model.
- 1.8 The results for each assessment type, VSC, DD, APSH & Sunlight to Gardens show full compliance, with every room achieving results in excess of the BRE recommendations. There are also many instances where the results demonstrate that the neighbouring property will remain unaffected by the proposed massing.
- 1.9 In conclusion, the proposed development will not have a noticeable impact on the light received by the 84 Croydon Road, Reigate following the construction of the proposed development.
- 1.10 Rapleys confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. Therefore, there is no Daylight and Sunlight related reason why the proposed development should not be granted planning permission.

2 PROPOSED DRAWINGS

2.1 The 3D computer model considers the following proposed design:

SAWKINGS HARPER ARCHITECTS

Drawings Ref	Description	Revision
0001	OS Map and Location	Rev P1
1000	Existing Site Plan	Rev P1
1100	Existing Floor Plans	Rev P1
1200	Existing Elevations	Rev P1
1205	Existing Street Scene	Rev P1
1305	Existing Site Section	Rev P1
2000	Proposed Site Plan	Rev P2
2001	Proposed Constraints Plan	Rev P1
2002	Proposed Visibility Splays	Rev P1
2100	Proposed GA Plans	Rev P2
2200	Proposed GA Elevations	Rev P2
2205	Proposed Street Scene	Rev P2
2300	Proposed GA Sections	Rev P2
2305	Proposed Site Section	Rev P1

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3 INTRODUCTION

INSTRUCTIONS

3.1 We received instructions from Daniel Lippett to prepare a BRE Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at 80 Croydon Road, Reigate, Surrey RH2 0NH.

3.2 A copy of our terms of engagement are held on file.

CONFLICT OF INTEREST

3.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Daniel Lippett. We further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

3.4 This report is specifically for the addressee stated above.

SIGNATURE

3.5 We confirm that the undersigned is an appropriately qualified consultant experienced in the commercial property sector.

THIS REPORT HAS BEEN PREPARED WITHIN THE QUALITY SYSTEM OPERATED AT RAPLEYS LLP ACCORDING TO BRITISH STANDARD ISO 9001: 2015	
Created By	Manuella Nguessan LLB (Hons) Manuella.Nguessan@rapleys.com
Signature	
Checked by	Natasha Bray LLB (Hons) Natasha.Bray@rapleys.com
Signature	

FOR AND ON BEHALF OF RAPLEYS LLP

SEPTEMBER 2022

4 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

- 4.1 The proposals consist of the redevelopment of a single storey building to provide residential accommodation spread over 3 storeys.
- 4.2 The proposals which we have analysed are those which were provided electronically by the project architect Sawkings Harper Architects in a DWG format, received via email on 17 August 2022. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.
- 4.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

- 4.4 The site and surrounding properties were inspected externally on 19 August 2022 by Manuella Nguessan LLB (Hons). During the inspection Manuella was accompanied by Adam Lippet.
- 4.5 Where possible high level vantage points were used to view the neighbouring properties externally. The purpose of the inspection was to review the site in context, to identify the surrounding properties considered to be within a reasonable distance and which should be included within the scope of a 3D analysis.
- 4.6 To identify where there may be a Daylight & Sunlight Amenity issue, we used the approach outlined within BRE Report 209: Site Layout Planning for Daylight and Sunlight - a guide to good practice (3rd edition 2022). This states:

“Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus, if the new development were 10m tall, and a typical existing ground floor window would be 1.5m above the ground, the effect on existing buildings more than $3 \times (10 - 1.5) = 25.5m$ away need not be analysed.”

RELEVANT NEIGHBOURING PROPERTIES

- 4.7 Arising from concerns raised by the local authority and neighbour we have included 84 Croydon Road within this study. This property is a two storey house with a front and rear garden located to the East of the development site.

BACKGROUND TO THE ANALYSIS

- 4.8 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.
- 4.9 This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit.
- 4.10 We have completed a thorough review of the Local Authority Planning archives and found drawing information for 84 Croydon Road which has been used when modelling neighbouring properties and their rooms. In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.

Agenda Item 8

- 4.11 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
- 4.12 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.
- 4.13 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

5 DAYLIGHT & SUNLIGHT AMENITY

PLANNING GUIDANCE

- 5.1 Through the planning process the local authority will wish to be reassured that the construction of the proposed development will not harm the residential neighbours' daylight and sunlight.
- 5.2 The Local Development Plans identified as being relevant to our review are the Reigate and Banstead Local Plan: Core Strategy (Adopted July 2014) and Reigate & Banstead Local Plan Development Management Plan (Adopted September 2019).
- 5.3 The Core Strategy document makes no specific reference to Daylight & Sunlight. However, does make mention of 'amenity' in general and we have noted the following clause to be relevant:

Policy DES5: Delivering high quality homes

All new residential developments (including conversions) must provide high quality, adaptable accommodation, and provide good living conditions for future occupants. All new accommodation must:

- 2. Be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.*

Policy DES1: Design of new development

All new development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. Planning permission will be granted for new development where it meets the following criteria:

- 6. Provides an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.*

- 5.4 Despite the above, no specific guidance on the levels of Daylight & Sunlight Amenity is provided by the Local Authority. However, we have experience in producing studies utilising the guidance set out within Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice" (2022 3rd Edition) [the BRE Report]. This is widely recognised as the most appropriate way of undertaking a study such as this.

6 ASSESSMENT GUIDELINES

6.1 The BRE Report 209 - Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022) [the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

6.2 The BRE Report states under paragraph 2.2.2:

“The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.”

6.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

6.4 An important point to note contained within the introduction of the BRE Report is:

“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable...”

6.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

VERTICAL SKY COMPONENT (VSC)

6.6 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore, orientation does not give an appreciation of the interior daylighting.

6.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

6.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

6.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

- 6.10 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).
- 6.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.
- 6.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

DAYLIGHT DISTRIBUTION (DD)

- 6.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

- 6.14 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.
- 6.15 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

Agenda Item 8

7 FINDINGS OF THE ANALYSIS

RESULTS

- 7.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3. 2hr Sunlight to Amenity (Overshadowing to Gardens and Open spaces) results are contained within Appendix 4. Two Hour amenity drawings are contained within Appendix 5.
- 7.2 In the sections which follow is commentary on the results from the analysis.

8 84 CROYDON ROAD

VSC RESULTS

- 8.1 The results of this analysis show that all windows serving habitable rooms within this property will continue to receive good levels of daylight following the construction of the proposed development.
- 8.2 The results achieved are in excess of the BRE recommendations and in some cases show that daylight will be unaffected by the proposed development.

APSH RESULTS

- 8.3 The results confirm that all windows serving the living room and conservatory will continue to receive satisfactory levels of sunlight amenity following the construction of the development. Again, the results are in excess of the BRE recommendations, with some showing they will be entirely unaffected by the proposed development.

DAYLIGHT DISTRIBUTION RESULTS

- 8.4 The results of this analysis show that each habitable room will be unaffected by the proposed development. Every room is showing pr/ex ratios of 1, meaning that the daylight to these rooms will not change following the construction of the proposed development.

2HR SUNLIGHT AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

- 8.5 The results confirm that the front and rear amenity spaces at this property achieve results in excess of the BRE recommendations, achieving sunlight to 59% against a target of 50% for the front garden and no loss to the rear garden.

CONCLUSION

- 8.6 We conclude that the levels of Daylight & Sunlight to this property will not be detrimentally impacted as a result of the proposed development. The proposed development respects this property well and is a good neighbour.

Agenda Item 8

9 CONCLUSIONS

- 9.1 In total, one neighbouring property was tested as part of this assessment, 84 Croydon Road. Within this property 17 habitable windows, serving 5 habitable rooms have been tested.
- 9.2 The results for each assessment type, VSC, DD, APSH & Sunlight to Gardens show full compliance, with every room achieving results in excess of the BRE recommendations. There are also many instances where the results demonstrate that the neighbouring property will remain unaffected by the proposed massing.
- 9.3 One of the main areas of concern was the amenity spaces. The results demonstrate, as expected, that these spaces will retain good levels of sunlight following the construction of the proposed development.
- 9.4 In conclusion, the proposed development will not have a noticeable impact on the light received by the 84 Croydon Road, Reigate following the construction of the proposed development.
- 9.5 Rapleys confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. Therefore, there is no Daylight and Sunlight related reason why the proposed development should not be granted planning permission.

Appendix 1

IDENTIFICATION DRAWINGS

Source Data

Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

Key

- Analysed Building
- Demolish
- Proposed
- Surrounding

Client

Daniel Lippett

Job Title

22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH

Drawing Title

Existing Site Plan

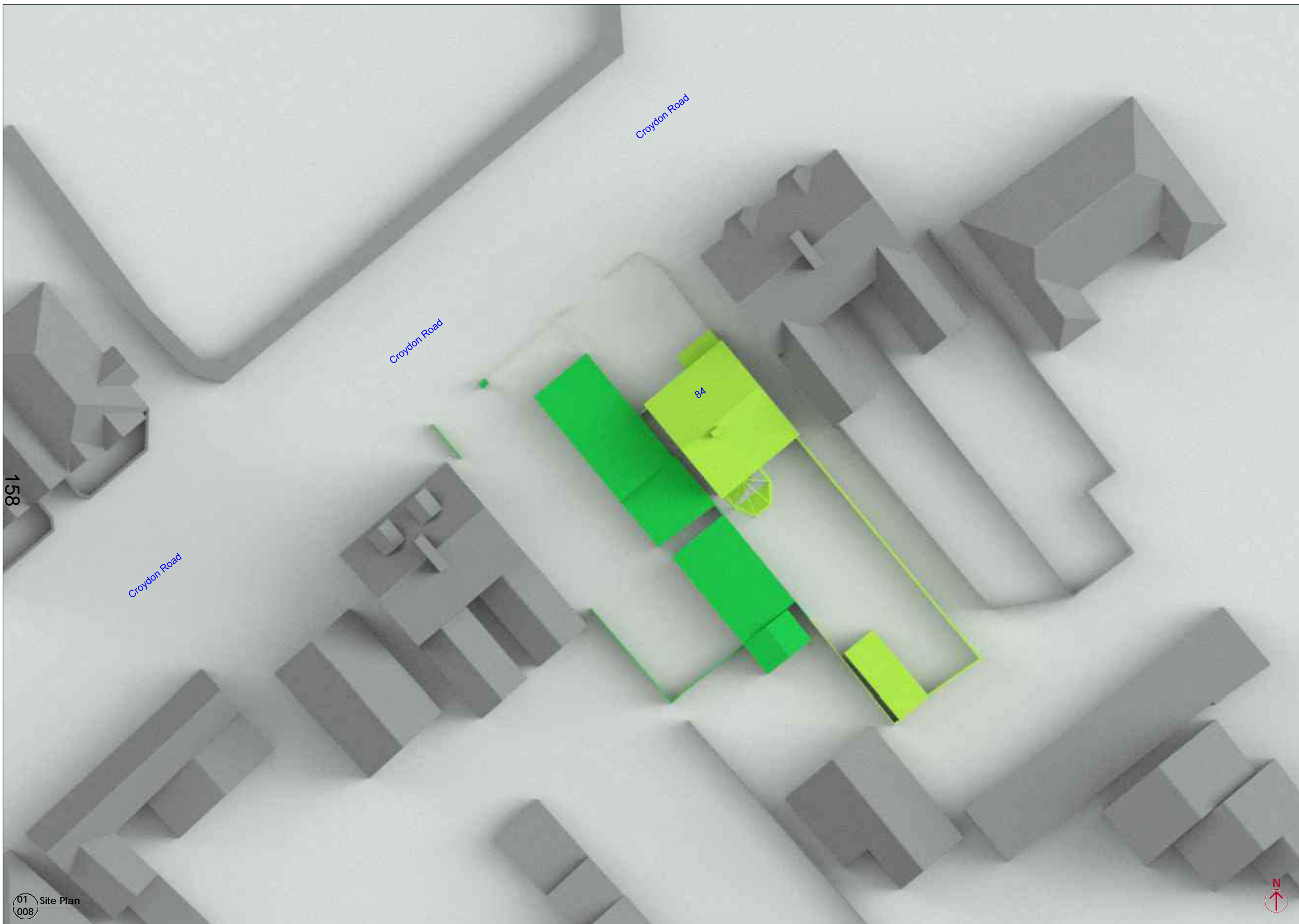
Scale
NTS

Date
Aug-22

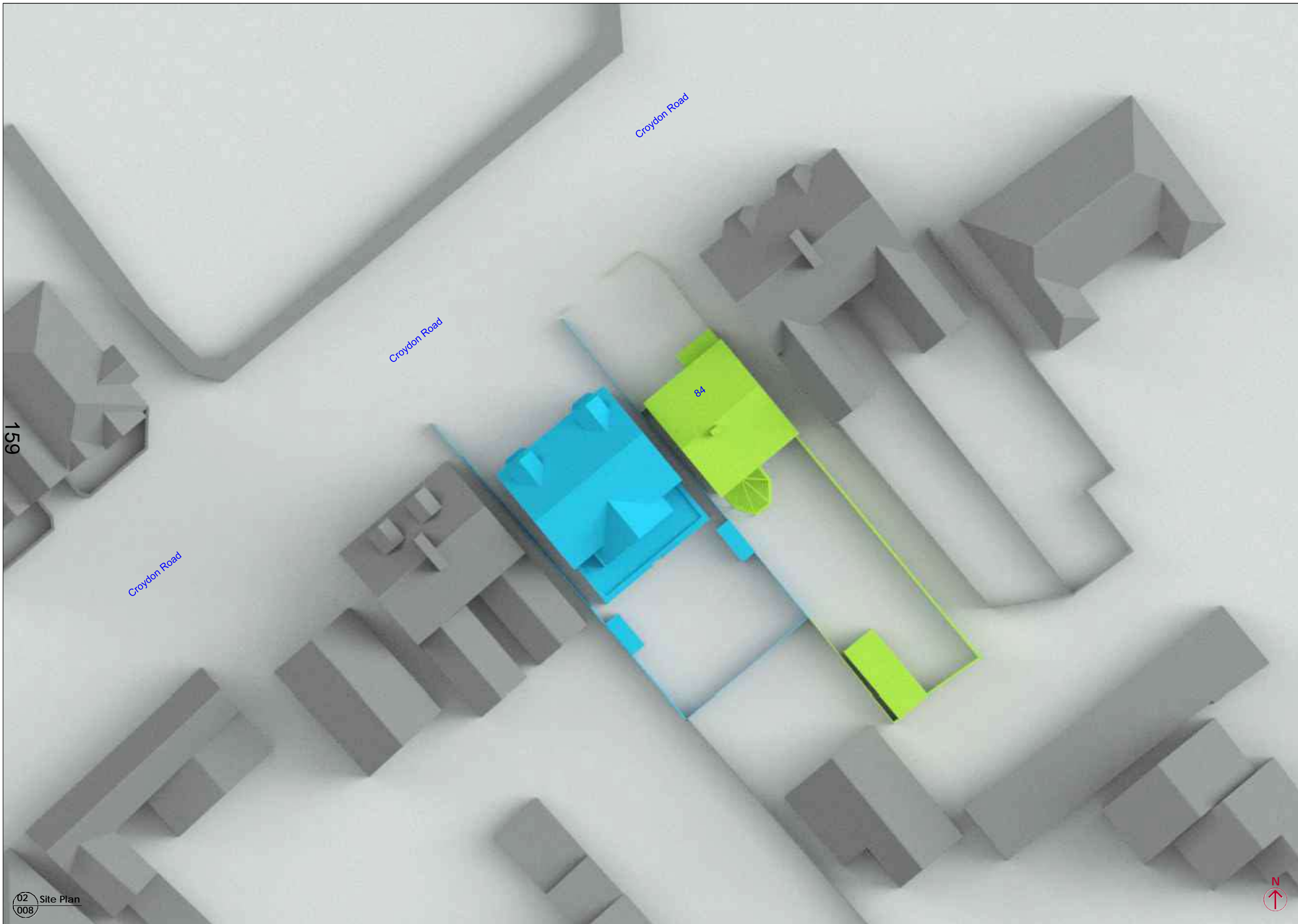
Drawn
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Source Data
Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

- Key**
- Analysed Building
 - Demolish
 - Proposed
 - Surrounding

Client
Daniel Lippett

Job Title
22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH

Drawing Title
Proposed Site Plan

Scale NTS	Date Aug-22	Drawn MF
---------------------	-----------------------	--------------------



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Source Data

Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

Key

- - Analysed Building
- - Demolish
- - Proposed
- - Surrounding

Notes

All heights in [m] AOD

Client

Daniel Lippett

Job Title

22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH

Drawing Title

Existing 3D View 1

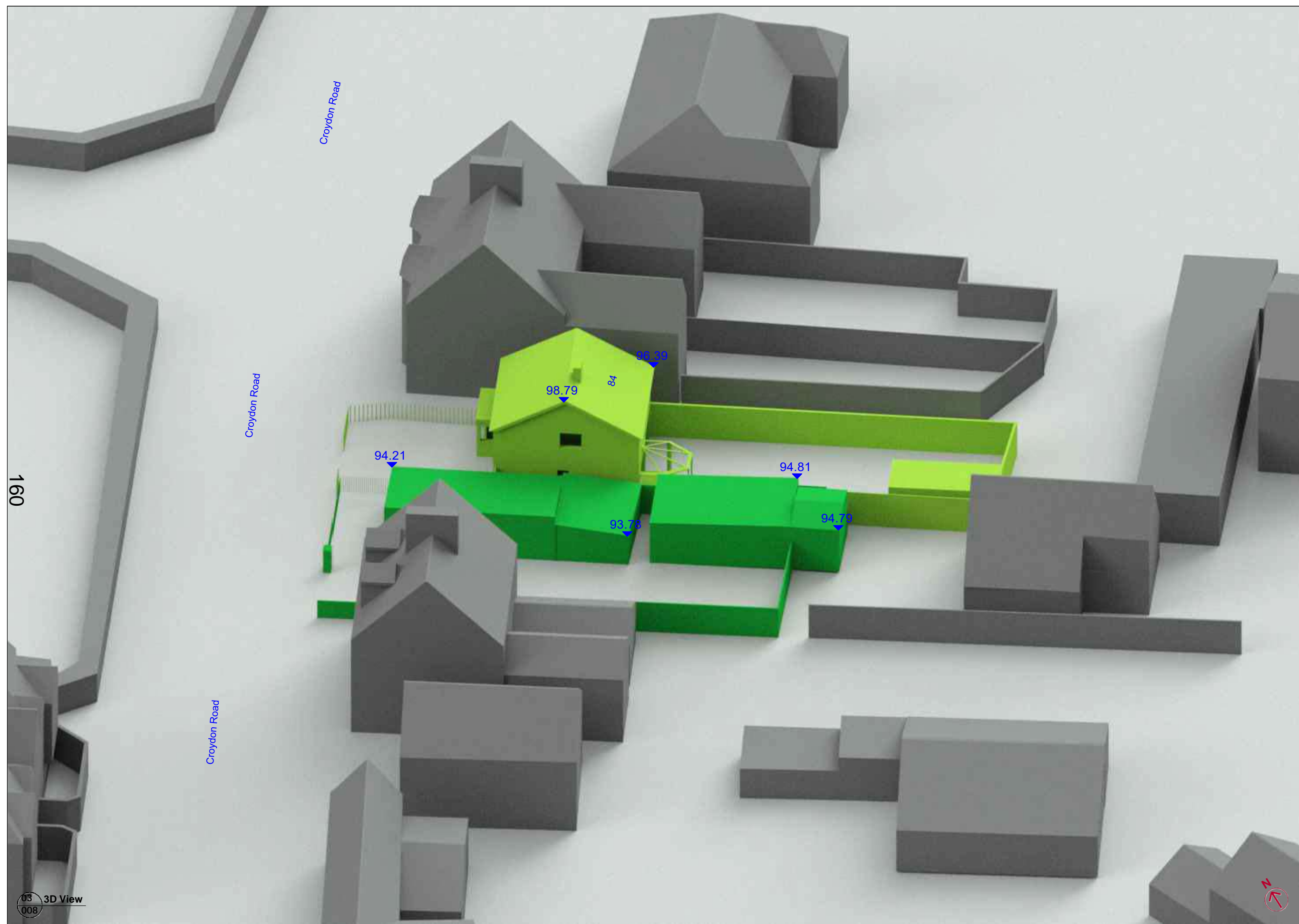
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NTS

Date
Aug-22

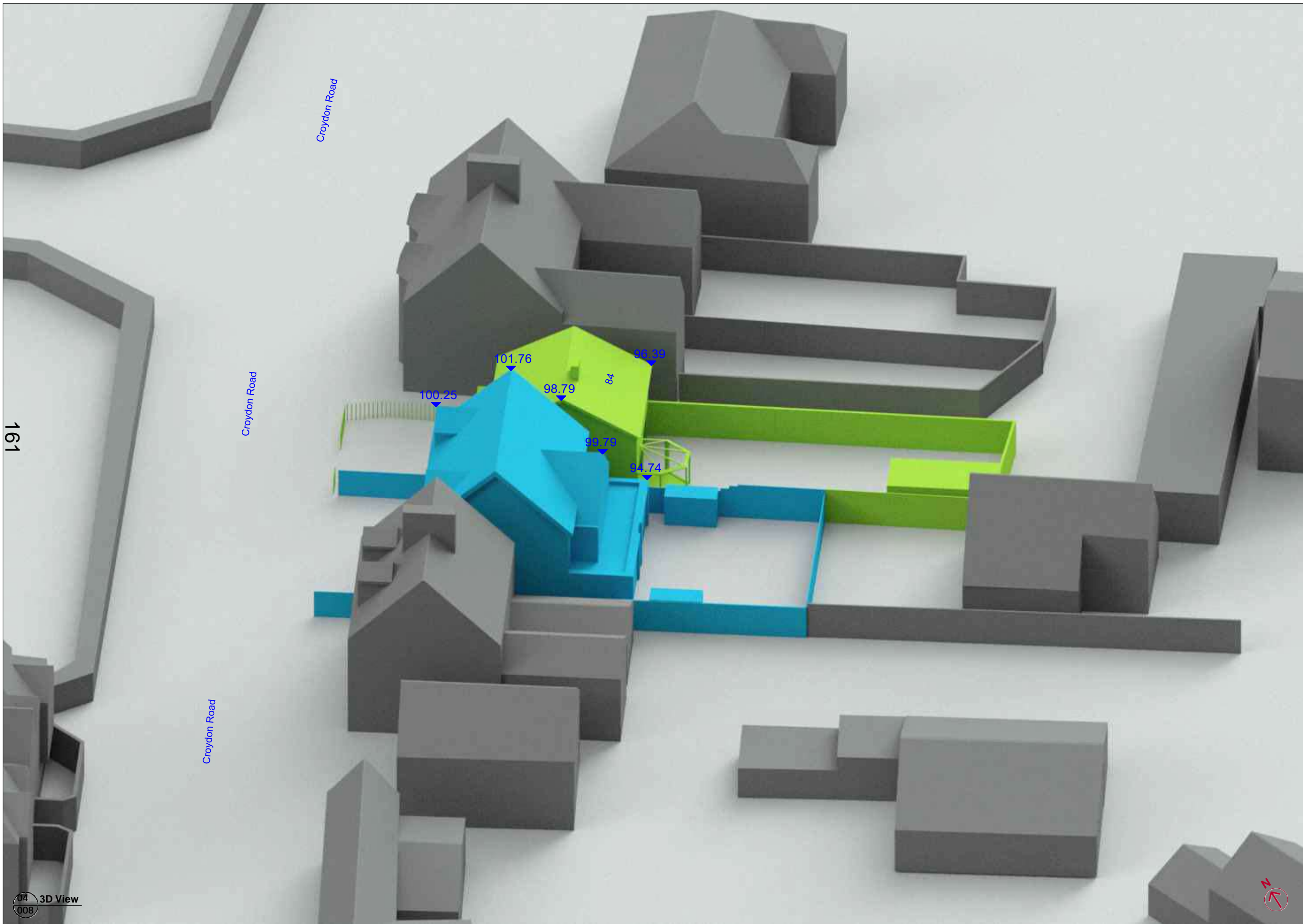
Drawn
MF



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Source Data
 Existing Drawings
 Proposed Drawings
 Sawkings Harper Architects
 April 2022

- Key**
- - Analysed Building
 - - Demolish
 - - Proposed
 - - Surrounding

Notes
 All heights in [m] AOD

Client
 Daniel Lippett

Job Title
 22-01362 - 80 Croydon Road,
 Reigate, Surrey RH2 0NH

Drawing Title
 Proposed 3D View 1

Scale NTS **Date** Aug-22 **Drawn** MF



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04 3D View
 008

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Source Data

Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

Key

- - Analysed Building
- - Demolish
- - Proposed
- - Surrounding

Notes

All heights in [m] AOD

Client

Daniel Lippett

Job Title

22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH

Drawing Title

Existing 3D View 2

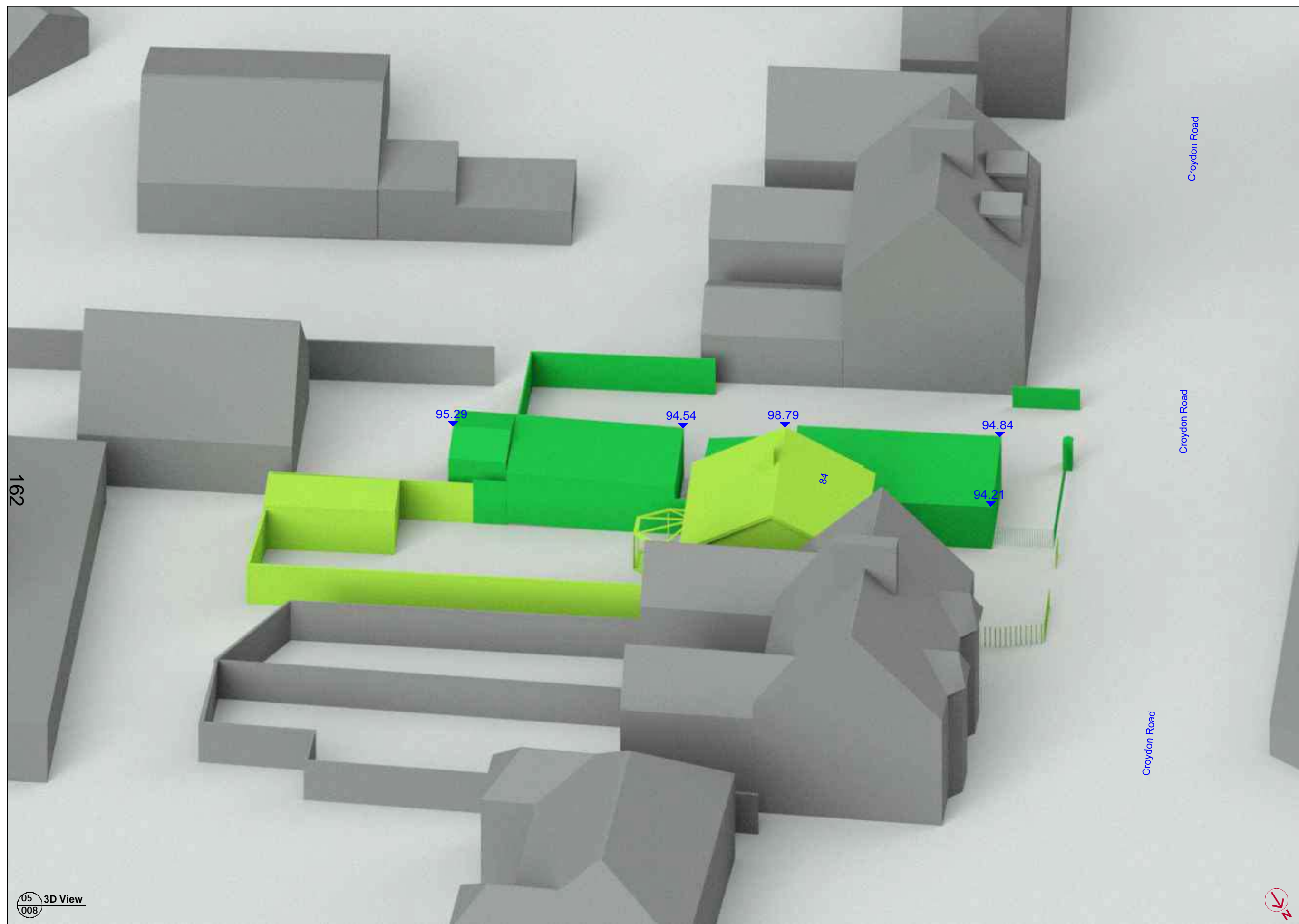
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NTS

Date
Aug-22

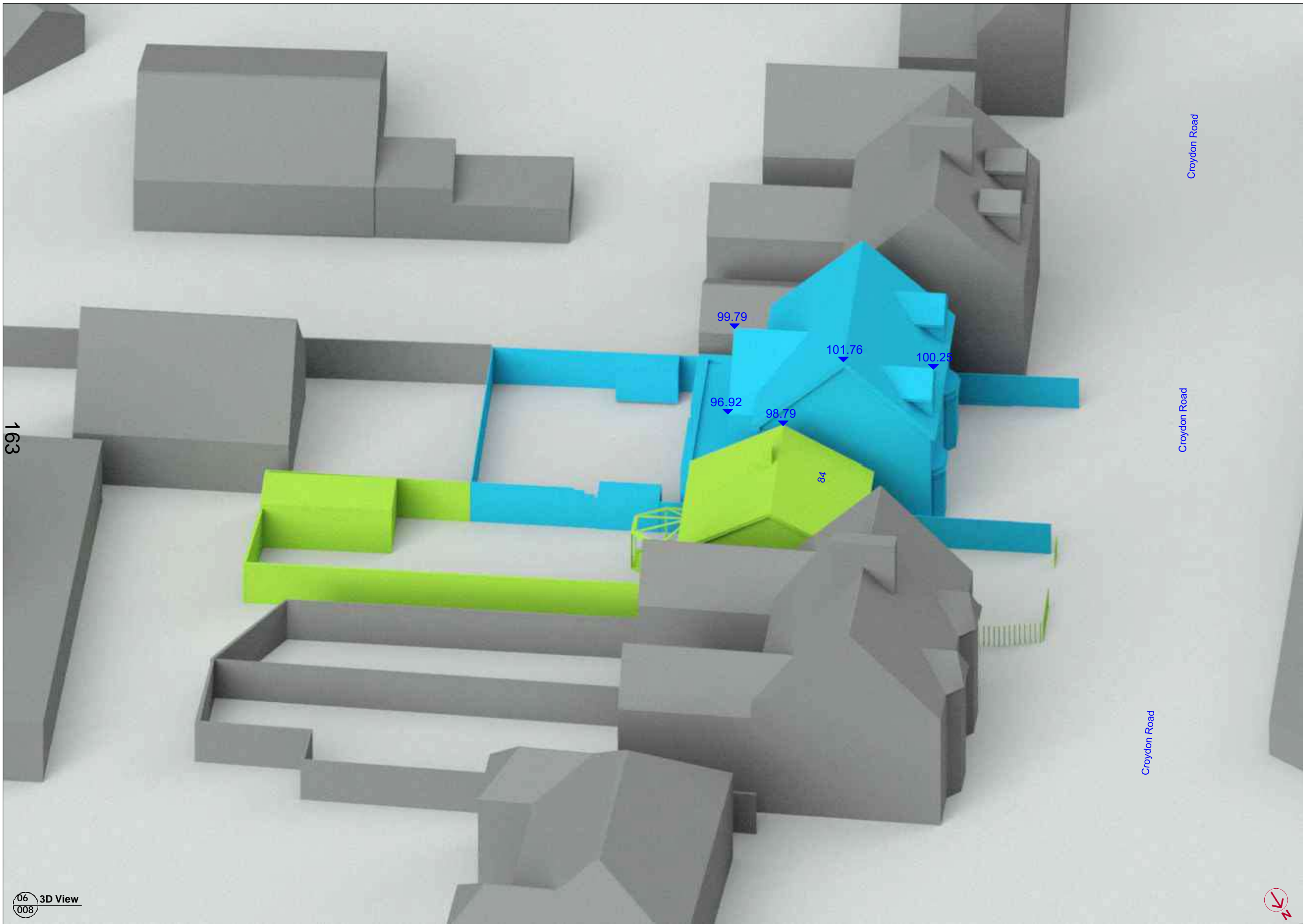
Drawn
MF



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Source Data
 Existing Drawings
 Proposed Drawings
 Sawkings Harper Architects
 April 2022

Key
 ■ - Analysed Building
 ■ - Demolish
 ■ - Proposed
 ■ - Surrounding

Notes
 All heights in [m] AOD

Client
 Daniel Lippett

Job Title
 22-01362 - 80 Croydon Road,
 Reigate, Surrey RH2 0NH

Drawing Title
 Proposed 3D View 2

Scale NTS
Date Aug-22
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Source Data

Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

Key

G/R1/W1 - Window Reference
A1 - Amenity 1

Client

Daniel Lippett

Job Title

22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH

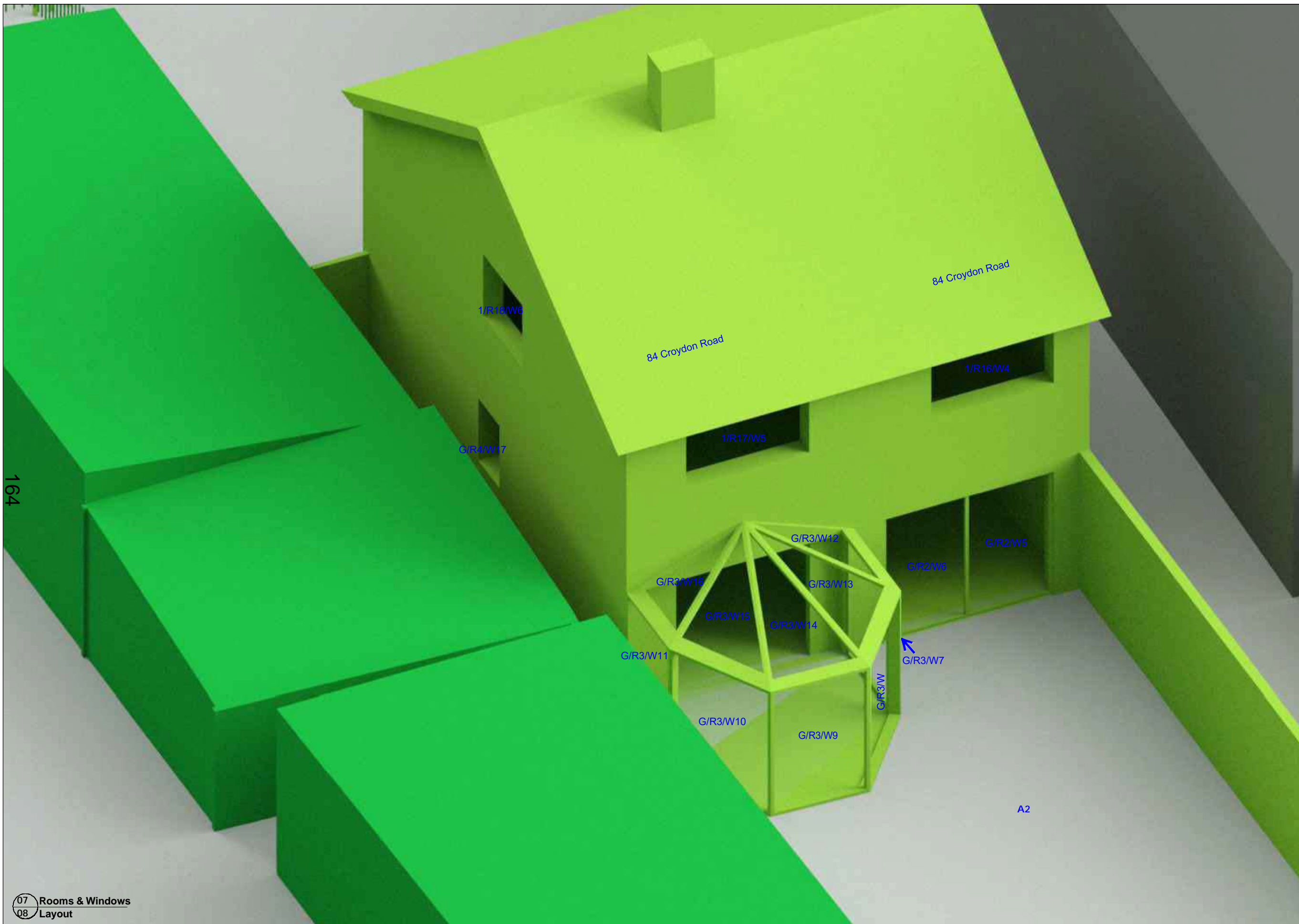
Drawing Title

Rooms & Windows Layout

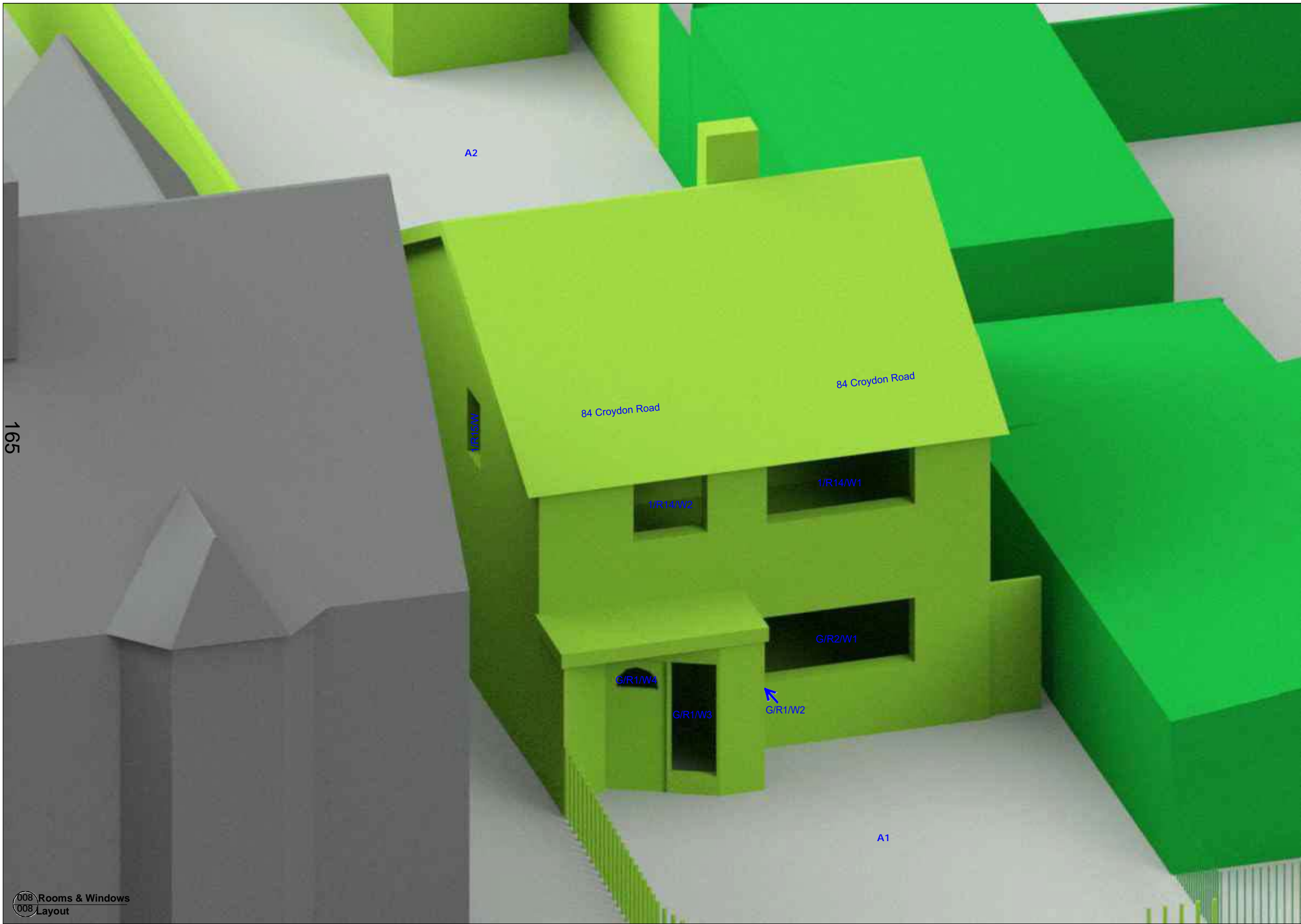
Scale Date Drawn
NTS Aug-22 MF



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Source Data

Existing Drawings
Proposed Drawings
Sawkings Harper Architects
April 2022

Key

G/R1/W1 - Window Reference
A1 - Amenity 1

Client

Daniel Lippett

Job Title

**22-01362 - 80 Croydon Road,
Reigate, Surrey RH2 0NH**

Drawing Title

Rooms & Windows Layout

Scale: NTS Date: Aug-22 Drawn: MF



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Appendix 2

DAYLIGHT & SUNLIGHT (VSC, DD & APSH) RESULTS

Agenda Item 8

84 Croydon Road																									
Room Ref	Room Ref	Property Type	Room Use	Window Ref	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria		
84 Croydon Road																									
Ground	R2	Residential	Sitting/Dining	W1	Existing	31.08	0.95	YES	320°N			18.00	*North	*North	0.00	*North	*North								
				Proposed	31.55								9.00	0.00											
				Existing	26.11	1.01	YES	140°					56.00	1.00	YES	18.00	1.00	YES							
					W5	Existing	26.32						66.00												
					Proposed	26.32							53.00	1.00	YES	11.00	1.00	YES							
					Existing	27.27	1.00	YES	140°					51.00			11.00								
	R3	Residential	Kitchen/Conservatory	W7	Existing	15.12	1.00	YES	50°N				21.00	*North	*North	2.00	*North	*North							
				Proposed	15.12							21.00			2.00										
				Existing	28.97	1.00	YES	89°N					46.00	*North	*North	13.00	*North	*North							
				Proposed	28.99								46.00			13.00									
				Existing	29.83	1.08	YES	143°					60.00	1.17	YES	12.00	1.67	YES							
				Proposed	29.25								70.00			10.00									
				Existing	13.23	1.60	YES	200°					34.00	1.53	YES	6.00	1.83	YES							
				Proposed	21.17								92.00			11.00									
				Existing	3.49	1.35	YES	230°					11.00	2.55	YES	2.00	3.00	YES							
				Proposed	12.84								28.00			6.00									
Existing	50.91	1.00	YES	50°N Inc					74.00	*North	*North	20.00	*North	*North											
Proposed	50.91								74.00			20.00													
Existing	76.45	1.00	YES	89°N Inc					85.00	*North	*North	25.00	*North	*North											
Proposed	76.31								82.00			25.00													
Existing	85.73	1.00	YES	143° Inc					81.00	0.95	YES	26.00	1.04	YES											
Proposed	85.43								86.00			27.00													
Existing	79.06	0.99	YES	200° Inc					92.00	0.92	YES	26.00	1.00	YES											
Proposed	78.19								86.00			26.00													
Existing	58.04	0.98	YES	230° Inc					83.00	0.95	YES	25.00	1.00	YES											
Proposed	56.76								79.00			25.00													
First	R14	Residential	Bedroom	W1	Existing	32.20	0.96	YES	320°N																
				Proposed	30.83																				
					W2	Existing	30.21	0.99	YES	320°N															
					Proposed	29.83																			
	R16	Residential	Bedroom	W4	Existing	33.12	1.00	YES	140°			66.00	1.00	YES	25.00	1.00	YES								
					Proposed	33.12					66.00			25.00											
	R17	Residential	Bedroom	W5	Existing	33.50	1.00	YES	140°			65.00	1.00	YES	24.00	1.00	YES								
					Proposed	33.50					65.00			24.00											
											29.12	0.98	YES												
											28.62														
											35.48	1.05	YES												
											37.34														
											31.58	0.97	YES												
											30.90														
											33.12	1.00	YES												
											33.12														
										33.50	1.00	YES													
										33.50															
										80.00	0.86	YES	19.00	1.00	YES										
										69.00			19.00												
										93.00			27.00	1.00	YES										
										86.00			27.00												
										66.00			25.00	1.00	YES										
										66.00			25.00												
										65.00			24.00	1.00	YES										
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										65.00			24.00												

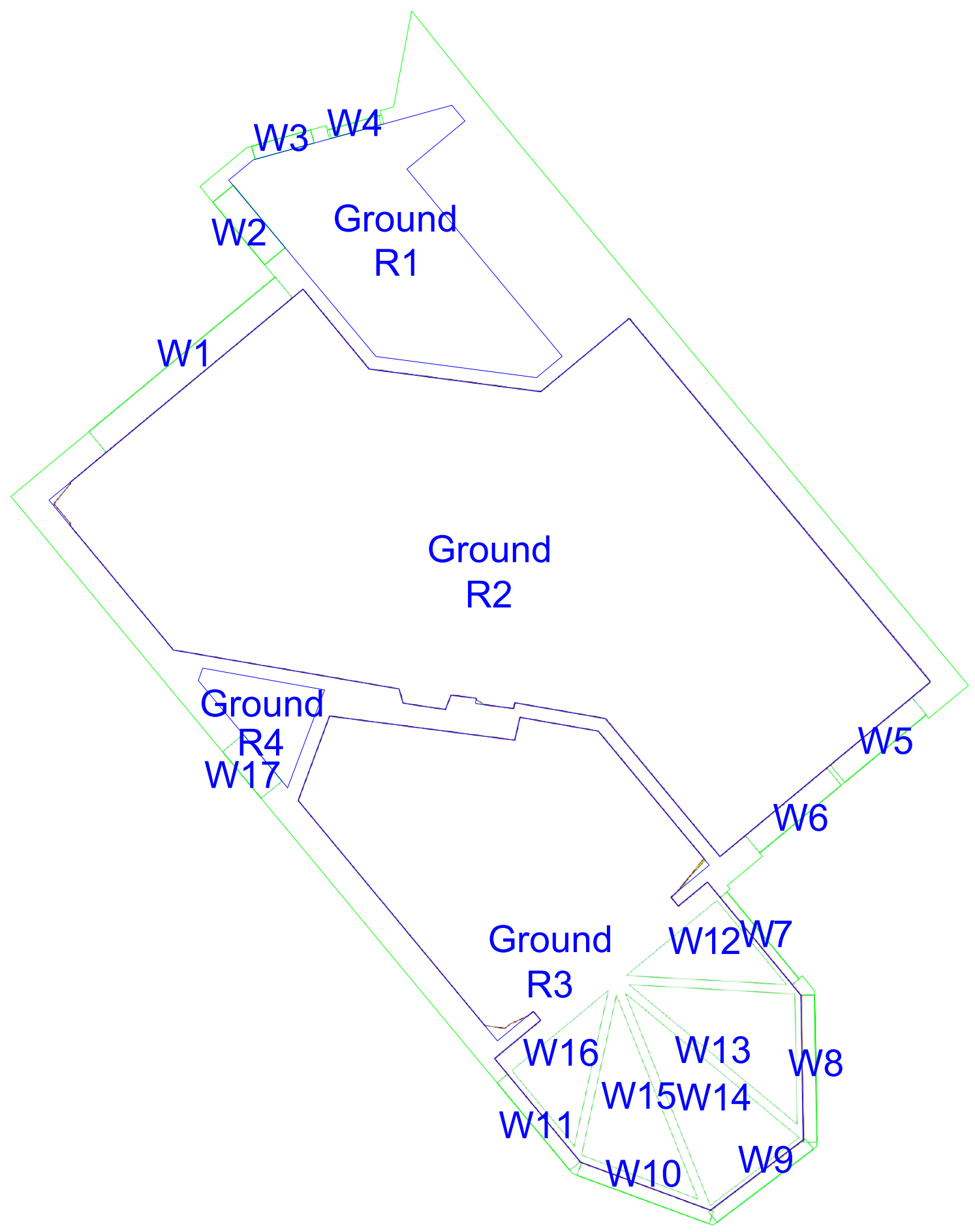
Agenda Item 8

Project Name: 80 Croydon Road, Reigate, Surrey RH2 0NH
 Project No.: 22-01362
 Report Title: Daylight Distribution Analysis - Neighbour
 Date of Analysis: September 2022

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
84 Croydon Road									
Ground	R2	Residential	Sitting/Dining	Area m2	30.81	30.79	30.79	1.00	YES
				% of room		99.94%	99.94%		
	R3	Residential	Kitchen/Conservatory	Area m2	17.35	17.30	17.30	1.00	YES
				% of room		99.70%	99.67%		
First	R14	Residential	Bedroom	Area m2	10.93	10.87	10.83	1.00	YES
				% of room		99.41%	99.03%		
	R16	Residential	Bedroom	Area m2	12.86	12.68	12.68		
				% of room		98.66%	98.66%	1.00	YES
	R17	Residential	Bedroom	Area m2	7.83	7.77	7.77	1.00	YES
				% of room		99.25%	99.25%		

Appendix 3

DAYLIGHT DISTRIBUTION CONTOUR DRAWINGS



Source Data
 Existing Drawings
 Proposed Drawings
 Sawkings Harper Architects
 April 2022

- Key**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Room Area (Planning Portal)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

Client
 Daniel Lippett

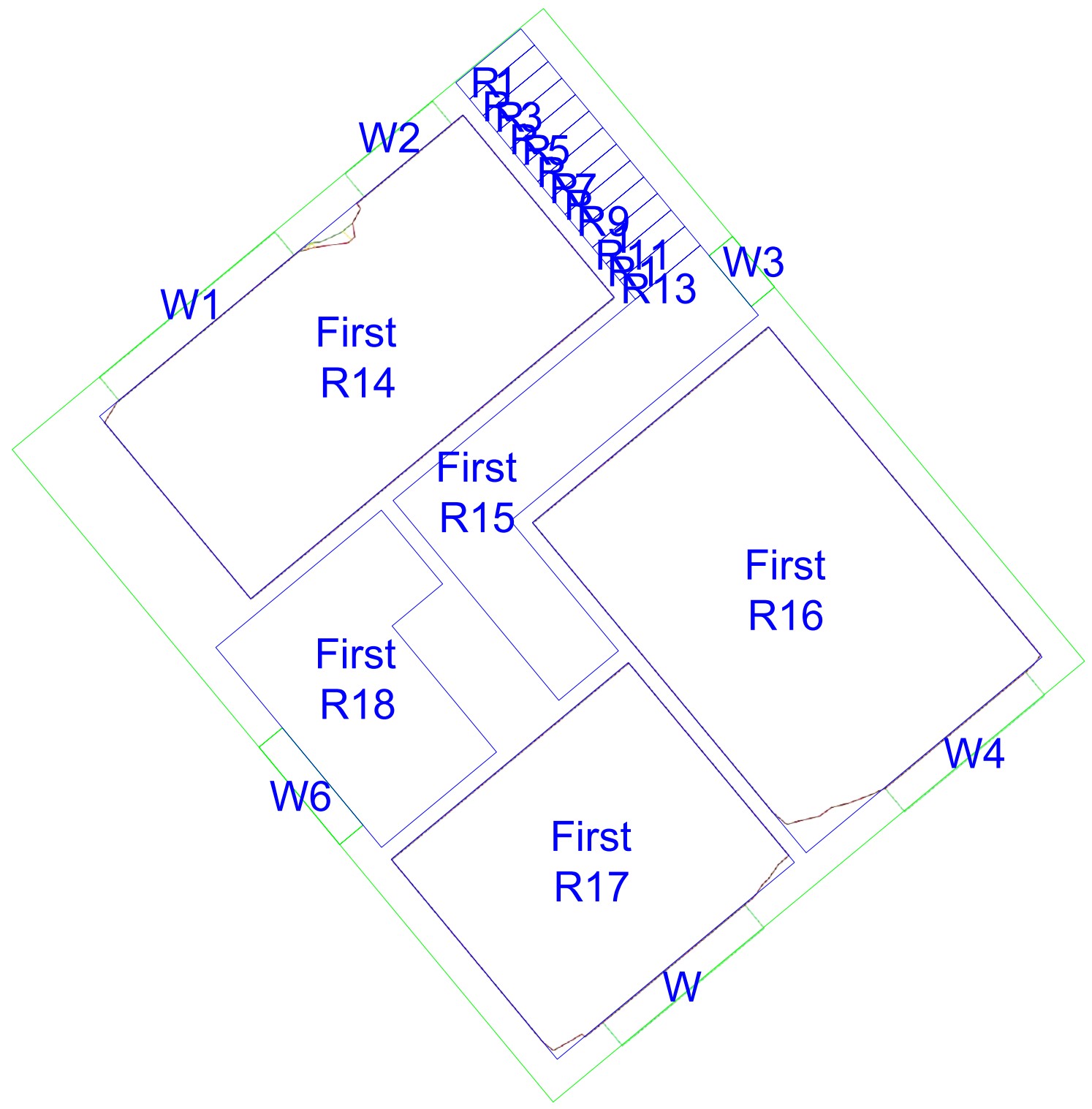
Job Title
 22-01362 - 80 Croydon Road,
 Reigate, Surrey RH2 0NH

Drawing Title
 Daylight Distribution Contours

Scale NTS **Date** Sep-22 **Drawn** MF



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Source Data
 Existing Drawings
 Proposed Drawings
 Sawkings Harper Architects
 April 2022

- Key**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Room Area (Planning Portal)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

Client
Daniel Lippett

Job Title
**22-01362 - 80 Croydon Road,
 Reigate, Surrey RH2 0NH**

Drawing Title
Daylight Distribution Contours

<u>Scale</u>	<u>Date</u>	<u>Drawn</u>
NTS	Sep-22	MF

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Appendix 4

2HR SUNLIGHT TO AMENITY
RESULTS (OVERSHADOWING
TO GARDENS AND OPEN
SPACES)

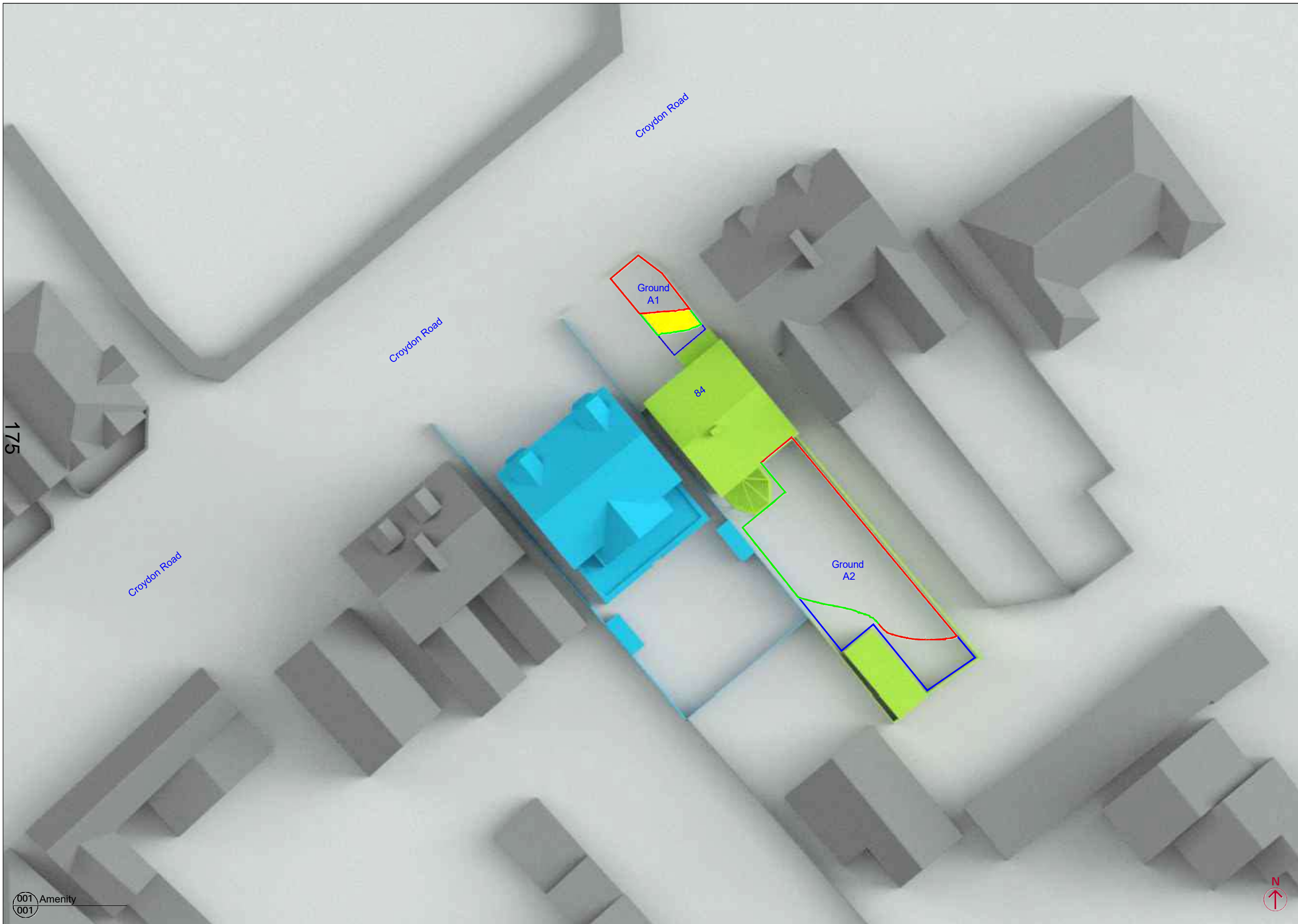
Agenda Item 8

Project Name: 80 Croydon Road, Reigate, Surrey RH2 0NH
 Project No.: 22-01362
 Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
 Date of Analysis: September 2022

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
84 Croydon Road						
Ground	A1	Area m2 22.48 Percentage	18.98 84%	13.34 59%	0.70	YES
Ground	A2	Area m2 112.36 Percentage	88.71 79%	88.71 79%	1.00	YES

Appendix 5

2HR SUNLIGHT TO AMENITY DRAWINGS



Source Data
 Existing Drawings
 Proposed Drawings
 Sawkings Harper Architects
 April 2022

- Key**
- - Amenity Area
 - Loss/Gain LitArea
 - Existing area of \geq 2hrs of direct sunlight on 21st March
 - Proposed area of \geq 2hrs of direct sunlight on 21st March
 - A1 - Amenity 1

Client
 Daniel Lippett

Job Title
 22-01362 - 80 Croydon Road,
 Reigate, Surrey RH2 0NH

Drawing Title
 2hr Sunlight to Amenity

Scale NTS **Date** Aug-22 **Drawn** MF



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001 Amenity
 001

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SCALE @ A1: 1:50
SCALE @ A3: 1:100

A1
A3

NOTES

- Default drawing size is A1
- To print at A3 please 'scale by 50%
- Check printed scale against scale bar above

DRAWING DATE: 24/10/2022
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This drawing must not be reproduced in part or whole without prior written consent. Scale to be checked against scale bar as this drawing has been provided electronically. Check and confirm all dimensions on site prior to commencing work. If IN DOUBT ASK.

REV.	DATE	NOTES
D1	15/02/2022	Draft Issue to Energy Assessor
D2	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments.
D3	18/05/2022	Drawing amended to Case Officer's comments.
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
80 Croydon Road, Reigate

CLIENT
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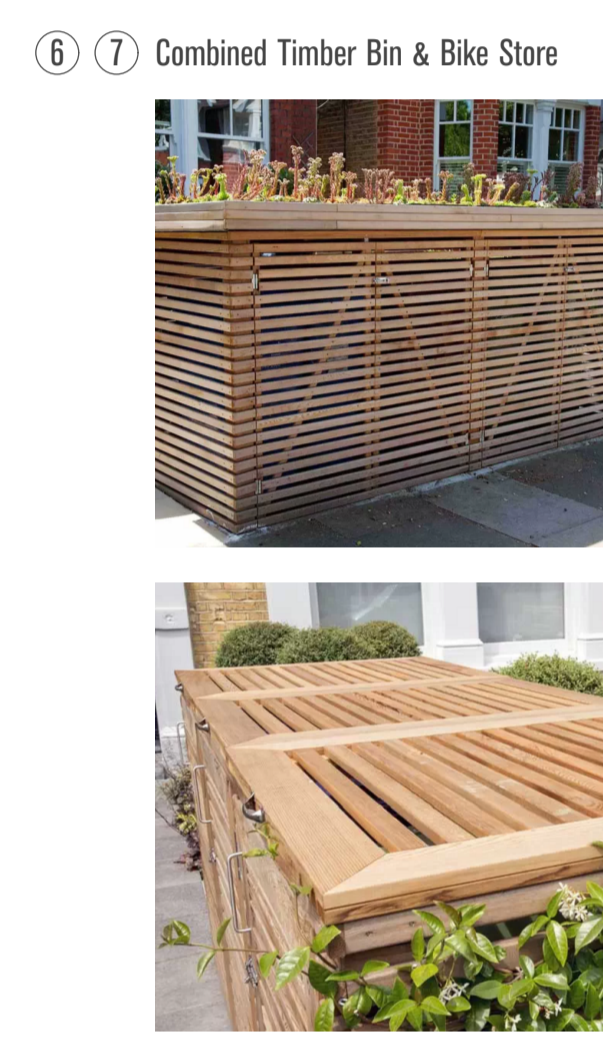
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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2000	P4
DRAWING TITLE		
Proposed Site Plan		



- ① New Hardstanding Finish: Paving
- ② Parking Spaces; 1No. per unit
- ③ Royal Mail Post Box Relocated
- ④ Existing Timber Fence; to be repaired and replaced as required
- ⑤ New 1.8m Closed Board Timber Fence
- ⑥ Timber Refuse Store (per unit):
1 x 140l Waste Bin
1 x 140l Mixed Recycling Bin
1 x 23l Food Bin
1 x 55l Paper & Card Recycling Box
- ⑦ Timber Cycle Store; 2No. spaces per unit
- ⑧ New Soft Landscaping
- ⑨ Shrub Planters
- ⑩ Obscure Glazed Window



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SCALE @ A1: 1:200
SCALE @ A3: 1:400

0 2.0 4.0 6.0 8.0 M

A1
A3

N

NOTES

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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P4	24/10/2022	Planning Issue - Re-submission

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STATUS PLANNING	DRAWN BY PT	CHECKED BY -
JOB NO. A4260	DRAWING NO. 2002	REV P4
DRAWING TITLE Proposed Visibility Splays		

Agenda Item 8

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SCALE @ A1: 1:100
SCALE @ A3: 1:200

A1
A3

- ① Royal Mail Post Box - Proposed New Location
- ② Proposed Vehicle Exit (in forwards gear)
- ③ Proposed PV locations
- Extended Dropped Kerb
- Parking Spaces; 1No. per unit
- Proposed Foul Water Drainage (to connect to existing)
- Proposed Surface Water Drainage (to connect to existing)
- Parking Dimensions
- Proposed Setting Out from Side Boundaries
- Depth of Rear Garden
- Separating Distance from 30c Doods Road (at first floor level)
- Appr. Location of Rear Window (at first floor level) to 78 Croydon Rd
- 45° Sight Line from 78 Croydon Road



NOTES

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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
 80 Croydon Road, Reigate

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STATUS PLANNING	DRAWN BY PT	CHECKED BY -
JOB NO. A4260	DRAWING NO. 2001	REV P4
DRAWING TITLE Proposed Constraints Plan		

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Note:

Drawing overlay of RBBC Parking Standards interactive map and proposal subject to current application.

Drawing demonstrates that the site, including proposed parking and dwelling entrances, is within the high accessibility area, as defined by the parking standards map.

Key:

- Site boundary subject to current application
- Accessibility level - Fin Band: Medium
- Accessibility level - Fin Band: High
- 9 Accessibility level - Fin Score Indicated on Map
- 11 Accessibility level - Fin Score Indicated on Map
- -> Entrance into Site
- -> Individual Dwelling Entrance

SCALE @ A2:1:200
SCALE @ A4:1:400

A2
A4

NOTES

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REV.	DATE	NOTES
P1	15/08/2022	Issue to planning consultant
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
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STATUS	DRAWN BY	CHECKED BY
PLANNING	RD	PT
JOB NO.	DRAWING NO.	REV.
A4260	2101	P4

DRAWING TITLE
Proof of Site
Accessibility Level

179

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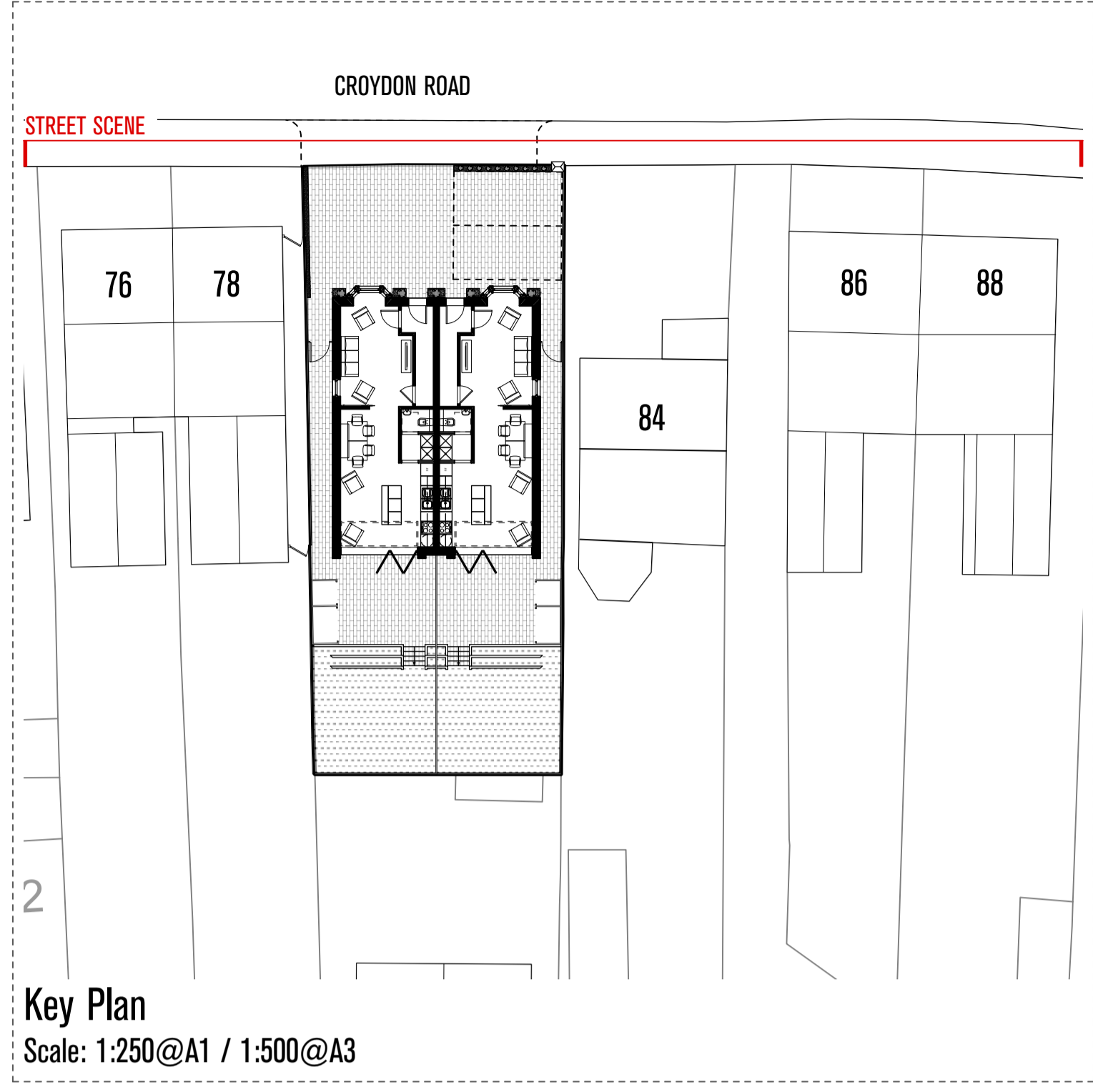
Agenda Item 8

SCALE @ A1: ON SHEET	A1 A3
SCALE @ A3: ON SHEET	



Full Street Scene

Scale: 1:100 @ A1
1:200 @ A3



Key Plan

Scale: 1:250@A1 / 1:500@A3

- NOTES
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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments.
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
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80 Croydon Road Street Scene (Close-Up)

Scale: 1:50 @ A1
1:100 @ A3

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STATUS PLANNING	DRAWN BY PT	CHECKED BY -
JOB NO. A4260	DRAWING NO. 2205	REV P4
DRAWING TITLE Proposed Street Scene		

- ① Slate Roof Tiles
- ② Brickwork Flemish Bond & Soldier Course, Yellow Blend Facing Brick
- ③ Traditional Brick Quoining / Details: Beige Grey Blend
- ④ Soldier Course Brickwork, Stacked Bond
- ⑤ Double-Glazed Traditional Sash Windows, White
- ⑥ Double-Glazed Windows, Anthracite Grey
- ⑦ Double-Glazed Windows, Anthracite Grey, Obscure Glazing
- ⑧ Timber Effect Door
- ⑨ Double-Glazed Sliding-Folding Doors, Anthracite Grey
- ⑩ White Painted Fascias, Soffits and Bargeboards
- ⑪ Black Rainwater Gutters and Downpipes
- ⑫ Anthracite Grey Skylights
- ⑬ Proposed PV Location



Elevation A-A (Front; 80 Croydon Road)



Elevation B-B (Side; Unit 1)



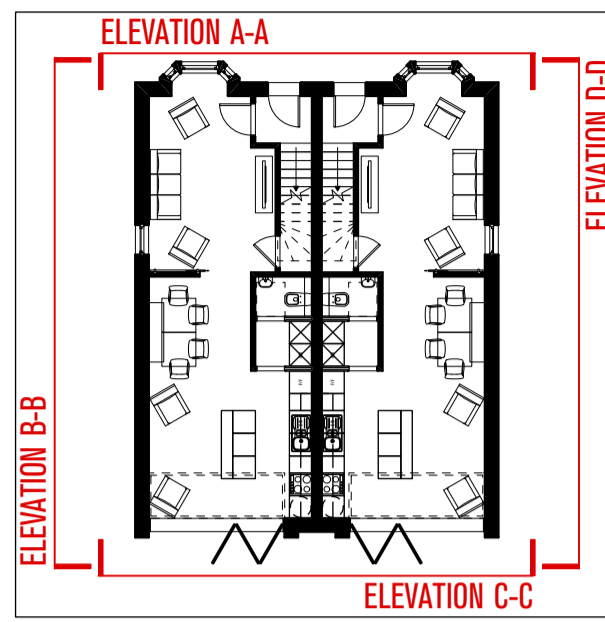
Elevation C-C (Rear)



Elevation D-D (Side; Unit 2)

SCALE @ A1: 1:50
SCALE @ A3: 1:100

A1
A3



- NOTES
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REV.	DATE	NOTES
D1	15/02/2022	Draft Issue to Energy Assessor
D2	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments.
P3	21/07/2022	Rear Elevation amended to address Committee comments.
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
80 Croydon Road, Reigate

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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2200	P4
DRAWING TITLE		
Proposed GA Elevations		

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COMPARISON BETWEEN 80 CROYDON ROAD AND 80 CROYDON ROAD

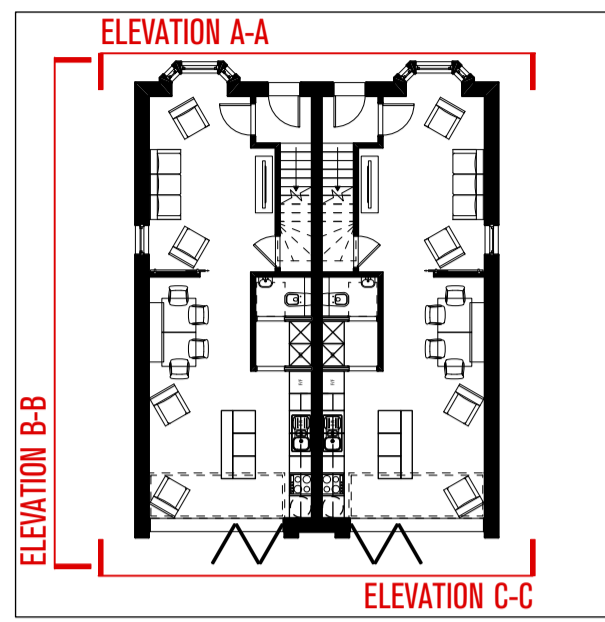


80 Croydon Road Street Scene (Elevation A-A)

SCALE @ A1: 1:50
SCALE @ A3: 1:100

0 0.5 1.0 1.5 2.0 M

A1
A3



NOTES

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REV.	DATE	NOTES
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
80 Croydon Road, Reigate

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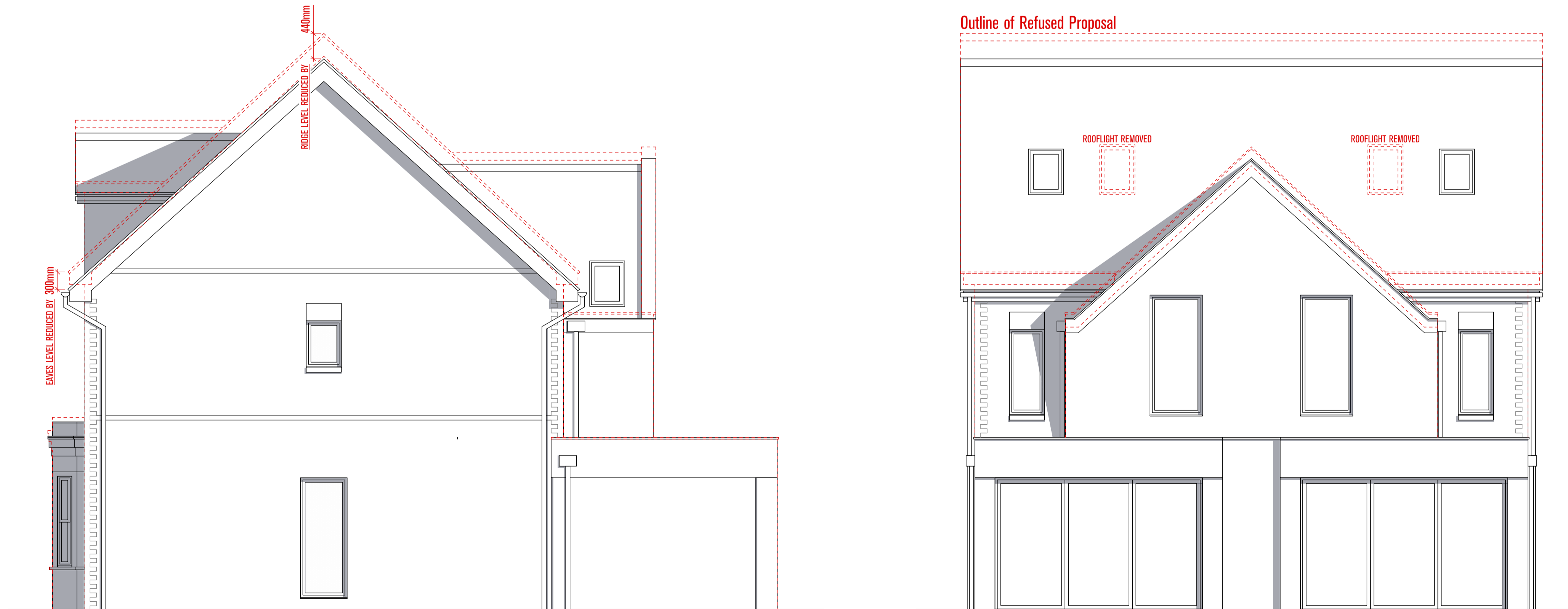
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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2206	P4

DRAWING TITLE
Application Comparison

COMPARISON BETWEEN REFUSED PROPOSAL AND CURRENT PROPOSAL



Elevation B-B (Side)

Elevation C-C (Rear)


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Agenda Item 9

Planning Committee
25th April 2023

Agenda Item: 9
DM Performance Q3 2022/23

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	25 th April 2023	
	REPORT OF:	HEAD OF PLANNING	
	AUTHORS:	Andrew Benson	
	TELEPHONE:	01737 276175	
	EMAIL:	Andrew.benson@reigate-banstead.gov.uk	
AGENDA ITEM:	9	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q4 2022-23 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2022/23 Q4 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q4 2022/23

Planning Committee has authority to note the above recommendation

BACKGROUND

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

Agenda Item 9

Planning Committee
25th April 2023

Agenda Item: 9
DM Performance Q3 2022/23

PERFORMANCE

	Applications determined (in 8/13 weeks or agreed)	Target	21/22	Q1	Q2	Q3	Q4	22/23
1	Major applications	60%	81%	75%	100%	100%	83%	90%
2	Non-major applications	70%	86%	81%	80%	84%	82%	84%
3	Average days to decision	73	78	78	82	78	98	83
Appeals								
4	Appeals Received	-	84	19	8	13	23	62
5	Major Appeals Decided	-	6	-	1	-	4	5
6	Major Appeals Dismissed	70%	4 (66.6%)	-	1 (100%)	-	3 (75%)	80%
7	Non-major appeals Decided	-	54	5	2	10	9	26
8	Non-major appeals Dismissed	70%	36 (66.6%)	4 (80%)	2 (100%)	8 (80%)	6 (66%)	20 76%
Enforcement								
9	Reported Breaches		429	110	127	111	135	483
10	Cases Closed		430	95	103	123	116	437
11	On hand at end of period		161	213	193	178	192	192
12	Cases over 6 months old		40	53	59	47	45	45
13	Priority 1 Enforcement	100%	100%	100%	100%	100%	100%	100%
Application Workload								
14	Received		1651	377 (310 HH)	325 (286HH)	272 (248 HH)	316 (251 HH)	1290 1005
15	Determined		1573	413	334	308	261	1316
16	On hand at end of period		469	423	404	358	410	410
17	Withdrawn		61	10	9	9	13	41

Table 1 - Development Management performance

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2.8	3.1	2.6	2.3	2.8	2.4	3.5	2.6	2.4	3.1	4.5	5.0	2.8	3.1	7.3	10.0	7.3	10.8

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

Reason for delay	Number
Awaiting compliance check	1
Awaiting submission of application	11
Awaiting outcome of application	11
Written in past month chasing information/regularisation	1
Open/ongoing prosecution	1
Awaiting Appeal	12
Expediency of harm be concluded with input from statutory consultees	1
Regularising works commenced but not yet complete	3
Chasing up of costs	1
Temporary Stop Notice Served	1
Awaiting planting of replacement tree	1
Delayed by probate	1

Table 3 – Reason for enforcement investigation over 6 months

6. 272 planning applications (248 householder) were received in Q3 (as of 4th January) which continues the downward trend from the very high peak of Q1/2021/22. However this number will likely be increased given that not all applications over the Christmas period have yet been registered. An up to date figure will be reported as of the 11th January for the meeting itself. The downward trend is expected and likely to continue with the cost of living increase. The number on hand at the end of the period, at 358 continues to drop as more cases are determined than received which is encouraging in ensuring against a build-up of undetermined cases. However, offsetting a decrease in applications has also been a reduction in case officers, as is reported later.
7. The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
8. In this Quarter 100% (8 out of 8) of major applications were determined within the statutory period or within agreed extension of time so comfortably meeting the statutory target. For non-major applications the figure was 84% for the quarter, again exceeding the target.
9. The average days to decision for the quarter came back down to the average of 78 days, which still missed the target of 73 days, primarily due to improvements being sought and amendments secured to add value with the applicant's agreement to an extension of time and also impacted by the quarter including the summer holiday season.

Planning appeals

10. 13 appeals have been received in the quarter.
11. Alongside the Government performance measures based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.
For example –
If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

Agenda Item 9

Planning Committee
25th April 2023

Agenda Item: 9
DM Performance Q3 2022/23

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

12. In this last quarter no major appeals were determined, and none were allowed for Q's 1 and 2 meaning there is therefore no increased threat from this performance indicator. However there remain outstanding appeal decisions
13. 8 out of the 10 non-major appeals determined in this quarter were dismissed representing 80% dismissed so far exceeding target.

Planning Enforcement

14. There were 111 reported enforcement breaches in the quarter, continuing the high numbers that started to be reported since the pandemic. This is common across the County and likely to be a result of the combination of more people working at home, spending more time observing development in their neighborhoods as well as the majority being householder applications which can give rise to a disproportionately higher incidence of enforcement complaints given the close proximity of residences. However the team has worked to reduce the older cases down and number of cases over 6 months is now down to 47 from 59 at the last quarter.

Registration

15. Table 2 shows performance in the time taken from receipt to registration of new applications. The performance was good for October and November but dipped in December and that may continue into January. This is due to the departure of two Officers in the TSU team in November, on the top of an existing vacancy. The latest recruitment attempt to fill this post was unsuccessful and so other options to resource the TSU team are being explored including temporary contract staff but such measures will not have an immediate positive impact, hence there may be a continued impact int January.

Other

16. In addition to the one Planning Officer on maternity leave, another Planning Officer departed after Christmas meaning the Case Officer team is down two Officers from its summer staffing level. Despite the lower number of applications in this quarter, two vacancies within the Case Officer team cannot be sustained without affecting performance and we are seeking to recruit to this post as a result.
17. Finally, as reported at the December Full Council meeting, the Council's Tree Officer, Jim Mellor, tragically passed away last month. This has been a sad and difficult time for the planning team and has obviously affected performance of tree works applications. We are seeking to recruit to the role and in the meantime needing to prioritise tree workloads.

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