

Agenda

Planning Committee

Wednesday, 6 March 2024 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 (Chair)

M. S. Blacker
J. S. Bray
P. Chandler
Z. Cooper
P. Harp
K. Fairhurst
J. Hudson

S. A. Kulka
S. McKenna
K. Sachdeva
C. Stevens
J. Thorne
D. Torra
M. Tary

Substitutes:

Conservatives: J. Baker, G. Buttironi, J. Dwight and B. Green

Residents Group: G. Adamson, R. Harper, N. D. Harrison and G. Hinton

Green Party: J. Booton, V. Chester, J. C. S. Essex, S. Khan, A. Proudfoot, R. Ritter and S. Sinden

Liberal Democrats M. Elbourne

Mari Roberts-Wood Managing Director

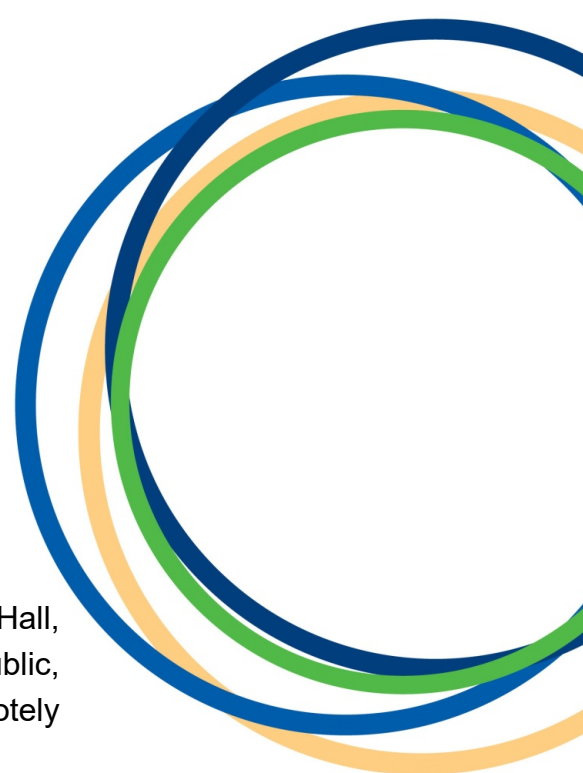
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Published 27 February 2024

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



1. Minutes (Pages 5 - 12)

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. 22/02067/F - Former Merstham Library, Weldon Way, Merstham (Pages 13 - 62)

Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024.

6. 23/02214/F - Land Rear of 19 Croydon Lane, Banstead (Pages 63 - 100)

The removal of 9 buildings and erection of a replacement commercial building to comprise of light industrial (Use Class E) units with associated parking and landscaping. As amended on 21/11/2023 and on 29/01/2024.

7. 22/01461/F - Green Linnets & Wild Wood, Outwood Lane, Chipstead (Pages 101 - 142)

Proposals are for 2 new detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will include a new driveway link from Outwood Lane up to the rear site and associated parking. The existing conservatory serving green linnets will be demolished. As amended on 22/06/2023, 20/10/2023, 23/11/2023 and on 06/12/2023.

8. The designation of the Chipstead Walpole Avenue & Starrock Green Conservation Area. (Pages 143 - 216)

To report the results of the public consultation on the proposed Conservation Area designation to the north of the present Elmore Road Conservation Area and consider the designation of this as the Chipstead Walpole Avenue & Starrock Green Conservation Area.

9. Any other urgent business

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



Our meetings

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



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

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 7 February 2024 at 7.30 pm.**

Present: Councillors S. Parnall (Chair); M. S. Blacker (Vice-Chair), J. S. Bray, P. Chandler, Z. Cooper, P. Harp, K. Fairhurst, J. Hudson, S. A. Kulka, S. McKenna, K. Sachdeva, C. Stevens, J. Thorne, D. Torra and M. Tary

76 Minutes

RESOLVED that the minutes of the previous meeting held on 10 January 2024 be approved as a correct record.

77 Apologies for absence

There were no apologies for absence, all members of the committee were present.

78 Declarations of interest

Councillor Harp declared a non-pecuniary interest in item 5, 1-12 Copthorne, Brighton Road, Burgh Heath, and item 7, Emerald Place, Dorking Road, Walton on the Hill, as both border on the Banstead Commons and he was a member of the Banstead Commons Conservators.

79 Addendum to the agenda

RESOLVED that the addendum be noted.

80 21/02289/OUT - 1-12 Copthorne, Brighton Road, Burgh Heath

The Committee considered an outline application at 1-12 Copthorne, Brighton Road, Burgh Heath, for 10 new dwellings, all matters reserved except for access. As amended on 21/04/2022.

Officers clarified that this was an outline application, consideration should be given to the access; the detailed matters of the landscaping, layout, and overall appearance would be reserved for later submission.

Officers confirmed that the density for the 13 flats currently on the site was 20 dwellings per hectare, while the density for the 10 new flats would be 16 dwellings per hectare, therefore resulting in a reduction in density.

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024

Members were concerned that the existing road was 5.5m wide and that incorporating the required 1.5m footpath, reducing the road to 4m wide, would impact the access if visitors to the development parked on this road. This concern was associated with the concern that only two visitor car parking spaces would be provided in the development.

Members were also concerned that the new road surface should be of a porous/permeable nature.

Members were concerned that a new planting scheme should be put in place to replace trees removed during construction.

RESOLVED that outline planning permission be **GRANTED** subject to conditions as per the recommendation and addendum changes including revised conditions in addendum.

To be noted that Committee Members expressed expectation that felled trees would be replaced in landscaping scheme/reserved matters.

81 23/01979/F - Woodlands Chapel, St Mary's Road, Reigate

The Committee considered an application at Woodlands Chapel, St Mary's Road, Dorking for the demolition of the church hall and erection of 2 x 3 bedroom houses.

Members agreed that this would be a good use of the site and reported that neighbours had a positive view of the application.

Members were concerned that the construction company should clean the road regularly whilst excavating the site.

RESOLVED that outline planning permission be **GRANTED** subject to conditions as per the recommendation and changes in the addendum plus the additional construction management condition:

23. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- Site working hours and a named person for residents to contact;
- Details regarding parking, deliveries, and storage including provision of a suitable booking system for HGV deliveries;
- Details regarding dust and noise mitigation measures to be deployed;
- Details of wheel washing and other measures to mitigate impacts of excavation and demolition; and
- Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP unless the written consent of the Local Planning Authority is received for any variation.

Reason: To protect the neighbouring occupants from noise, disturbance and inconvenience with regard to Development Management Plan 2019 policies DES1 and DES8 and the National Planning Policy Framework 2019.

82 23/02185/HHOLD - Emerald Place, Dorking Road, Walton on the Hill

The Committee considered an application at Emerald Place, Dorking Road, Walton on the Hill, for the proposed use of an existing building as an ancillary annexe (part retrospective due to minor modifications to outbuilding). As amended on 18/12/2023 and on 19/12/2023.

Mr Brian Rice, a neighbour, spoke in objection to the application with concerns that it would set an undesirable precedent, which if imitated across the Walton Hill conservation area, would result in the complete erosion of the special character which these policies were intended to protect. He felt that the report's referral to the fact that the building's construction predated inclusion in the conservation area was erroneous, since the building at that time was not lawful and was still not lawful today. He felt that the Committee should ignore this aspect in their deliberations. The report stated that the building was more than would be normally acceptable in such a location, if that was true, then why would it be approved? The new bungalow is 91m² and is 4m high at its lowest point, not only does it overshadow his and neighbouring property, but it disrupts the aesthetic harmony of the neighbourhood, even more so in a conservation area. His concerns were mainly relating to the height of the building and the fact that it has two full height windows and three patio doors that overlook his garden; the floor height of this building was more than three feet higher than the original ground level at his fence, meaning that anybody standing on the floor of the building and looking out will have a clear, unobtrusive view over his garden over the top of his six foot fence. This would have a significant effect on his amenities and future use of the garden and outside eating area. It was not, as stated by the case officer, just like looking over a normal fence.

He objected to the first application for a gym, under permitted development, on the basis of overlooking windows, and was told by a senior enforcement officer that if the application had been an application for full planning permission these overlooking windows would not have been allowed.

Then there was another application for a certificate of lawfulness, which he also opposed, and this was backed by a refusal from the Planning department for several reasons, and the building was deemed unlawful as it still was today.

Now, three months later, there was another application for full planning for the same building with the same windows and the same roof.

Mr Frederick Andy, a neighbour, spoke in objection to the application with concerns about the amount of grass and land that has been taken up, leaving very little grass and the area was diminished greatly. The animals that he used to feed no longer come to him because it has all been concreted over. The building in question was overbearing onto his property, with two rooflights in the window. If this received planning permission, it would be looking straight into his building. He felt insecure and

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024

was a blue badge disabled, registered vulnerable person. He has had plenty of intimidation from the applicant from day one when they started the building. The council was fully aware of what has been going on because he has made them aware. A set of plans were sent to him by mistake showing that this was never a gymnasium, which was what they had got permitted development for; it was started from day one as a two bedroom detached bungalow. He sent these plans to the Council, but nothing has ever happened. No one has come back to him as to why the Council has allowed this building to stand up.

He made parallels with the case of Captain Tom's daughter, where a building was at the moment, being demolished under the same basis; a property built without permission and that council were being taken to court to have it demolished. He stated that three applications have been objected to by the Council. If a future application was made for a separate site, this would impound traffic using Dorking Road. The single width driveway has already contributed to a big problem, and everybody has to back out.

Miss Stephanie Richards, the Agent, spoke in support of the application, stating that the family have resided on the property for many years and have sought to work proactively with the Council on this scheme, moving through the proper channels. They have been transparent from the start on wanting to convert the outbuilding into an annexe for their elderly parents. To clarify, the proposal sought to convert the existing outbuilding into ancillary residential accommodation. This was part-retrospective to account for minor design changes to roof form. It has been stated by objectors that the building itself was not Permitted Development and as reiterated in the Officer's report, this was irrelevant to the proposed application and the amended design was a material improvement over the former scheme. As the current application was 'part-retrospective' this sought to regularise the minor design change to the roof and has been assessed as such. Concerns related to the nature of the use, impact on character and residential amenity. Firstly, the Case Officer has deemed this acceptable in planning terms, for the nature and use, this was an ancillary building for residential accommodation, it has a clear physical tie to the main dwelling and was entirely subservient, whilst sharing access, curtilage, utilities and post address. The Officer has conducted numerous site visits with photographs to determine that there was no intention to create a separate residential unit. Therefore, this aspect could be dealt with through condition, so it remained in ancillary residential use. Any deviation from this would be a separate planning action and if there was any breach of such a condition in the future, Planning Enforcement would deal with it appropriately. Overall, this application cannot be assessed based on what could happen in the future. The Officer agreed stating that this can be secured through condition and any plans to change the use of the annexe, would have to be granted formal planning permission. Objectors have stated that this conflicts with the character of the area. The design alterations were reflective of the unique character of the borough and the main house. It was acknowledged the design alteration to the roof (crown) was not completely compatible, but it lowered the roof form and was sited out of view, obscured from the street, therefore the visual harm was minimal. It was concluded by the Officer that, there was no material harm to the character and appearance of the area. Objections that the building was imposing, overlooks and results in loss of light were unfounded. The building was subtly positioned in the garden and set back 1.8m from the shared boundary, which did not result in a dominant form. The single-storey building was effectively screened by trees and a 2m boundary fence, cumulatively these factors ensure there was no unacceptable degree of overlooking or overbearing. As shown in the Officer's report, the building was ancillary residential accommodation, it would not result in a significant change in traffic movements and there was generous provision

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024

available on site. The outbuilding was acceptable in planning terms. It was said with confidence, that this annexe would be used only for ancillary residential accommodation, even so the proposed condition provided the Council with control over its use.

Planning Officers confirmed that this building was bigger than normally allowed, under permitted development, but it was to be considered on its planning merits, not permitted development and therefore there was no size limit.

In response to the speakers' claims that no action had been taken by the Council, it was confirmed that this planning application was in response to complaints made and the actions of the Enforcement Officer.

Members were concerned that the existing fence had been temporarily extended upwards and that a permanent fence should be erected to the required height.

In response to Members concerns over the absence of downpipes, officers confirmed that this would be a civil matter, rather than a Planning matter.

Members were concerned that the building must remain an ancillary building and not be used as a separate dwelling, including use as an Air B&B.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, including changes to conditions as follows;

2. The development hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the main dwelling occupying the application site and not as a separate dwelling.

Reason: To ensure that the development is occupied as ancillary to the dwelling and in the interests of the residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and DES3.

3. Boundary fence screening along the north and east plot boundaries shall be permanently retained and maintained at the same height as existing (to include the height of the bamboo screen on the northern fence line, at a minimum of 2.4 metres) and there shall be no variation to the height of the screening without the prior approval in writing of the Local Planning Authority.

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

83 Wray Common Conservation Area - Boundaries

Councillor Stevens was not present for this item.

The Committee considered the proposed changes to Wray Common Conservation Area boundary.

It was explained that while the houses in the proposed area were already listed buildings, this did not carry statutory weight; inclusion in the Conservation Area would bring benefits such as demolition control, tree control, and greater examination of planning permission for proposed extensions to the properties.

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024

RESOLVED that the changes to Wray Common Conservation Area boundary be **GRANTED**.

84 Development Management Quarter 3 2023-24 Performance

The Head of Planning introduced the Development Management Quarter 3 2023/24 Performance Report.

The following points were highlighted:

- 100% of major appeals had been dismissed.
- 100% of non-major appeals had been dismissed.
- 299 applications had been received which was an increase on Quarter 3 of the previous year.
- The nationally set planning application fee had increased on 6 December 2023, which was likely to have contributed to the rise in number of applications received in this period.
- Response times had been impacted by the increase in number of applications received and by staff leave over the Christmas period. Response times were anticipated to return to expected levels in Quarter 4.
- 100% of major applications and 81% of non-major applications had been determined within the required limit, although the average days to decision for the quarter had been above target, at 91 days, impacted by extensions of time.
- The Case Officer team remained impacted by one vacancy and one maternity absence.
- The Planning Officer vacancy had been filled.
- £60k in Central Government funding had been secured to assist with application processing, which may allow for an additional temporary contractor to be employed.
- The Government published its updated National Planning Policy Framework (NPPF) in December 2023. The update includes minor changes to decision making; the majority of the updates relate to plan-making functions.

In response to Member questions, the following clarifications were provided:

- All the appeals had been against decisions.
- Priority 1 enforcement related to irreparable damage, for example, damage to trees. There were three levels of enforcement, priorities 1-3. A training session was planned on priority enforcement.
- The £60k in Central Government funding was for the period of one year. A bid had been submitted for this funding. The intention was to use this funding to employ an additional Planning officer to work on the small backlog of applications.

The Chair thanked Planning officers.

RESOLVED that The Planning Committee noted the Development Management Quarter 3 2023/24 Performance Report.

85 Any other urgent business

There was no urgent business.

Agenda Item 1

Planning Committee, Wednesday, 7th February, 2024


The meeting finished at 9.53 pm

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Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

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|  <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p> | TO: | PLANNING COMMITTEE |
| | DATE: | 6 March 2024 |
| | REPORT OF: | HEAD OF PLANNING |
| | AUTHOR: | Michael Parker |
| | TELEPHONE: | 01737 276339 |
| | EMAIL: | Michael.Parker@reigate-banstead.gov.uk |
| AGENDA ITEM: | 5 | WARD: <i>Hooley, Merstham and Netherne</i> |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|
| APPLICATION NUMBER: | 22/02067/F | VALID: | 23/09/2022 |
| APPLICANT: | Raven Housing Trust | AGENT: | Carter Jonas |
| LOCATION: | FORMER MERSTHAM LIBRARY WELDON WAY MERSTHAM SURREY RH1 3QB | | |
| DESCRIPTION: | Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024 | | |
| 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 building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.

The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the proposed development. The library relocated to Merstham Community Hub in 2017 and now operates from there. The freehold to the site was purchased by Raven Housing Trust in March 2021.

The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.

The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is located in Flood Zone 1.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable rent. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.

The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the scheduled ancient monument.

The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach. The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use.

The loss of the community use of the site is considered to be acceptable in this case taking in to account the relocation of the library to the hub and the other community facilities provided at the hub.

The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens. In terms of design and scale it is considered that the proposed form and materials of the dwellings and layout would be in keeping with the density and character and appearance of the surrounding area would not be overly prominent in the site and does not appear cramped. A condition is also recommended to secure further details of the proposed materials and boundary treatment. Taking in to account the acceptable density and the design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is considered that a proposal for 11 dwellings is not so harmful that it conflicts with the allocation policy to the extent that it should be refused on this point.

All of the units would exceed the relevant nationally described space standards, and would provide an adequate level of outlook and light for the future occupants. The garden sizes are considered to be of a good size. It is considered that the proposed use is compatible with the surrounding uses and due to the siting and scale of the dwellings the scheme would not have an adverse impact on neighbouring amenity with regarding to overbearing impact, overlooking and loss of light or noise/disturbance.

Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

The proposed development has been considered by the County Highway Authority with regard to the acceptability of the access and quantum of development. They have raised no concerns in relation to the proposed access or impact on highway safety and capacity. The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.

The scheme could result in the loss of up to 10 on-street parking spaces and 2 spaces along the existing access. The loss is not considered to result in a significant amenity impact to nearby occupants. More detail on this issue is provided at paragraph 6.42 of the report.

The scheme would, subject to conditions, be acceptable with regard to the impact on trees and ecology, drainage, contamination and sustainable construction. The scheme would provide a biodiversity net gain in excess of the 10% (15% habitat and 358% hedge biodiversity).

The scheme will result in the reduction in some on-street parking and parking along the access road. The proposal also seeks consent for one further dwelling than the site is allocated for by policy RED5 of the Development Management Plan. However the scheme will meet all the stated requirements of policy RED5. The site also provides a number of benefits which add weight in favour of the application. The proposal will result in the redevelopment of a brownfield site which has been vacant for a long period of time. The NPPF at paragraph 124 c) also states that planning policies and decisions should; “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”. The scheme will also provide 100% affordable houses in the form of shared ownership units, 3 of which can be secured by a S106 legal agreement. 100% affordable housing provision would be well beyond the policy requirement. It will also provide a significant net gain in biodiversity, which goes well beyond the local policy and national requirements.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

RECOMMENDATION

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

- (i) 3 units of affordable housing as shared ownership, 1 x 2 bed and 2 x 3 bed
- (ii) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 6 August 2024 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution towards affordable housing provision within the Borough of Reigate & Banstead and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

Consultations:

Council's Housing Strategy and Projects Manager: "The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent."

Council's Contamination Officer: recommends conditions to secure further information in relation to asbestos to mitigate the potential impact from demolition.

Environment Agency: no objection and no conditions recommended.

Historic England: no objection to the application on heritage grounds. Consider that the application meets the requirements of the NPPF,

Natural England: "Based on plans submitted, Natural England considers that the proposed development will not have significant adverse impact on statutorily protected nature conservation sites or landscapes".

Surrey County Council Archaeological Officer: A trial trench evaluation will be required to clarify the nature extent and significance of any archaeology that may be present. A condition is recommended to secure the submission and implementation of a Written Scheme of Investigation.

Surrey County Council Minerals and Waste Planning Authority: no objection subject to the provision of adequate on-site waste facilities to deal with proposed use and a Waste Management plan condition.

Surrey County Council Highway Authority: no objection subject to conditions securing implementation of modified access, car parking, Construction transport Management Plan, Travel Information pack, and electric charging points.

Surrey County Council Lead Local Flood Authority (LLFA): Has reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The LLFA state that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Surrey Wildlife Trust: No further information required prior to determination. Conditions recommended to secure provision of sensitive lighting and Landscape and Ecological Management Plan, mitigation measures and biodiversity enhancements

Surrey Police: Recommends condition in relation to secure by design

Representations:

To date 185 representations have been received, 12 in support and 171 objecting to the proposal. The following concerns have been raised:

| Issue | Response |
|----------------------------------------------------|-----------------------------------------|
| Alternative location/proposal preferred | See paragraph 6.1-6.10 |
| Crime fears | See paragraph 6.32 |
| Health fears | See paragraph 6.30-6.31 and 6.54 |
| Harm to wildlife habitat | See paragraph 6.48-6.50 |
| Inadequate parking | See paragraph 6.35-6.44 |
| Inconvenience during construction | See paragraph 6.33 |
| Inadequate access | See paragraph 6.35-6.44 |
| Increase in traffic and congestion | See paragraph 6.35-6.44 |
| Hazard to highway safety | See paragraph 6.35-6.44 |
| Loss of/harm to trees | See paragraph 6.45-6.47 |
| Loss of buildings | See paragraph 6.1-6.10 |
| Noise and disturbance (too close to football club) | See paragraph 6.21, 6.30-6.31, and 6.54 |
| Poor design | See paragraph 6.11-6.21 |
| Harm to Conservation Area | Site is not within a Conservation Area |
| Out of character with surrounding area | See paragraph 6.11-6.21 |

| | |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overshadowing | See paragraph 6.11-6.21 |
| Overdevelopment | See paragraph 6.11-6.21 |
| Loss of private view | This is not a material planning consideration |
| No need for development | Each case must be considered on its own merits. Also see paragraph 6.1-6.10 |
| Overbearing relationship | See paragraph 6.11-6.21 |
| Overlooking and loss of privacy | See paragraph 6.11-6.21 |
| Drainage/Sewerage capacity | See paragraph 6.51-6.53 |
| Flooding | See paragraph 6.51-6.53 |
| Impact on local services/infrastructure | See paragraph 6.60-6.61 |
| Amended plans have not overcome original objections | As above |
| Concerns raised about ownership and right of way along the access road | The applicant (Raven Housing Trust) has signed the certificate B in the application form, notifying Age Concern. No evidence has been provided to show that there are other land owners. Ownership disputes are private legal matters, as are rights of way. |

The letters of support provided the following comments:

- Benefit to housing need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits
- Good location close to local services

1.0 Site and Character Appraisal

1.1 The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the Proposed Development. The library relocated to Merstham Community Hub in 2017 and

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

now operates from there. The freehold to the Site was purchased by Raven Housing Trust in March 2021.

- 1.2 The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.
- 1.3 The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is now consider to be of lower risk of flooding and therefore Flood Zone 1.
- 1.4 Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: pre-application advice was provided under ref. PAM/21/00451
- 2.2 Improvements secured during the course of the application: Reduction in number of dwellings proposed from 14 to 11, resulting in increased size of gardens for the dwellings and increase in buffer to the scheduled monument to the west of the site and reduction in hardstanding. Units 5-8 have been flipped so that their rear gardens now back on to the access road instead of their front doors facing the road. 6 additional parallel parking spaces have been provided within the access road to accommodate parking for the day centre and football club.
- 2.3 Further improvements to be secured through conditions:
The following conditions are recommended to be attached to the permission:
 - Materials and design measures
 - Contamination
 - Drainage
 - Landscaping/boundary treatment
 - Ecology mitigation and enhancement
 - Secure by design
 - Sustainability measures
 - Broadband
 - Highway conditions

3.0 Relevant Planning and Enforcement History

None

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.
- 4.2 The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable rent. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.
- 4.3 The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the schedule ancient monument.
- 4.4 The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.
- 4.5 The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens.
- 4.6 The scheme would provide a biodiversity net gain in excess of the 10%.
- 4.7 A design and access statement (D&A) 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.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

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

| | |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessment | The submitted Design and Access Statement at section 2 considers the site context including connectivity, new development nearby, the site, site photos, surrounding area and relevant heritage assets |
| Involvement | The applicant submitted pre-application advice and according to the submitted documentation consultation and engagement were undertaken between 8 July and 25th July 2022 including deliver of newsletter on 8 th July 2022, in-person stand with presentation was set up at a local event at Furzefield School on 9 th July and an online event on 19 July 2022. Local stakeholders were also emailed. |
| Evaluation | The Statement provides details at Section 4 of the development proposals including how the pre-application comments, public consultation were considered in the original proposal and how subsequent advice from planning officers has been taken in to account to amend the scheme from 14 to 11 dwellings. |
| Design | The statement at Section 4, 4.4 onwards, provides details of the proposed design including site layout, housing mix, access and circulation, visuals, house types, materials, amenity space. |

4.9 Further details of the development are as follows:

| | |
|----------------------------|-------------------------------------------------|
| Site area | 0.29 ha (2900 sqm) |
| Existing use | Former library (now vacant) |
| Proposed use | Residential (4 x 2 bed and 7 x 3 bed dwellings) |
| Existing parking spaces | Approx. 6 - 7 |
| Proposed parking spaces | 21 |
| Parking standard | 21 |
| Number of affordable units | 11 (100%) |
| Net increase in dwellings | 11 |
| Proposed site density | 38 dph |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density of the surrounding area | 43 dph (Houses to north of Sutton Gardens, east of Weldon Way and south of Worsted Green) 45 dph (houses along Weldon Way and Taynton Drive and south of Sutton Gardens) 41 dph (dwellings to east of Bletchingley Close and west of the Moat House surgery) |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

5.0 Policy Context

5.1 Designation

Urban area, Medium accessibility area for purposes of parking, Scheduled ancient monument to the west of the site, designated Flood Zone 2 and 3 area, allocated for development in DMP (policy RED5).

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Value townscapes and historic environment)
CS5 (Valued people and economic development)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure delivery)
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES6 (Affordable Housing)
DES7 (Specialist accommodation)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)
INF1 (Infrastructure)
INF2 (Community facilities)
INF3 (Electronic communication networks)
RED5 (Merstham Library)

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

5.4 Other Material Considerations

National Planning Policy Framework
2023

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design 2002

Local Distinctiveness Design Guide
2004

Local Character & Distinctiveness
Design Guide SPD 2021

Climate Change and Sustainable
Construction SPD 2021

SCC Vehicle and Cycle Parking
Guidance 2018

SCC Transportation Development
Planning Good Practice Guide 2016

Householder Extension & alterations
SPG

Affordable Housing SPD 2020

Other

Human Rights Act 1998

Community Infrastructure
Regulations 2010

6.0 **Assessment**

- 6.1 The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach.
- 6.2 The NPPF at paragraph 124 c) also states that planning policies and decisions should; "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".
- 6.3 The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use, subject to the following requirements and considerations:
- Residential and/or community use
 - Avoid highly vulnerable and more vulnerable development on areas at risk of flooding. On the rest of the site, measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding. A site-specific flood risk assessment must

be undertaken which takes account of the Strategic Flood Risk Assessment Level 2

- Provide sufficient off-street parking in accordance with adopted local standards
- Regard should be had to the adjacent scheduled monument

6.4 The below report will consider the requirements of RED5 along side the other relevant requirements of the development plan.

6.5 The main issues to consider are:

- Loss of community use
- Design appraisal and impact on heritage assets (including archaeology)
- Neighbour amenity
- Highway and parking considerations
- Impact on trees and ecology
- Flood and drainage matters
- Contamination
- Sustainable Construction
- Community Infrastructure Levy

Loss of community use

6.6 Core Strategy objective SO13 seeks to secure adequate community services in appropriate locations to support the needs of the community. The Core Strategy policy CS12: 'Infrastructure delivery' states that the Council will resist the loss of existing community facilities, unless it can be demonstrated that the existing use is surplus to requirements, or equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.

6.7 DMP Policy INF2: 'Community facilities' amplifies Core Strategy policy CS12. Community facilities are vital in supporting communities. DMP policy INF2 recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them (DMP Explanatory Paragraph 3.4.15). It states that:

1. "Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community; and
 - a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
 - b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location".

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

- 6.8 The site is occupied by a vacant former library building. The applicant by way of a supplementary planning policy note dated December 2022 has provided further information regarding the background to the library site and facilities offered within the Merstham Community hub. Full planning permission (App Ref: 14/00849/F) was granted in July 2014 for a new community hub and youth skills centre (now known as the Merstham Community Hub) with 4 retail units on 'The Triangle Site', which was land owned by Raven Housing Trust. The development of the Merstham Community Hub was a key part of the regeneration of the wider Merstham Estate. The library which was formally on the Site was relocated to the Merstham Community Hub in 2017 and now operates from there. The Merstham Community Hub is located 190 metres from the former library site. The Community Hub itself (excluding the retail units) extends across 1,014 sqm (GIA) and comprises of the following facilities; Library, Meeting and social spaces, Internet café, IT skills room, Two workshop rooms, Two project training rooms. The former library building on the application site extends to 222 sqm (GIA). The Merstham Community Hub therefore represents a 457% increase in community floorspace and includes the reprovision of a library of a comparable size (204 sqm GIA) with further services and spaces to be used by the local community. The supplementary note also goes on to advise that "It has been confirmed by staff members at the Merstham Community Hub that they accept new bookings, and that priority is given to community-based activities (such as Scouts groups etc) over commercial bookings." The note also describes that a wide range of services and activity are run from the Merstham Community Hub including a food club and a community fridge where food is distributed amongst members of the community, an IT support café to help local residents stay digitally connected, and the Friends of Merstham repair café to keep household appliances from becoming landfill and to help with the circular economy."
- 6.9 Given it has been vacant for a significant period of time and based on the information provided regarding the facilities at the hub it is considered reasonable to conclude that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community. Further the Merstham Community Hub offers an improved community facility compared to the former library and therefore officers are satisfied that the loss of the community facility would not result in a shortfall of local provision of this type. Officers are therefore satisfied that the requirements of INF2 have been met.
- 6.10 Given the requirements of INF2 have been met and policy RED5 is allocated for residential and/or community use it is considered that the loss of the community use and replacement with residential development is acceptable in principle.

Design appraisal and impact on heritage assets

- 6.11 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New

development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

- 6.12 The site is also located adjacent to the Schedule Monument, Moated Site, Albury Farm, Merstham, which is designated in recognition of its national significance. As such the scheme needs to comply with policy NHE9 of the DMP and national policy. One of the requirements of allocation policy RED5 is that 'Regard should be had to the adjacent scheduled monument'.
- 6.13 In terms of the impact on the designated heritage asset initially Historic England raised concerns due to the minimal assessment by the applicant of the significance of the heritage asset and the lack of spacing to the western boundary. As a result, the applicant has reduced the number of dwellings proposed from 14 to 11. This has enabled a buffer of between 6 and 8 metres to be created along the western boundary with the scheduled monument which can accommodate tree and understorey planting that will help screen the development. It is considered that such a buffer, which also helps to address a transition to what is also designated as a rural area, now provides for a much more sympathetic setting to the moat site. Historic England (HE) has considered the amended plans and has advised that the overall impact of the revised plan on the setting of the monument will be sufficiently reduced by the inclusion of a continuous green buffer along the western edge of the development. HE has therefore advised that they have no objection to the application on heritage grounds and consider that the application meets the requirements of the NPPF. The Council's Conservation Officer also raised initial concerns about the 14 dwelling scheme due to the lack of a buffer zone along the western boundary as well as some general concerns about the proposed layout and proposed materials. The Conservation Officer has raised no concerns about the amended scheme in relation to the relationship to the ancient monument and rural area. As such I am satisfied that the amended scheme has adequately addressed the setting of the ancient monument and there would be no material harm to this heritage asset and the scheme accords with the requirements of the NPPF and policies NHE9 and RED5 of the DMP.
- 6.14 In terms of the proposal and its impact on the character of the site and surrounding area the appearance of the buildings would be of simple gable end form with brick facing (multi-stock and feature buff brick elements) walls and gable ends and brown tiled roofs. There would be a mix of terrace and semi-detached dwellings. It is considered that the simple form is in keeping with the form of the surrounding dwellings which are predominantly multi-stock brick dwellings with brown roof tiles and mixture of semi-detached and terrace houses. The feature buff brick elements would add some interest to the elevations. It is noted that some of the submitted drawings still annotate

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

grey roof tiles. A condition is recommended to secure finalised details to address this and ensure that the finalised materials are appropriate.

- 6.15 Whilst the proposal would result in a significant change from the existing appearance of the site the density would be lower than those of the surrounding area and the two storey dwellings would be commensurate with the scale and form of the housing in the area. The frontages for units 1 to 4 would be shallower than the dwellings along Weldon Way and other neighbouring roads but given the context of this site, a former library adjacent to non-residential properties, it is not considered that the shallower frontages would appear incongruous or harm the character of the surrounding area. The setting of the houses further back would also impact on the depth of their rear gardens and space for landscaping and parking in the centre of the site. By having the vehicular access in the middle of the site, and via the existing access for the day centre and football and social club and reducing the scheme to 11 units additional space has been provided for soft landscaping within the site and along the western and northern boundaries. This has helped to soften the appearance of the site and ensure that the scheme does not appear overly cramped. Given these factors it is considered that the impact would not be so detrimental that it causes unacceptable harm to the character of the site or surrounding area.
- 6.16 Whilst it is noted that policy RED5 has allocated the site for up to 10 homes given the conclusion above that the impact density and design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is my conclusion that a proposal for 11 dwellings is not harmful or that it conflicts with the allocation policy to the extent that it should be refused on this point. It should also be considered in the context that when allocated part of the site was within flood zone 2 and 3 which would of limited the scope of development being envisaged. Were the application to be approved conditions are recommended to secure finalised details of the proposed ground levels, external materials, boundary treatments/means of enclosure and landscaping details to ensure a good quality finish.
- 6.17 In terms of archaeology due to the proximity to the medieval moated site the County Archaeological Officer was consulted. The Officer has considered the submitted information and agrees with the conclusions of the report which recommend further investigations and advises that these should be in the form of trial trench evaluation. The officer has recommended a condition to secure the submission and implementation of a Written Scheme of Investigation to address this.
- 6.18 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.

- 6.19 Each dwelling would have a floor area which is more than that of the relevant standard in the Nationally Described Space Standards. In terms of the size of the proposed garden space and quality of accommodation it is considered that the dwellings would have adequate levels of outlook and privacy and light.
- 6.20 The garden areas are modest in depth at around 7- 8.5m but they are relatively wide and are therefore considered adequate and not a reason to refuse the application. It should be noted that smaller or similar gardens were considered acceptable on several recent Raven applications which were granted at Planning Committee.
- 6.21 It is noted that a number of representation have raised concerns that the future occupants may be impacted by the activities at the adjacent football and social club. The nearest dwellings (units 5-8) would be approximately 18m from the football and social club building. There is therefore some potential for conflict. However, this is a football and social club, it is not a nightclub which is open until the early hours of the morning. It is not uncommon for a sports and social club building to be located in residential areas and given the type of venue it is not considered that such a relationship would be unacceptable in this instance.

Housing mix, affordable housing and specialist accommodation

- 6.22 DMP Policy DES4 states that “All new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community.” DES6, criteria 2, relates to affordable housing and requires that schemes of 11 or more homes on sites outside of allocated greenfield urban extension site should provide 30% of the homes on the site as affordable housing. Criteria 3 of that same policy states that “The tenure mix of the affordable housing provided on each qualifying site should contribute (to the Council’s satisfaction) towards meeting the latest assessment of affordable housing needs.”
- 6.23 In this case the scheme proposes 100% affordable housing which is beyond the policy requirement, but it is noted that the tenure mix does not align with the guidance set out within the Affordable Housing SPD 2020. The Council’s Housing Strategy and Projects Manager has advised the following:
“The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent”

- 6.24 Therefore, whilst the scheme does not provide affordable rent units in this instance for the reasons set out by the Housing Team it is considered that the tenure and mix is meeting a demand in the local area and is supported by officers in this specific case. As set out in the recommendation 30% of the units (3 dwellings) are recommended to be secured as affordable housing units in a S106 agreement to ensure the scheme complies with policy DES6 but if delivered as proposed the provision of all the units at affordable housing would be a benefit of the scheme which would need to be taken in to account in the overall planning balance.
- 6.25 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for ‘accessible and adaptable dwellings’ which is M4(2) housing. The application documents show that all 11 units are designed to meet M4(2) requirements – which exceeds the 20% required by DES7(3)a. A condition is recommended to secure compliance.

Neighbour amenity

- 6.26 DMP Policy DES1 requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.27 The site adjoins non-residential properties to the north and south. The nearest any of the proposed buildings would be to the day centre to the south is 19m and units 5-8 would be no closer than 18m to the football and social club. Units 9 to 11 would be no closer than 13m to the Moat House Surgery to the north. As such it is considered that the distance would be adequate to ensure that there is not an adverse overbearing impact, loss of light or loss of privacy to these properties.
- 6.28 To the east the site units 1-4 would face residential properties and St Teresa’s Catholic Church on the other side of Weldon Way. Given the distance and residential use it is not considered that there would be a material impact on the Church or its activities. The front-to-front relationship with the dwellings to the east is common in a residential area and at a minimum separation distance of 26m it is considered that there would not be an adverse overbearing impact, loss of light or loss of privacy to these dwellings.
- 6.29 To the west is the moat which is part of the recreation ground. To the north-west are residential properties in Bletchingley Close, no.8 and 9 being the closest. The distance to the rear elevations of these properties from the site boundary is approximately 16m. The nearest proposed dwelling (unit 9)

would be a further 19m from the north-west corner of the site. As such it is considered that the proposed dwellings would not result in an adverse impact to the occupants of the dwellings in Bletchingley Close by way of overbearing impact, obtrusiveness, overshadowing, overlooking or loss of privacy.

- 6.30 In terms of the proposal and potential noise, disturbance and pollution given the historic use of the site as a library and the residential nature of the proposal it is considered that the proposal would not materially impact on the neighbouring residential properties with regard to noise, disturbance and pollution. The only potential additional source of noise are the introduction of air source heat pumps however given the separation to residential properties it is not considered necessary to condition further details in this case.
- 6.31 In terms of potential light pollution and nuisance it is considered that the extent of external lighting proposed could be secured by condition to ensure that the light spill does not have an adverse impact on the occupants and users of neighbouring properties.
- 6.32 In terms of crime site is well surveyed by the surrounding and proposed properties and some form of lighting would be provided. Surrey Police has not objected to the scheme but has raised some concern in relation to the proposed footpaths to the rear of units. Since their comments the layout has been altered so that the front of units 5 to 8 now also face into the central parking court. This overcomes some of their concerns and provides further natural surveillance to the rear of units 1 to 4. If considered necessary gates can be added to the rear footpaths when fencing and means of enclosure are considered. It is also noted that some consultation response have noted that the vacant nature of the existing site has caused some security concerns. On this basis it is considered that the proposed development would at the very least not result in a greater risk of crime when compared to the existing vacant building. If anything, the change to a site where houses are occupied is likely to result in a safer environment with more surveillance by virtue of the presence of the occupants. To ensure that the scheme is design to meet secure by design standards a condition, as recommended by Surrey Police, is proposed to be attached were the application granted.
- 6.33 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.
- 6.34 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

Highway and parking considerations

- 6.35 The site will be accessed via the existing shared access along its southern boundary, that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. A new central spine providing access to the internal car parking areas within the Site. A segregated footway link will be provided from Weldon Way adjacent to unit 4. The existing access opening on to Weldon Way will be widened along its southern edge. 6 parallel parking spaces are proposed to be provided along the existing access as part of the proposed access works. Currently the northern part of the existing access does not have formal parking but it is understood that the uses of both the day centre and football club do use this part of the access road for parking. The applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access. However, the applicant has agreed through discussions with officers to provide 6 formal parallel parking spaces for uses of these facilities to ensure that parking along the access can continue.
- 6.36 The submitted Transport Statement demonstrates through the use of TRICS data and census dates that that the proposed development is likely to generate a total of 13 and 9 trips in the morning and evening peaks respectively. Of these, approximately 8 and 6 trips would be by car drivers in the AM and PM peaks respectively. The modal split data suggests that trips by any other single mode of travel is likely to be negligible and in most cases is less than 1 trip in each peak. Their highway consultants therefore conclude that “the proposed development will not have a material impact on the operation of the local highway and transport networks. This accords with section 1 of Policy TAP1 within the RBBC DMP.”
- 6.37 The submitted Transport Statement has also considered the suitability of the access for refuse collection. The submitted tracking plans show that the Council’s Refuse Truck can access and egress the site in forward gear by entering the access road and reversing into the access road for the development. Crews would then access bins for units 1 to 8 from their frontages and pick the bins up for units 9 to 11 from a collection point.
- 6.38 The car parking for the dwellings would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.
- 6.39 The suitability of the access and likely impact of the proposal on highway capacity and safety has been considered by the Surrey County Council as the County Highway Authority (CHA). They have advised the following:
“The proposed development seeks to utilise an existing vehicular access to serve the new dwellings from Weldon Way and the development is not likely to lead to any highway safety issues in the vicinity of the site. The Applicant

has indicated vehicular visibility splays from the modified access in either direction to the nearside carriageway, each measuring 2.4 metres x 43 metres as per Manual for Streets (MfS) guidance. The CHA is aware of the obstruction of a highway tree within the visibility splay from a 2.4 metre setback is not ideal. However it is noted that the tree at the access, which restricts visibility, represents a historic situation. These proposals would not significantly worsen the existing achievable visibility for vehicles wishing to exit the site onto Weldon Way, whilst it is not expected that the development is unlikely to lead to a significant increase in vehicular movements from the site, and so on this basis, it is not considered to worsen the previous situation. Similarly, it is noted that the Applicant has demonstrated on the updated plans that the required 2m x 2m pedestrian inter-visibility splays are also achievable at the proposed access.”

6.40 In terms of refuse collection both the CHA and the Council’s Neighbourhood Services Team have considered the arrangement. The CHA has advised as follows:

“the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear. However turning overlays submitted with the application show that parking restrictions would need to be painted onto the ground after public consultation on the provision of parking restrictions, the costs (painting restrictions on the ground, officer time and adverts) of which would have to be met by the developer. There will need to be 10 metres of parking restrictions on either side of the access on the site access side of the carriageway, and 30 metres opposite, so that would be the loss of about 10 parking spaces on the carriageway. Such parking restrictions would also be needed for delivery vehicles. If those restrictions cannot be provided then the site may have to be serviced from the highway, which is what already happens with neighbouring property.”

6.41 The Council’s Neighbourhood Services Team has advised that both the access and turning head are acceptable in principle but that there are some pinch points in terms of the space for the refuse truck to manoeuvre and they also advise that parking restrictions will be needed around the access point to ensure the refuse truck can access and egress the site. They are also content with the principle of a bin collection point for units 9-11 but would like to see finalised details. Given that Surrey County Council are satisfied with the proposed access arrangements for the access truck and the Council’s Neighbouring Services Team are happy in principle, subject to some minor alterations to the layout I consider that the proposed arrangement is suitable subject to condition securing the submission of a finalised layout and refuse management plan.

6.42 In terms of parking the proposed 21 spaces would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. The development therefore addresses its likely parking demand within its site and should not add pressure to the access road or surrounding roads. The CHA has advised that “adequate space has been provided for vehicles to be parked, and considering the opportunities for sustainable travel nearby, it is

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity.” The scheme will for the reason above reduce the availability of parking within the existing access for the football and social club and day centre and on the roads adjacent to the access for the reasons set out above. It is estimated that there would be the loss of approximately 2 informal spaces within the access road and the recommended road restrictions are estimated to lose approximately 10 on street parking spaces. Whilst this will have an impact on the availability of on street parking the loss of two spaces within the access road is considered to be minimal, particularly as the uses of these facilities are not currently meant to be parking there. The on-street parking is in demand on match days for the football club, these are not spaces that are directly outside residential properties and therefore the impact on day to day parking is not considered significant. As the change to parking restrictions will have to go through a consultation period there will be an opportunity to engage with the CHA and applicant on how best to introduce these restrictions. Officers understanding is that if that this could be in the form of restricted parking for specific hours or days of the week to allow for parking at other times and days the restrictions do not necessarily mean the complete loss of parking. It is also noted that if the required changes cannot be secured by the applicant that the CHA has advised that the development would need to be served from the highway and they do not raised any objections to this from a highway safety point of view. A condition is recommended to secure finalised details of the proposed access and parking restrictions and refuse collections so it can be agreed by the Local Planning Authority. Therefore no objection is raised to the proposed parking.

- 6.43 Cycle storage is proposed in the rear garden of each unit for two bicycles in line with minimum standards and this can be secured by condition. The Transport Statement also confirms that each dwelling will be supplied with a car charging point in line with the CHA requirements. A condition is recommended to secure finalised details of the location and type of charger to ensure it meets the current CHA standards.
- 6.44 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1. Conditions are recommended to secure a Construction Transport Management Plan, access works, parking, Travel Information Pack and electric car charging point.

Impact on trees and ecology

- 6.45 The site is a brownfield site with existing building and hardstanding and therefore the level of features on the site is limited. In terms of trees within the site there are only four trees/hedgerows identified by the arboricultural survey all of which are C grade. Two of the groups of trees G1 and G3 are to be removed. No work is proposed to the third group of trees G2 and H1 is the existing boundary hedge located along the northern boundary. This is to be cut back but retained. The only other works proposed to trees relates to T5, a Beech tree located off site just to the north of the existing access road. This is a B Grade Tree which is proposed to be retained. Crown reduction

and crown lift works are proposed. Hardstanding and the proposed terrace block for units 1-4 will incur into the root protection area.

- 6.46 The Council's Tree Officer has considered the submission and whilst they have some concerns about the potential long-term impact of the proposals on the health of the tree they have not raised an objection subject to the council securing further information in relation to the finalised position of service runs and any sewage realignment to ensure that these elements will not result in a further impact on the Beech Tree. Officers are content that this could be secured through pre-commencement condition. In terms of landscaping and providing additional tree coverage the Tree Officer considers that additional planting should be secured along the frontage of units 1-4 that faces on to Weldon Way. Again this could be secured by condition.
- 6.47 Therefore subject to the recommended condition to secure a finalised Tree Protection Plan and Arboricultural Method Statement and an updated landscaping scheme no concerns are raised with regard to impact on trees.
- 6.48 In terms of ecology the application is supported by a Preliminary Ecological Appraisal, Preliminary Roost Assessment and Bat Activity Survey Report and a Biodiversity Net Gain Report. The submitted reports conclude that there will be no impact on statutory or non-designated habitats and the site itself is not a priority or irreplaceable habitat. In terms of protected species the surveys have identified that the existing building contained roosting bats and also nesting birds. As such a Natural England Development Licence will be required to carry out the works and mitigation measures are recommended to ensure that there will be no harm to the roosting bats or nesting birds. Compensatory integratory bat boxes would also be required on the development site. Precautionary mitigation measures are also recommended in relation to badgers, hedgehogs and reptiles.
- 6.49 The submitted reports recommend a number of enhancement measures and the submitted Biodiversity Net Gain Report has calculated that the proposal would result in a 15.61% net gain in area habitat and 358.16% in linear habitat. This net gain is well above the Council's Development Plan policy requirement and also above the statutory 10% requirement that has come in to force for new applications which does not apply to this current application. Therefore, this represents a significant benefit of the scheme that weighs in favour of the scheme.
- 6.50 Surrey Wildlife Trust has considered the submitted information and has raised no concerns with the content of the reports. They have recommended a number of conditions to secure the implementation of the mitigation measures and licence and to secure the biodiversity net gain and enhancement measures recommended in the reports. Given than an updated landscaping scheme is required by the Tree Officer it is considered necessary to condition that updated biodiversity net gain and enhancement information is provided. Subject to these conditions officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

Flood and drainage matters

- 6.51 The site is shown to be located within flood zone 2 and 3 on the Council's mapping system and Environment Agency (EA) records. However, the EA has advised that based on their findings and their review of the detailed hydraulic modelling report, carried out by JCA Consulting (dated July 2022) which is evidence within the submitted Flood Risk Assessment, the entire site lies outside of all fluvial flooding scenarios up to and including the 1 in 1000 year (0.1% chance in any given year AEP) scenario. As such the proposed development can be considered safe from main river flooding and the EA has raised no objection to the proposal and no further mitigation measures are considered necessary.
- 6.52 In terms of drainage a Flood Risk Assessment and Drainage Strategy has been submitted which has been considered by Surrey County Council Lead Local Flood Authority (LLFA).
- 6.53 As set out above the LLFA has advised that they are satisfied with the submitted information and that it meets the requirements of national policy and guidance. They do however go on to state that "Although we are content with the outline proposals, it is clear that the proposed discharge rate has been increased from 1.6l/s to 2l/s even though there is a reduction in impermeable area from the original application. This is an unacceptable increase when the original application showed that the reduced discharge was feasible. The justification for not keeping the original discharge rate was to help reduced potential blockage, but a surface water drainage design that filters the majority of surface water through permeable paving has a negligible risk of blockage." Therefore, the LLFA have recommended a condition which requires the finalised scheme to be designed with a discharge rate of 1.6l/s. Given the comments from the LLFA these seems reasonable. Therefore, the proposal is considered to meet the requirements of the DMP and national policy and guidance subject to a condition to secure further drainage details and a post completion verification report.

Contamination

- 6.54 The Council Contamination Officer has recommended a condition to secure an asbestos survey prior to demolition to ensure that the demolition of the building does not result in a risk to works, occupiers of neighbouring buildings or environment.

Sustainable Construction

- 6.55 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.

- 6.56 The application Sustainability Energy Statement states that the development has been designed with an emphasis has been placed on maximising energy demand reduction for the building and reducing carbon emissions using Photovoltaic (PV) alongside a heat pump. The Statement also shows that the dwellings will result between a 35% to 100% improvement in the DER over the TER (depending which options are used in the house products and which building regulations are used. Such improvements go well beyond the Council's current 19% requirement. The Statement also includes information comparing the proposed modular construction product against a typical brick and block dwelling which shows that the modular approach has a considerably lower carbon impact.
- 6.57 In any case following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. The fact that the buildings go beyond planning requirements represents a benefit of the scheme which must be considered in the overall planning balance.
- 6.58 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.
- 6.59 The Surrey County Council Minerals and Waste Planning Authority has raised no objection subject the submission of a waste management plan to make sure as much of the material is re-used and recycled as possible. A waste management plan condition is recommended in line with the recommendation.

Community Infrastructure Levy (CIL)

- 6.60 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission and relief can be sought from CIL in cases where affordable housing is being provided.
- 6.61 It is noted that concern has been raised that the infrastructure in the area is not adequate for a further 11 dwellings. Given the size of Merstham and the relatively small number of houses proposed it is not considered that the impact would be significant. However even if CIL is not collected on this scheme local agencies and organisations can still access the CIL funds if further needs are identified.

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

CONDITIONS

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

| Plan Type | Reference | Version | Date Received |
|------------------|---------------------|----------------|----------------------|
| Proposed Plans | AL (20) XX 02 | 00 | 23.09.2022 |
| Proposed Plans | AL (20) XX 01 | 00 | 23.09.2022 |
| Block Plan | AL (10) X S 02 | 01 | 23.09.2022 |
| Elevation Plan | AL (20) E 01 | 00 | 23.09.2022 |
| Location Plan | AL (10) X S 01.2 | 01 | 23.09.2022 |
| Elevation Plan | ADP-XX-ZZ-DR-A-0012 | | 19.10.2023 |
| Elevation Plan | ADP-XX-ZZ-DR-A-0011 | | 19.10.2023 |
| Elevation Plan | ADP-XX-ZZ-DR-A-0010 | | 19.10.2023 |
| Site Layout Plan | SD20106-01A | A | 19.10.2023 |
| Roof Plan | ADP-XX-ZZ-DR-A-0002 | 1 | 20.12.2023 |
| Section Plan | ADP-XX-ZZ-DR-A-0020 | 1 | 20.12.2023 |
| Elevation Plan | ADP-XX-ZZ-DR-A-0030 | 1 | 20.12.2023 |
| Site Layout Plan | AL (10) X- GF 02 | 3 | 20.12.2023 |

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

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

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

3. No development shall commence until a Construction Management Statement, to include details of:
 - a) Prediction of potential impacts with regard to waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact

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

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

Reason: 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.

5. No development shall take place, other than demolition works, until the developer obtains the Local Planning Authority's written approval of details of proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and ancient monument and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 and NHE9.

6. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. Details of the proposed service runs will need to be robustly marked on site and a specific proposed (written) method of installation created. This document will explicitly outline the proposed method

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

of working within the RPA of T5-Beech(in the event determined necessary) it will draw from and adhere to the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction– Recommendations and the related guidance set out in National Joint Utilities Council NJUG 4 documentation.

The AMS shall also include a pre commencement meeting between the council's Tree Officer, retained Arboricultural Consultant and appointed main contractor, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

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

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing 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 Reigate and Banstead Borough Development Management Plan 2019 policy NHE9. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **1.6 l/s**.

- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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

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

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

10. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers should asbestos be present onsite.

The remedial mitigation scheme, if necessary, must be written by a suitably qualified person and shall be submitted to the LPA and must be approved in writing prior to commencement to the development. The scheme as

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The development shall then be undertaken in accordance with the approved details.

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.

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

11. Prior to the commencement of the development a Waste Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate how the waste generated during the demolition, excavation and construction phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated are maximised. The development shall then be implemented in accordance with the approved Waste Management Plan.

Reason: To ensure that the development maximises opportunities for re-use and recycling of any waste generated in accordance with Policy 4 of the Surrey Waste Local Plan 2019.

12. Notwithstanding the approved plans no development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority.
 - a. materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof
 - b. the finalised positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access where practical and feasible.

The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect amenity of neighbouring properties with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

13. Notwithstanding the approved plans no development above slab level shall commence until revised landscaping plans have been submitted to and approved in writing by the local planning authority (LPA). Specifically, the revised scheme will now incorporate and illustrate new tree/woody shrub planting within the frontage of the site to include within the hard surfaced

paving between the building and the adjoining public footpath. The recommendation and expectation are the scheme will and at large feature a combination of forest type species, ornamental species and large woody shrub species, with their respective positions selected accordingly. The trees should be container grown heavy standards(12-14cm girth at 1.5m), similar sized multi-stemmed formed individuals, and shrub species necessary to provide a degree of immediate impact.

These landscaping details shall include all relevant and scaled plans(to include tree pit design, protection, guying) of hard & soft landscape and planned soft landscaping establishment maintenance schedules(to include appropriate irrigation) for a minimum of 2 years. Soft landscaping shall include full planting specifications, planting sizes & densities. These shall all be coordinated with any tree protection requirements where required. Any trees shrubs or plants planted in accordance with this condition which are removed, die, or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

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

14. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:
- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
 - b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Preliminary Roost Assessment and Bat Activity Survey Report (Sept 2022), has been submitted to and agreed in writing by the local planning authority.

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

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

15. The development shall be carried out in accordance with the mitigation measures set out within the Elite Ecology Preliminary Ecological Appraisal (dated July 2022) Preliminary Roost Assessment and Bat Activity Survey Report (dated September).

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

Prior to commencement evidence shall be submitted to and agreed in writing by the Local Planning Authority that demonstrates that the applicant has applied for and obtained a Natural England Development Licence to legally close the identified bat roost.

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

16. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP shall be based on the on the submitted Elite Ecology Biodiversity Net Gain Report dated January 2023 and shall set out how the scheme will meet the biodiversity net gain detailed in Section 5 of the report and also species specific enhancements. The LEMP shall include the following:
- a) Description and evaluation of net gain and species specific enhancement features to be installed/created and 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 thirty-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

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

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

17. Notwithstanding the approved plans no part of the development hereby approved shall be first occupied unless and until the unless and until the existing access has been modified and provided with parking restrictions

following a successful public consultation in accordance with a revised scheme (including details of visibility splays and pedestrian intervisibility) to be submitted to and approved in writing by the Local Planning Authority and thereafter there shall be no obstructions above 0.6 metres high above the ground.

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

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until space has been laid out in accordance with an updated and finalised parking layout which demonstrates that vehicles can park and turn so that they may enter and leave the site in forward gear and not impede the access of refuse collection vehicles. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and in order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

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

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

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

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

21. Notwithstanding the approved plans the development shall not be first occupied until a finalised refuse management plan has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall include details of:
- finalised location, size and finish of the refuse presentation area(s)
 - finalised details of refuse storage for each dwelling
 - details of how the refuse collection area will be managed to mitigate against nuisance to neighbouring properties and visual amenity of the site

The bin presentation area and bin storage shall be installed and management plan implemented prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that the refuse collection point is correctly positioned to enable safe and efficient refuse collection and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

22. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

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

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

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

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

24. 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.

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

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

26. The development shall be implemented in accordance with the approved drawings so that all 11 units meet Part M4(2) "accessible and adaptable" accessibility standards. Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

website at [http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling and waste developers guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)

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

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

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

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street naming and numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)

6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not

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

7. 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.
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
10. 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).
11. 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.
12. 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->

Agenda Item 5

Planning Committee
6 March 2024

Agenda Item: 5
22/02067/F

[infrastructure.html](#) for guidance and further information on charging modes and connector types. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

13. The developer is reminded that in order to build a usable access for refuse vehicles to serve the proposed development parking restrictions would have to be implemented as part of the development proposals. Such parking restrictions would have to be advertised for a minimum period of 28 days with any objections considered before the access can be modified meaning that it may not be possible to not support objections to proposed parking restrictions. This would result in refuse and delivery vehicles not being able to use the access meaning that refuse collection and delivery vehicles would not be able to enter the site to remove waste.
14. The use of landscape/arboricultural and ecology consultants is recommended to provide acceptable submissions in respect of the above arboricultural tree protection, landscaping and biodiversity net gain conditions.

In relation to the pre-commencement meeting the purpose of this meeting will be to review and agree upon all arboricultural aspects of the project to include proposed tree works, tree protection measures, proposed demolition methodology, planned arboricultural supervision, and planned utility service installation. The council will require a minimum of 10 days' notice of the pre commencement meeting.

It is recommended that the applicant or planning agent contact the Council's Tree Officer to discuss the required information and pre-commencement meeting.

15. Environmental Health would like to remind the applicant of 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 unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

REASON FOR PERMISSION

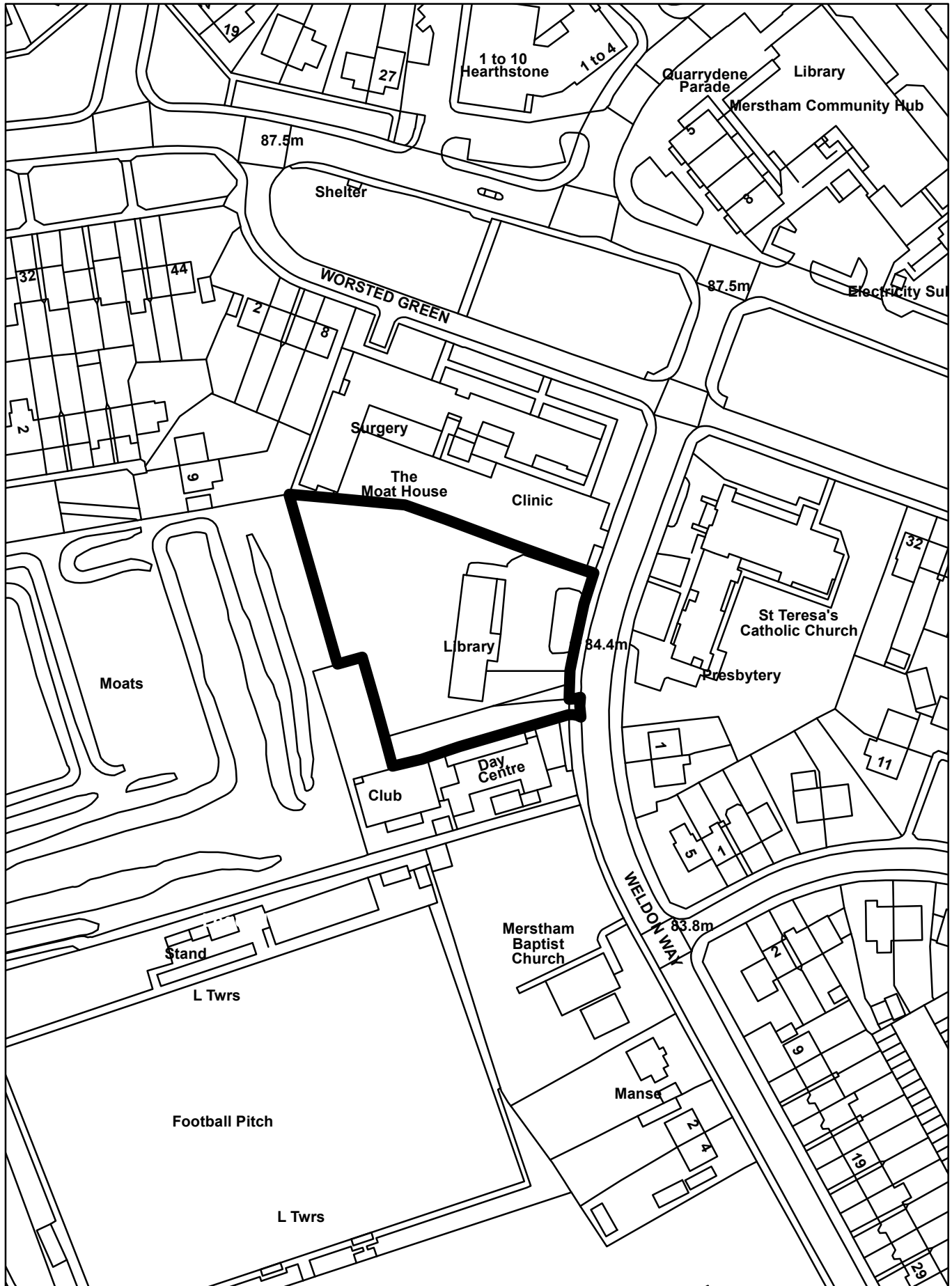
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS12, CS14, CS17, DES1, DES4, DES5, DES6, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, NHE9, INF1, INF2, INF3 and RED5 and other material considerations set out in the report, including third party representations. It has been concluded that the development is in

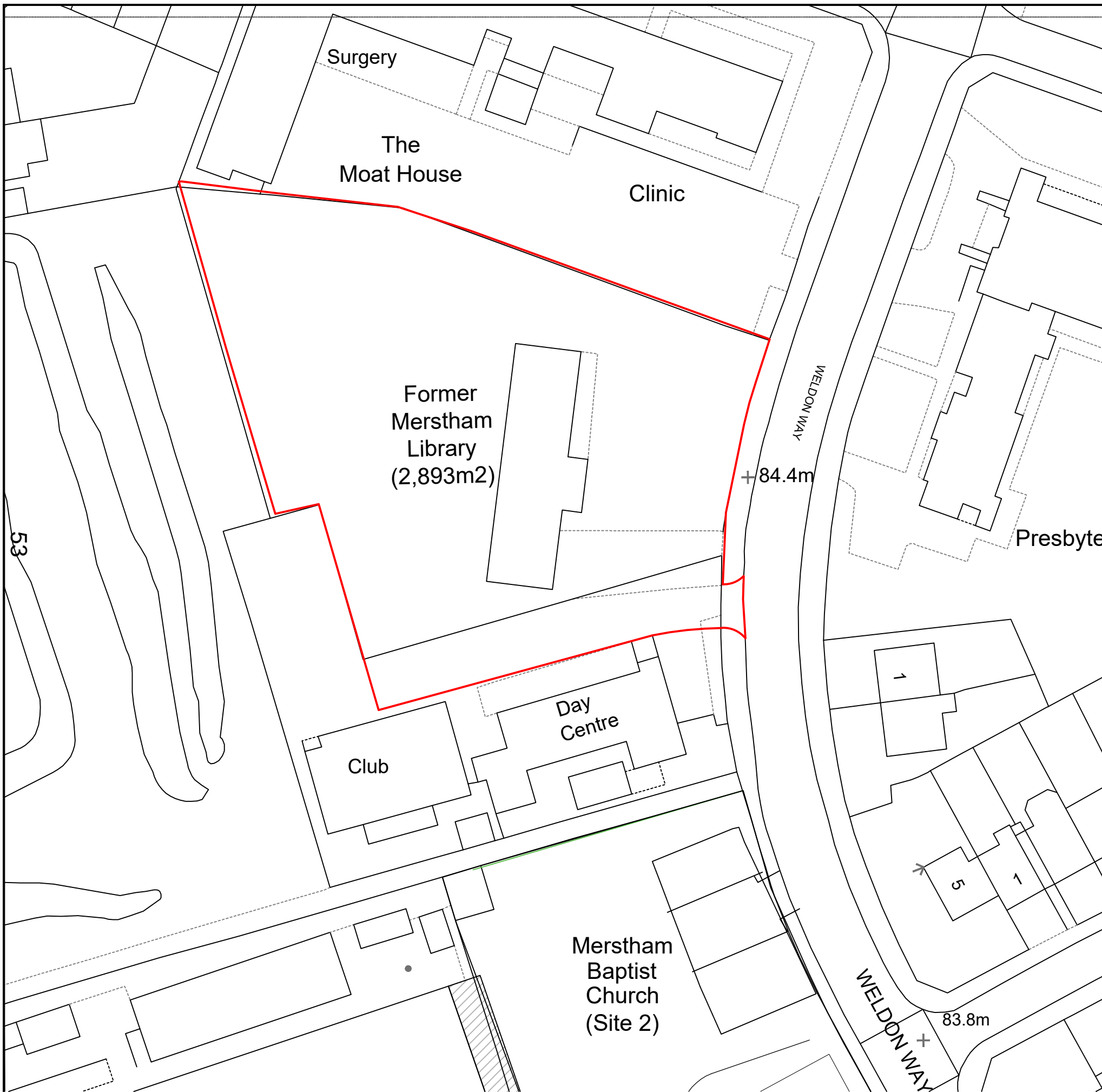
accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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

Agenda Item 5
22/02067/F Former Merstham Library Weldon Way
Merstham Surrey RH1 3QB





Notes

All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

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|------|----------|------------------|-----|------|------|
| 01 | 20/09/22 | Red line updated | JT | CW | |
| rev: | date: | description: | dm: | chk: | apd: |

client: Raven Housing Trust

project: Former Merstham Library
Weldon Way
Merstham

| | |
|----------|-------------|
| PLANNING | stage: 3 |
|----------|-------------|

title: Block Plan

| | | | | | |
|----------------------|-------------------------------|----------------------------|--------------|----------------|-----------------|
| scale: 1:500 | A3 | first issue: 02.11.2021 | drawn: JT | checked: CW | approved: SL |
| project no: 27074 | drawing no: AL (10) X S 02 | | | rev: .01 | |



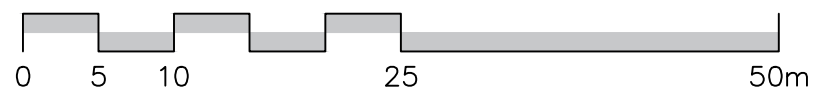
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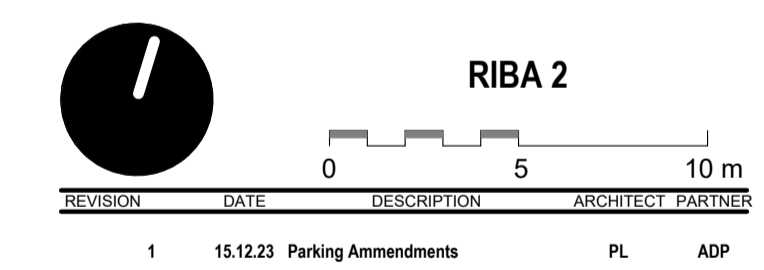
Agenda Item 5

Scale 1:500



Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft
 7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft
 21 no. car parking spaces
 1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



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JOB TITLE:
FORMER MERSTHAM LIBRARY

DRAWING TITLE:
ROOF PLAN - PROPOSED

| | |
|------------------------|----------------------------------------|
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| JOB CODE: 27074 | DRAWING NUMBER: ADP-XX-ZZ-DR-A-0002 |
| REVISION: 1 | |

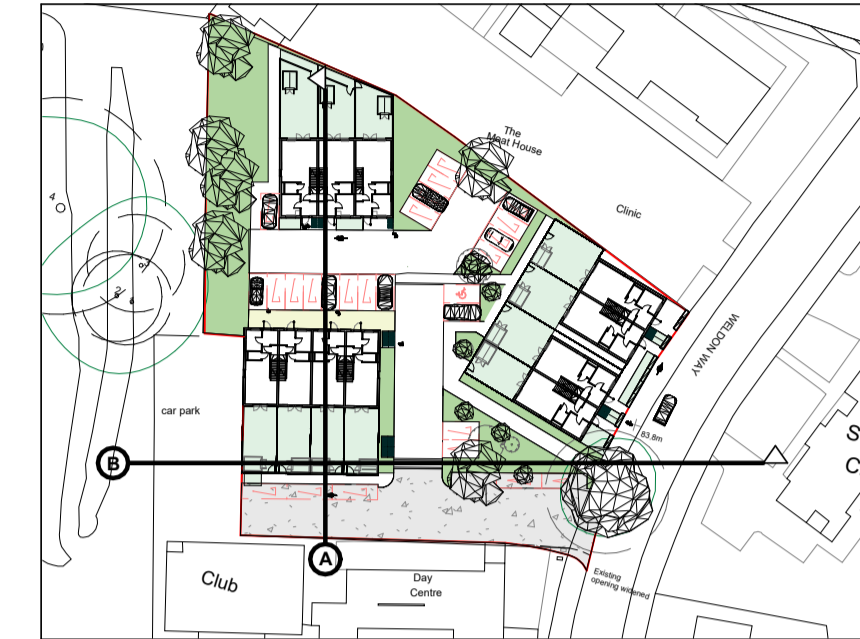
1 Roof Plan
 1 : 200

Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft

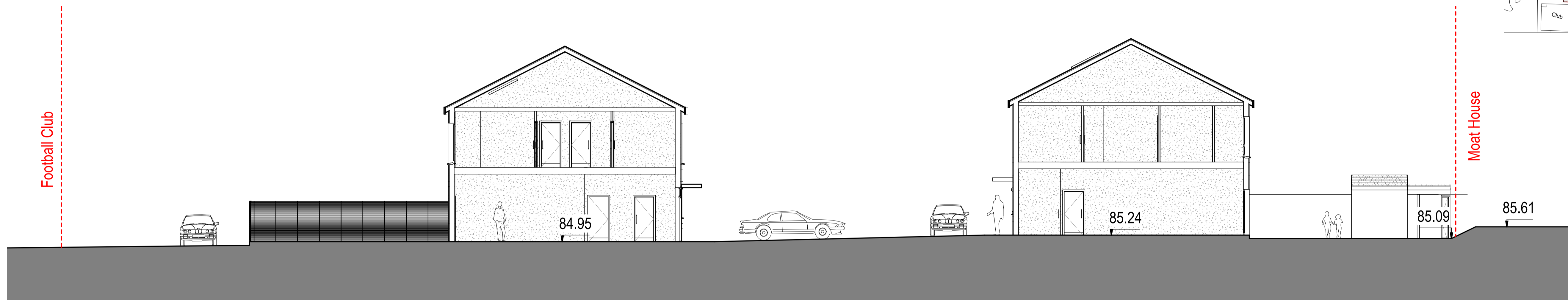
7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

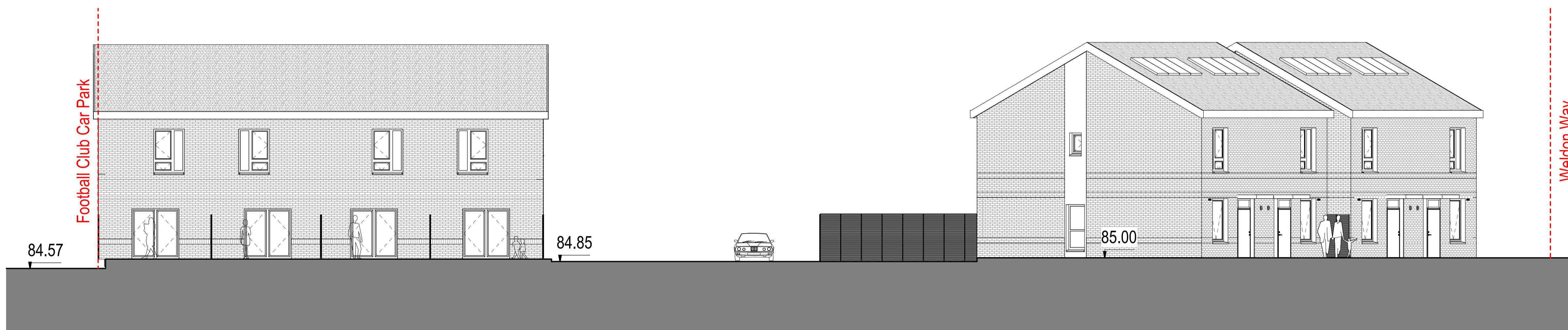
1 x fast (7KW) car charging point per dwelling will be provided.



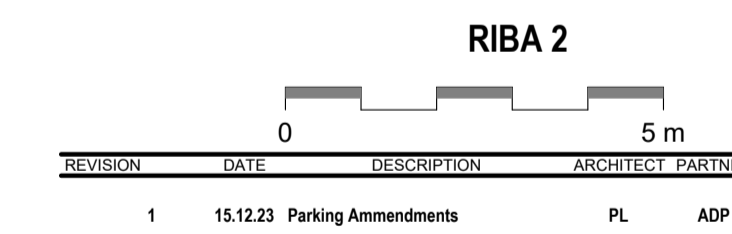
55



1 Section A
1 : 100



2 Section B
1 : 100



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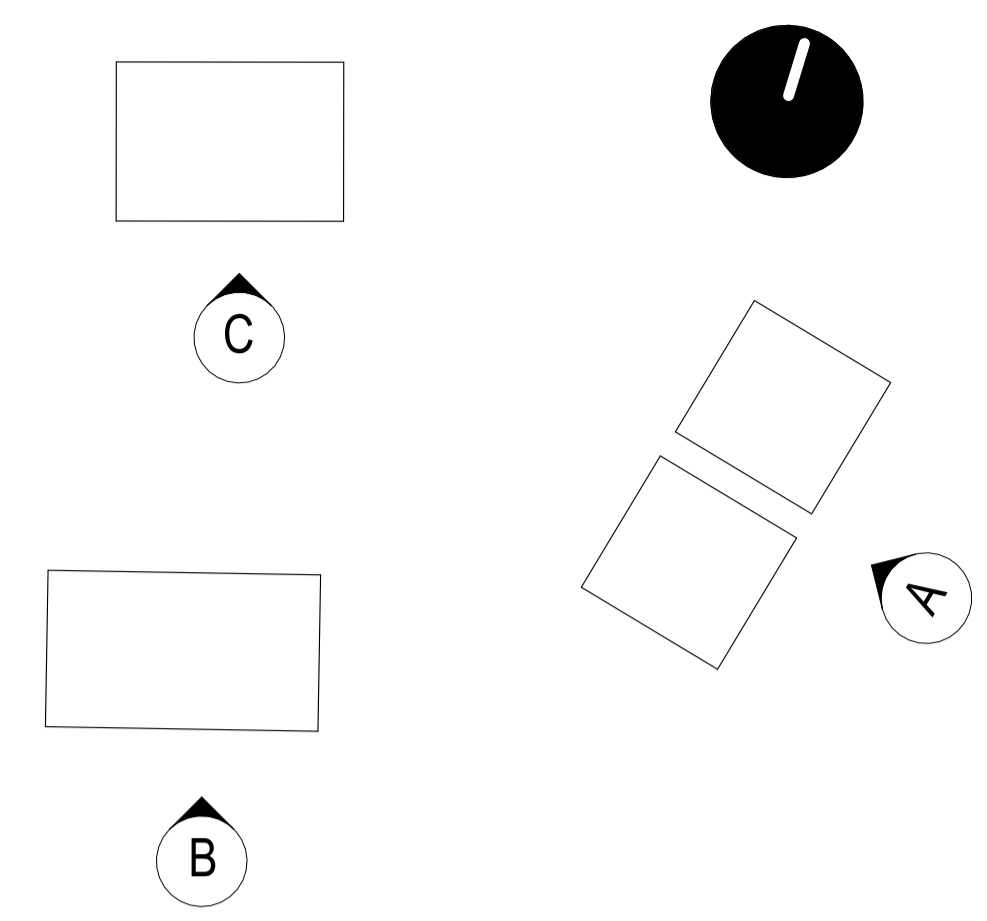
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FORMER MERSTHAM LIBRARY

DRAWING TITLE:
SECTIONS

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| JOB CODE: 27074 | DRAWING NUMBER: ADP-XX-ZZ-DR-A-0020 |
| REVISION: 1 | |



Elevation A - 1:100



Elevation B - 1:100



Elevation C - 1:100

RIBA 2

| REVISION | DATE | DESCRIPTION | ARCHITECT | PARTNER |
|----------|----------|--------------------|-----------|---------|
| 1 | 15.12.23 | Parking Amendments | PL | ADP |

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JOB TITLE:
FORMER MERSTHAM LIBRARY

DRAWING TITLE:
STREET ELEVATIONS

| | |
|-------------------------------|-----------------------------------------------|
| SCALE: As indicated | DRAWING SHEET SIZE: A1 |
| JOB CODE: 27074 | DRAWING NUMBER: ADP-XX-ZZ-DR-A-0030 |
| REVISION: 1 | |

Accommodation - 11 homes:
 4 no. 2 bed/ 4 person Shared Ownership
 Total area per unit: 82 sqm /882 sqft

7 no. 3 bed/ 5 person Shared Ownership
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



RIBA 2

0 5 10 m

| REVISION | DATE | DESCRIPTION | ARCHITECT | PARTNER |
|----------|----------|------------------------------|-----------|---------|
| 1 | | FIRST ISSUE | CW | ADP |
| 2 | 28.08.23 | Amended planning application | MV | ADP |
| 3 | 15.12.23 | Parking Amendments | PL | ADP |

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JOB TITLE:
FORMER MERSTHAM LIBRARY

DRAWING TITLE:
SITE PLAN - PROPOSED

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| REVISION: 3 | |

Agenda Item 5

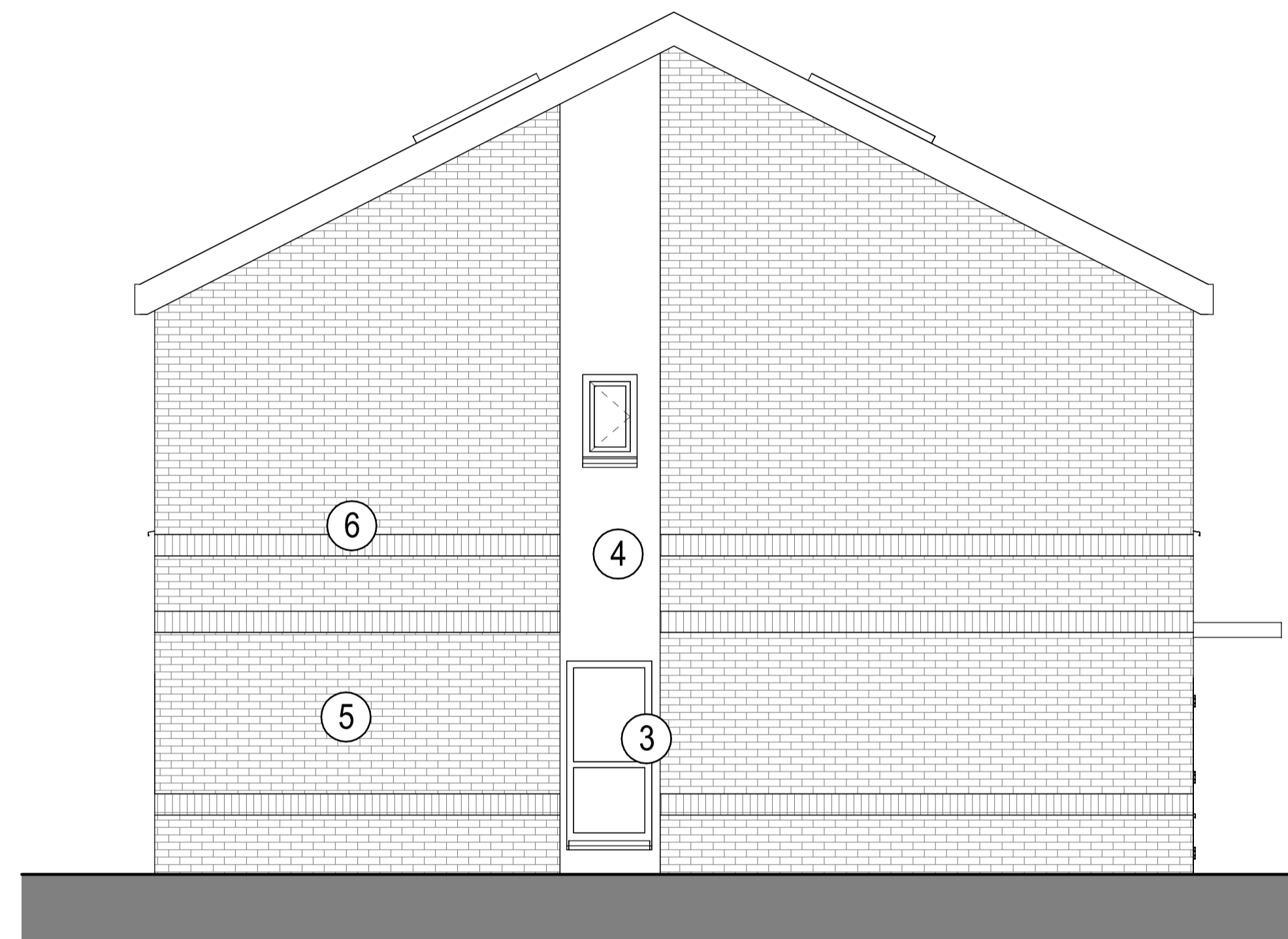
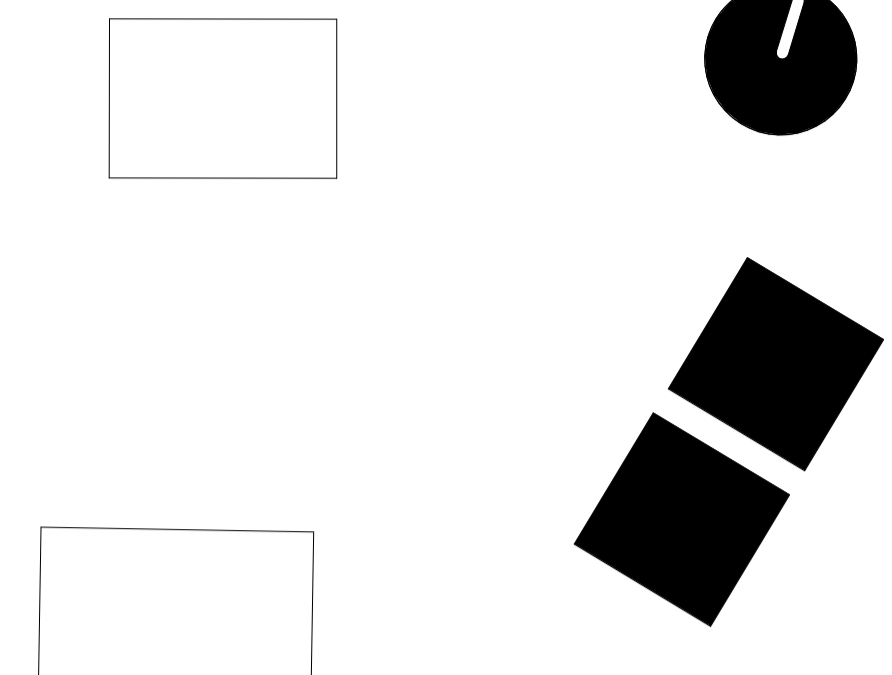
1 GF
 1 : 200

57



1 Front Elevation
1 : 50

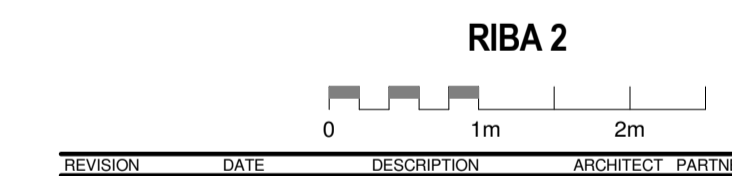
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- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



3 Side Elevation
1 : 50



2 Rear Elevation
1 : 50



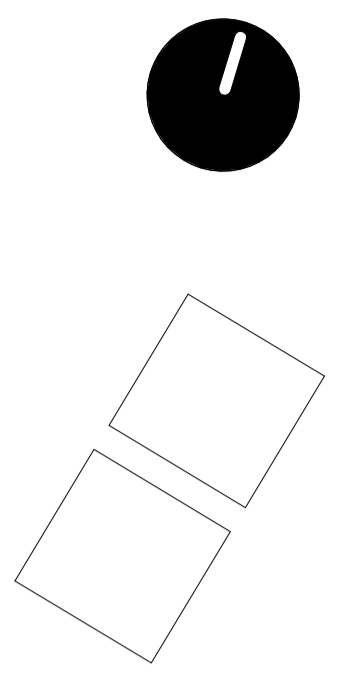
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JOB TITLE:
FORMER MERSTHAM LIBRARY

DRAWING TITLE:
BLOCK 01 ELEVATIONS

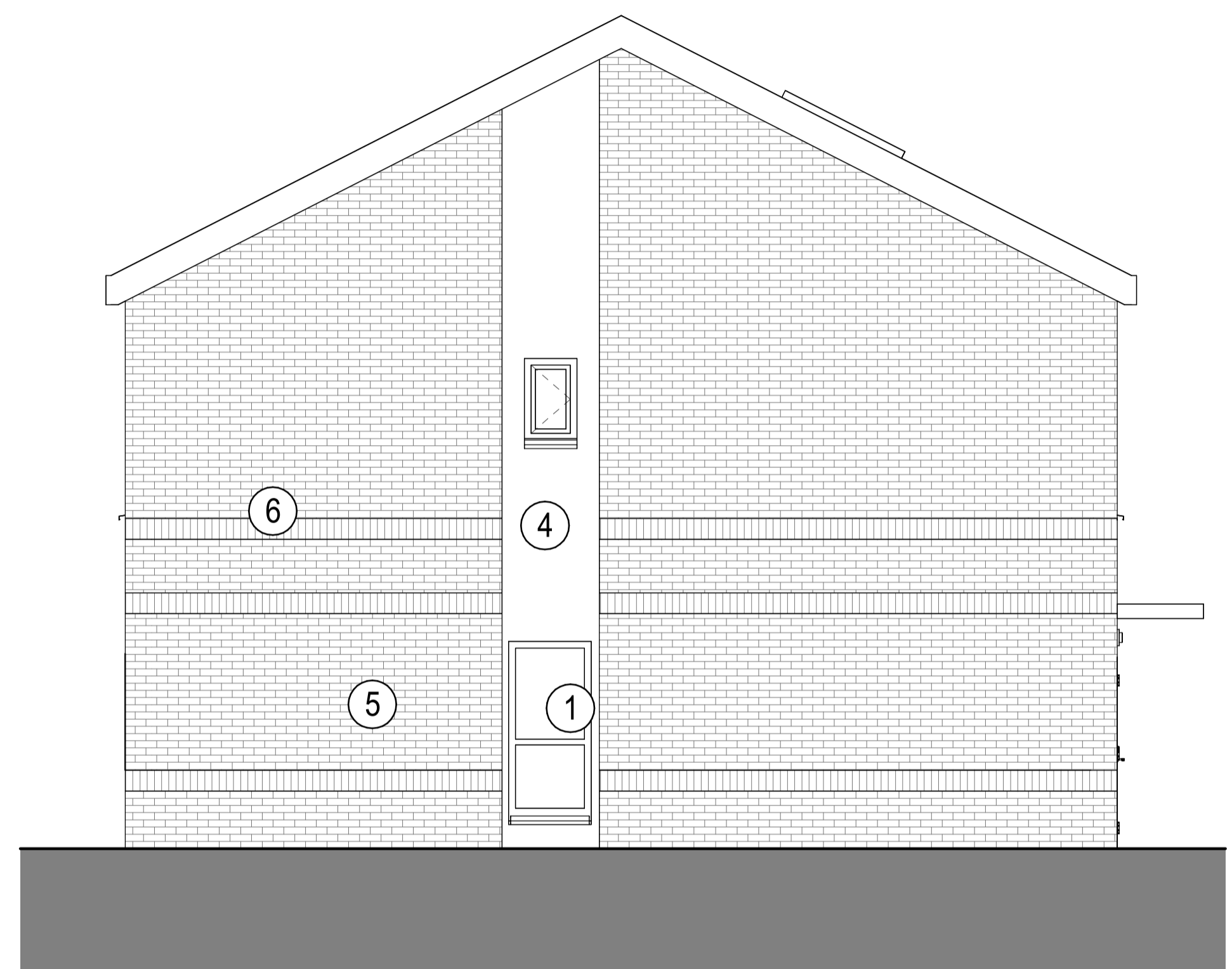
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| REVISION: | |



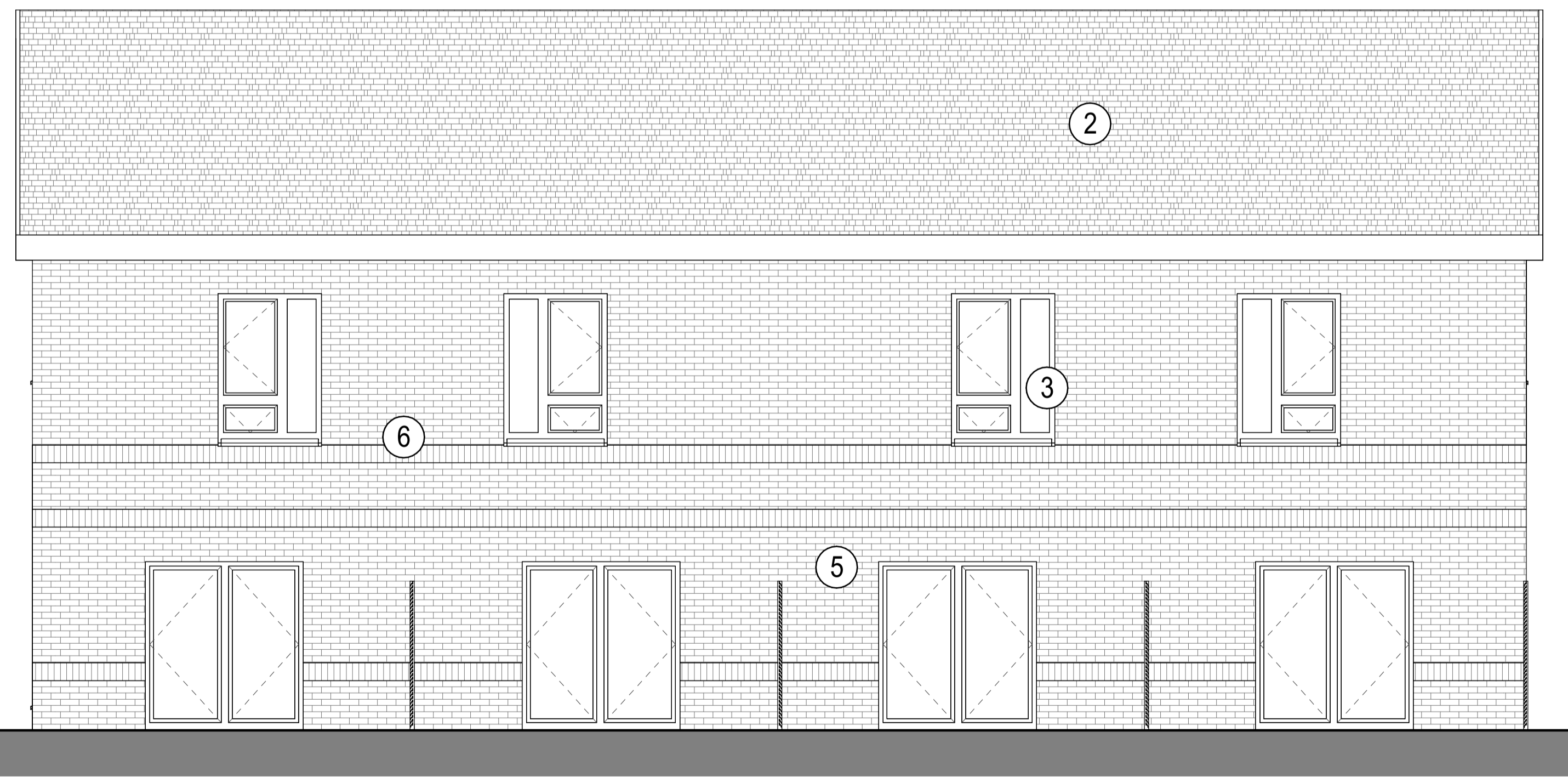
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- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



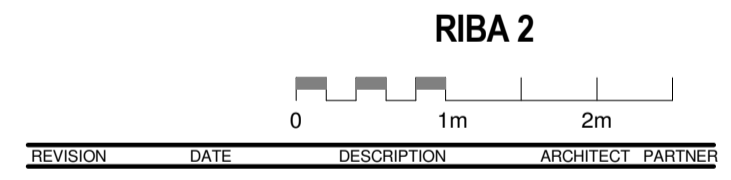
① Front Elevation
1 : 50



③ Side Elevation
1 : 50



② Rear Elevation
1 : 50



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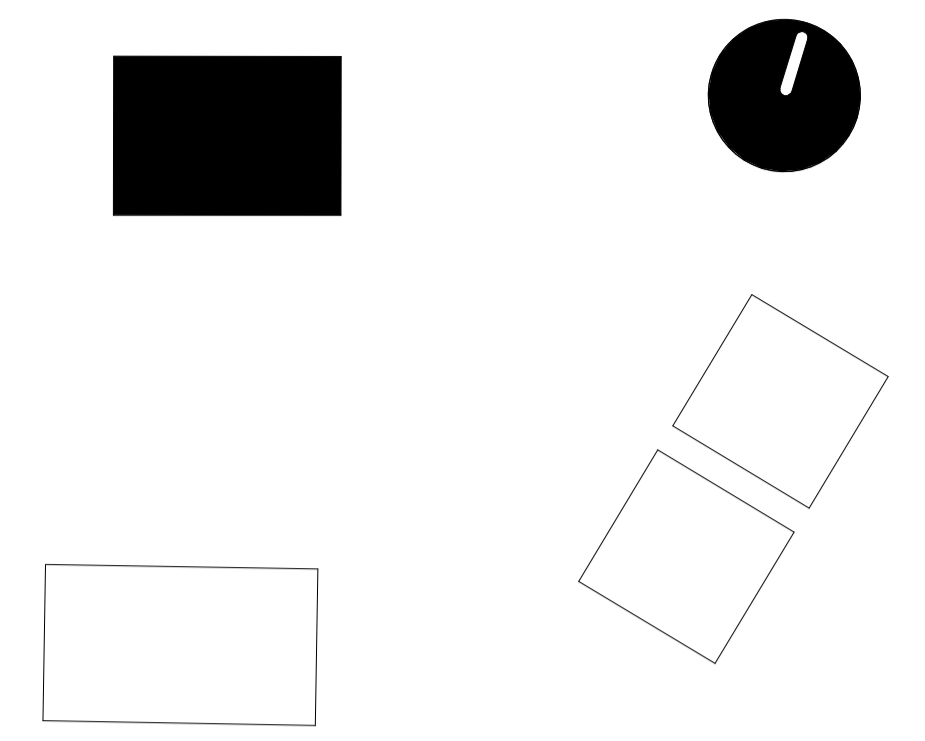
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DRAWING TITLE:
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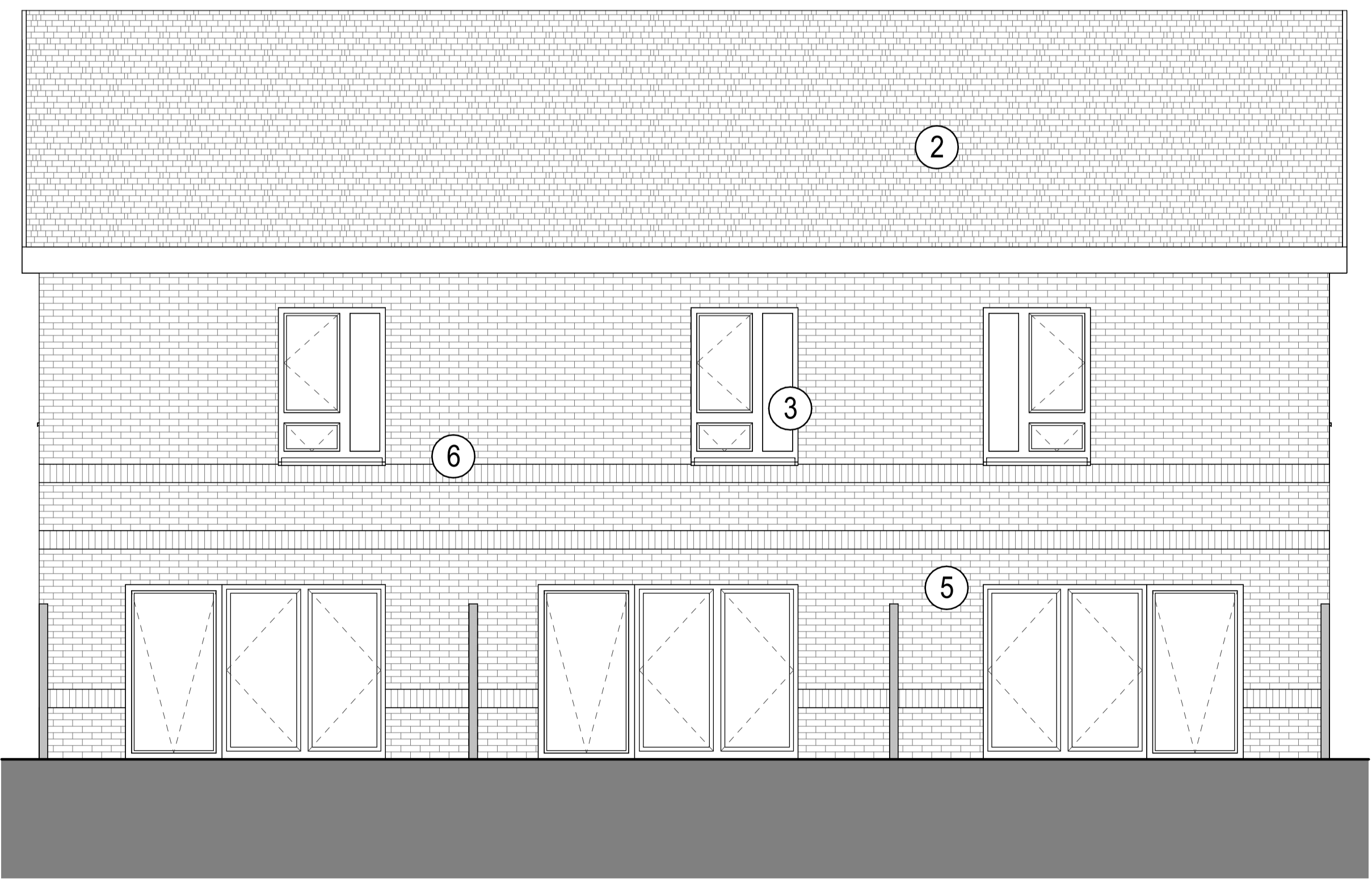
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| REVISION: | |



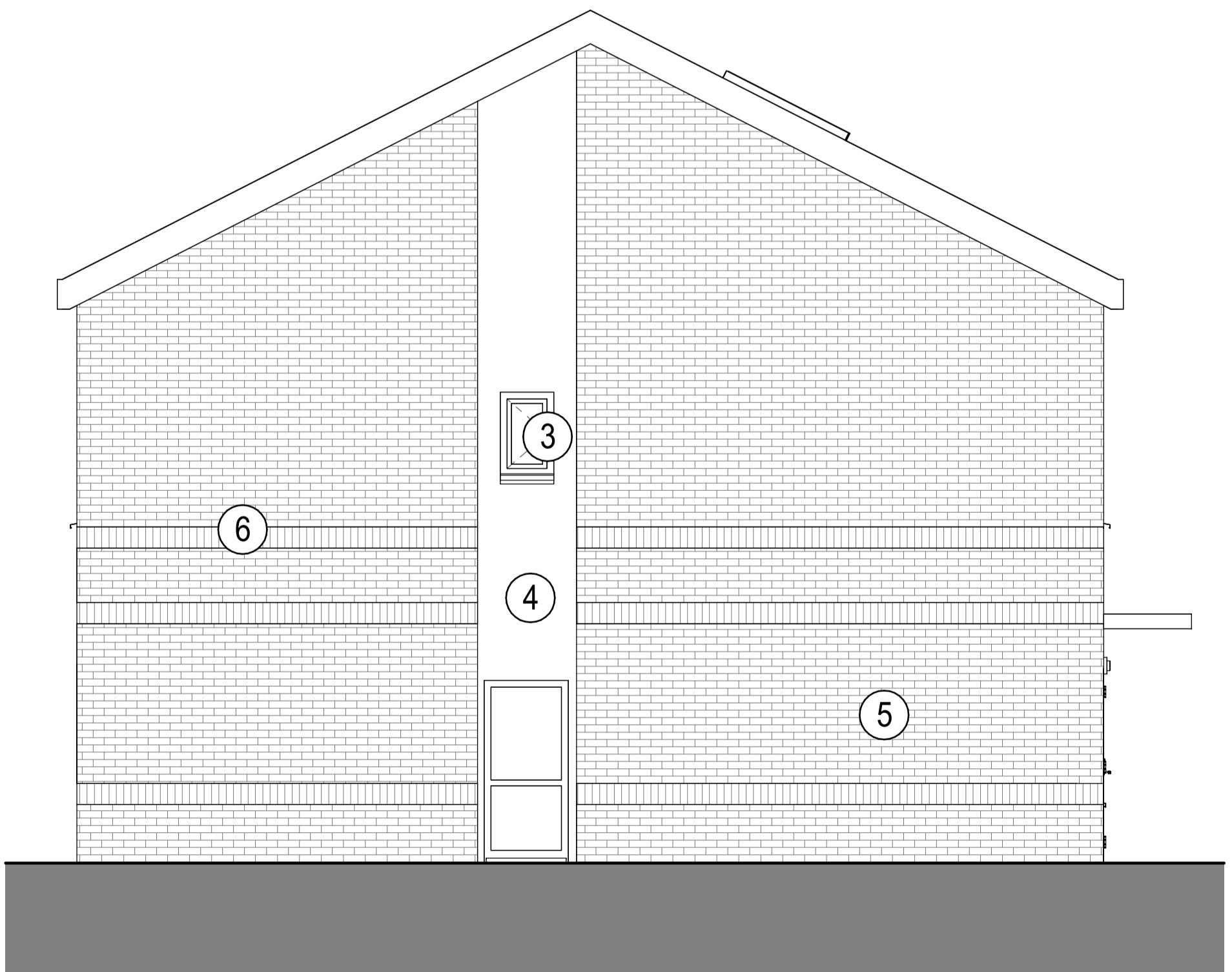
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- ⑦ Grey Aluminium
- ⑧ GRP Canopy



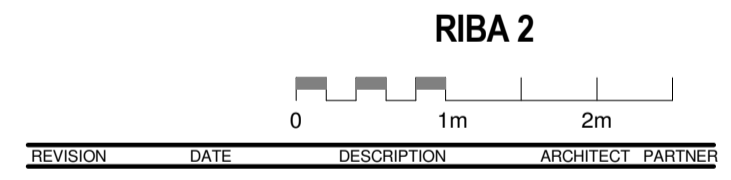
1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50



3 Side Elevation
1 : 50



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|----------------------------------------------|-----------------------------------------|-----------|
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| DRAWING TITLE: BLOCK 03 ELEVATIONS | | |
| SCALE: As indicated | DRAWING SHEET SIZE: A1 | |
| JOB CODE: 27074 | DRAWING NUMBER: ADP-XX-ZZ-DR- A-0012 | REVISION: |

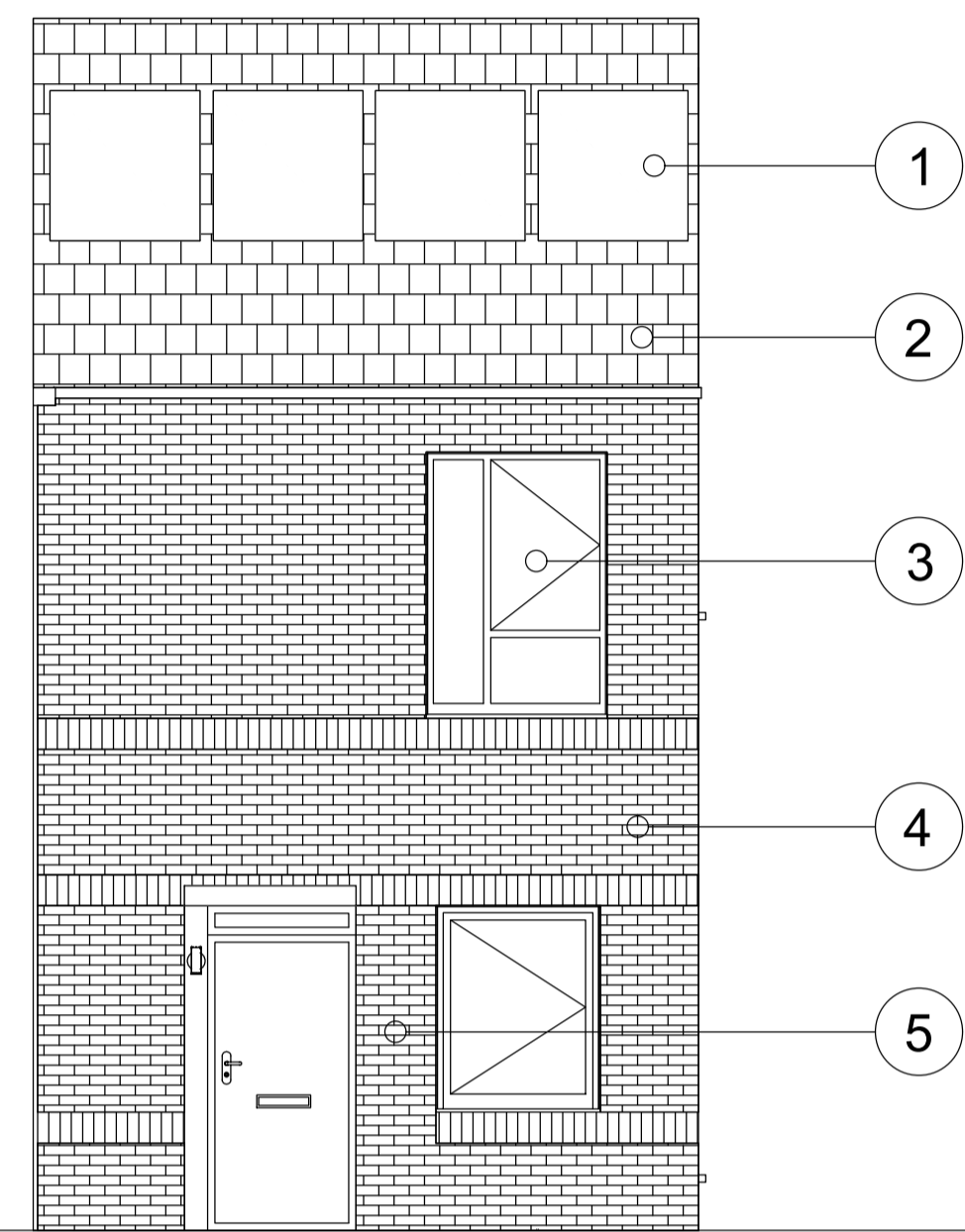
2 Bed/4Person House Type (Plot 6-9)
 Part M4(2)
 82 m2
 882.6 sqft

Notes

All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

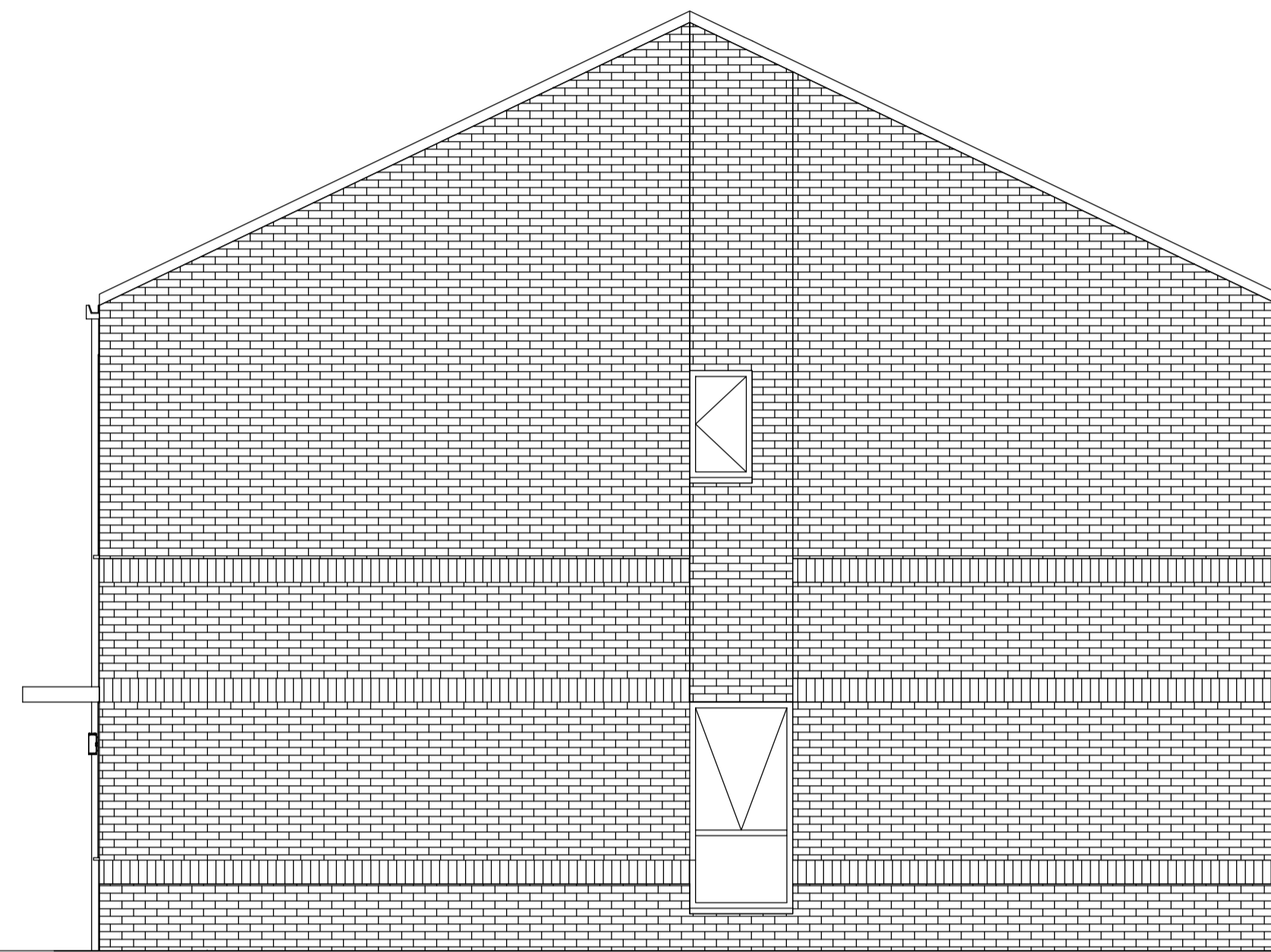
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- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick



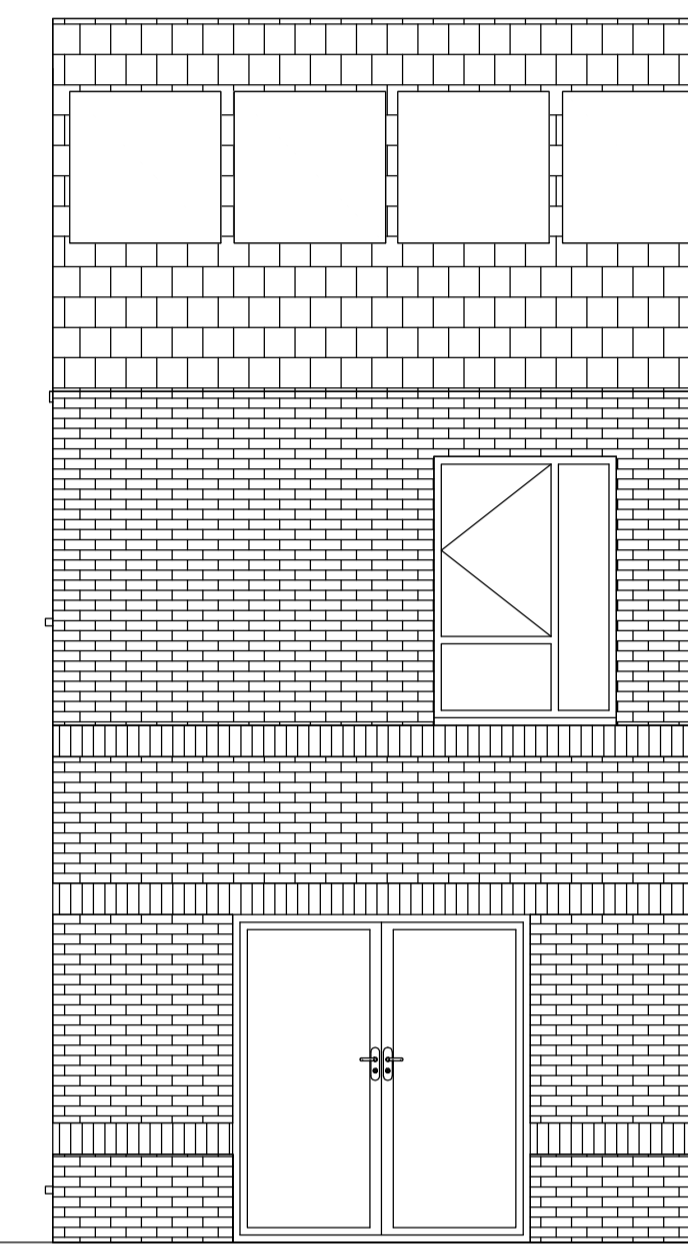
Front Elevation

Scale 1:50



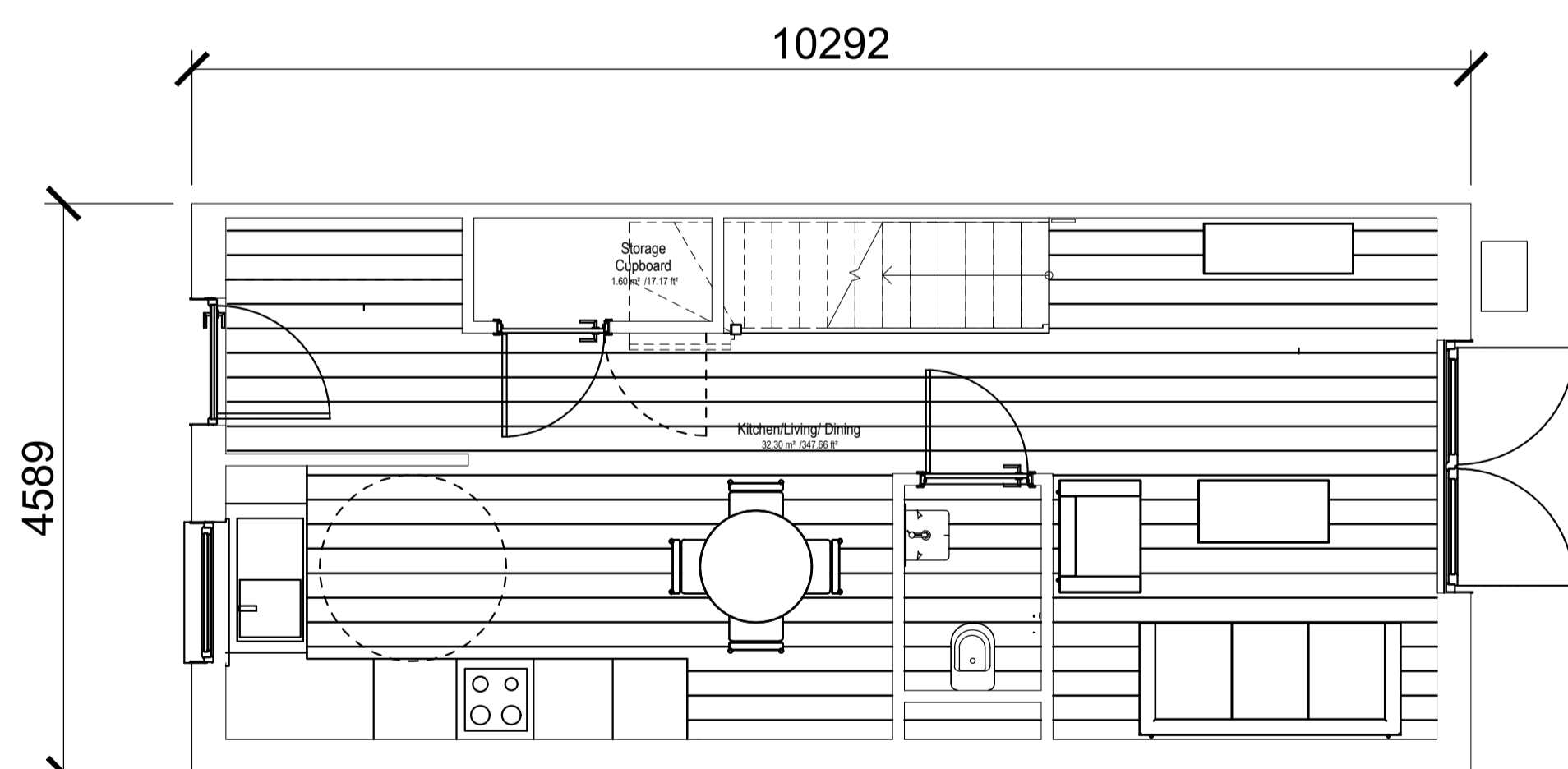
Side Elevations

Scale 1:50



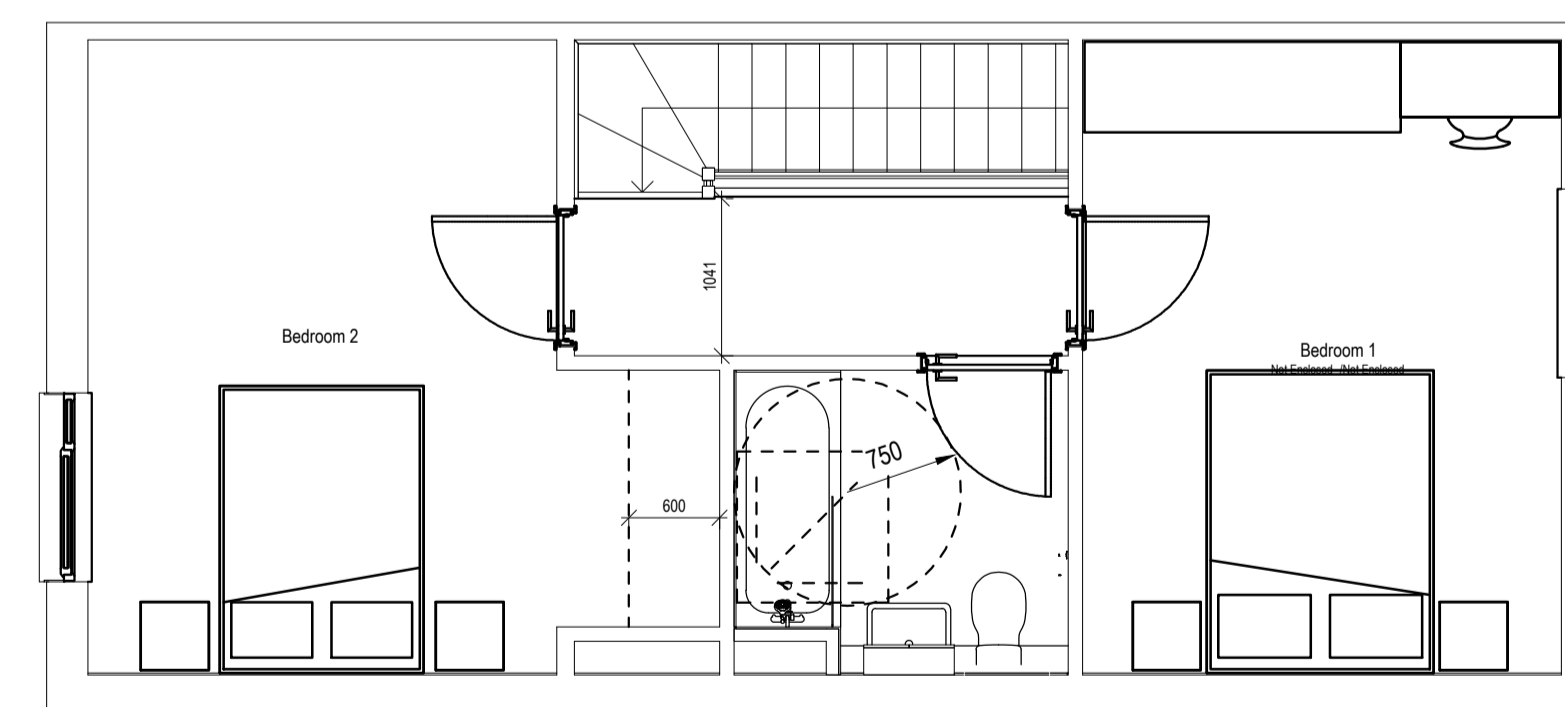
Back Elevation

Scale 1:50



Ground Floor Plan

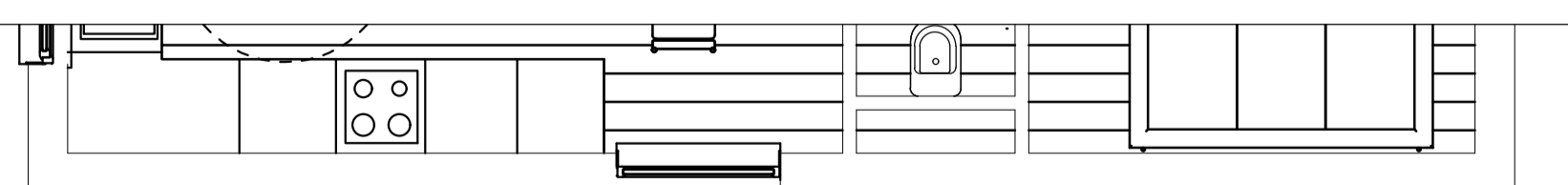
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First Floor Plan

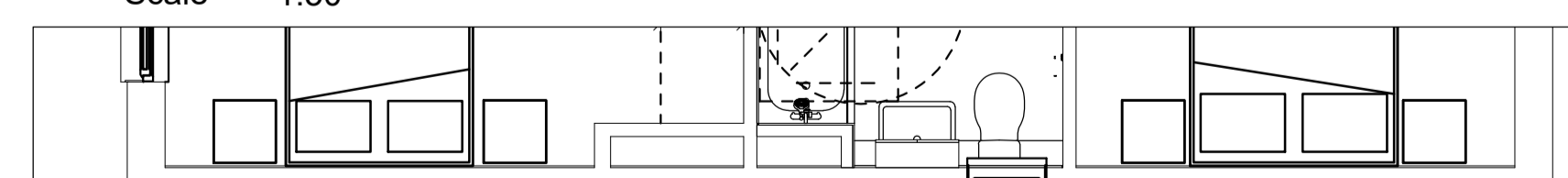
Scale 1:50

Gable end variation with window



Gable end plan

Scale 1:50



Gable end plan

Scale 1:50

| rev: | date: | description: | dm: | chk: | apd: |
|------|-------|--------------|-----|------|------|
| | | | | | |

client: Raven Housing Trust

project: Former Merstham Library
 Weldon Way
 Merstham

PLANNING stage: 3

title: Proposed House Type
 2 Bed (4 Units)

| scale: | first issue: | drawn: | checked: | approved: |
|-------------|---------------|--------|----------|-----------|
| 1:50 | 02.11.2021 | JT | CW | SL |
| project no: | drawing no: | rev: | | |
| 27074 | AL (20) XX 01 | .00 | | |



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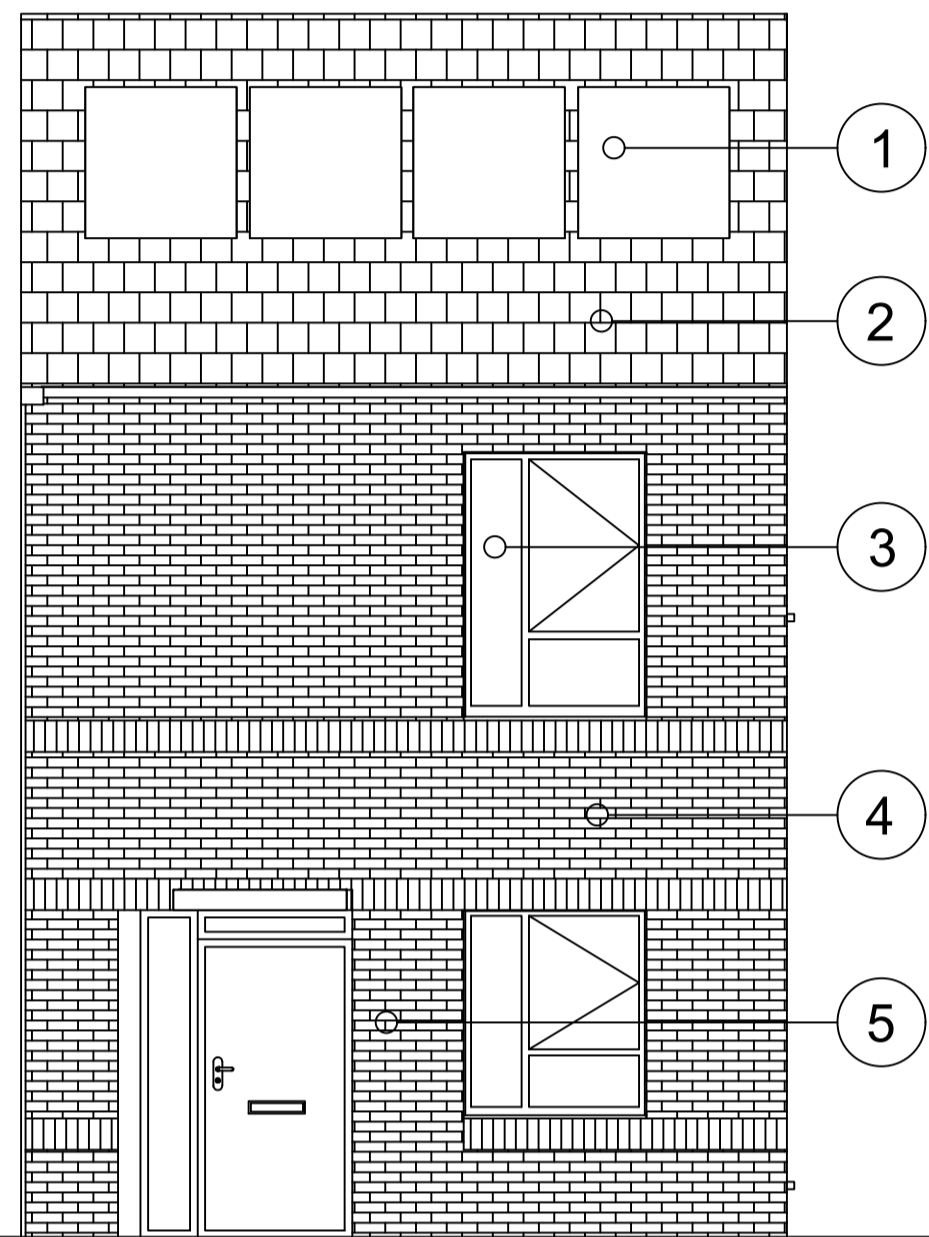
3 Bed/5 Person House Type (Plot 1-5 & 10-14)
 Part M4(2)
 88.9 m2
 956.9 sqft

Notes

All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

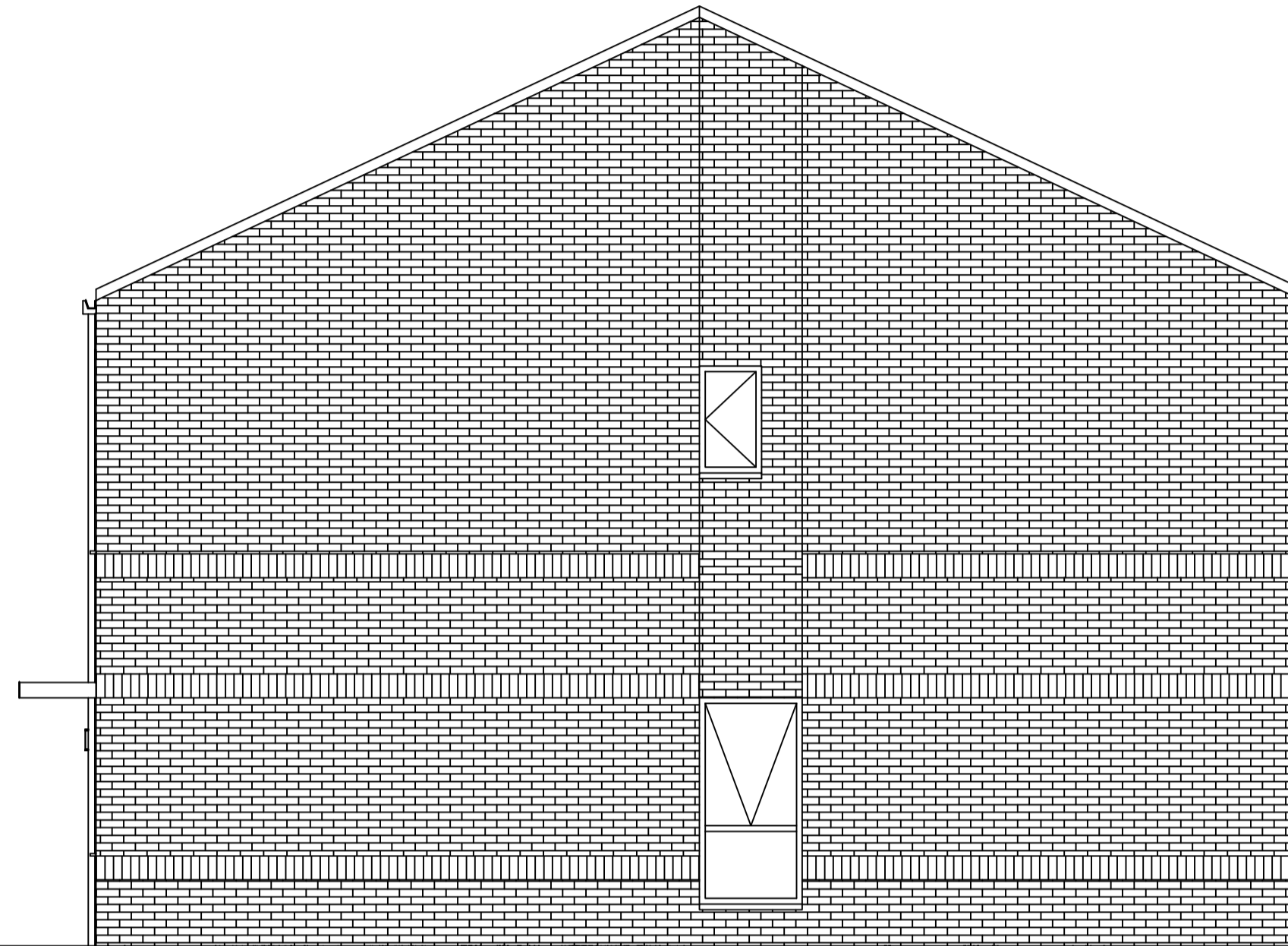
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- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick



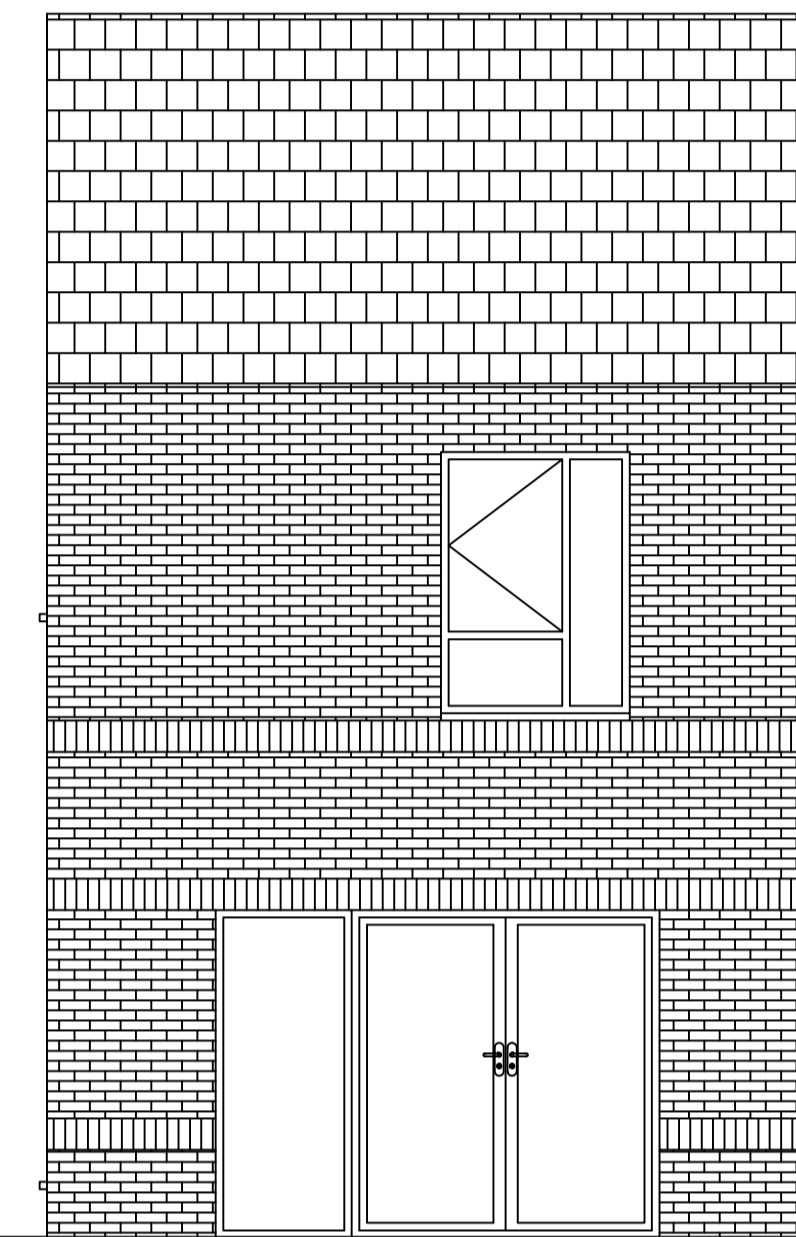
Front Elevation

Scale 1:50



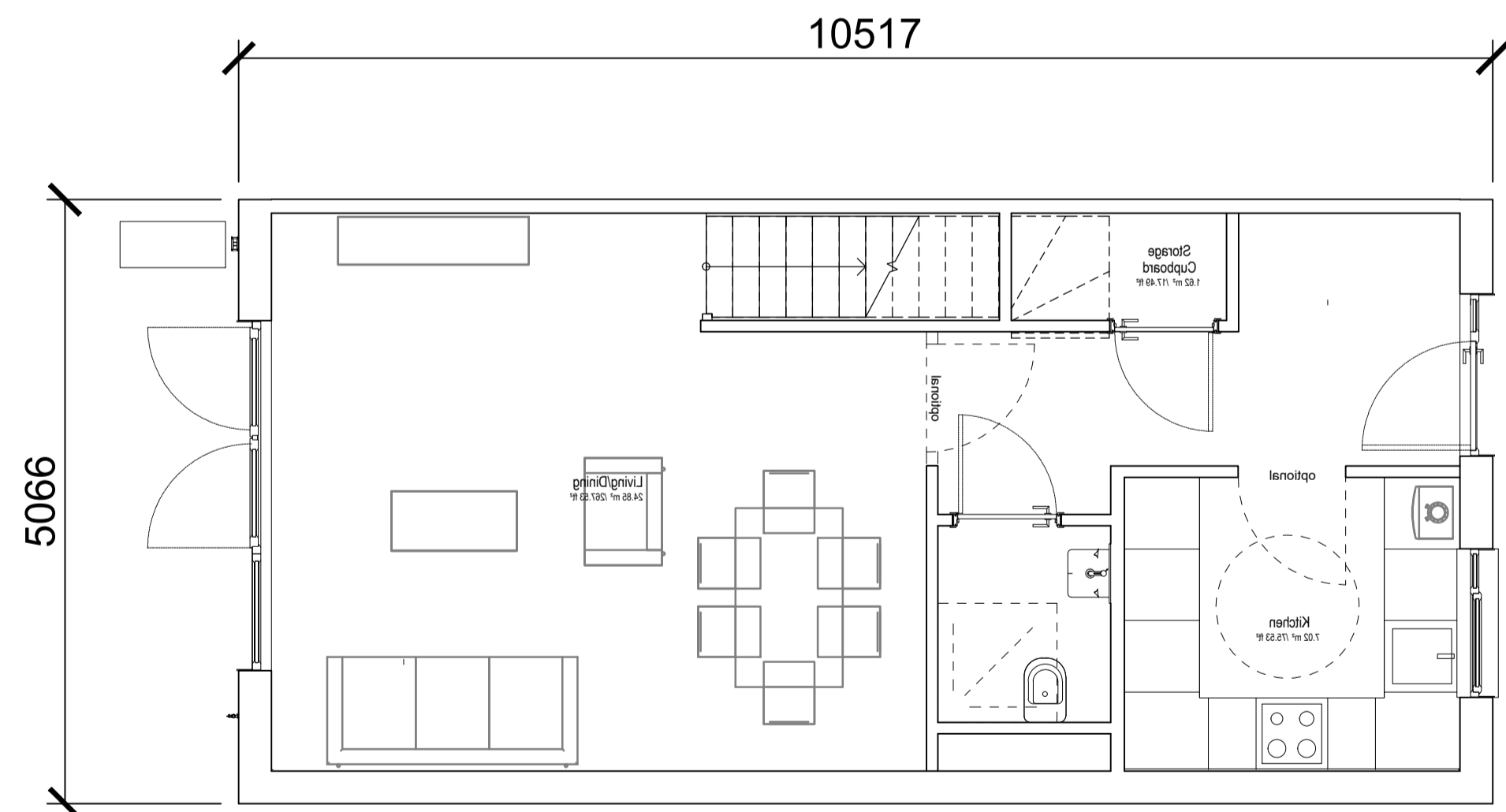
Side Elevation

Scale 1:50



Back Elevation

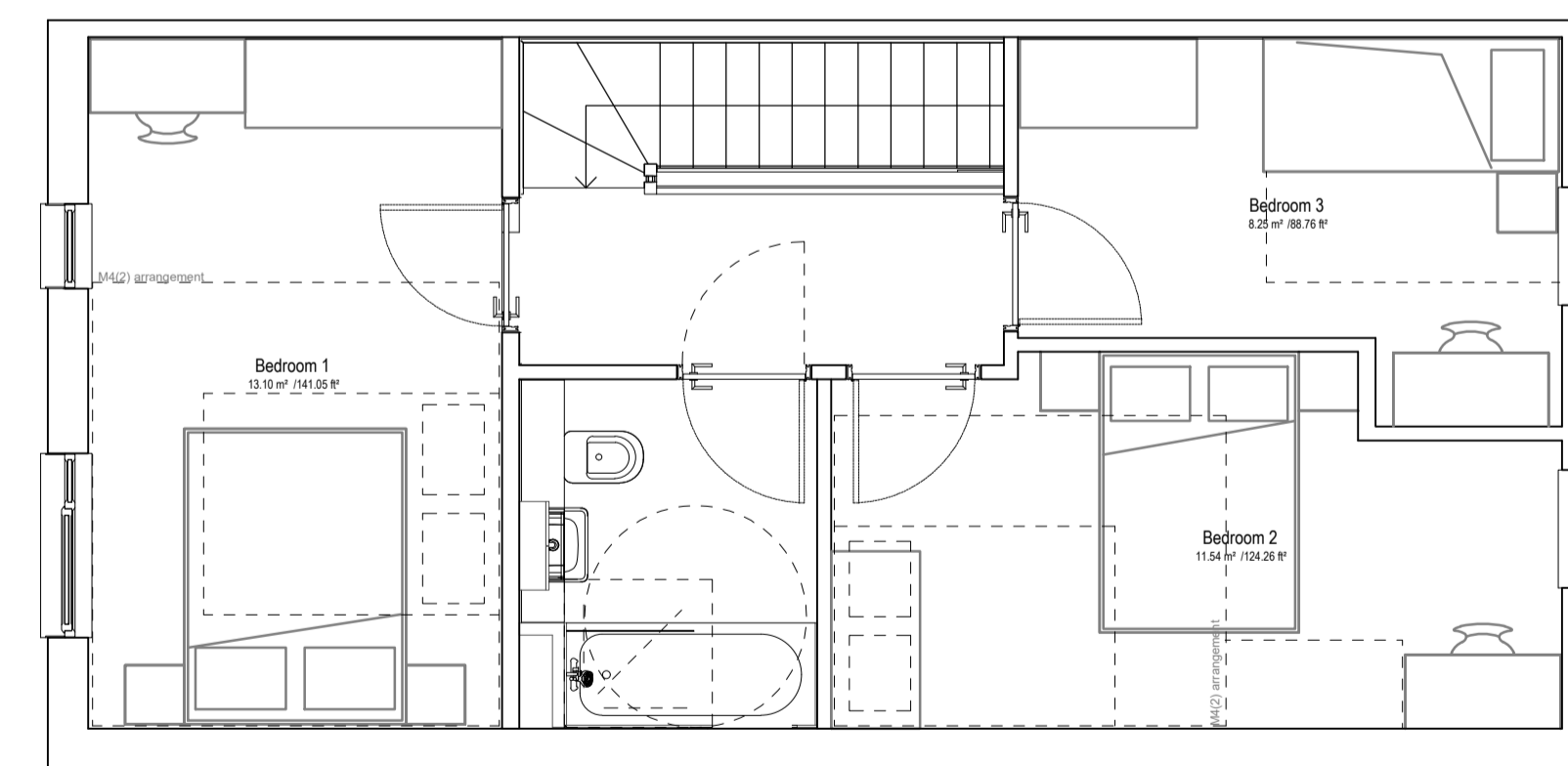
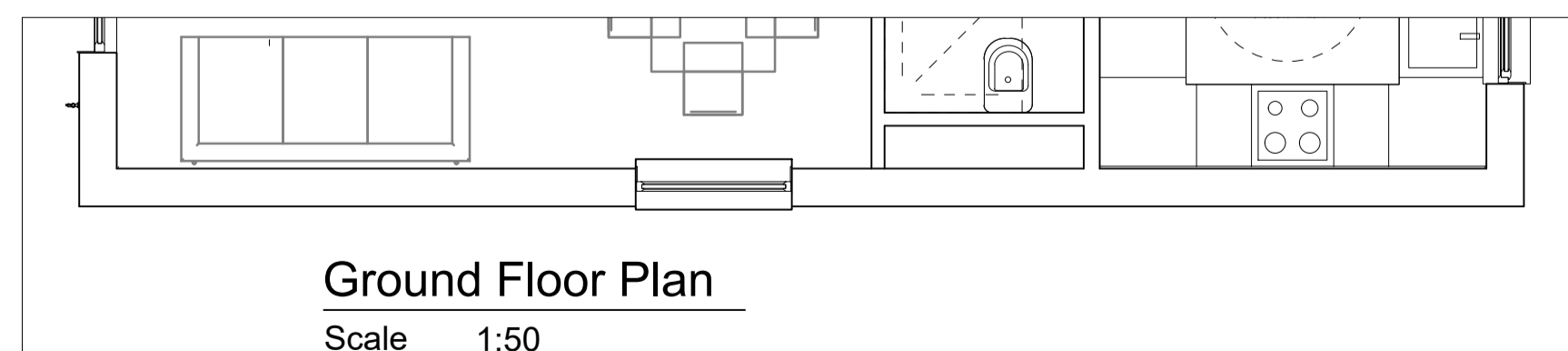
Scale 1:50



Ground Floor Plan

Scale 1:50

Gable end variation with window



First Floor Plan

Scale 1:50

| rev. | date: | description: | dm: | chk: | apd: |
|------|-------|--------------|-----|------|------|
| | | | | | |

client: Raven Housing Trust

project: Former Merstham Library
 Weldon Way
 Merstham

PLANNING stage: 3

title: Proposed House Type
 3 Bed (10 Units)

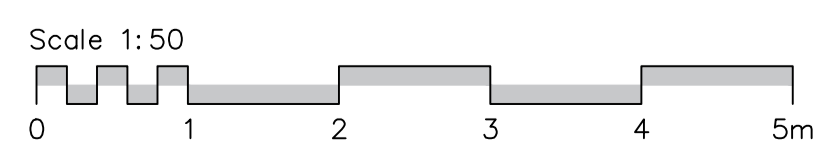
| scale: | first issue: | drawn: | checked: | approved: |
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| 1:50 | A1 02.11.2021 | JT | CW | SL |
| project no: | drawing no: | rev: | | |
| 27074 | AL (20) XX 02 | .00 | | |



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Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------|
|  Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate | TO: | PLANNING COMMITTEE |
| | DATE: | 6 th March 2024 |
| | REPORT OF: | HEAD OF PLANNING |
| | AUTHOR: | Jake Hardman |
| | TELEPHONE: | 01737 276536 |
| | EMAIL: | Jake.hardman@reigate-banstead.gov.uk |
| AGENDA ITEM: | 6 | WARD: BAN – Banstead Village |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|
| APPLICATION NUMBER: | 23/02214/F | VALID: | 06/11/2023 |
| APPLICANT: | Mrs. J. Lynch-Rigby | AGENT: | White & Sons |
| LOCATION: | LAND REAR OF 19 CROYDON LANE BANSTEAD SURREY SM7 3BW | | |
| DESCRIPTION: | The removal of 9 buildings and erection of a replacement commercial building to comprise of light industrial (Use Class E) units with associated parking and landscaping. As amended on 21/11/2023 and on 29/01/2024 | | |
| 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 proposed development exceeds the threshold of 250sqm of gross external floorspace.

SUMMARY

This is a full application for the demolition of nine buildings and the erection of a single replacement building, with associated parking and landscaping, for the purposes of light industrial use (Use Class E) on land to the rear of no. 19 Croydon Lane in Banstead.

The existing site comprises 9 separate single storey buildings of varying floor area, volume and permanence. The site is located to the south of Croydon Lane with an area measuring 0.46 hectares. The site is situated behind a residential bungalow, 19 Croydon Lane, which is occupied by the applicant and is accessed from a single-track lane shared with the property. The existing site is made up of a series of commercial buildings that benefits from a certificate of lawfulness for the storage and restoration of vintage vehicles.

Croydon Lane is predominantly residential in character, interspersed with commercial and agricultural uses. The site sits within the Metropolitan Green Belt. To the north of the site lies the residential bungalow of no. 19 Croydon Lane and the A2022 highway. To the west lies the curtilage of no. 18 Croydon Lane which features a series of outbuildings against this shared plot boundary. To the east is the residential dwelling

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

of no. 20 Croydon Lane with outbuildings and polytunnels extending to the rear. The rear (south) of the site is undeveloped and open.

The proposed building would be utilitarian in nature and has been deliberately designed to be functional to meet the needs of occupiers of an industrial building. It would be relatively low in profile, be well set back from the main highway, and result in an overall reduction in footprint across the site.

The cumulative volume of the nine extant buildings to be removed is 3,460.64m³. The proposed replacement building would have a volume of 2,890.30m³, resulting in a reduction of 571m³ (16%). The internal floor areas will also result in a reduction from 1,130m² to 669m² (41%).

The site comprises previously development land and relative to the existing site layout, it is not considered the proposed development would incur an adverse impact on the openness of the Green Belt. The new building would not be materially larger than the built form being removed. The proposal would condense the disparate nature of the current site layout. It is considered that the reduced footprint and volume mitigates the increased overall height of the new building. The scheme therefore constitutes appropriate development within the green belt and there is no in principle objection to the proposal in this regard.

The appearance and use of the new single purpose-built commercial building would conform to the character of the area, reflecting the general pattern of development that already exists.

The relationship with neighbouring properties would be acceptable and it would not be overbearing in nature. The new built form would not appear oppressive or overbearing nor give rise to an unacceptable loss of light or outlook to nearby residential occupiers. The existing buildings benefits from a certificate of lawfulness for the storage of 40 vintage and historic cars, motorcycles, antique furniture, including restoration within buildings. It was observed during a site visit that the extant use is consistent with this lawful use. It is acknowledged that light industrial use (Use Class E (g(III))) may incur additional noise/disturbance. However, due to separation distances, existing relationship and nature of the proposed use, it is not considered that the proposal would give rise to unacceptable impacts on the amenities enjoyed by nearby occupiers. Permitted development rights would be restricted so the use of the unit would be restricted to 'light industrial' use (which can be carried out in any residential area without causing detriment to the amenity of the area).

The development would be acceptable with regard to parking matters. A total of 22 spaces would be provided for the development which requires maximum standards to be applied. The proposal has been reviewed by the Highway Authority, who are satisfied that there would be ample space for turning and manoeuvring of vehicles within the site.

The scheme would provide some additional landscaping which would improve rural the character of the site, and there would be opportunity to secure some biodiversity benefits by condition.

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

Surrey County Council has reviewed the proposed drainage scheme and is satisfied subject to conditions.

In conclusion the scheme is considered to be acceptable, subject to conditions, with regard to impact on the openness of the Green Belt, design and impact on the character of the area, neighbour amenity, highway matters, landscaping, impact on trees and ecology, surface water drainage, contamination and sustainable construction measures.

RECOMMENDATION(S)

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

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

Consultations:

Surrey County Council Highway Authority: No objection on highway safety, capacity and policy grounds subject to conditions.

Surrey Wildlife Trust: No objection subject to conditions in relation to pre-commencement Sensitive Lighting Management Plan, Landscape and Ecological Management Plan and Tree Protection Plan.

NatureSpace: No objection subject to condition relating to pre-commencement Precautionary Working Method Statement for great crested newts.

Tree Officer: No objection subject to Tree Protection Plan condition.

Regulatory Support Services: No objection subject to conditions relating to hours of use, removal of permitted development rights (for change of use) and submission of a scheme of noise insulation and mitigation prior to commencement of operation.

Contaminated Land Officer: No objection subject to conditions relating to pre-commencement asbestos removal strategy and contaminated land remediation strategy.

Surrey County Council Minerals and Waste Policy Team Leader: No objection subject to pre-commencement condition relating to submission of a Site Waste Management Plan.

Policy & Community Initiatives: No response received.

Surrey County Council SuDS (LLFA): No response received.

UK Power Networks: No response received.

Sutton And East Surrey Water Company: No response received.

Banstead Village Residents Association: No response received.

Woodmansterne Greenbelt And Residents Association: No response received.

Representations:

Letters were sent to neighbouring properties on the 8th November 2023. A site notice was also posted on the 20th November 2023.

One letter of representation objecting to the proposal has been received. The following issues have been raised in the objection:

| Issue | Response |
|--------------------------------|---------------------------|
| Harm to Green Belt/countryside | See paragraphs 6.5 – 6.17 |

| | |
|----------------------------------------|---------------------------------------|
| Harm to wildlife habitat | See paragraphs 6.39 – 6.44 |
| Inadequate parking | See paragraphs 6.33 – 6.34 |
| Increase in traffic and congestion | See paragraph 6.34 |
| No need for the development | Not a material planning consideration |
| Out of character with surrounding area | See paragraphs 6.19 – 6.21 |
| Poor design | See paragraphs 6.19 – 6.21 |

1.0 Site and Character Appraisal

- 1.1 The application site is on the southern side of Croydon Lane (A2022), sited to the rear of no. 19 Croydon Lane, a residential bungalow. The site is within the designated Metropolitan Green Belt.
- 1.2 The application site is rectilinear in shape, measuring 0.46 hectares, with shared access off Croydon Lane with no. 19, set within a semi-rural setting to the northeast of Banstead. The existing site encompasses 9 No. separate single storey buildings used for general storage associated with the lawful vintage vehicle storage and restoration use (allowed at appeal under 04/02271/CLE). The existing site also features an ornamental pond at its eastern flank. Croydon Lane is predominantly residential in character, interspersed with commercial and agricultural uses. The site sits within the Metropolitan Green Belt. To the north of the site lies the residential bungalow of no. 19 Croydon Lane and the A2022 highway. To the west lies the curtilage of no. 18 Croydon Lane which features a series of outbuildings against this shared plot boundary. To the east is the residential dwelling of no. 20 Croydon Lane with outbuildings and polytunnels extending to the rear. The rear (south) of the site is undeveloped and open.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The Local Planning Authority was not approached for pre-application advice prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Amended plans with increased soft landscaping were received. Further information relating to ecology were supplied at request of Surrey Wildlife Trust. Further information relating to hours of use, and vehicle servicing and access were supplied at request of Regulatory Support Services.
- 2.3 Further improvements could be secured: Additional improvements are to be secured by way of suitably worded conditions and informatives.

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

3.0 Relevant Planning and Enforcement History

| | | | |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 3.1 | 06/00096/CLP | Certificate of Lawfulness for a proposed use of ancillary building to existing home. | Refused 21 st June 2006 |
| 3.2 | 05/02464/CLP | Certificate of Lawfulness for a proposed new dwelling. | Refused 28 th December 2005 |
| 3.3 | 05/00035/CLP | CLP for proposed Ancillary building and the usage thereof for storage of 15 vintage vehicles. | Refused 18 th February 2005 |
| 3.4 | 04/02271/CLE | Application for a certificate of lawfulness for an existing use of storage and restoration of vintage vehicles. | Refused 18 th November 2004 Appeal Allowed 5 th October 2005 |
| 3.5 | 04/01179/CLE | Application for a certificate of lawfulness for an existing use of storage and restoration of vintage vehicles. | Refused 11 th June 2004 |
| 3.6 | 98/03570/F | Single storey rear extension. | Approved 11 th March 1998 |
| 3.7 | 81P/0948 | Single storey rear extension. | Approved 25 th August 1981 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of nine buildings and the erection of a single replacement building, with associated parking and landscaping, for the purposes of light industrial use (Use Class E).
- 4.2 The appearance of the replacement building would be utilitarian and functional, typical for a building of this kind, with the proposed materials comprising box profile steel sheeting finished in 'Juniper Green' with roller shutter doors and a corrugated roof.
- 4.3 The building would be accessed from the existing single-track lane off Croydon Lane. 22 car parking spaces would be set to the south of the building. Seven bicycle bays and five motorcycle bays are also proposed. The parking area would be fitted with two EV charging points and finished with soft permeable surfacing.

- 4.4 Facilities would also be provided for refuse storage to the northern flank of the building. Additional hedge planting is proposed around the perimeter of the parking area and along the rear site boundary.

- 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 | <p>The application site as been assessed in regard to its existing lawful use.</p> <p>The site is assessed as being located to the rear of no. 19 Croydon Lane, a residential property occupied by the applicant. The existing site comprises 9 separate buildings in lawful commercial operation associated with the storage and restoration of vintage vehicles by virtue of a certificate of lawfulness allowed at appeal (P/04/02271/CLE).</p> <p>The surrounding area is characterised by a ribbon style with there being an eclectic a mix of residential, commercial and agricultural uses served from many of the plots.</p> <p>The site is identified as being located within the Metropolitan Green Belt. There are no Tree Preservation Orders within or close to the site and site is within Flood Zone 1 and so on this basis has a low probability of flooding.</p> |
| Involvement | No community consultation took place. |
| Evaluation | The Statement provides further evidence in terms of existing use, surrounding context and urban grain, and landscaping. |
| Design | The development has been designed to help to reinforce the lawful use of the site by creating a purpose built modern light industrial premises whilst improving the openness of the Green Belt. |

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

4.5 Further details of the development are as follows:

| | |
|-------------------------|--------------------------------------------------------------|
| Site area | 0.46 Ha |
| Existing floor area | 1130 square metres |
| Proposed floor area | 669 square metres |
| Existing volume | 3460.64 cubic metres |
| Proposed volume | 2890.30 cubic metres |
| Existing use | Light Industrial and Storage (Class E/B8) |
| Proposed use | Light Industrial (Class E) |
| Existing parking spaces | N/A |
| Proposed parking spaces | 22 |
| Parking standard | 1 space per 30sq.m of gross floor space. (22 spaces maximum) |

5.0 Policy Context

5.1 Designation

Rural Area
Metropolitan Green Belt
Parking accessibility score – 4 (low)

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)
CS12 (Infrastructure Delivery)

5.3 Reigate & Banstead Borough Development Management Plan 2019

EMP3 (Employment development outside employment areas)
EMP4 (Safeguarding employment land and premises)
DES1 (Design of new development)
DES1 (Design of new development)
DES8 (Construction management)
DES9 (Pollution and contaminated land)
TAP1 (Access, parking and servicing)
CCF1 (Climate change mitigation)
CCF2 (Flood risk)

- NHE1 (Landscape protection)
- NHE2 (Protecting and enhancing biodiversity)
- NHE3 (Protecting trees, woodland areas and natural habitats)
- NHE5 (Development within the Green Belt)
- INF1 (Infrastructure)

5.4 Other Material Considerations

National Planning Policy Framework
2023

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Character and Distinctiveness

Design Guide SPD 2021

Climate Change and Sustainable

Construction SPD 2021

Vehicle and Cycle Parking

Guidance 2018

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 site is currently in use for the storage and restoration of vintage vehicles. The site encompasses nine extant buildings associated with this storage and commercial use. Officers are therefore satisfied that the existing site comprises previously development land within the Green Belt.
- 6.2 The principle of redevelopment on the site is acceptable. In accordance with the NPPF (2023, para. 154), limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) is considered to be appropriate development in the Green Belt as long the development is not considered to have a greater impact on the openness of the Green Belt than the existing development.
- 6.3 The acceptability of the proposal therefore rests with consideration of its impact on the openness of the Green Belt relative to existing, the design of the development and impact on the character of the area, impact on the amenity of neighbouring properties, transport matters, ecology matters, drainage, contaminated land issues.
- 6.4 The main issues to consider are:

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

- Impact upon the openness of the Metropolitan Green Belt
- Design appraisal
- Impact on neighbouring amenity
- Impact on employment land and premises
- Highway matters
- Flooding and drainage
- Contaminated land
- Trees and landscaping
- Ecology
- Community Infrastructure Levy (CIL)

Impact upon the openness of the Metropolitan Green Belt

- 6.5 Being within the Green Belt, paragraph 154 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed land (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. The site meets the definition of previously developed land by virtue of the existing structures and lawful storage and commercial use for the storage and restoration of vintage vehicles.
- 6.6 The test is therefore whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. In this regard, the site comprises a number of buildings, dispersed across the site, some which are substantial in size and scale, and significant areas of hard landscaping.
- 6.7 There is no definitive test by which to consider the openness of the Green Belt. The National Planning Practice Guidance published advice on the assessment of openness in the Green Belt in July 2019. It states that “assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment

These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - the degree of activity likely to be generated, such as traffic generation.”
- 6.8 As set out in the submitted documents and plans when compared to the existing development the proposal would result in significant reduction in the following measurable factors:

- 461m² (41%) reduction in footprint (currently 1130m², proposed 669m²)
 - 571m³ (16%) reduction in volume (currently 3460.64m³, proposed 2890.30m³)
- 6.9 Based on the submitted plans, there would be a 105m² (9.4%) increase in hard surfacing, from 1116.2m² to 1221.2m².
- 6.10 The new structure would be higher than the existing buildings on site with a maximum ridge height of 5.13m compared to highest unit at 3.82m.
- 6.11 The new building would be sited on the footprint of buildings to be demolished, an area of hardstanding, and a small area of grass measuring 236m² in surface area. Large areas of the site would be returned to grassland. The proposed development would result in an overall net increase in grassland within the site of approximately 152.22m² (6.7%), from 2162.2m² to 2315.42m².
- 6.12 From a visual perspective, the new building is considered to result in an improved sense of openness. The new building would be less visible when viewed from Croydon Lane relative to the existing built. The most substantial structure currently occupying the site, measuring 561.14m² in footprint and 1666.6m³ in volume and 3.65m height current sits at the end of the access road off Croydon Lane. The new building would be sited east of this existing built form, off-set from the access road with reduced sightlines, behind the residential property at no. 19 Croydon Lane. As such, and notwithstanding the increased height, the visual presence of the structure, when viewed from the highway would be reduced relative to the existing site layout.
- 6.13 From a design point of view, whilst the new building would be higher than the highest extant building, the structure would appear relatively inconspicuous within its setting. No clear unobscured sightlines of the new building would be afforded by virtue of its siting and verdant nature of Croydon Road. The structure itself would be relatively low-profile, utilitarian in appearance, finished with 'Juniper Green' steel cladding. It is not considered that the new building would appear incongruous within its setting.
- 6.14 The development would condense the existing disparate nature of the built form spread across the site, the extant structure of which are considered to be lawful and permanent. The increased bulk, massing and raised height is considered to be satisfactorily overcome by the reduction in floorspace, overall volume and visual prominence from the highway.
- 6.15 The existing lawful use of the site is for the storage and restoration of vintage vehicles. In terms of intensification of the site, it is considered that the proposed development would give rise to an increase in activity when compared to the existing development which is presently low-key but given the substantial footprint and use could be more intensively used than at present. Even considering the increased intensification of the site, it is considered that on the basis of the net reduction in built form and existing use, the development would represent an overall improvement in the

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

openness of the Green Belt with large areas of the site being returned to grass with greater scope for landscaping and a reduction in encroachment/increase of openness to the rear.

- 6.16 Taking all of the above factors in to account it is considered, the development of this previously developed land would not have a greater impact on the openness of the Green Belt than the existing development and would accord with paragraph 154 of the NPPF. Conditions are recommended by way of tree protection and additional planting to limit the impact on openness of the proposed development.
- 6.17 For these reasons, the development would constitute appropriate green belt development and would therefore accord with Policy NHE5 of the Development Management Plan 2019, Core Strategy Policy CS3 and the NPPF. Given the specifics of the case where the scheme as proposed is not considered to have a greater impact on the openness of the Green Belt than the existing development it is considered that it is necessary and reasonable condition the requirement of an acceptable landscaping scheme to ensure that the development continues to have an acceptable impact on the openness of the green belt and visual amenities of the site and surrounding area.

Design Appraisal

- 6.18 Policy DES1 of the Development Management Plan 2019 (DMP) requires development to have due regard layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.19 The design of the proposed replacement building of purpose-built utilitarian appearance that would be expected of this type of use. The building would measure 36.6m in width, 18.28m in length, 3.5m in height to eaves and 5.13m in height to ridge. The building would be divided into four divisions. The building itself would be constructed with composite box profile cladding on the exterior that will be finished in Juniper Green. The design of the roof profile will be gabled with this being arranged as a series of valleys. The building also features rooflights to allow natural light into the units. It is considered that the overall appearance of the building would be sympathetic to the setting of the locality. There are a variety of commercial and former agricultural buildings situated along Croydon Lane. As such, from a character perspective the building would not conflict with the general pattern of development that already exists.
- 6.20 The disparate hotchpotch layout of the existing site would be improved by the scheme, condensed to a single building with parking to rear. The parking area would be finished with loose permeable material and additional planting is welcomed. The set back position of the proposed building behind 19 Croydon Lane compared to the existing would serve to reduce further the visual impact of the proposed building within the street. The building would be appropriately

spaced to the side boundaries and would not appear unacceptably cramped or overdeveloped. The appearance of the building would not appear incongruous or out of character within its setting.

- 6.21 On the basis of the above considerations, it is considered that the proposed building would be acceptable in terms of its design, would not negatively impact on the appearance of the area and would comply with Policy DES1 of the Development Management Plan 2019 (DMP).

Impact on neighbouring amenity

- 6.22 Policy DES1 of the DMP requires development to not have an adverse impact upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.23 The proposed building would be in closest proximity to no. 19 Croydon Lane. The new building would be sited 11m from the north and east site boundaries. The rear elevation of no. 19 Croydon Lane is distanced 37.6m from the proposed building. The rear elevation of no. 18 Croydon Lane is 43.7m at its closest point. The rear fenestration of no. 19 Croydon Lane would face towards the side elevation of the new building.
- 6.24 Due to the separation distances, the proposed development would not appear unduly overbearing or oppressive nor result in an unacceptable loss of light to surrounding occupiers. The structure would be single storey and windows would be restricted to roof-level rooflights solely affording oblique views of the sky. It is not therefore considered that the development gives rise to overlooking or loss of privacy.
- 6.25 In terms of noise and disturbance, it is acknowledged that the proposed development may rise to impacts in this regard. The Council's noise consultants, Regulatory Support Services have been consulted for comment on the scheme. It is acknowledged that Use Class E is compatible with residential uses. Use Class E (iii(industrial processes)) stipulates that the use of the development is required to be carried without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It is considered reasonable and necessary to condition the requirement of a noise impact assessment prior to use, restrict hours of operation, and remove permitted development rights for the structure to be converted into any other use class without the need of planning permission.
- 6.26 In terms of impact during construction the proposal would undoubtedly cause some disruption to the nearby properties however the site is more than capable of containing all construction parking and activities within it and environmental health regulations exist if noise nuisance and other pollution issues became a problem during construction.
- 6.27 Given the existing use and extant built form of the application site, and subject to the above-mentioned conditions, it is not considered that the proposal

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

would give rise to an unacceptable impact on the amenity of neighbouring properties and would comply with the provisions of DMP policy DES1 in this regard.

Impact on employment land and premises

6.28 Policy EMP3 of the DMP “1. Planning permission will be granted for employment uses (excluding all Class A uses other than A2) provided:

a. the proposal would not harm the character of the building or surrounding area.

b. there would be no harm to the amenity of neighbouring properties/occupants through impacts such as noise, odour, fumes, litter, general disturbance and late night activity.

c. the type, scale and intensity of the proposed business activity is appropriate to the locality and the accessibility of the site.

d. sufficient on-site, off-street parking is available to cater for both the business use and, where relevant, any remaining residential use.

6.29 The policy goes on to state that through the use of conditions, the Council may limit the type and level of activity, including hours of work, of any such employment uses. As discussed above, it is not considered that the proposed development would harm the character of the application site or surrounding area. In addition, subject to conditions restricting hours of, removal of permitted development rights, and submission of a noise assessment, the proposal is not considered to adversely impact upon the amenity of neighbouring occupants. The scale, type and intensity if considered appropriate to the nature of site and character of the wider area. Relative to the scale of the proposed building and its light industrial use, it is also considered that adequate on-site parking provision would be provided without impeding the parking provisions of nearby residential properties. Accordingly, it is not considered the development proposal would contravene the purposes of DMP policy EMP3.

6.30 Policy EMP4 resists the loss of employment land and premises. It recognises the importance of safeguarding viable employment land and premises, whilst also recognising the requirements of national policy that such land and premises should only be protected if there is a reasonable prospect of employment use. The policy expects development proposals within existing employment land and premises to comply with the following criteria:

1. The loss of employment land and premises will only be permitted if:
 - a. it can be clearly demonstrated that there is no reasonable prospect of (or demand for) the retention or redevelopment of the site for employment use (see Annex 3 for information on what will be required to demonstrate this); or

- b. the loss of employment floorspace is necessary to enable a demonstrable improvement in the quality and suitability of employment accommodation; or
 - c. the proposal would provide a public benefit which would outweigh the loss of the employment floorspace.
 2. Where loss is justified under (1) above, proposals for non-employment uses will only be permitted if they would not adversely affect the efficient operation or economic function of other employment uses or businesses in the locality.
- 6.31 The site itself it to remain in employment use, however there would be a loss of employment floorspace. As such, it is considered necessary to assess the proposal against policy requirement 1(b). The quantitative impact on employment space would be negative. However, due to the ramshackle nature of the extant buildings, it is considered that the proposal would provide a demonstrable qualitative improvement in suitability of employment accommodation. As such, it is not considered that the proposal improve the employment space and would thereby accord with the provisions of DMP policy EMP4.

Highway Matters

- 6.32 Policy TAP1 of the DMP requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location.
- 6.33 The site would continue to be accessed off Croydon Lane (A2022). The site is within an area of low accessibility as defined with DMP. For non-residential development, maximum parking standards apply. For light industrial buildings such as that being proposed the maximum standard is one space per 30sq.m of gross floor area which would equate to 22 spaces maximum. It is proposed to provide a total of 22 car parking spaces to the south of the proposed structure. Provision for bicycle (7 bays) and motorbike (5 bays) are also proposed in addition to two EV charging points. However, a condition would be attached stipulating that five parking spaces shall be proved with fast EV charging points. A condition would also be attached requiring a public transport information pack to encourage sustainable travel options.
- 6.34 The proposal has been reviewed by the County Highway Authority (CHA) and they are satisfied with the parking arrangement and that larger vehicles can be manoeuvred within the site. Tracking plans have been submitted which demonstrate that refuse vehicles would be able to enter the building, and then manoeuvre within the site in order to leave the site in a forward gear. The CHA has reviewed these plans and have raised no objection. The CHA have also recommended submission of a Construction Transport Management Plan prior to development which will form a condition attached with any grant of planning permission. Accordingly, and subject to conditions, the scheme is

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

considered to have acceptable highways impact and comply with Policy TAP1 of the DMP.

Flooding and drainage

6.35 The site according is located within Flood Zone 1 and is therefore at the least risk of fluvial flooding and does not require a site specific flood risk assessment or any further mitigation measures. The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company.

6.36 In terms of surface water flooding and drainage, no drainage information has been provided at the application stage. In order to meet the requirements of policy CCF2 a condition is recommended to secure a suitable scheme of drainage.

6.37 Contaminated Land

6.38 Given the former previous uses that have taken place over the years and history of the site, the potential for ground contamination to be present on and/or in close proximity to the site has been identified. Where a site is known to be contaminated, Policy DES9 of the DMP requires appropriate investigation, and where necessary mitigation and/or remediation where this is required. The application has been reviewed by the Councils' Contaminated Land Officer, who has recommended conditions and informatives with regard to site investigation and remediation. Subject to compliance with these conditions the scheme would be acceptable with regards to Policy DES9 of the DMP.

Trees and Landscaping

6.39 The application site does not contain any protected trees by way of Tree Preservation Order. The site is characterised by mature trees along the east and west boundaries. Interspersed between the extant structures and hardstanding, the site primary comprises grass with some dispersed shrubs. As established above, the proposed development would result in an overall reduction in development footprint and incur a net increase in grassland. Further planting is proposed to the rear of the site and around the perimeter of the parking area. The parking area itself would comprise softer permeable loose surface treatment. It is considered the proposal would not be detrimental to the verdant character of Croydon Lane or openness of the Green Belt. The Council's Tree Officer is satisfied the proposed development would not result in an unacceptable impact upon the mature trees which line the perimeter of the application site. Nevertheless, a pre-commencement condition stipulating the requirement of a Tree Protection Plan is considered necessary in the interests of preserving the mature trees and the natural screening they provide. Subject to compliance with this condition, the scheme would be acceptable with regard to tree and landscape matters and would comply with policy NHE3 of the DMP.

Ecology

- 6.40 The site is within an area of moderate habitat suitability (green impact risk zone) for the presence of great crested newts. The application site also features a modest ornamental pond at its eastern flank. Policy NHE2 of the of the DMP 2019 requires all 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.
- 6.41 A Preliminary Ecology Appraisal was submitted in support of the application. The findings of the report conclude that the proposed works would not have an unacceptable on the habitats within the site. The site has low potential to support nesting birds, hedgehogs and foraging and commuting bats and badgers. Precautionary mitigation, through reasonable avoidance measures has been outlined which will ensure that should individual or low numbers of reptiles be present, they will not be harmed during the works. Mitigation has been recommended to minimise potential impacts on other protected/notable species. Enhancements have been recommended that should be incorporated into the design to improve the overall value of the site for wildlife.
- 6.42 Surrey Wildlife Trust were consulted for comment on the scheme. Subject to pre-commencement conditions relating to the submission and approval of a Sensitive Lighting Management Plan, Landscape and Ecological Management Plan, and a Tree Protection Plan, in addition to general recommendations for biodiversity enhancements, Surrey Wildlife Trust raise no objection to the proposal.
- 6.43 Consultation advice was also received from NatureSpace. There are two ponds within of the site. One ornamental pond situated on-site and another identifies 125m north of the site boundary. NatureSpace are satisfied that the site has been assessed by a suitably qualified ecologist and have deemed precautionary measures that would be appropriate to reduce the risk onto great crested newts and/or habitats to a suitable level. A condition stipulating the submission and approval of a suitable Precautionary Working Methods Statement for great crested news prior to development shall be attached. Subject to accordance with this condition, NatureSpace raise no objection to the proposed development.
- 6.44 Subject to accordance with the above-mentioned ecology conditions, the scheme would therefore be acceptable and would comply with Policy NHE2 of the DMP.

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

Community Infrastructure Levy (CIL) and contributions

- 6.45 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It raises money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and the exact amount would be determined and collected after the grant of any planning permission.
- 6.46 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.47 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. No such contributions have been requested in this case.

CONDITIONS

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

| Plan Type | Reference | Version | Date Received |
|------------------|------------------|----------------|----------------------|
| Landscaping Plan | 3342-PL-L1 | | 07.11.2023 |
| Site Layout Plan | 3342-PL-S2a | | 21.11.2023 |
| Existing Plans | 3342-PL-E2 | | 26.10.2023 |
| Location Plan | 3342-PL-L1 | | 26.10.2023 |
| Existing Plans | 3342-PL-E1 | | 26.10.2023 |
| Existing Plans | 3342-PL-E3 | | 26.10.2023 |
| Site Layout Plan | 3342-PL-S2 | | 26.10.2023 |
| Proposed Plans | 3342-PL-P1 | | 26.10.2023 |
| Other Plan | 3342-PL-T1 | | 26.10.2023 |
| Other Plan | 3342-PL-T2 | | 26.10.2023 |

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 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. 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.

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

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

5. A scheme of noise insulation and mitigation to manage noise impacts from within all class E g (ii) and g (iii) research and light industrial units shall be designed to meet the standard of NR25 within neighbouring noise sensitive premises. The scheme shall demonstrate suitable mitigation of internal noise levels of 88dBA LAmax from individual noise sources and a representative workshop source noise 75dBA LAeq (5 minutes) and shall show supporting evidence for these noise targets. The noise impact assessment and scheme of noise management shall be submitted to and approved in writing by the local Planning Authority and shall be implemented as approved prior to commencement of operation of the approved unit. All work must be carried out by a suitably qualified person and measures as approved shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

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

6. The use hereby permitted shall only be carried out between 08.00hrs to 18.00hrs Monday to Friday, 10:00hrs to 17:00hrs on Saturdays and 10.00hrs to 17.00hrs on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To control activity in the interests of neighbouring residential amenities with regard to Reigate and Banstead Borough Development Management Plan 2019 policy DES1.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), and Use Classes Order (or any Order revoking and re-enacting that Order with or without modification) the units hereby approved shall be occupied for purposes falling within Use Class E (g) (iii) (any industrial processes) only and shall not be subdivided or used within any other use without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of neighbouring properties and cause undue impact on the safe operation of the highway with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and TAP1.

8. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement

on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall thereafter be carried out in accordance with the approved details.

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

9. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and improved in writing by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the above referenced report and should include, but not be limited to following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

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

10. No external lighting shall be installed on the building hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority.

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

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

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

11. No development shall take place until a Precautionary Working Methods Statement for great crested newts written by a suitably qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved mitigation measures when approved.

Reason: To minimise the impacts of development on biodiversity and to ensure that any potential impact to protected species is adequately mitigated, in accordance with paragraphs 179 to 180, section 15 of the NPPF and policy NHE2 of the Development Management Plan 2019.

12. No development, other than demolition and site clearance, shall commence until a Biodiversity Enhancement Plan, demonstrating how the development will provide biodiversity enhancements measures and biodiversity net gain informed by the submitted PEA report (dated April 2023) and the recommendations set out within the Surrey Wildlife Trust comments, 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 measures within the approved Biodiversity Enhancement Plan shall be implemented before first occupation of this development, unless otherwise stated within the agreed plan, and shall thereafter be maintained/monitored in strict accordance with the approved details.

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

13. 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 policy DES9 and the NPPF.

14. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has

submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with. Should no ground contamination be readily identified during the development, confirmation of this should be provided in writing to the Local Planning Authority.

Reason: To comply with the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

15. Prior to the commencement of any construction and demolition activities (including any groundworks), a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall include details of:
 - (a) any waste generated by construction, demolition and excavation activities is limited to the minimum quantity necessary; and
 - (b) opportunities for re-use and recycling of construction, demolition and excavation waste on the application site are maximised.

Only the approved details shall thereafter be implemented during the construction of the development.

Reason: To comply with Policy 4 of the Surrey Waste Local Plan 2020 and the provisions of Reigate and Banstead Development Management Plan 2019 Policy CCF1 and Reigate and Banstead Core Strategy 2014 Policy CS11.

16. 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 3342 PL T1 for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

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

17. 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) provision of boundary hoarding behind any visibility zones;

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

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

18. The development hereby approved shall not be occupied unless and until 5 of the car parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and another 5 of the car parking spaces are provided with an electric supply to retrospectively fit an electric vehicle charging point in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

20. No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including specialised urban planting pits, cultivation and other

operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved 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 landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

INFORMATIVES

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

Agenda Item 6

Planning Committee
6th March 2024

Agenda Item: 6
23/02214/F

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

Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

7. The developer is advised that if the building is identified 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
8. 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).

9. 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.
10. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
11. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

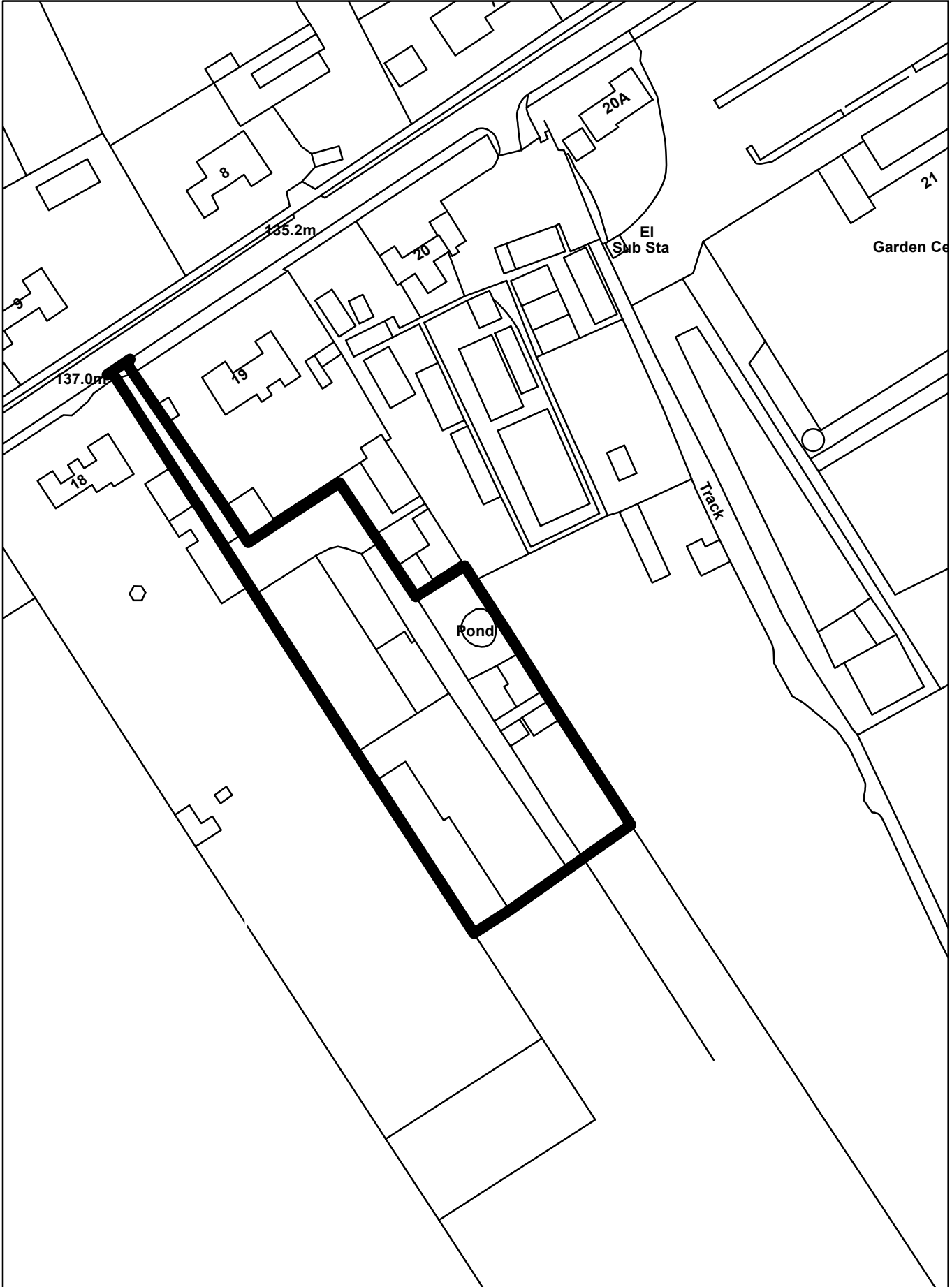
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies EMP3, EMP4, DES1, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE5, 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.

Agenda Item 6
23/02214/F Land Rear Of 19 Croydon Lane
Banstead Surrey SM7 3BW



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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Proposed Block Plan
+ Landscape Plan

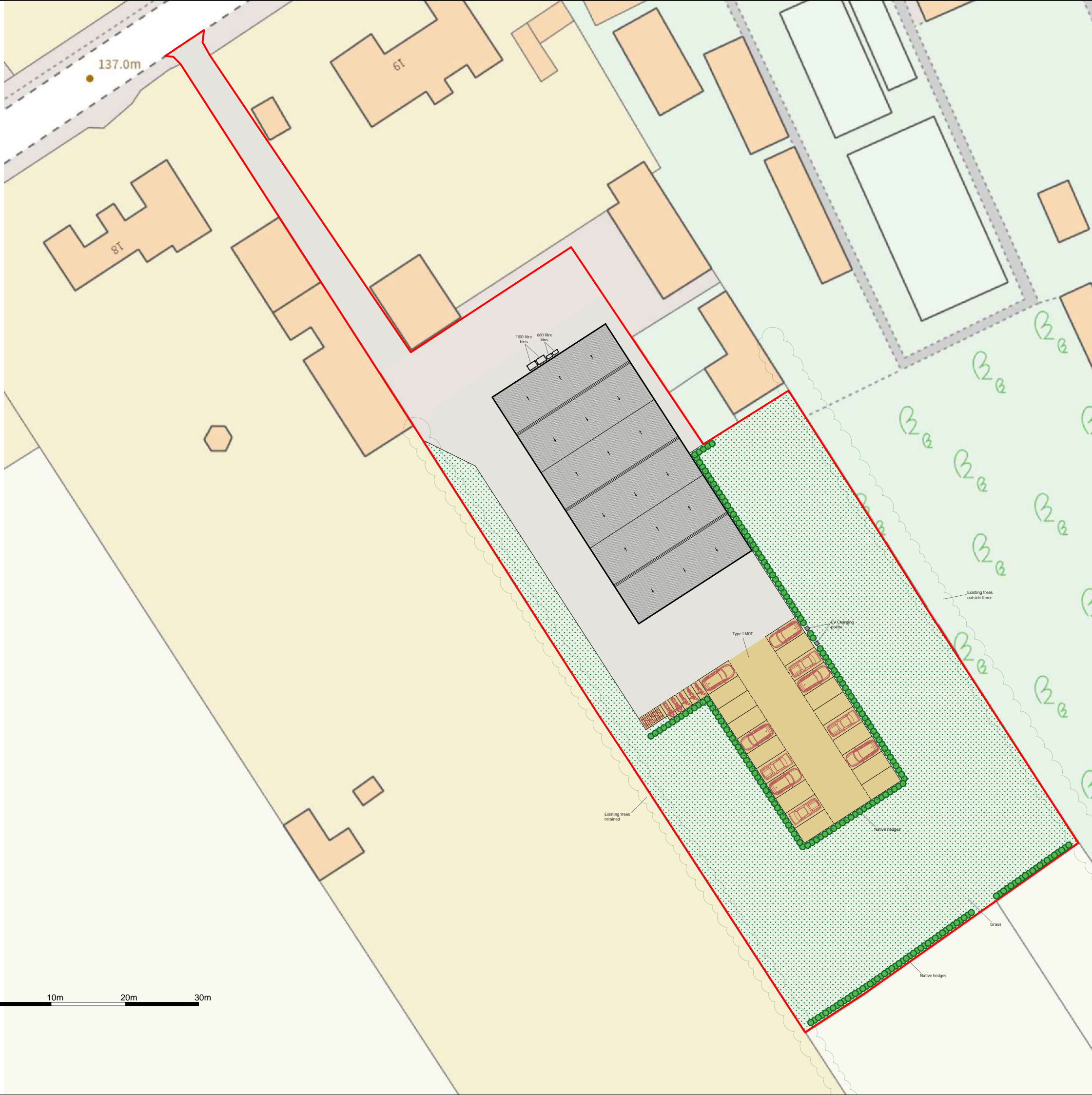
Status: Planning

Scale: 1:500 @ A3

Drawing no: 3342-PL-S2a

Prepared by: Mured Ahmed Rink
BArch MScURP

Date: 20-Nov-2023



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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Existing Site Plan

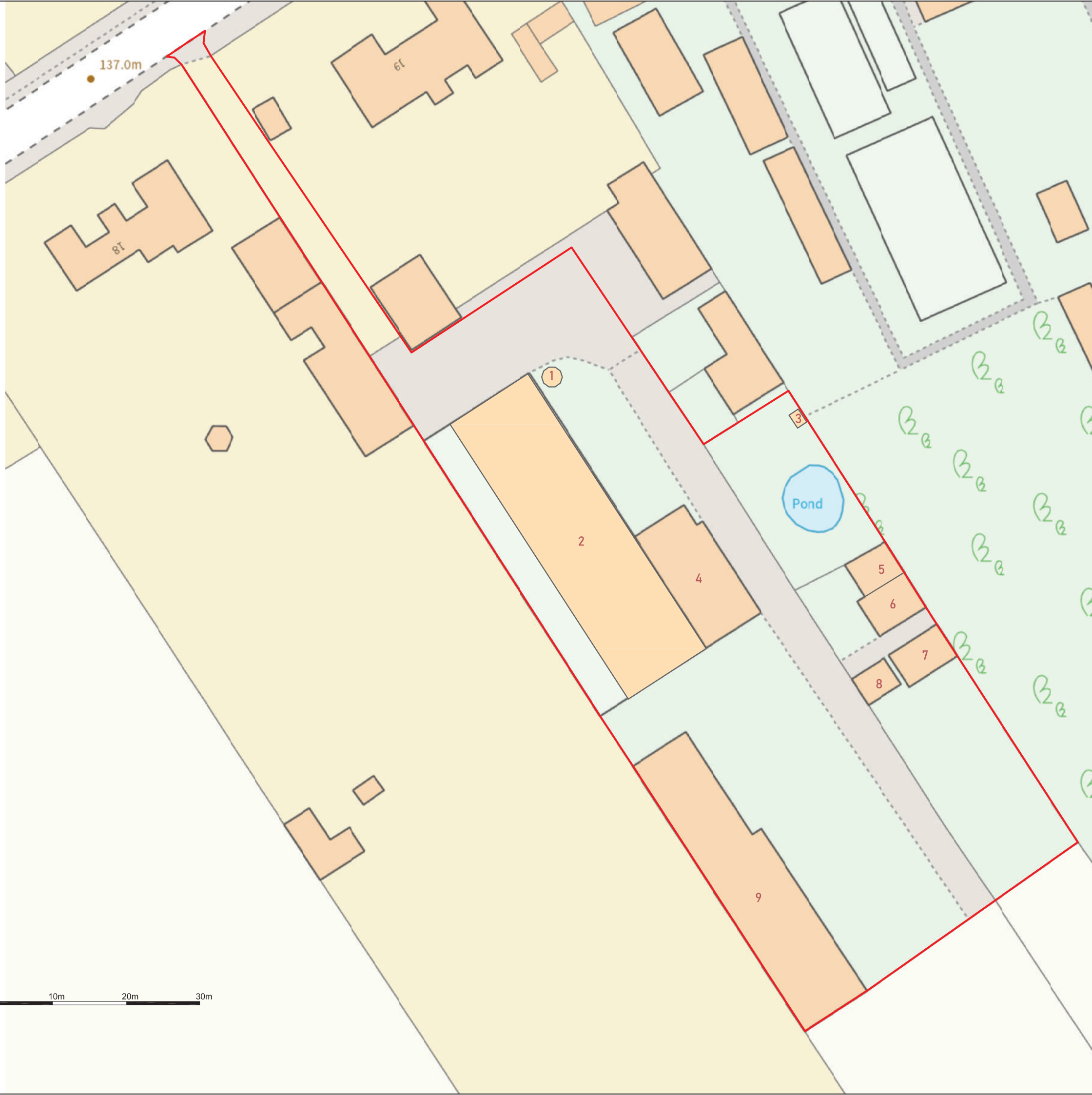
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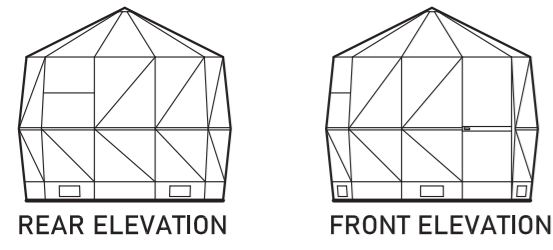
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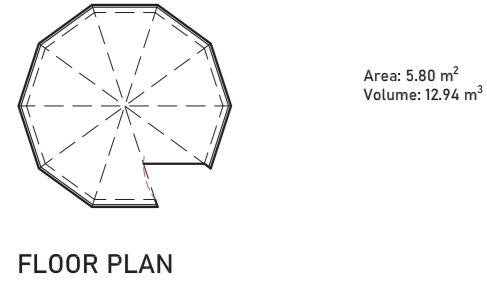
Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 04-Jan-2023





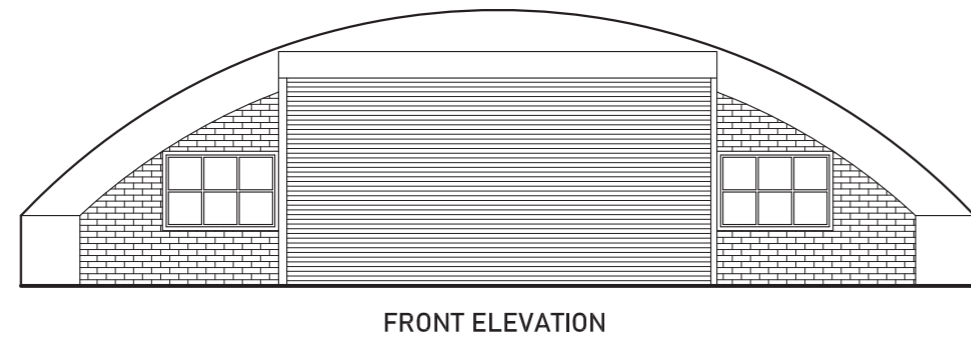
REAR ELEVATION FRONT ELEVATION



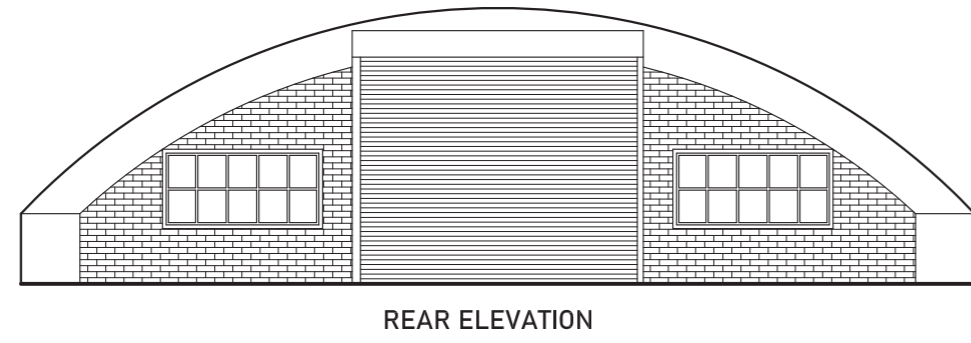
FLOOR PLAN

Area: 5.80 m²
Volume: 12.94 m³

1

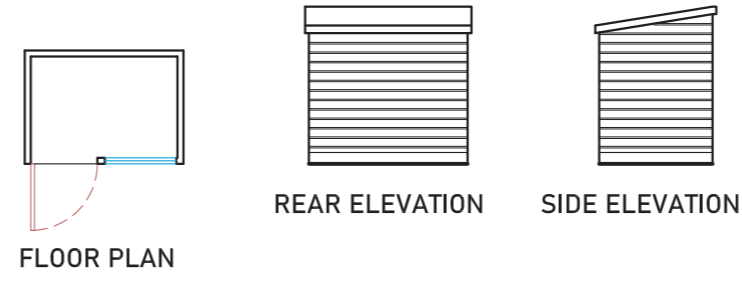


FRONT ELEVATION



REAR ELEVATION

2



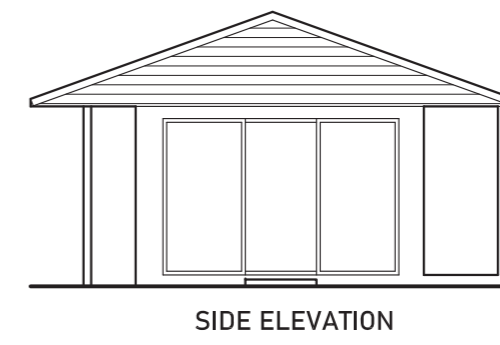
FLOOR PLAN REAR ELEVATION SIDE ELEVATION



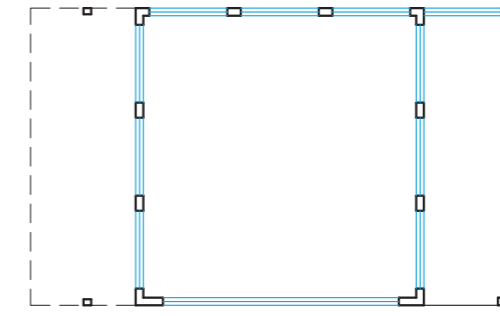
FRONT ELEVATION SIDE ELEVATION

Area: 3.15 m²
Volume: 6.18 m³

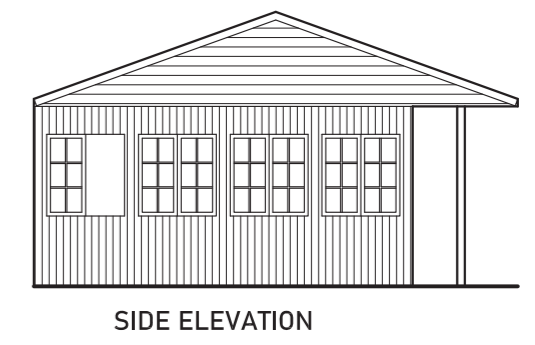
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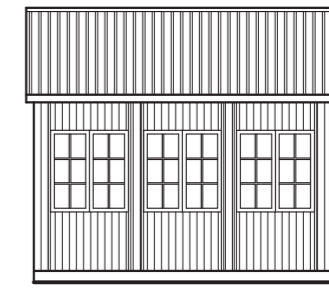
SIDE ELEVATION



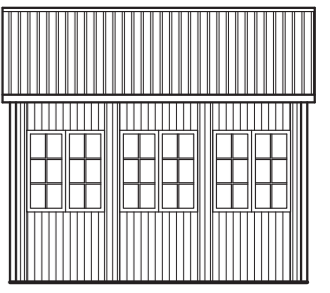
FLOOR PLAN



SIDE ELEVATION



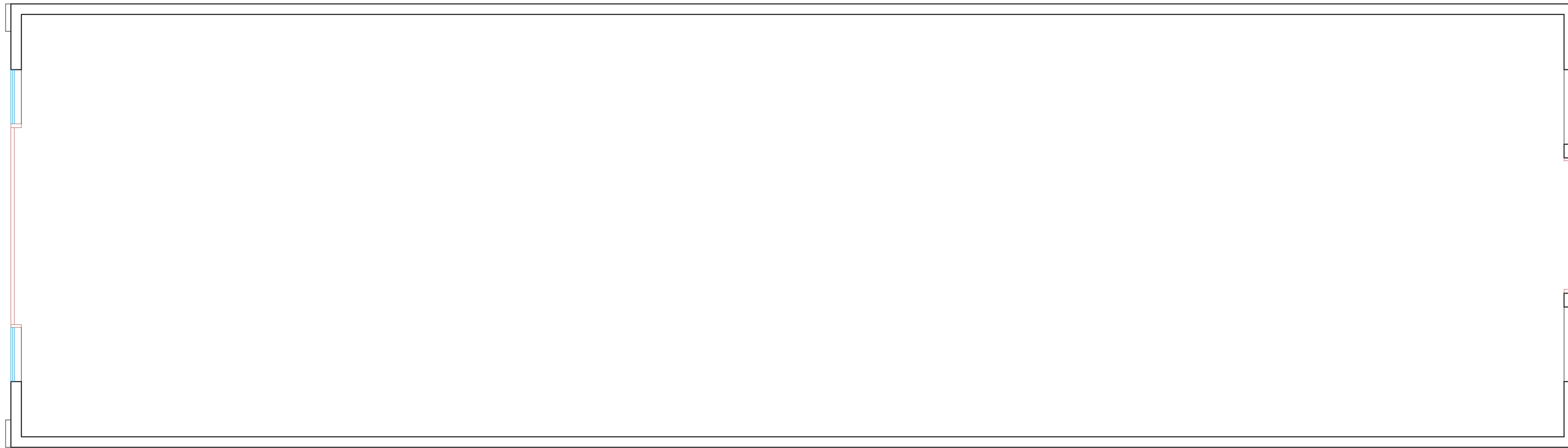
FRONT ELEVATION



REAR ELEVATION

Area: 25.152 m²
Volume: 76.97 m³

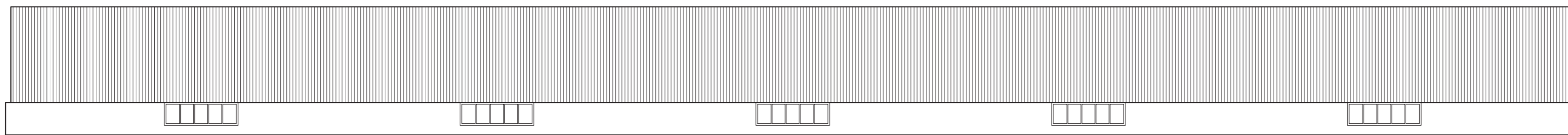
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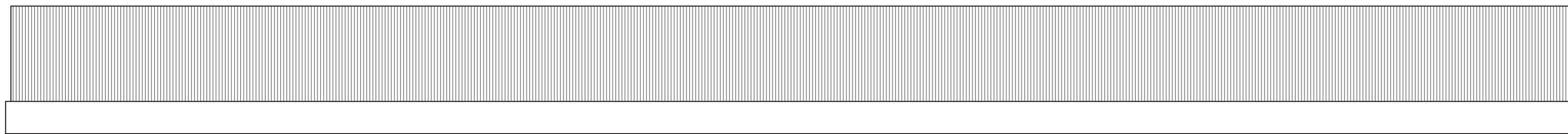
FLOOR PLAN

Area: 561.145 m²
Volume: 1666.60 m³

93



SIDE ELEVATION



SIDE ELEVATION

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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Existing Floor Plans
+ Elevations

Status: Planning

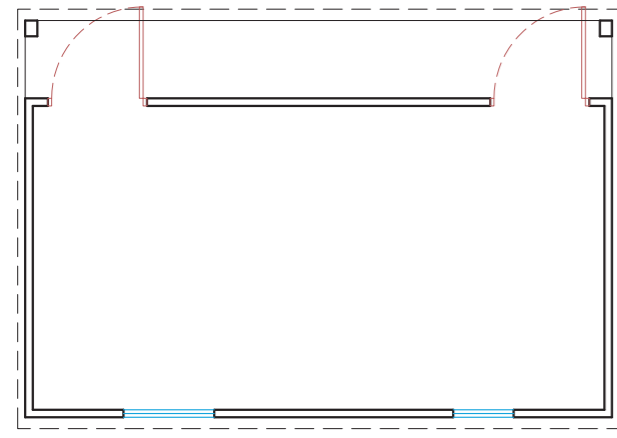
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Drawing no: 3342-PL-E1

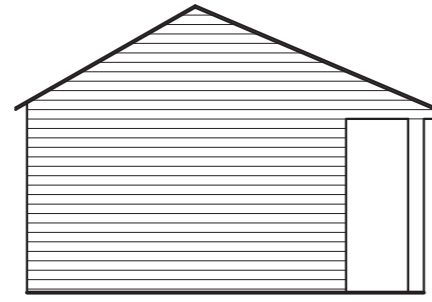
Prepared by: Murshed Ahmed Rina
BArch MScURP

Date: 29-Dec-2022

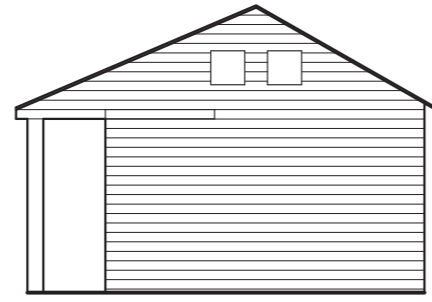




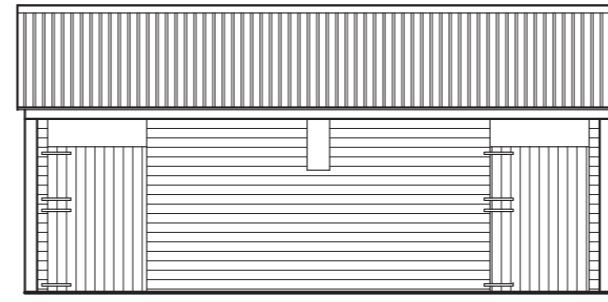
FLOOR PLAN



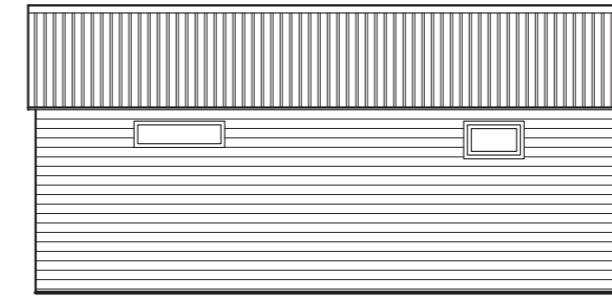
SIDE ELEVATION



SIDE ELEVATION



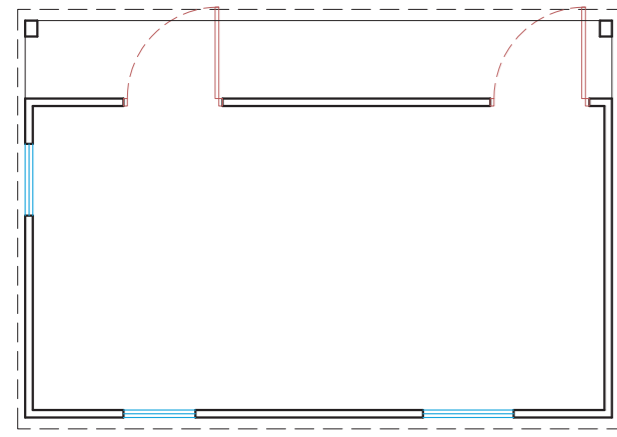
FRONT ELEVATION



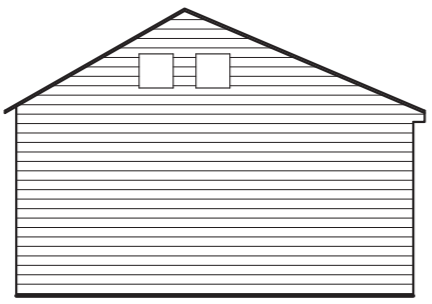
REAR ELEVATION

Area: 40.74 m²
Volume: 127.52 m³

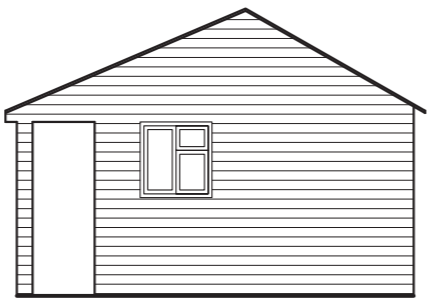
7



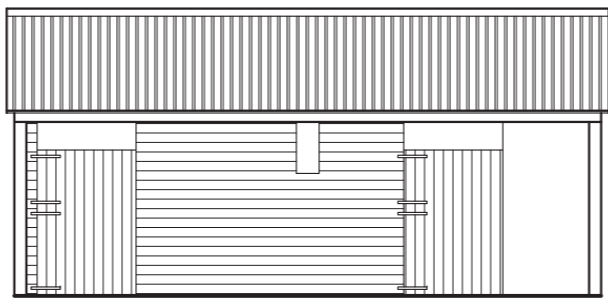
FLOOR PLAN



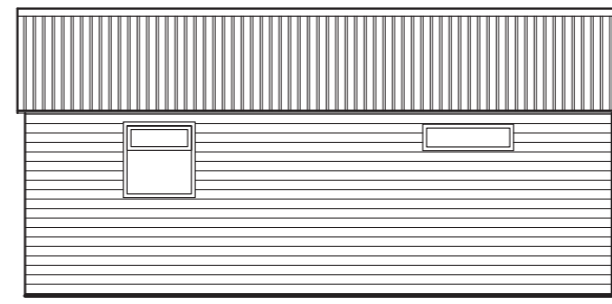
SIDE ELEVATION



SIDE ELEVATION



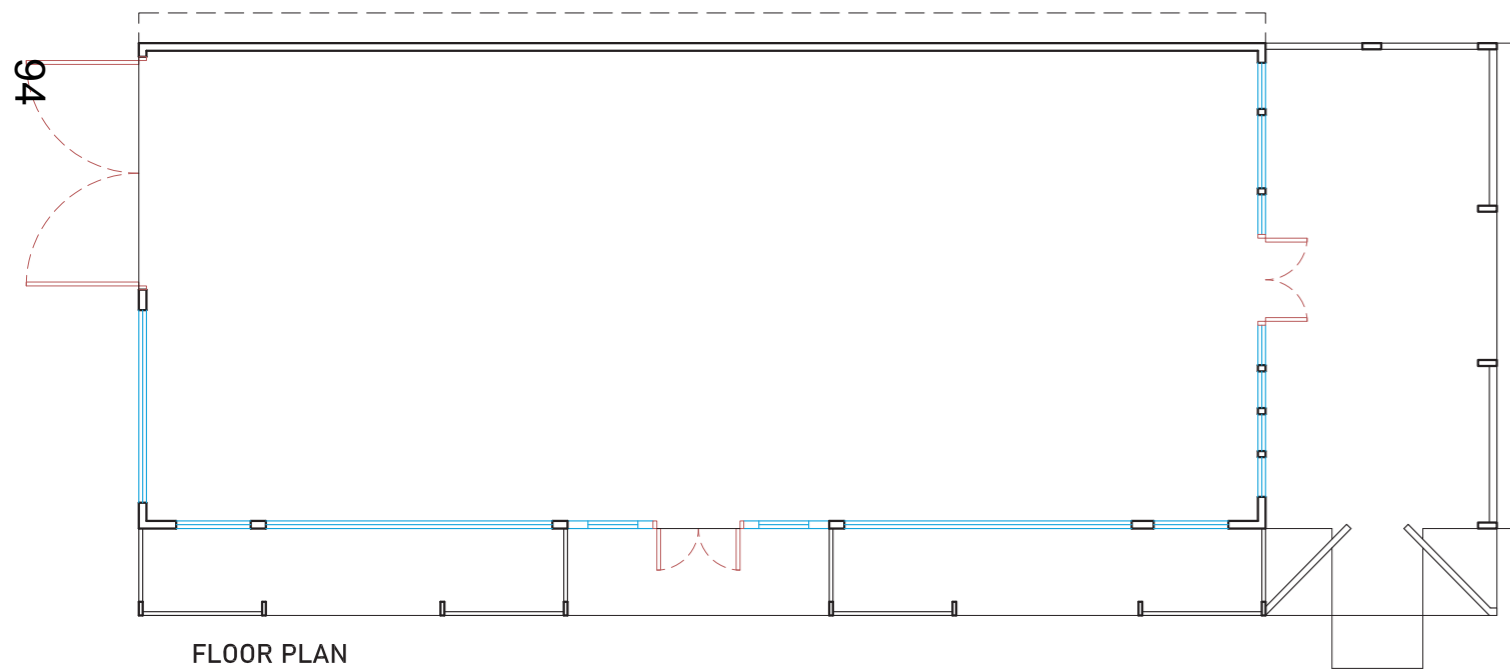
FRONT ELEVATION



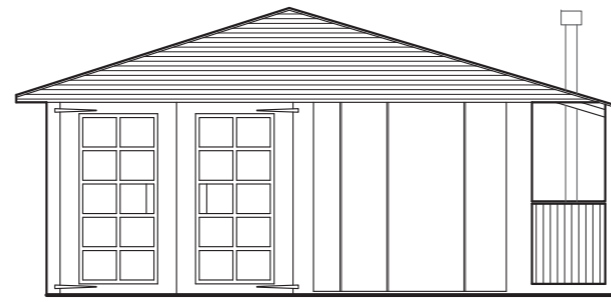
REAR ELEVATION

Area: 40.74 m²
Volume: 127.52 m³

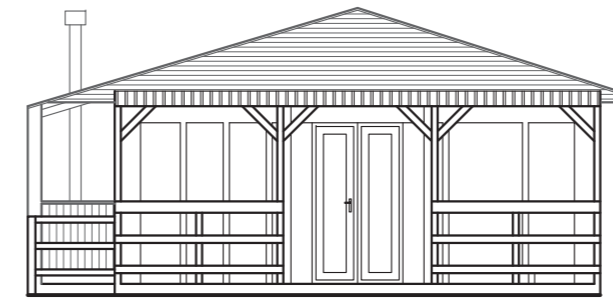
6



FLOOR PLAN



SIDE ELEVATION



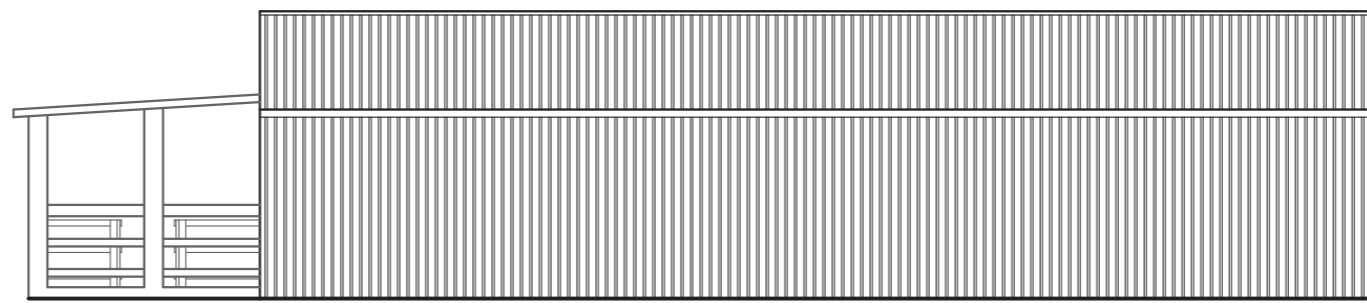
SIDE ELEVATION

Area: 132.44 m²
Volume: 417.19 m³

4



FRONT ELEVATION



REAR ELEVATION

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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Existing Floor Plans
+ Elevations

Status: Planning

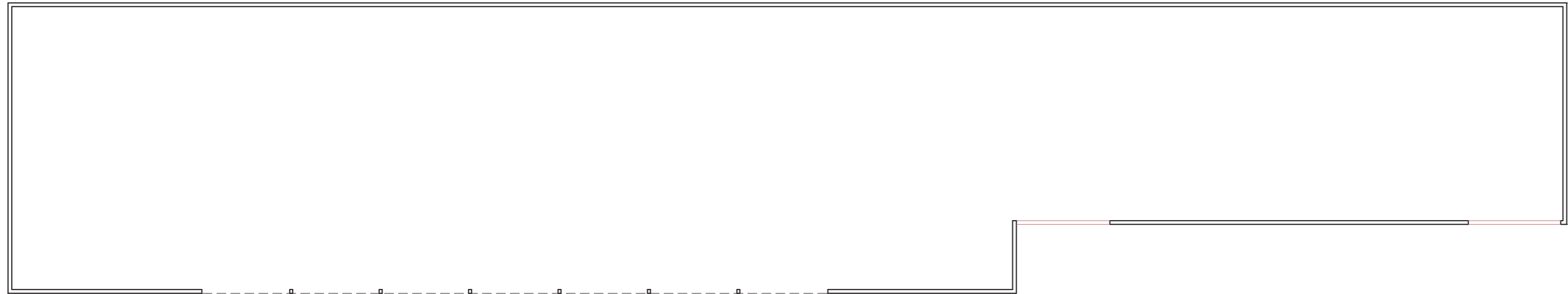
Scale: 1:100 @ A2

Drawing no: 3342-PL-E2

Prepared by: Murshed Ahmed Rinku
BArch MScURP

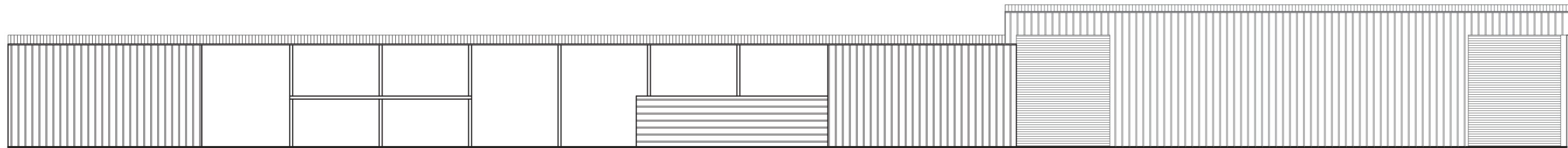
Date: 29-Dec-2022



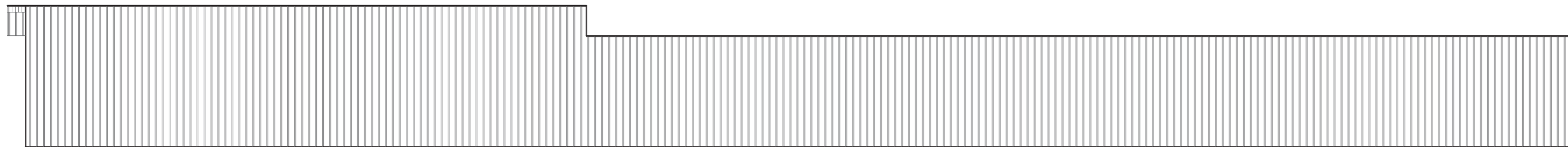


Area: 298.95 m²
Volume: 962.62 m³

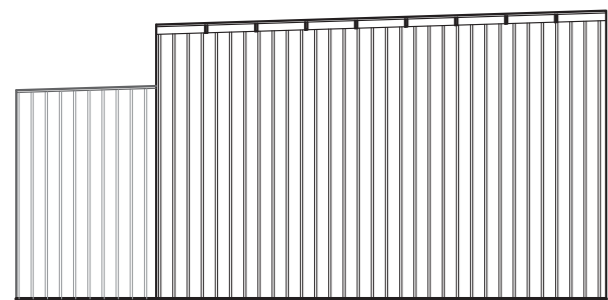
FLOOR PLAN



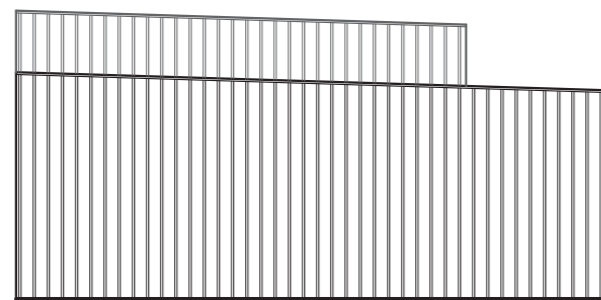
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

95

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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Existing Floor Plans
+ Elevations

Status: Planning

Scale: 1:100 @ A2

Drawing no: 3342-PL-E3

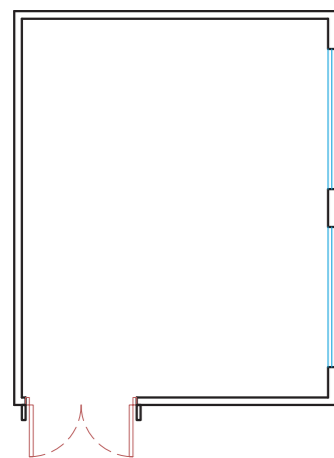
Prepared by: Murshed Ahmed Rina
BArch MScURP

Date: 29-Dec-2022

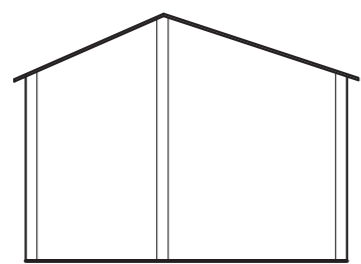
Agenda Item

9

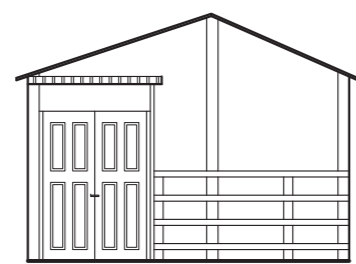
8



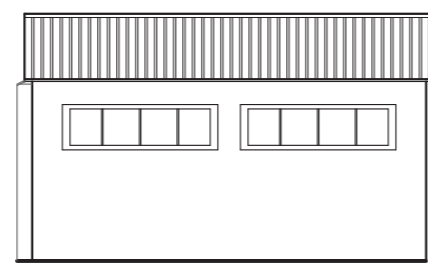
FLOOR PLAN



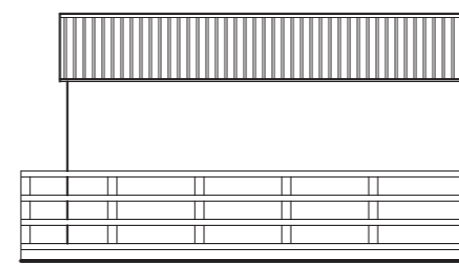
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Area: 22.14 m²
Volume: 63.10 m³



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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Proposed Site Plan

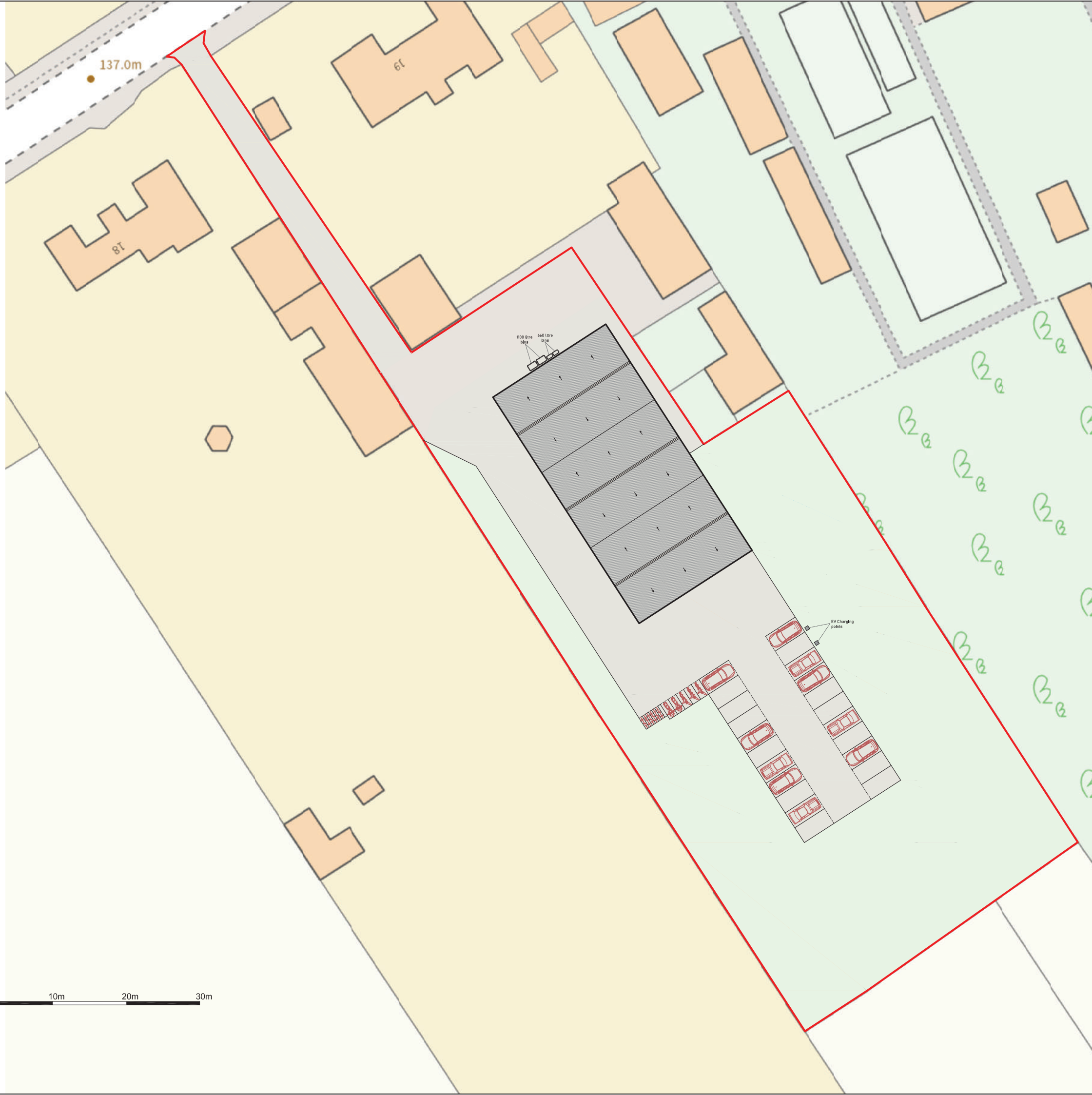
Status: Planning

Scale: 1:500 @ A3

Drawing no: 3342-PL-S2

Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 13-Jan-2023



137.0m

6T

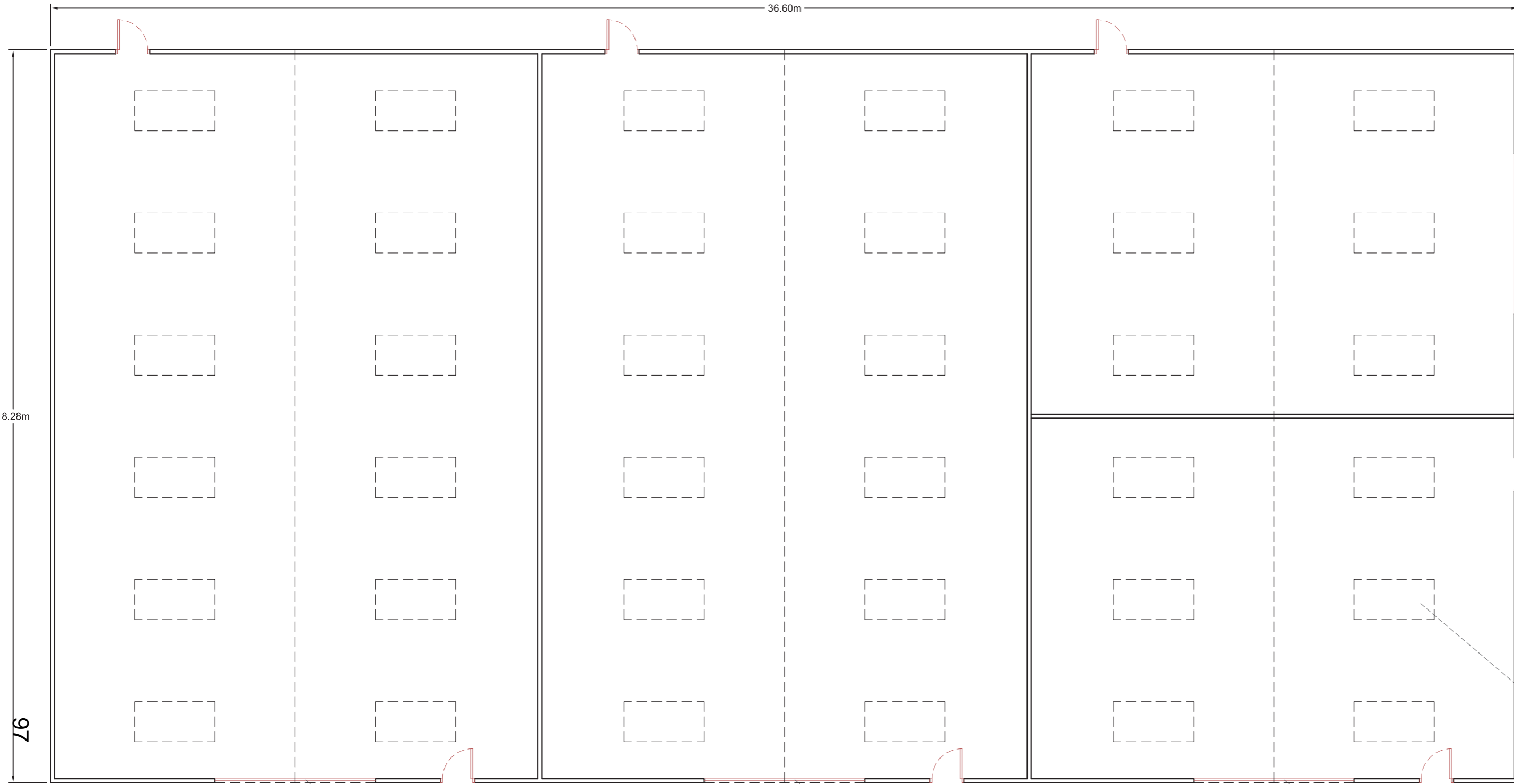
8T

1100 litre bins
640 litre bins

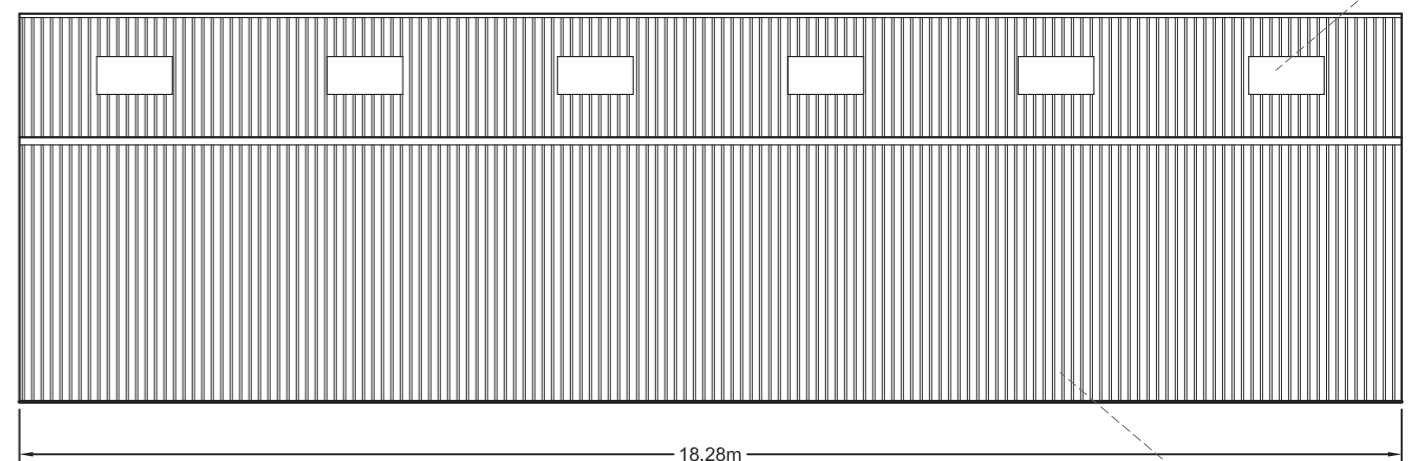
EV Charging points



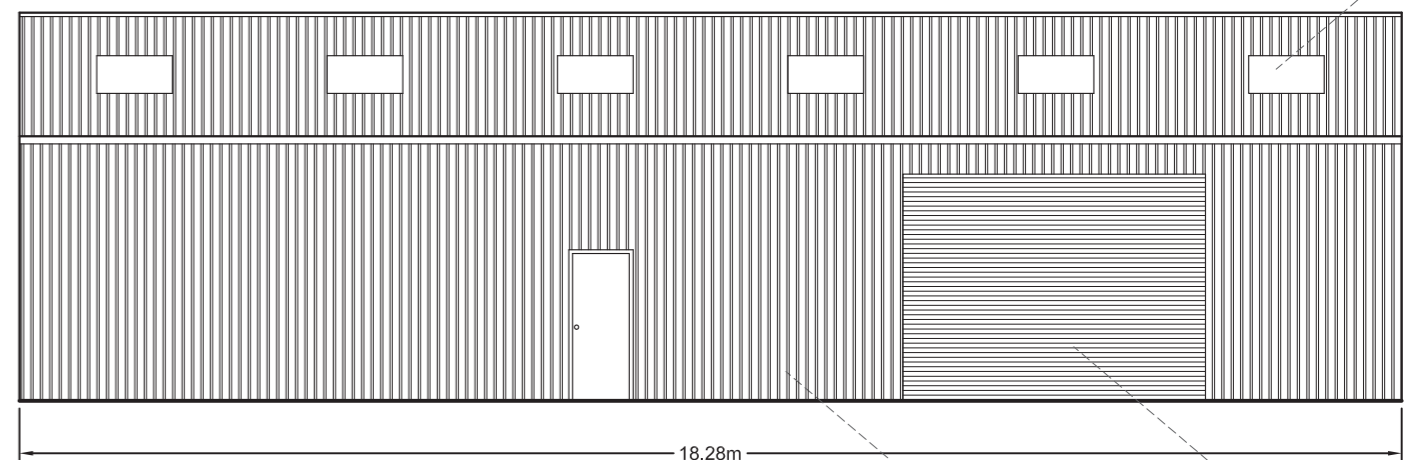
0m 10m 20m 30m



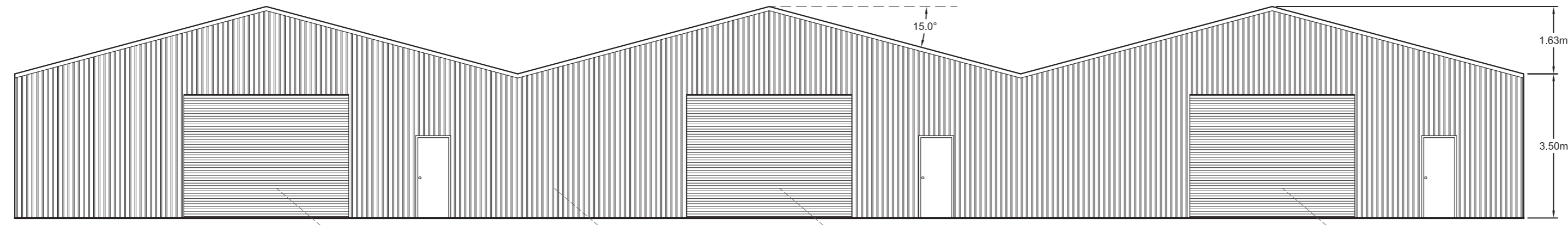
FLOOR PLAN



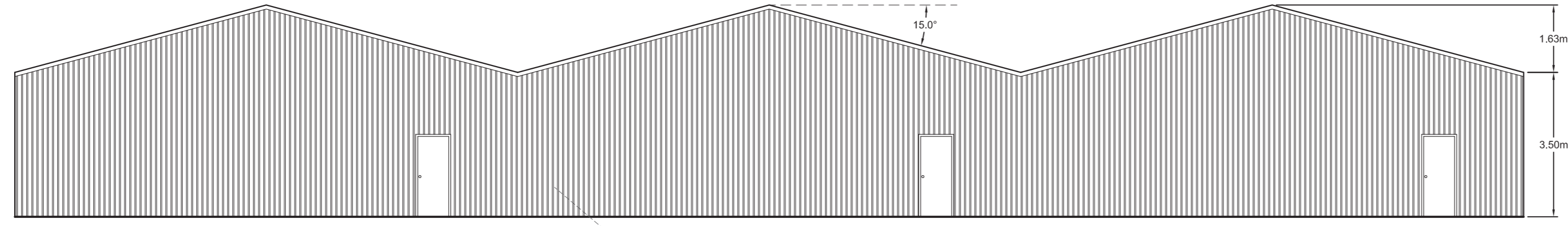
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

Area: 669.05 m²
Volume: 2890.30 m³



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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Proposed Floor Plans
+ Elevations

Status: Planning

Scale: 1:100 @ A2

Drawing no: 3342-PL-P1

Prepared by: Murshed Ahmed Rina
BArch MScURP

Date: 10-Jan-2022

Agenda Item

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Project: 19 Croydon Lane
Banstead
Surrey
SM7 3BW

Title: Refuse Tracking Plan

Status: Planning

Scale: 1:500 @ A3

Drawing no: 3342-PL-T1

Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 13-Jan-2023



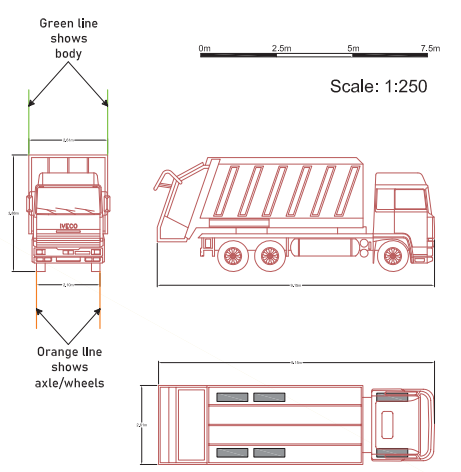
86

GARBAGE TRUCK (3 AXLE)

Overall length 9.15m
Overall width 2.61m
Overall body height 2.86m

Design speed 5kph for all Forward movements

Design speed 2.5kph for all Reverse movements



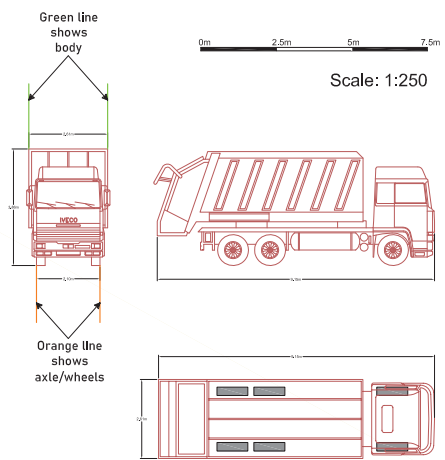


GARBAGE TRUCK (3 AXLE)

Overall length 9.15m
 Overall width 2.61m
 Overall body height 2.86m

Design speed 5kph for all Forward movements

Design speed 2.5kph for all Reverse movements



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Project: 19 Croydon Lane
 Banstead
 Surrey
 SM7 3BW

Title: Refuse Tracking Plan

Status: Planning

Scale: 1:500 @ A3

Drawing no: 3342-PL-T2

Prepared by: Murshed Ahmed Rink
 BArch MScURP


Date: 13-Jan-2023

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Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------|
|  <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p> | TO: | PLANNING COMMITTEE |
| | DATE: | 6 th March 2024 |
| | REPORT OF: | HEAD OF PLANNING |
| | AUTHOR: | Michael Parker |
| | TELEPHONE: | 01737 276339 |
| | EMAIL: | Michael.parker@reigate-banstead.gov.uk |
| AGENDA ITEM: | 7 | WARD: <i>Chipstead, Kingswood and Woodmansterne</i> |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------|
| APPLICATION NUMBER: | 22/01461/F | VALID: | 18/07/2022 |
| APPLICANT: | Accord Architecture Ltd | AGENT: | Accord Architecture Ltd |
| LOCATION: | GREEN LINNETS & WILD WOOD OUTWOOD LANE CHIPSTEAD CR5 3NP | | |
| DESCRIPTION: | Proposals are for 2 new detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will include a new driveway link from Outwood Lane up to the rear site and associated parking. The existing conservatory serving green linnets will be demolished. As amended on 22/06/2023, 20/10/2023, 23/11/2023 and on 06/12/2023 | | |
| All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail. | | | |

SUMMARY

This is a full application for the erection of two detached housing to the rear of Wild Woods and Green Linnets and creation of new access road to the south of Green Linnets to serve the new dwellings. An existing extension to the side of Green Linnets will be demolished to enable the creation of the access.

The site is a predominantly tree'd area of land that forms part of the rear residential gardens to two existing housing plots, known as 'Wild Woods' and 'Green Linnets'. The site is on a large steep site that climbs (18m rise) eastward towards a large railway embankment at the rear boundary. The is also a rise of 1-1.5m from south to north.

To the west of the host properties Wild Woods and Green Linnets is Outwood Lane site. To the north of the site is a footpath that runs west to east between Outwood Lane and the railway, where there is a crossing. Beyond are residential properties the closest being 1 and 2 White Cottages and Ashdene. To the south of the site is an area of woodland and open field beyond. The site has a semi-rural character being on the edge of the urban area and undeveloped fields to south and west of

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

Outwood Lane. To the south the land is designated as Metropolitan Green Belt and Area of Great Landscape Value (AGLV). The site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB). The site does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered.

Each house would be 5-bedroom 2 storey dwelling with accommodation in the roof space. 6 parking spaces are proposed to serve the two dwellings, 1 space above the Council's minimum parking standards.

The proposed dwellings would have a traditional form with a mix of gabled and hipped roofs with some modern detailing such as dark coloured windows. windows in the roof and larger floor to ceiling windows with glass Juliet balconies at the first floor. The materials would be a relatively simple palette of clay roof tiles, facing brickwork, and timber detailing. The rear single storey extension would be timber clad.

Overall, it is considered that the dwellings would adequately respect the scale, layout, character and topography of the surrounding area and would not appear at odds with the immediate surroundings and would not have a detrimental impact on the setting of any designated landscapes. As such the proposal would meet the overall aims of policy DES1, DES2 and NHE1. A condition is recommended to secure the finalised details of the elevational and roofing materials and further details of the material and finish of the boundary treatments.

The proposal would not have an adverse effect upon existing neighbouring properties due to the separation distances and orientation of the dwellings.

The proposal has been considered by Surrey County Council as the County Highway Authority (CHA) and they have advised that the proposed access arrangements on to Outwood Lane are acceptable with regard to highway safety and capacity. Access is also possible for refuse and emergency vehicles.

The proposal would result in the removal of 12 trees. Protected species in the form of slow worms and roman snails have been identified. Subject to conditions, the proposal is considered to be acceptable with regard to the impact on trees and ecology (habitat and protected species).

Subject to conditions, the proposal would also be acceptable with regard to the flooding, drainage and sustainable construction.

RECOMMENDATION

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

Consultations:

Highway Authority: no objection subject to conditions securing implementation of access, footpath and crossing and parking, CTMP, pedestrian inter-visibility splays, electric charging points and Travel information pack.

Chipstead Residents' Association:

(1) Inappropriate development of a back-garden site that does not reflect or complement the local area and has an adverse impact on existing dwellings. The creation of 2 x 3-storey dwellings at the high point of the plot with balconies on the front elevation, plus a large window at roof height front and back, will dominate the site and can easily overlook the houses below and neighbouring properties. It is particularly out of keeping and can clearly be seen from the hills across from the site. The view currently is one of a green canopy not a 3-storey development.

(2) An intrusive and dominant design, ill-suited to this environment in an area of outstanding natural beauty and forming a poor transition to the Green Belt. It is harmful to the visual amenity and character of the area.

(3) The development is uncharacteristically 3 storeys with the added height excessive. The 5th large loft bedroom is unnecessary and only to use the superfluous height that has been added. If the development was for the 4-bedroom dwelling as stated, the additional height giving it the over-dominant character, would not be necessary.

(4) The addition of a 5th bedroom in the loft is unwarranted. It has 5 sky lights therefore the addition of 2 large windows, one front and back, is redundant and unnecessary. The addition of a roof height window, front and back can negatively impact upon neighbouring properties.

(5) This is not a sustainable location; there is limited public transport, therefore a car is essential. Parking arrangements will present a car dominated appearance in an area of natural beauty and landscape value. There is no footpath on the site for pedestrians or those in wheelchairs to access or leave the site.

(6) For two x 5-bed dwellings, on this site, it is considered that 2 parking spaces per property would be insufficient for such large houses. Visitor parking would also appear to be inadequate for two such large houses. The awkward placing of a visitor space on the access road already shared with one of the donor properties is problematic and creates an unnecessary highways risk. The site cannot accommodate appropriately located parking.

(7) Residential garden development should address the character and appearance of its surroundings; this proposal does not do that. The extent of the built form prevents a decent landscape scheme from being included in the layout and the existing green canopy will need to be significantly reduced which will have an adverse impact on its surroundings. The Tree and Landscape Officer should be consulted.

(8) Planning policies look for development to conserve the biodiversity of an area but there are no detailed environmental benefits shown as being generated by this development that can clearly outweigh the adverse impacts that it will have on this semi-rural location. There is nothing to show how any adverse impacts will be mitigated. The site is a green space that provides a valuable corridor for wildlife in the area. There is no information on how or if this development could provide any biodiversity net-gain.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

(9) Potential highways danger of a new access/egress at this point on Outwood Lane. The rhythm of the street frontage should not be broken by the excessive punctuation of multiple access points in close proximity as this proposal will create especially on this busy local road.

(10) The kerbside refuse collection will have to be carefully placed so as not to create an adverse highways impact, obstruct the access road and sight lines onto the main road or trespass on the donor property land.

Network Rail: no objection or comments to make

Surrey Wildlife Trust: no objections raised in relation to prior to determination matters. Conditions recommended in relation to a CEMP and Reptile Mitigation Strategy. Comments provided in relation to biodiversity net gain.

Reigate Ramblers Association: no foreseeable objection in regard to local public rights of way or their users.

Representations:

To date 86 representations have been received, 2 in support and 84 objections. The 84 objections have raised the following issues:

| Issue | Response |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Alternative location/ proposal preferred | Each case must be considered on its own merits see paragraph 6.1 for principle |
| Concerns about access for emergency services | See paragraph 6.26 |
| Covenant conflict | This is not a material planning consideration |
| Crime fears | See paragraph 6.44 |
| Drainage/sewerage capacity | See paragraph 6.45 |
| Flooding | See paragraph 6.45 |
| Harm to conservation area | The site is not in conservation area |
| Harm to Green Belt/countryside | The site is not in the Green Belt or outside the designated urban area. See paragraph 6.3 to 6.15 on character issues |
| Harm to wildlife habitat | See paragraph 6.33 to 6.39 |
| Hazard to highway safety | See paragraph 6.23 to 6.27 |
| Health fears | See paragraph 6.16 to 6.22 & 6.46 |
| Inadequate parking | See paragraph 6.23 to 6.27 |

| | |
|----------------------------------------|-----------------------------------------------|
| Inconvenience during construction | See paragraph 6.46 |
| Increase in traffic and congestion | See paragraph 6.23 to 6.27 |
| Impact on infrastructure | See paragraph 6.43 |
| Loss of/harm to trees | See paragraph 6.28 to 6.32 |
| Loss of private view | This is not a material planning consideration |
| No need for development | See paragraph 6.1 |
| Noise and disturbance | See paragraph 6.16 to 6.22 & 6.46 |
| Out of character with surrounding area | See paragraph 6.3 to 6.15 |
| Overbearing relationship | See paragraph 6.16 to 6.22 |
| Overdevelopment | See paragraph 6.3 to 6.15 |
| Overlooking and loss of privacy | See paragraph 6.16 to 6.22 |
| Overshadowing | See paragraph 6.16 to 6.22 |
| Poor design | See paragraph 6.3 to 6.15 |
| Property devalue | This is not a material planning consideration |
| Amended plans do not address concerns | As above |

The following support comments have been received:

- No real concern regarding the road and its safety
- Other similar back garden schemes have been built in the past
- There would be adequate parking for new dwellings

1.0 Site and Character Appraisal

1.1 The site is a predominantly treed area of land that form part of the rear residential gardens to two existing housing plots, known as 'Wild Woods' and 'Green Linnets'. The site is on a large steep site that climbs (18m rise) eastward towards a large railway embankment at the rear boundary. The is also a rise of 1 - 1.5m from south to north.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

1.2 To the west of the host properties Wild Woods and Green Linnets is Outwood Lane site. To the north of the site is a footpath that runs west to east between Outwood Lane and the railway, where there is a crossing. Beyond are residential properties the closest being 1 and 2 White Cottages and Ashdene. To the south of the site is an area of woodland and open field beyond. The site has a semi-rural character being on the edge of the urban area and undeveloped fields to south and west of Outwood Lane. To the south the land is designated as Metropolitan Green Belt and Area of Great Landscape Value (AGLV). The site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB). The site does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: No pre-application advice sought

2.2 Improvements secured during the course of the application: scheme amended from 4 dwellings (two pairs of semi-detached dwellings). Additional highway and ecology information provided.

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

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

3.0 Relevant Planning and Enforcement History

| | | | |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 3.1 | 21/02364/F | Proposals are for 6 new semi-detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will included a new driveway link from Outwood Lane up to the rear site. As amended on 10/01/2022. | Withdrawn 25.04.2022 |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|

4.0 Proposal and Design Approach

4.1 This is a full application for the erection of two detached housing to the rear of Wild Woods and Green Linnets and creation of new access road to the south of Green Linnets to serve the new dwellings. An existing extension to the side of Green Linnets will be demolished to enable the creation of the access.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

- 4.2 Each house would be 5-bedroom 2 storey dwellings with accommodation in the roof space. 6 parking spaces are proposed to serve the two dwellings.
- 4.3 The proposed dwellings would have a traditional form with a mix of gabled and hipped roofs with some modern detailing such as dark coloured windows. windows in the roof and larger floor to ceiling windows with glass Juliet balconies at the first floor. The materials would be a relatively simple palette of clay roof tiles, facing brickwork, and timber detailing. The rear single storey extension would be timber clad.
- 4.4 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant’s design approach is set out below:

| | |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessment | The submitted Design and Access Statement (DAS) considers site context at section 2.0 and character appraisal at Section 3.0. |
| Involvement | No evidence is provided that community consultation took place since the withdrawal of the 2021 application |
| Evaluation | The DAS considers the levels of the site, constraints and opportunities and examples of recent development in the surrounding area provides further evidence in terms of site widths/depths, surrounding context and urban grain, and landscaping |
| Design | Section 4 details the proposed scheme including floor plans and elevations, materials, siting of the dwellings and how they have considered this with regard to site levels, and access. |

- 4.6 Further details of the development are as follows:

| | |
|-------------------------|---------------------------------------|
| Site area | 0.4ha |
| Existing use | Residential (garden land) |
| Proposed use | Residential (2 x 5 bedroom dwellings) |
| Existing parking spaces | 0 |
| Proposed parking spaces | 6 |
| Parking standard | 5 |

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Number of affordable units | 0 |
| Net increase in dwellings | 2 |
| Existing site density | 5 dph |
| Proposed site density | 10 dph |
| Density of the surrounding area | 8 dph (1-2 White Cottages and Ashdene) 8 dph (Cleave Prior) Church Lane Avenue and Church Lane Drive) 6dph (Longridge View development to east of site and railway) |

5.0 Policy Context

5.1 Designation

Urban Area

Low accessibility parking standards

Adjacent designated Area of Great Landscape Value (AGLV)

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)

CS2 (Valued Landscapes and Natural Environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES2 (Residential garden land development)

DES4 (Housing Mix)

DES5 (Delivering High Quality Homes)

DES8 (Construction Management)

DES9 (Pollution and Contaminated Land)

TAP1 (Access, Parking and Servicing)

CCF1 (Climate Change Mitigation)

CCF2 (Flood Risk)

NHE1 (Landscape Protection)

NHE2 (Protecting and enhancing biodiversity)

NHE3 (Protecting trees, woodland areas and natural habitats)

INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design Guide 2002

Local Distinctiveness Design Guide
2004

Local Character & Distinctiveness
Design Guide SPD 2021

Climate Change and Sustainable
Construction SPD 2021

SCC Vehicle and Cycle Parking
Guidance 2018

SCC Transportation Development
Planning Good Practice Guide 2016

Householder Extension & alterations
SPG

Other

Human Rights Act 1998

Community Infrastructure

Regulations 2010

6.0 **Assessment**

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable. There are, however, a number of issues that any future application would have to address, including design and character, highways issues including car parking, neighbour amenity, impact on trees and ecology and sustainable construction.

6.2 The main issues to consider are:

- Design appraisal and landscape impacts
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Sustainable Construction
- Community Infrastructure Levy
- Other matters

Design appraisal and landscape impacts

6.3 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

- 6.4 Policy DES2 of the Reigate and Banstead Development Management Plan 2019 relates to the development of residential garden land, including infilling schemes and development on back garden land. It states that development should be designed to respect the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness and be of a height, bulk, mass, and siting to ensure the development is in keeping with the existing street scene. For infilling, development should incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality and provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties. The policy states that development should retain mature trees and hedges, and other significant existing landscape features, and include grass verges and street planting that supports wildlife and maintains green corridors and demonstrate they have been carefully designed to ensure a good standard of amenity for all existing and future occupants; and not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.
- 6.5 Policy NHE1 relates to Landscape protection. The site adjoins the designated AGLV, although as set out above the site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB) and it does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered. Policy NHE1 states that “Proposals must conserve and enhance the landscape and scenic beauty of the AONB and development proposals outside its boundaries must have regard to protecting its setting.”
- 6.6 The proposal would result in the creation of two dwellings to the rear of the two host dwellings. The proposal does result in built form in what is currently an undeveloped and unmaintained part of the garden areas for these dwellings and would result in some tree loss (12 trees). Therefore, the proposal would clearly alter the nature and appearance of the existing site. However, the question is whether such a change would be detrimental to the pattern of development and character of the surrounding area.
- 6.7 As set out above the proposed density would be low at 10dph and would be a density which is commensurate with the development to the north and east of the site, which is 6-8dph. The location of the dwellings to the rear of the site is not an anomaly in the area with development to the rear of the neighbouring properties 1-2 White Cottages and development to the north of

the proposed dwellings at Cleave Prior, as well as similar plot sizes and development to the east of the railway embankment. When you consider the plot widths the dwellings to the rear would replicate the plot widths to the front. The distance between the host properties and proposed dwellings of around 30m is also commensurate with the distance between Ashdene and 1-2 White Cottages which immediately adjoin the site. The proposed access road would introduce additional hardstanding to the front and south of the site close to Green Linnets but there is adequate space to the sides of the access road to ensure that its impact can be softened by landscaping and that it does not dominate the frontage of Green Linnets or appear prominent in the street scene. Such access roads are not uncommon along Outwood Lane, including the access to Ashdene just to the north of the site. Therefore, the density and proposed layout is considered to be in keeping with the pattern of development of the surrounding area and not harmful.

- 6.8 In terms of scale the dwellings would be two storey dwellings with accommodation in the roof. Measuring at approximately 8.5m high from ground finished floor level to ridge they would be similar in floor to ridge heights as the two host properties Green Linnets and Wild Woods and Ashdene, the property located immediately to the north of the site. The footprints of the dwellings would also be commensurate with the front dwellings in terms of width and overall depth and there would be good spacing between the two proposed plots as well as good separation distances to the boundaries. The scale of the dwellings would therefore be in keeping with that of the surrounding area.
- 6.9 In terms of the wider visual impact of the dwellings due to the rising ground it is likely that the properties will be viewed from Outwood Lane and higher ground to the west of the site. However, like Ashdene to the north which is partly obscured by 1-2 White Cottages the prominence of the dwellings would be mitigated by the retained host dwellings Green Linnets and Wild Woods as well as the retained trees within the site. The dwellings are also proposed to be dug into the rising land so that the ridge of the dwellings will be similar in height to the ground level at the rear of the site. This area would remain woodland and so the dwellings would be read against this backdrop of woodland reducing the prominence and obtrusiveness of the dwellings within the hillside. Due to the wooded nature of the land to the south of the site and the retention of the trees along this boundary and the eastern boundary it is considered that the properties would not be readily viewed from the south and east and the wider AGLV to the south. It is therefore considered that the dwellings would not appear unduly obtrusive or dominant when viewed from the surrounding area and would not have a detrimental impact on the setting of the AGLV or wider Surrey Hills National Landscape. For the same reasons and the low density of the scheme it is considered that the scheme would still ensure an appropriate transition from the urban area to the rural area to the south.
- 6.10 In terms of the design, form and materials of the buildings the surrounding area has a variety of architectural styles with examples of gabled, hipped and half hipped roofs and a mix of materials including render, facing brickwork

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

and tiles. The proposed dwellings would have a relatively traditional form with gabled and hipped roofs and use locally distinct materials of multi-stock brick, timber frame and clay tiles with some modern detailing such as dark colour framed windows and larger window openings at first floor and roof level and the timber clad ground floor elements. Therefore, the design is considered to be in keeping with the general character of the surrounding area.

- 6.11 When taking in to account all these factors it is considered that the dwellings would adequately respect the scale, layout, character and topography of the surrounding area and would not appear at odds with the immediate surroundings and would not have a detrimental impact on the setting of any designated landscapes. As such the proposal would meet the overall aims of policy DES1, DES2 and NHE1. A condition is recommended to secure the finalised details of the elevational and roofing materials and further details of the material and finish of the boundary treatments.
- 6.12 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, two houses would be provided with 4+ bedrooms. In this case, where only 2 houses are proposed, it would not be practical, nor possible for the proposal to provide accommodation which accords in full with the policy. Given that the site is located in an area which is characterised by a mixture of larger detached and semi-detached two storey dwellings, it is considered that the development would be in keeping with the character and mix of the surrounding area.
- 6.13 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.14 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden and main living areas would be either east or west facing ensuring adequate access to light and outlook. The formal rear garden areas would be relatively short due to the steep nature of the site however they would be of a good width to ensure adequate space and light. The informal garden areas would also continue up to the embankment, providing additional amenity space. As such the units would provide adequate levels of sunlight and daylight to the main habitable rooms and acceptable garden areas.
- 6.15 Overall, whilst the proposal will alter the character of the immediate application site, which is currently treed it is considered that the proposed

development would be of appropriate scale and design and would not be unduly detrimental to the street scene of Outwood Lane or the character of the wider locality and would provide an acceptable level of amenity for future occupants. The scheme would also respect the landscape character and landscape features of the locality and would not impact on the setting of the AGLV or Surrey Hills National Landscape. It therefore complies with policies DES1, DES2, DES4 and DES5 and NHE1 in this respect.

Neighbour amenity

- 6.16 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.17 To the south is woodland and open field and then one residential property which is over 160 metres away. To the east is the rail embankment with residential properties beyond. Given the distance away from the proposed dwellings there would be no material impact on any of the properties to the south or east of the site.
- 6.18 To the west are the host properties Green Linnets and Wild Woods. Whilst the proposed dwellings would be sited at a much higher ground level than these dwellings (approximately 6m higher) the separation distances between the front elevation of the proposed and rear elevations of existing, which are between 30m and 33m and two storey to two storey scale relationship between the existing and proposed it is considered that the proposal would not result in an adverse level of overlooking or loss of privacy, or result in an unacceptable loss of light or overbearing impact.
- 6.19 To the north-west are 1-2 White Cottages. Again the proposed dwellings are at a much higher level however the separation distance of over 36 metres to the nearest of the properties (2 White Cottages), the fact that the proposed dwellings do not directly face them but have an angled relationship and the intervening boundary screening means that such a relationship would not result in an adverse level of overlooking or loss of privacy, or result in an unacceptable loss of light or overbearing impact. It should also be noted that the proposed relationship would not be as close as the existing relationship between 1-2 White Cottages and Ashdene, a two-storey dwelling, with accommodation in the roof, which is approximately 27m to the east of these dwellings and also at a higher ground level.
- 6.20 To the north the closest dwelling is the property known as Ashdene. The relationship would be side to side relationship with the nearest of the proposed dwellings over 14m from nearest side elevation of Ashdene and over 7m from Ashdene's detached garage. Ashdene is also position at a higher ground level and the eaves of the proposed nearest dwelling (unit 1) would be lower than the eaves for Ashdene. The only side facing window would be an en-suite window which can be conditioned to be obscure glazed.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

It is therefore considered that the proposal would not result in an adverse level of overlooking or loss of privacy or result in an unacceptable loss of light or overbearing impact to this dwelling or any of the properties located further to the north.

- 6.21 In terms of the proposal and potential noise, disturbance and pollution. There would be an increase in the activity at the site given the net gain of two dwellings however the increase is relatively small, and the use would remain residential in line with the nature of the surrounding area. The new access would be close to the side elevation of Green Linnets however due to the low scale of the proposal it is not expected that the levels of traffic would be significant. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied.
- 6.22 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.23 The proposed development would be accessed via a new access on to Outwood Lane which would replace the current access to Green Linnets. The existing access at the northern end of the plot would be stopped up and the new access would be more centralised. The new single access would also serve the retained dwelling of Green Linnets and the front frontage to this dwelling would be amended. There would be no change to the access and parking for the other host property Wild Woods. It is also proposed to create a new 2m wide footway, with tactile paving, between Wild Woods and Green Linnets which would be opposite the existing crossing point on the opposite site of Outwood Lane to aid pedestrians crossing from the host and proposed dwellings on to the existing footpath.
- 6.24 The CHA were made aware of the amount of concern raised through the representations regarding the safety of the proposed access arrangements. Therefore, concerns have been taken in to account when the scheme was reviewed by the County Highway Authority (CHA) with regard to highway safety, capacity and policy matters. Following a change to the layout of the parking area for the new dwellings, to ensure that there is adequate space for the refuse truck to turn, the CHA has raised no objection to the scheme subject to conditions to ensure the full implementation of the proposed access, new footway, and parking, and submission of details regarding a Construction Transport Management Plan, electric charging and Travel Information Pack.
- 6.25 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2.5 spaces for 4+ bedroom units. Thus, a total of 5 spaces would be required. In this case, a total of 6 spaces are proposed. This is laid out in the form of 2 spaces directly adjacent to each unit and two spaces marked as

visitor spaces. Therefore, the proposal is providing above the minimum requirements for parking ensuring provision for visitors or additional parking for residents. Cycle storage is not shown on the submitted plans but each dwelling has rear garden access and ample space for cycle storage which can be secured by condition.

- 6.26 In terms of refuse collection and access for fire engines the access width would be approximately 4m which is considered in line with the minimum width requires for a fire engine and refuse vehicle. The submitted Transport Note has provided a swept path analysis drawing showing that a refuse truck can access and egress the site in forward gear with a turning point to the front of unit 2. Therefore, the refuse truck should be able to enter the site and pick up bins from kerb side for the two dwellings. As a result, it is also considered that emergency vehicles would also be able to successfully gain access to the site if needed. It is also noted that such matters are covered under building regulations. If for whatever reason the Council's refuse truck is unable to access the site, the refuse collection would be from the frontage or Green Linnets which is the existing situation.
- 6.27 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.28 As outlined above the site of the two proposed dwellings has tree coverage throughout. To assess the impact on the trees the application is supported by an Arboricultural Impact Assessment. The survey has identified 43 individual trees, 5 groups of trees and a woodland area (part of the woodland to the south of the site). None of the trees have been categorised as 'A' trees, 10 trees are considered 'B' trees, 21 have been identified as 'C' and 3 trees as 'U' trees. None of the trees are protected and the report there are no areas of ancient woodland within or immediately adjacent to the site. The report has identified that 12 of the existing trees will need to be removed to enable the development. Of these 11 are 'C' grade or 'U' grade trees. One 'B' Grade tree, a Lawson Cypress, is also proposed for removal.
- 6.29 Council's Tree Officer has considered the submitted information provided the following initial comments:
- 6.30 "This application is supported by a detailed arboricultural report identifying the trees to be removed and retained. The scheme has taken into account the importance of retaining moderate quality trees and making sure there is a mature canopy cover. My concern is the location of the parking bays and the long term impact on T29. Whilst above ground soil surfacing is proposed, I am concerned that it will be felled before it can reach its full potential because the close proximity to the parking bays. The size of the site and the size of the nature of the development means there is limited opportunity for a meaningful landscape scheme from being implemented, therefore reducing the canopy cover in the long term.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

Consideration should be given to reducing the size of the building and parking bays next to T29.”

- 6.31 Following the submission of amended plans reducing the scheme to two dwellings the Tree Officer reviewed the updated report and advised the following:
“With regards to the revised plan and the arboricultural report has addressed my original concerns regarding the impact on T29. Removing the parking bay will mean there is less of an impact in its rooting area, the area where there is manual excavation is minimal and subject to the measures being implemented T29 will be integrated into the proposed layout. A finalised tree protection plan and arboricultural method statement is required and can be secured by condition.”
- 6.32 Based on the Tree Officer's comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and a condition which secures further details of the landscaping.

Ecology

- 6.33 The application is supported by a number of ecology reports to consider the impact on protected species, habitats and biodiversity. Following the initial Preliminary Ecological Appraisal and initial comments from Surrey Wildlife Trust the applicant instructed further reports to be undertaken, including an Ecology Surveys Report, a reptile presence/absence, badger survey, preliminary survey of invertebrates and bat survey of trees.
- 6.34 In summary the reports advise that the site is not located within a designated site for nature conservation and there are no Priority Habitats on site. However, deciduous woodland (Priority Habitat) is located directly adjacent to the southern site boundary and Chipstead Downs SSSI/Banstead Woods and Chipstead Downs LNR are located on the opposite side of Outwood Lane, to the west of the site. Slow worms and Roman Snails have been identified and therefore mitigation through translocation is recommended. Precautionary measures are also recommended in relation to badgers, amphibians and breeding birds. A Construction Environmental Management Plan (CEMP) has been prepared which sets out the avoidance and mitigation measures needed to adequately protect the adjacent designated site, priority habitats and protected species. A further Reptile Mitigation Strategy has also been created for the slow worms.
- 6.35 Surrey Wildlife Trust (SWT) has assessed the full set of reports and has raised no concern regarding the scope and methodology and conclusions of the reports advising that “we have no further prior to determination recommendations for protected species”. Were the application to be approved SWT has recommended the works are conditions so that they are carried out in accordance with the submitted CEMP and Reptile Mitigation Strategy and that further information is provided in terms of sensitive lighting management plan and a further badger survey. Although no active badger

setts were found SWT has recommended a further badger survey is undertaken prior to commencement of the works due to the evidence of badger activity within and close to the site.

- 6.36 In terms of biodiversity net gain following initial comments from SWT a Biodiversity Net Gain Design Stage Report has been provide. The report shows that the site currently has on site habitat baseline units of 7.02. The on-site habitat post development would be 4.91 units. Therefore there would be a loss of 2.11 is a net loss of 30% in habitat units even with the enhancement of the retained habitat, new habitat creation and planting of new trees.
- 6.37 Policy NHE2 states that “Throughout the borough, and especially within BOAs, development proposals will be expected 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.
- 6.38 In this case the proposal does not result in the loss of priority habitats or features of biodiversity importance however there is a loss of biodiversity on the site even with proposed enhancement measures, primarily due to the loss of woodland habitat. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. The applicant within their submitted Biodiversity Net Gain Design Stage Report has put forward two options, one to provide a 3.3% increase, no net loss option, and one to provide a 10.1% increase by enhancing existing poor condition lowland mixed deciduous woodland off site. Given the scale of development and requirements of NHE2 the no net loss option would be appropriate, if this can be shown to be practical and deliverable. At this stage the report has not identified any land for this within the borough or further afield and the Council currently has none of its own sites to direct such an enhancement. However with the introduction of the statutory requirement for biodiversity net gain in February 2024 it is considered that there are now regional national land banks which the scheme could potentially contribute towards to meet the no net loss option. As such a condition is recommended to secure a finalised Biodiversity Gain Plan, which can explore this further and also secure the onsite enhancement measures already recommended by the report.
- 6.39 Officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats and appropriate and proportionate biodiversity enhancement and ecological enhancement measures can be secured by condition.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

Sustainable Construction

- 6.40 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.41 The application has limited information in this regard but following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. If planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1.
- 6.42 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL)

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

Other Matters

- 6.44 The development is not considered to cause an increase in crime issues. Due to the siting and orientation of the proposed dwellings the majority of the site to the west of the dwellings would remain open and would have natural surveillance from the new dwellings towards the properties to the west and north. The rear of the site would be secured by the proposed boundary treatments finalised details of which can be secure by condition.
- 6.45 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding. In terms of surface water and foul drainage, the site is not identified as being at medium or high risk of surface water drainage and no comments have been provided by the water companies to raise infrastructure concerns. No drainage information has been provided at the application stage. Therefore, in order to meet the requirements of policy CCF2 and ensure that the site does not result in an increase in surface water run-off a condition is recommended to secure further drainage details.

6.46 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.

CONDITIONS

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

| Plan Type | Reference | Version | Date Received |
|------------------|------------------|----------------|----------------------|
| Location Plan | 1523-PL 1000 | | 28.06.2022 |
| Block Plan | 1523-PL 1100 | | 28.06.2022 |
| Site Layout Plan | 1523-PL 1110 | | 28.06.2022 |
| Site Layout Plan | 1523-PL 1111 | | 28.06.2022 |
| Floor Plan | 1523-PL 1200 | | 28.06.2022 |
| Floor Plan | 1523-PL 1202 | | 28.06.2022 |
| Elevation Plan | 1523-PL 1300 | | 18.07.2022 |
| Floor Plan | 1523-PL 1204 | | 18.07.2022 |
| Floor Plan | 1523-PL 1205 | | 18.07.2022 |
| Floor Plan | 1523-PL 1206 | | 18.07.2022 |
| Elevation Plan | 1523-PL 1301 | | 18.07.2022 |
| Elevation Plan | 1523-PL 1315 | | 18.07.2022 |
| Elevation Plan | 1523-PL1311 | | 22.06.2023 |
| Elevation Plan | 1523-PL1310 | | 22.06.2023 |
| Floor Plan | 1523-PL1203 | | 22.06.2023 |
| Floor Plan | 1523-PL1202 | | 22.06.2023 |
| Elevation Plan | 1523-PL1312 | | 22.06.2023 |
| Elevation Plan | 1523-PL1313 | | 22.06.2023 |
| Proposed Plans | 1523-PL1316 | | 22.06.2023 |
| Site Layout Plan | 1523-PL-1101 | | 22.06.2023 |
| Proposed Plans | 1523-PL1315 | | 22.06.2023 |
| Proposed Plans | 1523-PL1314 | | 22.06.2023 |
| Floor Plan | 1523-PL1201 | | 22.06.2023 |
| Floor Plan | 1523-PL1200 | | 22.06.2023 |
| Site Layout Plan | 1523 - PL1111 | B | 06.12.2023 |
| Site Layout Plan | 1523-PL1110 | B | 06.12.2023 |

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.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

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

3. The dwellings, car port, retaining walls and boundary treatment, hardstanding and ground levels of the landscaped areas shall be constructed and laid out in accordance with the ground levels and proposed finished floor levels set out within the approved drawings.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. No development shall commence until a Construction Management Statement, to include details of:
 - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway (extent of surveys to be agreed with County Highway Authority) and a commitment to repair the highway to a standard agreed with the County Highway Authority
 - (k) on-site turning for construction vehicles

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

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

6. The development shall not be commenced unless and until the access to Outwood Lane has been constructed and provided with vehicle visibility zone in accordance with the plan numbered 2111006 01 Rev D, within the submitted Motion Technical Note dated 5/6/2023, and forward visibility of 70 metres has been provided in accordance with the plan numbered 2111006 04 Rev C, within the same aforementioned Technical Note, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

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

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

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

8. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

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

9. Notwithstanding the approved plans no development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.
 - a) materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof
 - b) the finalised positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access where required for biodiversity enhancement

Reason: To preserve the visual amenity of the area with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

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

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

11. No development above slab level shall commence on site until a scheme for the soft and hard landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping (materials and finish), planting plans, written specifications (including cultivation and other operations associated

with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. The scheme shall also take in to account the recommendations of the submitted ecology reports.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

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

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

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

12. The development shall not be occupied until the new footway and associated informal crossing point and tactile paving has been provided in accordance with the plan numbered 2111006 03 Rev C, within the submitted Motion Technical Note dated 5/6/2023.

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.

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

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

14. Prior to the first occupation of the development details of covered and secure cycle storage for each dwelling shall be submitted to and agreed in writing by

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/storage shall be retained and maintained for its designated purpose.

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

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

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

16. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and details of public transport within 1.5km of the site and the destinations they serve including to the closest rail station to the site has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to residents of the proposed development upon first occupation.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

17. The development hereby approved shall not be first occupied unless and until an 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.

18. 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.

19. No development shall commence until a further badger survey of the site has been undertaken and the findings, as well as any necessary mitigation measures, have been submitted to and agreed in writing by the Local Planning Authority. The survey and report shall be undertaken by an appropriately qualified and experienced ecologist and shall be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be detailed within the survey report.

Once agreed the development shall be constructed in accordance with the mitigation measures.

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

20. No development shall commence until a Biodiversity Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the aLyne Ecology Ltd. Biodiversity Net Gain Design Stage Report dated 27.10.2023 (Version 002) and shall detail the finalised on-site biodiversity enhancement measures, off-site habitat enhancements (to achieve a no net loss in biodiversity, if possible) and details of proposed onsite ecological enhancements. If off-site habitat enhancements are deemed to not be possible justification shall be provided for this. The Plan shall also include details of the management and monitoring of the proposed enhancement measures.

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

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

and Reigate and Banstead Development Management Plan 2019 policy NHE2.

21. The development shall be carried out in accordance with the mitigation measures set out within the Construction Environmental Management Plan (aLyne Ecology Ltd. version 002, dated 13/10/2023) and Reptile Mitigation Strategy (aLyne Ecology Ltd. version 002, dated 13/10/2023).

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

22. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:
- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
 - b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Preliminary Roost Assessment & Ground level assessment of Trees Report (aLyne Ecology Ltd. 31.03.2023 Version 001),
- has been submitted to and agreed in writing by the local planning authority.

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

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

23. The first floor window in the north elevation of plot 1 (unit 1) of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be maintained as such at all times.

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be

Agenda Item 7

Planning Committee
6 March 2024

Agenda Item: 7
22/01461/F

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

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
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 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.
8. 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).
9. 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.
10. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not

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

11. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
12. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
13. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
14. 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.
15. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm. Any landscaping scheme will also need to align with biodiversity enhancement proposals.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, INF3 and material

Agenda Item 7

Planning Committee
6 March 2024

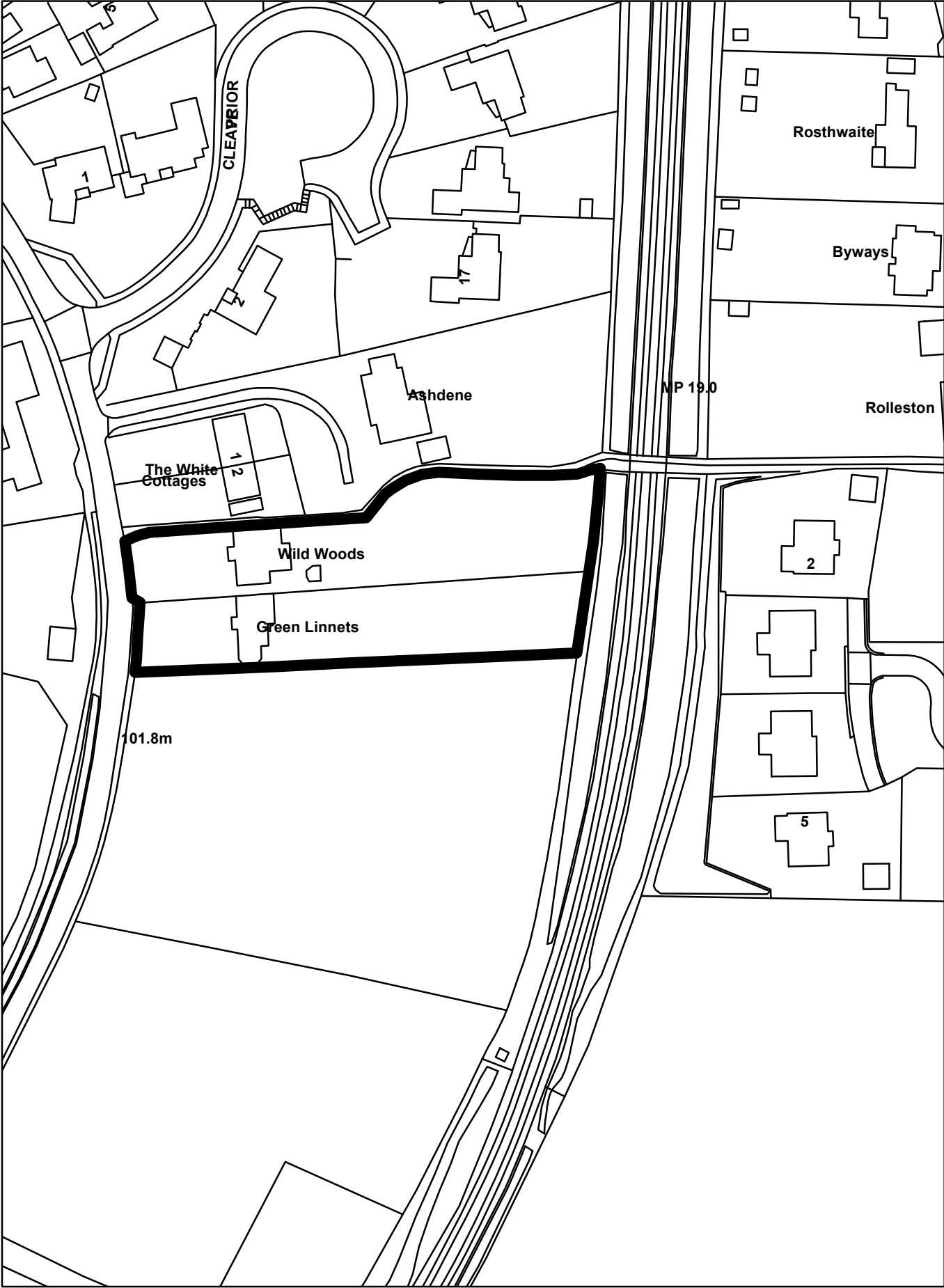
Agenda Item: 7
22/01461/F

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.





22/01461/F Green Linnets & Wild Wood
Outwood Lane Chipstead CR5 3NP



NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



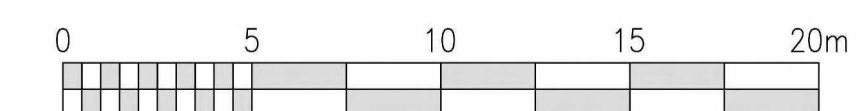
KEY:

-  Existing Site Trees
-  Tree Root Protection Area (RPA)
-  Proposed Removed Trees
-  Road Signage

Road Signage to show no parking - for access and turning only.



Proposed Site Masterplan
Scale 1:200 @ A1



- B 05.12.23 CL AT Amends to LPA comments.
- A 30.11.23 CL AT Road works adjusted to allow for access and turning without affecting driveways.

Rev Date Dim Chkd Description

Purpose of Issue:
PLANNING

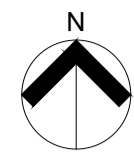
client:
Private Client

project:
Wild Wood & Green Linnets

drawing title:
Proposed Site Masterplan

scale of A1: 1:200 date: Mar 2023 drawn by: EB checked by: AT

drawing number: 1523 - PL1110 revision: B

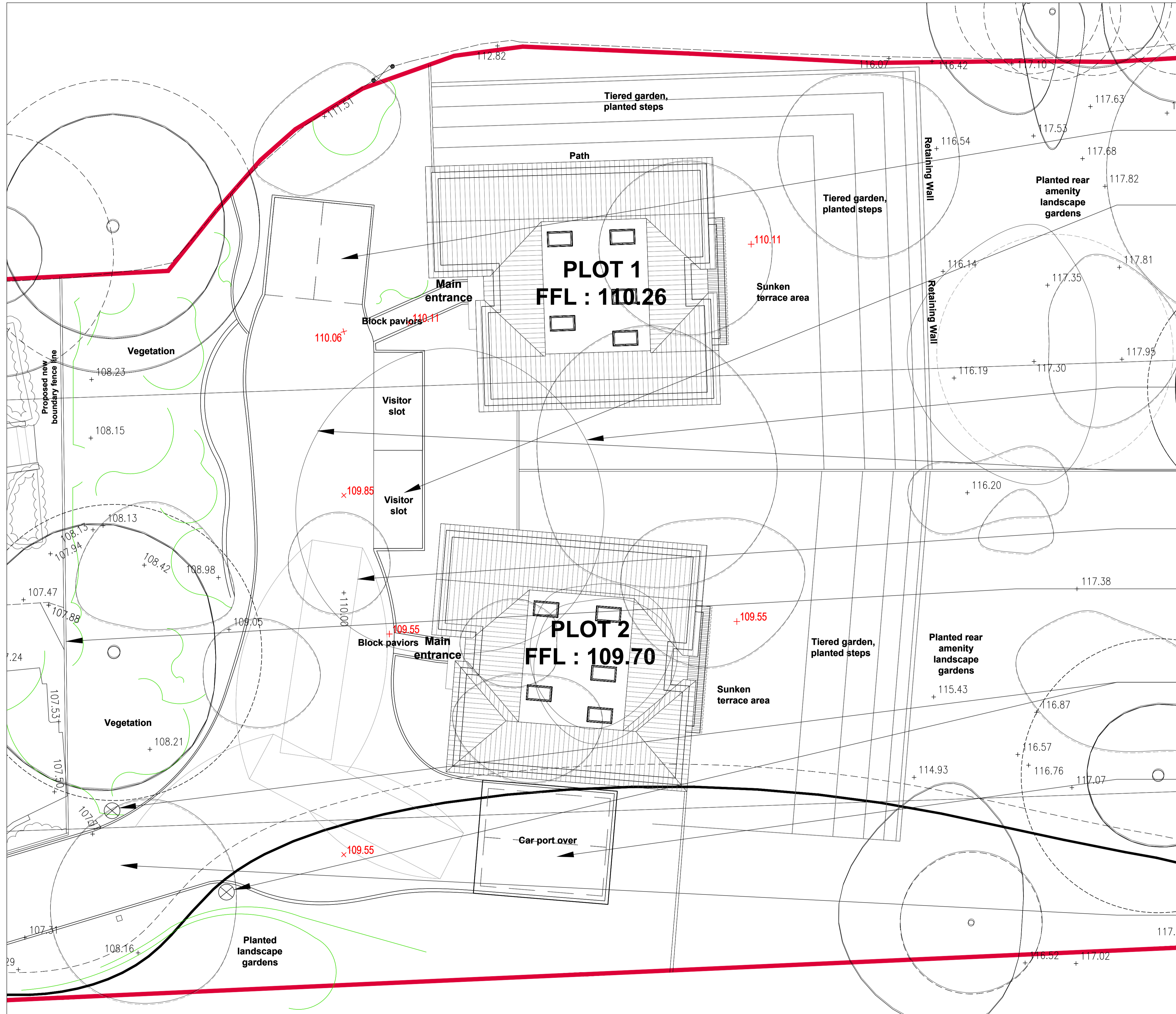


KEY:

Site Boundary Line —

KEY:

- Existing Site Trees
- Tree Root Protection Area (RPA)
- Proposed Removed Trees
- Road Signage



Dedicated plot 1 parking spaces, private driveway approach.

Shared visitor parking bays, to be tarmac (as communal spaces) with landscape surrounds

Direct access to rear garden amenity.

Communal driveway area.

Tracking plan.

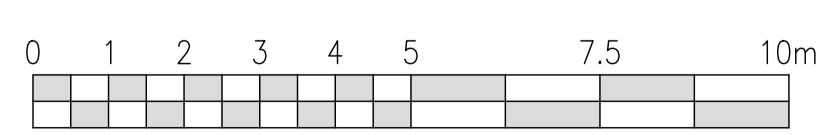
New boundary fence division from existing frontage houses.

Signage to be added to show no parking - for access and turning.

Dedicated plot 2 parking spaces, private driveway approach.

Residential driveway access to proposed rear scheme, with feature landscape surroundings.

Proposed Site Masterplan - Annotated Scheme Site Plan
Scale 1:100 @ A1



B 05.12.23 CL AT Amends to LPA comments.
 A 30.11.23 CL AT Road works adjusted to allow for access and turning without affecting driveways.

| Rev Date | Dim | Chkd | Description |
|----------|-----|------|-------------|
| | | | |

Purpose of Issue: **PLANNING**

client: **Private Client**

project: **Wild Wood & Green Linnets**

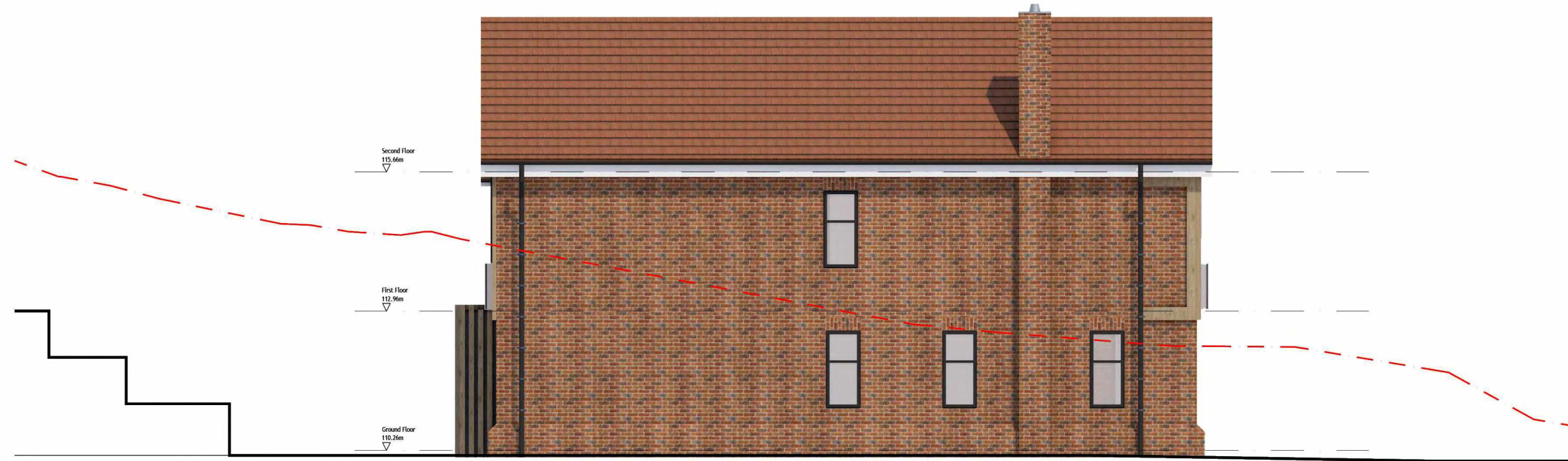
drawing title: **Proposed Site Masterplan Annotated Scheme Site Plan (Sht 1)**

scale of A1: 1-100 date: Mar 2023 drawn by: EB checked by: AT

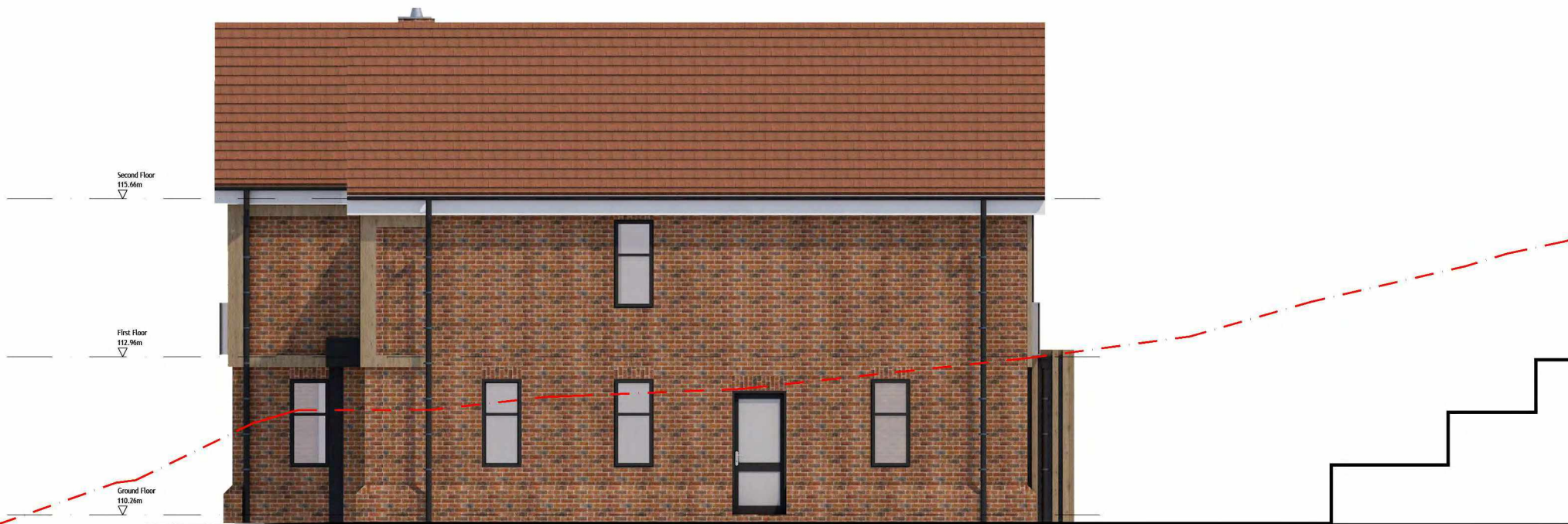
drawing number: **1523 - PL1111** revision: **B**

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Existing topography
- Proposed topography

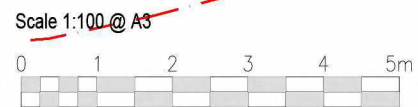


Proposed North Elevation
Unit 1



Proposed South Elevation
Units 1

134



| Rev Date | Drn | Chkd | Description |
|----------|-----|------|-------------|
| | | | |

Purpose of Issue:
PLANNING

Client:
Private Client

Project:
Wild Wood & Green Linnets, Chipstead

Drawing Title:
**Proposed Elevations
Unit 1**

| Scale at A3 | Date | Drawn by | Checked by |
|-------------|----------|----------|------------|
| 1:100 | Mar 2023 | EB | AT |

Drawing Number:
1523 - PL1311

NOTES

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- Existing topography
- Proposed topography



135

Scale 1:100 @ A3



Rev Date Dm Chkd Description

Purpose of Issue: **PLANNING**

Client: **Private Client**

Project: **Wild Wood & Green Linnets, Chipstead**

Drawing Title: **Proposed Elevations Unit 1**

| | | | |
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| Scale at A3: | Date: | Drawn by: | Checked by: |
| 1:100 | Mar 2023 | EB | AT |

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| Drawing number: | Revision: |
| 1523 - PL1310 | - |

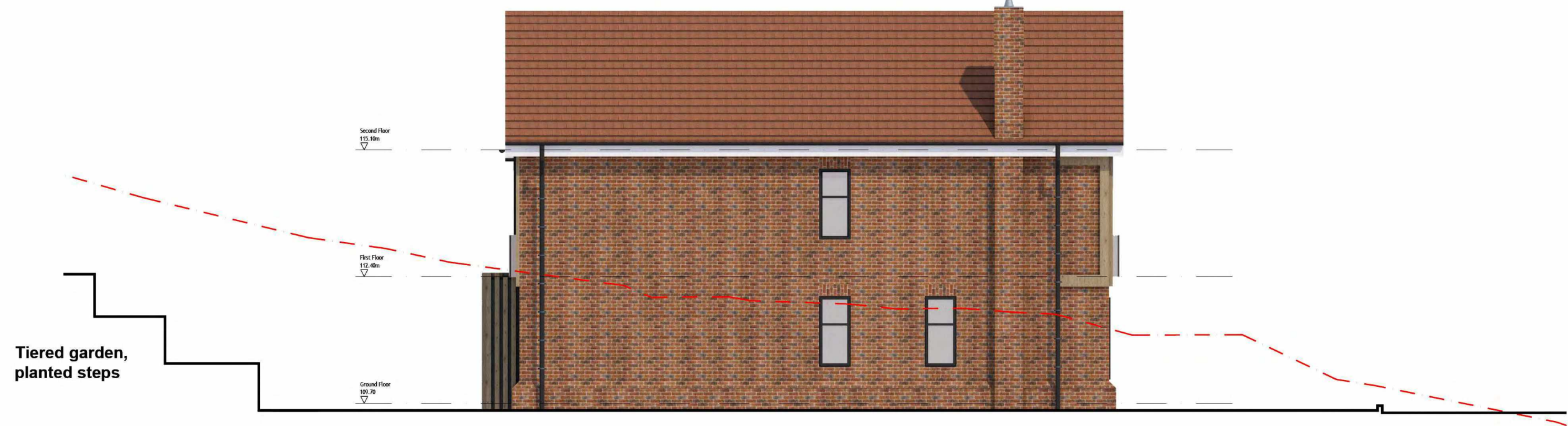
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- Existing topography
- Proposed topography



Proposed North Elevation
Unit 2



Proposed South Elevation
Unit 2

136



| Rev Date | Drn | Chkd | Description |
|-------------------------------------------------------------|--------------------------|------------------------|--------------------------|
| Purpose of Issue: PLANNING | | | |
| client: Private Client | | | |
| project: Wild Wood & Green Linnets, Chipstead | | | |
| drawing title: Proposed Elevations Unit 2 | | | |
| scale at A3: 1:100 | date: Mar 2023 | drawn by: EB | checked by: AT |
| drawing number: 1523 - PL1313 | | revision: - | |

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- Existing topography
- Proposed topography



Proposed West Elevation
(Frontage)
Unit 2



Proposed East Elevation
(Rear)
Unit 2

137

Scale 1:100 @ A3



Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING

Client:
Private Client

Project:
Wild Wood & Green Linnets, Chipstead

Drawing Title:
**Proposed Elevations
Unit 2**

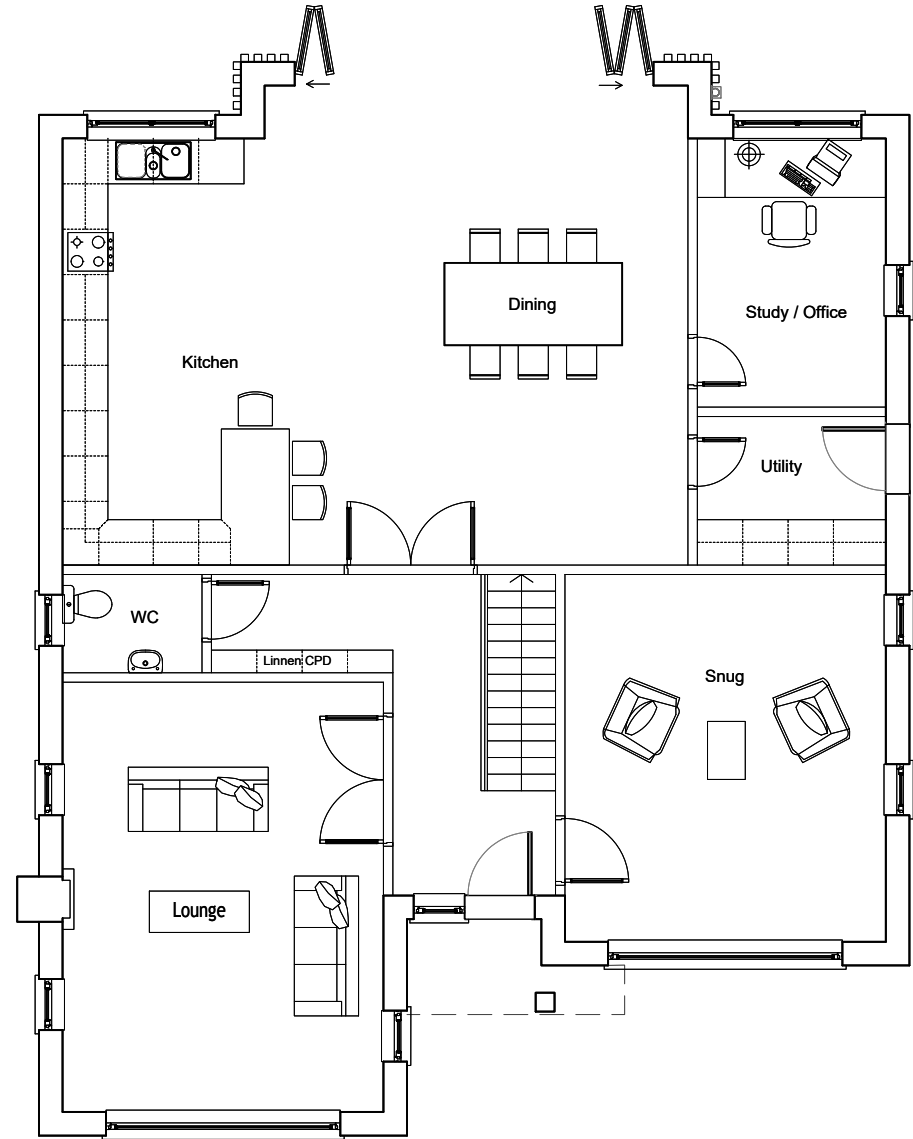
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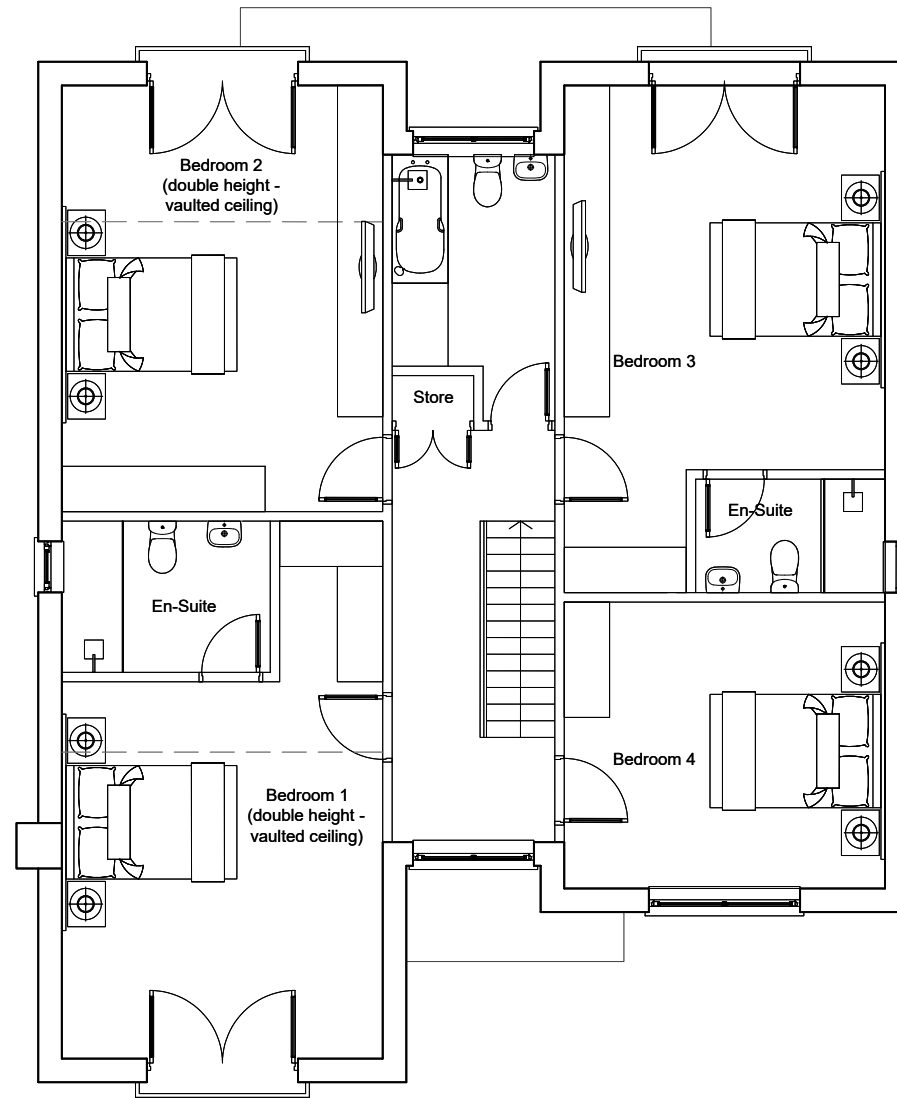
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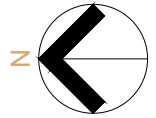
Proposed Ground Floor Plan
Unit 1



Proposed First Floor Plan
Unit 1

NOTES

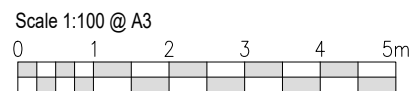
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Proposed Unit 1 GIA:

- GF - 127.70 m²
- FF - 121.60 m²
- SC - 56.10 m²

138



| Rev | Date | Drn | Chkd | Description |
|-----|------|-----|------|-------------|
| | | | | |

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 1**

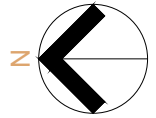
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drawing number:
1523 - PL1200

revision:
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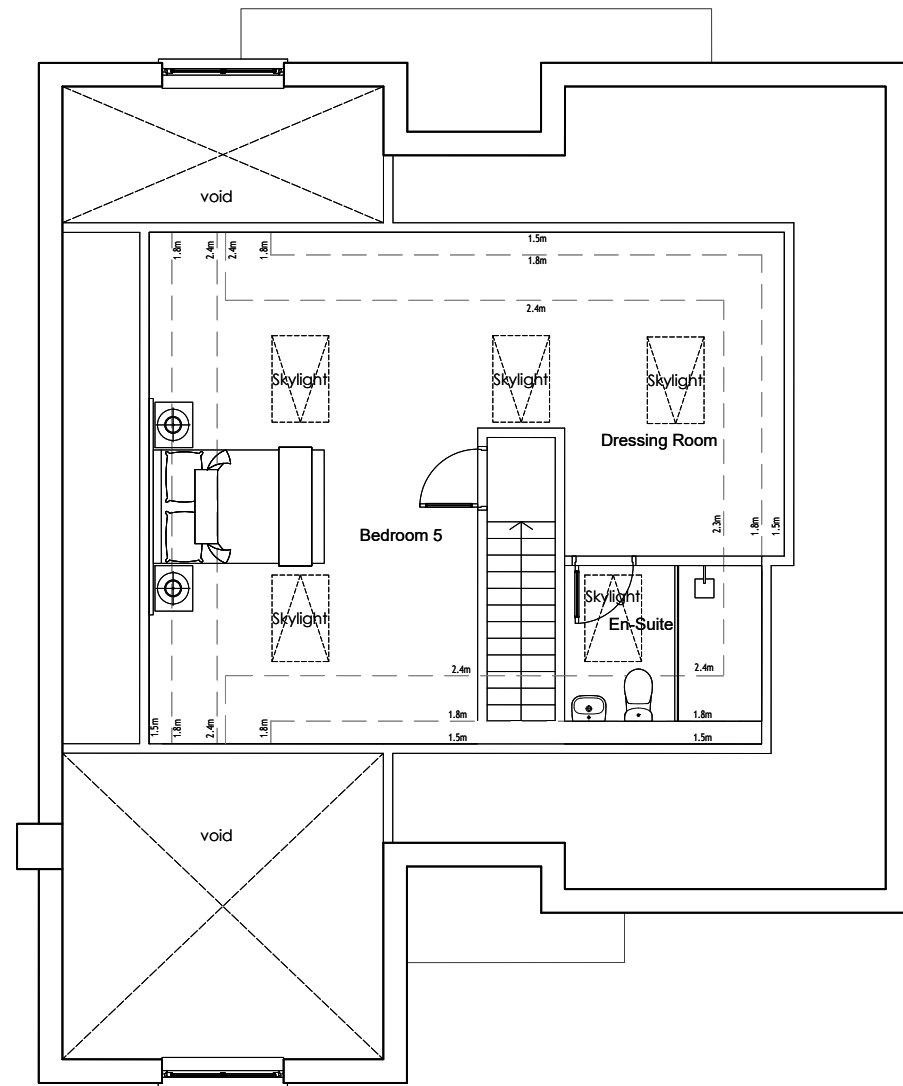
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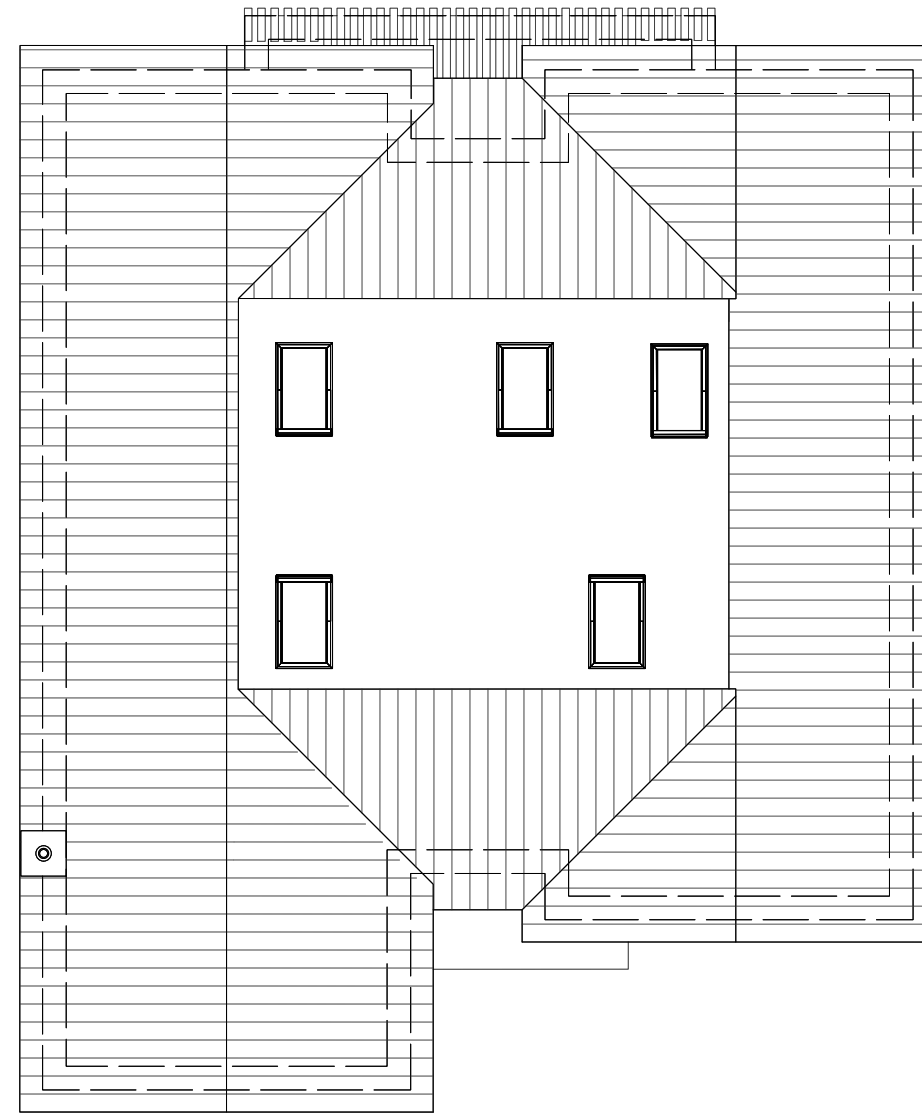


Proposed Unit 1 GIA:

- GF - 123.80 m²
- FF - 121.60 m²
- SF - 56.10 m²

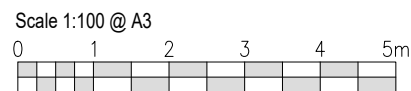


Proposed Loft Floor Plan
Unit 1



Proposed Roof Plan
Unit 1

139



| Rev Date | Drn | Chkd | Description |
|----------|-----|------|-------------|
| | | | |

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 1**

| scale of A3 | date | drawn by | checked by |
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| 1:100 | Mar 2023 | EB | AT |

| drawing number | revision |
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| 1523 - PL1201 | - |

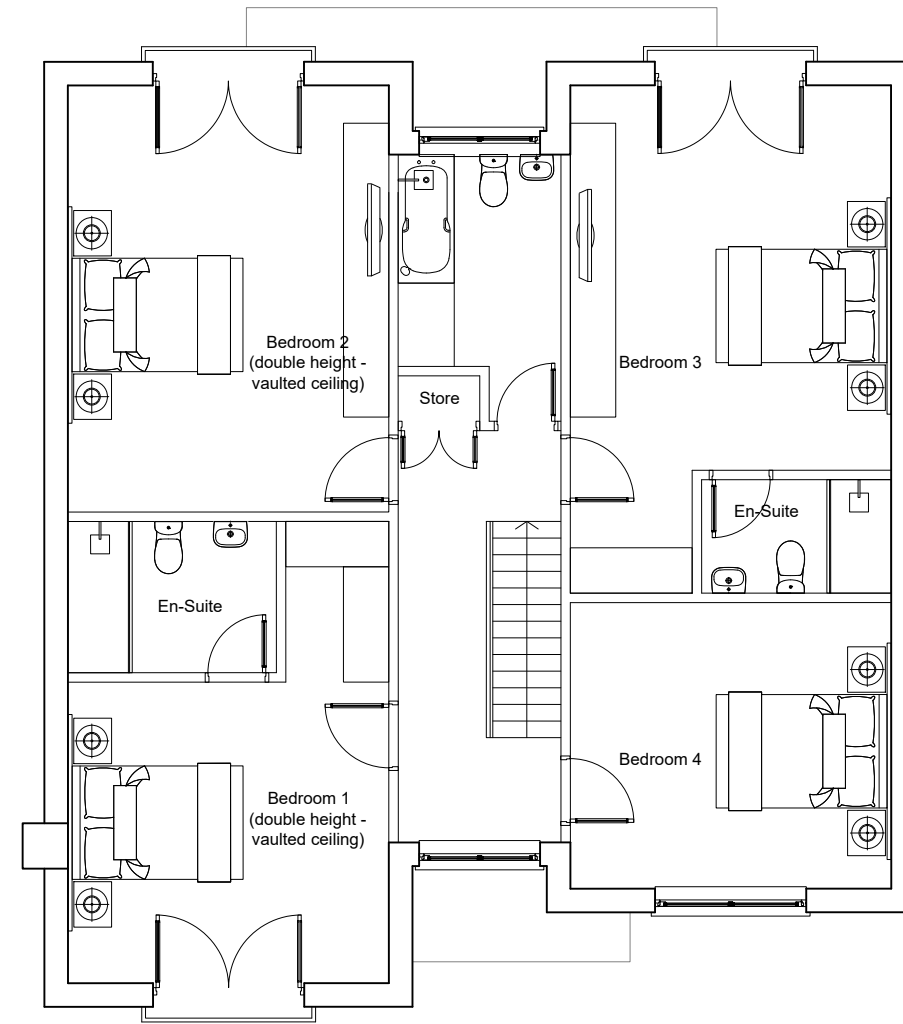
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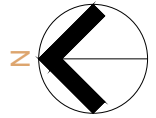
Proposed Ground Floor Plan
Unit 2



Proposed First Floor Plan
Unit 2

NOTES

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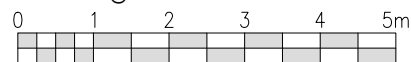


Proposed Unit 1 GIA:

- GF - 123.45 m²
- FF - 117.35 m²
- SF - 50.15 m²

140

Scale 1:100 @ A3



| Rev | Date | Drn | Chkd | Description |
|-----|------|-----|------|-------------|
| | | | | |

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 2**

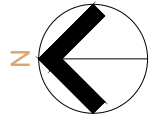
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drawing number:
1523 - PL1202

revision:
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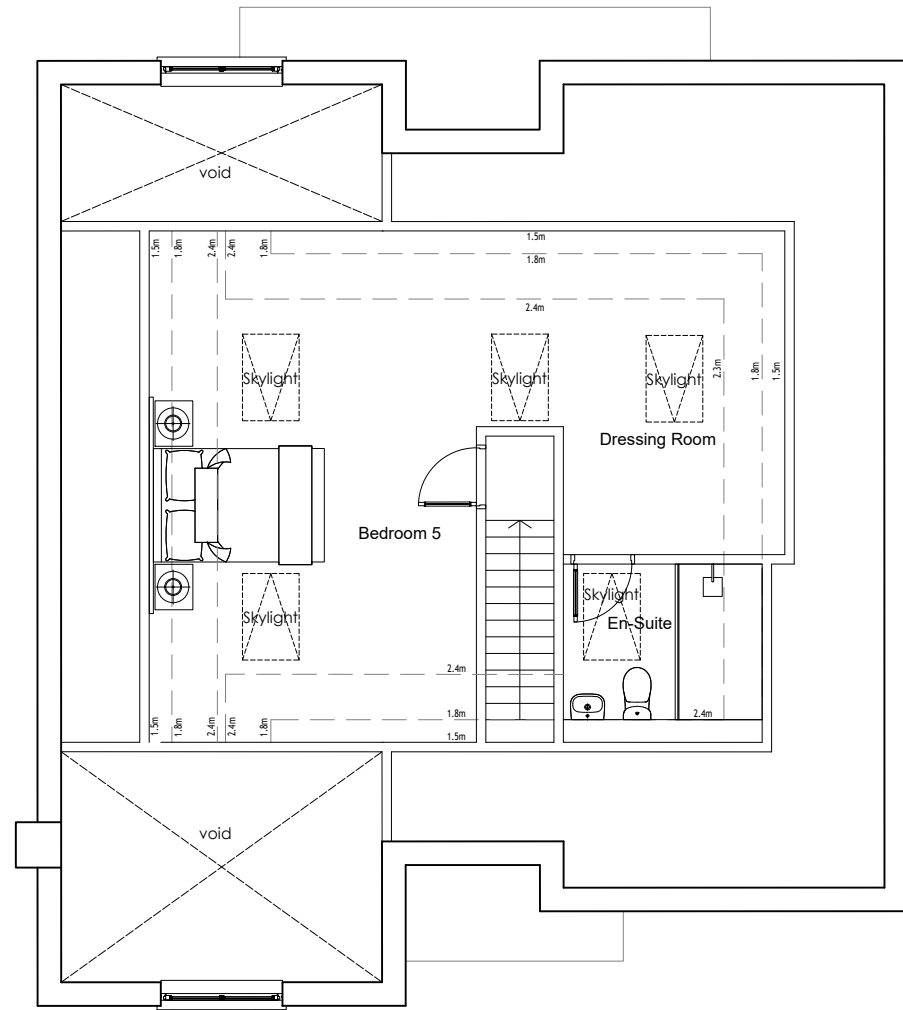
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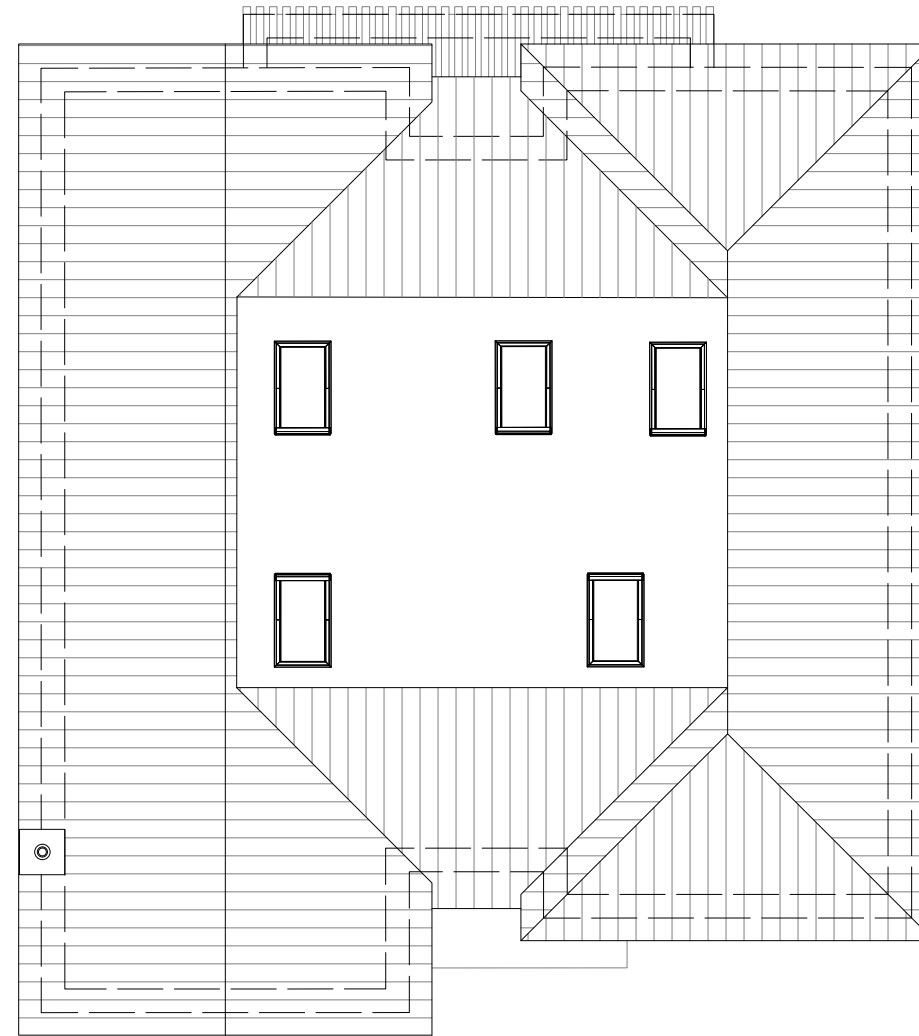


Proposed Unit 1 GIA:

- GF - 119.55 m²
- FF - 117.35 m²
- SF - 56.10 m²

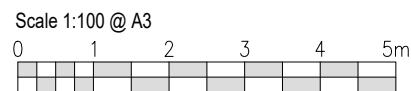


Proposed Loft Floor Plan
Unit 2



Proposed Roof Plan
Unit 2

141



| Rev | Date | Drn | Chkd | Description |
|-----|------|-----|------|-------------|
| | | | | |

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 2**

| scale at A3: | date: | drawn by: | checked by: |
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Agenda Item 7

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Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
|  Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate | TO: | PLANNING COMMITTEE |
| | DATE: | 6 March 2024 |
| | REPORT OF: | HEAD OF PLANNING |
| | AUTHOR: | John McNally |
| | TELEPHONE: | 01737 276204 |
| | EMAIL: | john.mcinally@reigate-banstead.gov.uk |
| AGENDA ITEM: | 8 | WARD: Chipstead, Kingswood and Woodmansterne |

| | |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBJECT: | To report the results of the public consultation on the proposed Conservation Area designation to the north of the present Elmore Road Conservation Area and consider the designation of this as the Chipstead Walpole Avenue & Starrock Green Conservation Area. |
| PURPOSE OF THE REPORT: | This report recommends the designation of the Chipstead Walpole Avenue & Starrock Green Conservation Area. |
| RECOMMENDATION: | <p>1. It is recommended that the proposed Chipstead Walpole Avenue & Starrock Green Conservation Area is designated, as delineated on the attached plans in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory procedures be undertaken.</p> |
| <p>Planning Committee has authority to determine the recommendations.</p> | |

1.0 BACKGROUND

1.1 The Borough currently has 24 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries. Elmore Road Chipstead was designated a Conservation Area in 1980 and extended in 1989. The Borough wide Conservation Area Review identified potential boundary changes including extensions and new conservation areas. In the case of the character area identified to the north of Elmore Road abutting the existing Conservation Area, consideration was given as to whether it was a new Conservation Area or an extension to the existing area to the south, either being valid. It was decided to proceed on the basis of an extension to the existing Conservation Area as it shared certain characteristics with the existing area, though further consideration of the area would be given with the detailed designation assessment following consultation, which is included in this report. Consultation took place with the residents and amenity societies by letter in July 2023 and a public meeting took place in October to explain the effect of

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

the proposed designation. Having regard to the consultation results and designation assessment, officers are recommending a reduced area to be designated a Conservation Area.

- 1.2 Designation is to give statutory protection to areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance. It also gives greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area. The control over demolition is an important difference compared to areas outside of Conservation Areas and helps avoid speculative demolition. The tree control also helps avoid the problem of pre-emptive felling that has been an issue in the past in Chipstead. It does not prevent house renovation or energy efficiency measures as has been claimed, as items such as double glazing, solar panels or reroofing generally do not require planning permission.
- 1.3 The Conservation Area is centred on the character area of early 20th century houses including houses and their setting by George Blair Imrie and other arts and crafts architects as well as other houses of this period, and is considered to be an area of special architectural and historic interest. It is not only the houses that contribute to the character but their associated gardens with their trees, shrubs and hedges set within the local topography. The interest lies not only in the arts and crafts houses which form a cohesive group but other styles of this period including styles such as the Old English, as well as earlier properties in the vernacular and Victorian styles typical of the composite nature of Conservation Areas.
- 1.4 This proposed Conservation Area at the north end of the village of Chipstead is an area of housing that represents the settlement that developed in the early 20th century with houses in the arts and crafts and other styles, as well as earlier farmhouses and Victorian villas. Whilst the station was opened in 1897 it was not until 1905 that estate development began in this area. Predominantly the houses are designed by the architect Blair Imrie, in a Surrey style as a follower of Lutyens. The company he worked for started as Stodart & Co and with various names including Stodart, Pine-Coffin & Imrie by 1910, Pine-Coffin, Imrie & Angell by 1914, and finally Imrie & Angell and occasionally Imrie, Angell & Scott-Willey. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the architectural design work. West Ridge designed by Imrie & Angell in 1923 is grade II listed. Other architects include the Milne family who lived at Dial House, a house of 1907. Oswald Milne was an assistant to Lutyens and designed various work in the vicinity including extensions to Hazelwood Farm and Flint Cottage. Another notable architect was W. Curtis Green who designed Middleshaw in 1906.
- 1.5 The revised proposed is to have a reduced Conservation Area, consisting of two parts. (This does occur elsewhere in Surrey, such as Claygate Village Conservation Area in Elmbridge and Old Malden Conservation Area in Kingston upon Thames). The proposed Conservation Area includes an area referred to as Walpole Avenue for convenience but comprising the Doghurst Estate and its surrounds, being the houses in Doghurst Lane and its environs

including parts of Hazelwood Lane, High Road, Coulsdon Lane and Walpole Avenue by Blair Imrie and other arts and crafts architects with two statutory listed buildings at Hazelwood Farm and West Ridge and a number of locally listed buildings, and a similar group of houses in the vicinity of Starrock Green, in Coulsdon Lane and Starrock Lane. This includes a number of locally listed buildings such as the Victorian Starrock Court with the remains of a 16th century barn at Starrock Farm. The hedge lined lanes as well as grass verges and specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to Chipstead's traditional Surrey vernacular character. Howe Green and part of the Golf Course, parts of High Road and Coulsdon Lane which were proposed to be included in the area have been excluded as the County has reservations about the inclusion of these Howe Green and parts of High Road and Coulsdon Lane.

2.0 STATUTORY PROVISION

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

3.0 CONSULTATION RESULTS

3.1 Consultation letters were sent to 83 households within the proposed extension. 13 households supported the extension, 9 household objected to the extension and 9 asked to be excluded (some of whom expressed support for the wider Conservation Area but are not included in the above 13 households supporting designation.). Whilst comments were not sought from the wider area 3 additional letters were received supporting the proposal.

3.2 Two local societies were consulted. The Chipstead Residents Association (CRA) objected as it felt that more detailed justification was needed. (The current report provides more detailed justification). The Chipstead Village Preservation Society (CVPS) supported designation. The comments, issues and concerns raised in the consultation comments received are considered in more detail section 4. A petition against the Conservation Area was also submitted by a household. It considered that extension of the existing Conservation Area would dilute the special character and result in a two tier system as well as concerns about energy efficiency. Whilst there were 88 signatures including many from out of the Borough, it appears that there were around 18 households within the proposed Conservation Area who signed the petition. This is similar to the number who objected or asked to be excluded and therefore is not considered to be significantly different to the consultation

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

process results. It is also considered that reasoning within the petition statement may have led signatories into being concerned about issues which in fact do not require planning permission. For instance, designation of the Conservation Area would not prevent house renovation or energy efficiency as has been misleadingly claimed, as items such as double glazing, solar panels or reroofing do not require planning permission.

- 3.3 Subsequently the Borough Council also consulted the County Conservation Officer and Historic England who visited the proposed area to provide an independent assessment of the proposed Conservation Area. Historic England have stated that they consider that it “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.” The County Conservation Officer also supports designation as the area is of “high quality” and has “strong architectural interest”. He has suggested a couple of boundary changes and these areas have been excluded from the proposed Conservation Area.

4.0 Issues raised in Consultation.

- 4.1 A number of issues were raised by consultees, either for, against or as a request for clarification. These are set out below, noting who raised the issue and with an officer response to the issue raised.

4.2 Is the Area Justified?

The Chipstead Residents Association (CRA) considered the area had no overall character, lacked cohesion and questioned whether it was an area or individual buildings. In response, the Designation Assessment sets out the character of the area and Historic England has stated that it “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.”

4.3 Controls

The CRA and the Chipstead Village Preservation Society (CVPS) raised issues about the controls that would apply as did a number of consultees. In response the Officers set out the controls that would apply and communicated this to the CRA. The main controls are demolition and where something does need planning permission, (such as extensions) the impact on the area would be considered. There still is permitted development rights, but further controls would be placed as a result of designation. Solar panels on roofs may not require planning permission (and as is the case anywhere are required to minimise impact). Alterations such as windows and changing roof materials would not be further controlled and may not require planning permission.

4.4 Article 4 Directions

The CRA asked for clarification regarding Article 4 Directions (whereby certain permitted development rights are removed). In response the officers noted that there are no intentions or plans to put in place an Article 4 Directions in place for the new Conservation Area if designated. Out of 24 existing Conservation Areas, only 11 have Conservation Area Article 4 Directions and no Conservation Area Article 4 area directions have been served since 1997. The only Article 4 Directions in a Conservation Area that have been served since 1997 on 1 or 2 individual properties for very harmful changes on an emergency basis as would be the case anywhere outside of Conservation Areas in the Borough, where a particularly harmful change is proposed. Officers are content that residents would agree that is a sensible caveat, to avoid cases of serious harm. There is no intention to serve an Article 4 Direction on the proposed Conservation Area. All Article 4 Directions are subject to a public consultation process.

4.5 Why now ?

One consultee asked why the Conservation Area was being proposed now and not before. The last review of Conservation Areas in the Borough was in the early 2000's so almost 20 years ago and the Council has a statutory duty to review. With the passage of time there is a greater appreciation of early 20th century architecture and through internet resources we have more knowledge of architectural history and the local environment.

4.6 Why are some new buildings or buildings of less significance included?

One consultee asked why are some new buildings or buildings of less significance included? In response officers would note that most Conservation Areas include new buildings and buildings of less or no significance embedded within the area. The proposed area has a very low percentage of new buildings or buildings of lower significance compared to most Conservation Areas.

4.7 Consistent Approach

The CRA raised the issue of a consistent approach to planning applications. The Officer's response was that no planning decision is signed by an individual case officer, all decisions are signed off by a Senior Officer or determined by the Planning Committee.

4.8 Residential Areas of Special Character (RASC)

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

Four consultees felt RASCS were sufficient. In response Officers would note that RASC status does not protect nor is intended to protect heritage assets and does not provide demolition control. The NPPF requires great weight to be given to the conservation of designated heritage assets such as statutory listed buildings and conservation areas. Most appeals on applications involving designated heritage assets are dismissed whilst about half of RASC appeals are allowed. RASC also do not take account of heritage assets, they are primarily a control based on spaciousness and landscape dominated plots. They do not achieve the same as a Conservation Area and are less effective. In regard to the relative protection provided by being in a RASC and in a Conservation area, as an example the two narrow plot sites with crown roofs in Walpole Avenue have set a pattern that could probably be repeated elsewhere in Walpole Avenue if there were a RASC appeal. Conservation Area status would give a higher level of respect of character, (particularly with the crown roof properties excluded). As an example, the Tadworth RASC has been gradually eroded at appeal due to gradual intensification. Conservation Area appeals have a much high rate of being dismissed than RASC appeals.

4.9 Locally Listed Buildings

The CRA and one consultee suggested that local listing was more appropriate. In response local listing is not the same as Conservation Areas as Conservation Areas are a character area designation. Historic England has stated that the area “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.” Local Listing is much less effective due to no demolition control and much less weight given to their conservation by the NPPF compared with designated heritage assets. Compared with the certainty of Conservation Area, local listing is much more open to challenge at appeal due to the lower status of local listing resulting in a greater use of resources. The Council has been particularly careful to ensure that this is a character area.

4.10 Hedges & Front Gardens in Chipstead

The CRA and a resident outside of the proposed area asked if hedges and front gardens could be protected in the whole of Chipstead. This is a matter beyond the present discussion and the Residents Association would need to raise this with the Policy Team.

4.11 Impact of Previous Alterations & Extensions

Four consultees raised this issue. In response the Officers note that most Conservation Areas contained altered buildings, including a percentage of inappropriate alterations and most buildings in Conservation Areas have been extended. All the buildings in the area have been carefully considered and the degree of alteration and extension is no more than existing Conservation Area and generally much less altered than many Conservation Areas. This is therefore not a reason for an area not being a Conservation Area. The special architectural and historic interest is set out in the Designation Assessment. The area retains much character and interest that both the Borough Officers, the County Conservation Officer and Historic England consider it is worthy of designation as a Conservation Area.

4.12 Home Repairs

Two consultees asked about home repairs. Most home repairs such as roof or window replacements are not controlled and do not require planning permission. The ultimate success of Conservation Areas will depend upon the care which individual owners take with the maintenance and repair of their properties and in any alterations or extensions they make.

4.13 Tree Controls

There was a request for clarification of tree controls by the CVPS and four other consultees, some expressing concern about the controls. On average looking at examples of other Conservation Areas in the Borough, average households makes an application for tree works about every 10 years. It is only for significant works of the type that normally require a tree surgeon, not general gardening.

Aside from the control on felling (for trees over 75mm diameter or 100mm for thinning to allow the growth of other trees), the other legal controls are topping and lopping which are surgical works that are quite different from light pruning of summer growth or other exempt de minimis activities, and the legal control relates to much heavier work, so general gardening type of work do not need consent at all. Trees maintained as hedgerows or routine clipping of tree and works to large shrubs or hedges that are not tree species are exempt. As with most planning matters, a pragmatic approach would be applied given that any enforcement action must be expedient in the public interest.

One consultee was seeking a standing notice by email instead but a Conservation Area Notification form is required, which is a simple process which tree surgeons are familiar with. As the period for carrying out the work can last several years it is possible to apply for a number of works on one application and then carry them out gradually at a later date. It does not seem too onerous to anticipate what one might wish to carry out (and there is no obligation to carry out) and there are provision for emergency works such as dead, dying or dangerous trees (though replacement may be required if

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

appropriate) and dead branches are also exempt. The respondent has indicated however that they would consider their legal position if a standing consent by email for trees under a certain size were not possible.

4.14 Resources

Four consultees asked a question in regarding to resources. In response the Officers would note that designation would save resources by providing the certainty of controls that RASCS do not have, thus avoid pre-emptive felling, demolition of buildings, and result in less appeals. As there is more respect for Conservation Areas there tends to be less breaches of controls. The additional number of Conservation Area Notifications relating to tree works would have minimal resource impact given the light-touch approach to consideration of these (which are either approved or result in serving of a Tree Preservation Order TPO).

4.15 Climate Change & Energy Efficiency

Two consultees asked for clarification on thermal efficiency measures, one objected and the issue was raised by the petitioner. Conservation Area designation does add additional not control changes such as window replacement or solar panels as planning permission is generally not required. It is therefore considered that the Conservation Area status will not affect the ability of residents to ensure that their houses are thermally efficient. Detailed information on permitted development on climate change measures in Conservation Areas was provided with the consultation letter.

4.16 Impartiality

The designation of the Conservation Area is not the decision of the Conservation Officer, the proposals have been considered by the Head of Planning and the Development Manager who are familiar with the area and the decision is ultimately for the Planning Committee. Historic England and the County Conservation Officer support the designation of this area.

4.17 Proposed Exclusions of Harmful Development

This was raised by two consultees including the petitioner as it would create a two tier area. The 6 excluded properties are with their crown roof and tight widths and in one case, hardstanding dominated frontages were allowed at appeal and have the potential to set a precedent and be repeated through the RASC, gradually densifying the RASC. It is important that such harmful development is not included within the Conservation Area as a clear signal is needed that this would be out of character with the Conservation Area. In regard to these properties being outside but adjoining Conservation Areas,

when planning permission is required, regard would be had to the setting of the Conservation Area.

4.18 Dilution

The CRA and the petition considered that the proposed extension diluted the existing Conservation Area. The boundary is considered in the designation assessment. A reduced area is proposed and the Golf Course excluded in part due to these dilution concerns.

4.19 Proposals for Preservation & Enhancement

The CRA and two consultees raised the issue of measures for the management, preservation and enhancement of the Conservation Area if designated. The policies in the Council's Development Management Plan and Local Distinctiveness SPD provide an adopted and consulted framework for conservation to address the issue of preservation and the Designation Assessment of the proposed Conservation Area in this report provide a definition of character that would inform that development management process. As a residential area, unlike a village or town centre, there are limited opportunities, if any, for enhancement beyond the existing adopted and Borough wide Development Management Policies for Conservation Areas. Such proposals are only required to be published from time to time and it would not be intended to publish such proposals in the near future due to the nature of the area, the designation assessment of the area that has been produced as part of the designation process and the extended debate that has already taken place. It is important that other areas where there are more opportunities for enhancement such as town and village centres are prioritised for consideration of enhancement schemes. Residential Conservation Areas are generally tranquil areas which would not require active management aside from what would occur generally in residential areas. It is important that a disproportionate amount of time is not spent on such areas such as the proposed area. For instance the existing Chipstead Conservation Areas which have had a much more diverse range of uses and activities than the proposed Conservation Area nonetheless require much less input than areas such as Reigate Town Centre Conservation Area.

4.20 Arts & Crafts & other Styles

The CRA and one consultee raised an issue questioning whether the area had a cohesive character. In response Officers would note that it is considered that the proposed area has a strong cohesive character centred around the arts and crafts style and early 20th century architecture. It does also have a composite element. Many areas have composite characters, so Walton on the Hill has an old village core and an arts and crafts area, as does Merstham. These areas can then be subdivided into identity areas when assessing or

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

may have a combined character. Esher Conservation Area has the village core and Clive Road, an arts and crafts estate by Blair Imrie, all in one Conservation Area, so these elements can be from different times. Most Conservation Areas contain works by different architects and therefore different designs. This does not mean an area has a special character as a whole, as the above examples show. There is also the option of dividing off the character areas into different Conservation Areas, so Chart Lane in Reigate adjoins Reigate Conservation Area but is separate to it. In the present there are a considerable number of buildings of arts and crafts character, but also other early 20th century or earlier buildings, including the Old English style, Victorian classical and early vernacular and this composite character and variety is quite typical of many Conservation Area. The existing Elmore Road Conservation Area consists of such a composite mix and has less of a cohesive character than the proposed area.

Some owners seemed unclear about what arts and crafts was/is and this is defined in the assessment.

4.21 Golf Course

This is considered in more detail in the designation assessment. One consultee asked for just the Golf Course (32 hectares/79 acres) to be a Conservation Area and three consultees asked for the Golf Course to be included in the Conservation Area, but this would not meet the criteria for a Conservation Area designation as an area of Special Architectural or Historic Interest, as well as the issues of dilution raised by the petition from designating such a large area (as the proposed Conservation Area is 20 Hectares/49 Acres and adding the whole Golf Course would add an additional 32 Hectares/79 Acres which is clearly disproportionate and a dilution of the Conservation Area). The CVPS asked for the golf course between Walpole Avenue and Howe Lane to be included (7 hectares/17 acres) and the Conservation Officer, Historic England and the County Conservation Officer considered this reasonable as a link between two parts of the proposed Conservation Area, but as the County have reservations about Howe Lane being designated and therefore given the petition about dilution it is considered that to ensure there is no dispute about a cohesive area the golf course should not be included. It would in any case have required a separate consultation process with the golf club. The golf course is green belt and therefore has a separate protective measures. Historic England Advice Note 1 Conservation Area Appraisal, Designation & Management Paragraph 73 notes that "Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates.

4.22 Requested Exclusions

Four modern houses requested exclusion from the proposed Conservation Area. It is considered two contribute to the area by their hedge line and two by their sympathetic architectural character and hedge line. One consultee requested exclusion due to the short garden and the original architect being unknown architect, but much of the gardens in the area have been shortened and the original architect was Blair Imrie. In another case the house is of the same date and materials as the Blair Imrie houses adjacent so contributes to the area. In the cross road area, the owner states the house is not arts and crafts but the entrance wing is by the arts and crafts architect Oswald Milne and the house is in a crucial corner plot where the hedges and trees contribute to the Conservation Area. In another case of a 1930's house in Starrock Green, the architectural value of the house is neutral, but the tree cover is important to the area and exclusion would fragment the cohesion of group. Another consultee made a general comment suggesting exclusion of modern houses but often these are embedded in the area and their trees and hedges contribute to the area. In conclusion officers felt that exclusion of the properties would harm the cohesion of the Conservation Area, though if Committee felt a particular property should be excluded the Conservation Area should still proceed.

4.23 Inclusion of other areas

Four suggested inclusion of other areas. Officers have considered these areas. In the case of Coulsdon Lane these have been included in part and consultation has taken place. In the case of Hazelwood Lane, Historic England did not feel that these merited inclusion.

4.24 Concern at Demolitions & Offers for Development

Three respondents, one outside the Conservation Area, were concerned at the current pressure for redevelopment and offers to purchase properties for redevelopment by developers, and these consultees supported the Conservation Area as they felt, in the words of one owner, that they were custodians of this heritage and would not want to see the character of the area harmed.

4.25 History Evidence

Three respondents asked what evidence there was for the significance and architectural history of the area. A considerable amount of information is now online in regard to the architectural history of the area and previous owners, and the Surrey History Centre holds the building plan registers and some plans of development in the area as well as copies of the Kelly's Postal Directories which together identify the age and architects of houses in the

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

area. This information was used to identify the architects and ages of buildings and is set out in the Designation Assessment. Owners can visit the Surrey History Centre if they wish to look at the Kelly Postal Directories, the building registers and plans, to research the history of their house. (This information is not generally held in the Historic Environment Record).

4.26 Open Space

Two respondents raised issues about including open space (fields or former fields) to the south west but this would not be appropriate as the purpose of the Conservation Areas is as Areas of Special Architectural or Historic Interest. Historic England Advice Note 1 Conservation Area Appraisal, Designation & Management Paragraph 73 notes that “Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates.

4.27 Freedom to Develop

Five respondents said that they wanted the freedom to develop. However, this would not be appropriate in some cases even with the existing character designations. The national policy of Conservation Area designation would take precedence but does not mean that there would not be development opportunities where appropriate to the character and conservation of the proposed Conservation Area.

4.28 Visibility

One respondent raised the issue about limited visibility. The majority of houses in the area are clearly or reasonably visible, others have visibility from paths or across the golf course from Howe Lane, and even where only glimpses are evident in some cases these still contribute to public views. In any case public visibility is not a requirement of Conservation Areas. For instance, examples in Surrey include Peper Harrow where the country house is on private land or Munstead Wood where there is limited visibility, as well as quite a number of the Edwardian Conservation Areas set in spacious grounds in Surrey having limited or no public visibility in parts. The National Planning Practice Guidance for the historic Environment notes that “buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each”.

5.0 DESIGNATION ASSESSMENT OF THE PROPOSED CONSERVATION AREA

5.1 In the appendix, a detailed designation assessment of the consultation area and its boundaries is provided to define its character and history. (As this is now proposed to be separate from the Elmore Road Conservation Area the request by Chipstead Village Preservation Society for the inclusion of Elmore in Elmore Road Conservation Area will be considered in a separate report at a later date).

5.2 As previously noted, in the case of the character area identified to the north of Elmore Road abutting the existing Conservation Area, consideration was given as to whether it should be a new Conservation Area or an extension to the existing area to the south, either being valid. It was decided to proceed on the basis of an extension to the existing Conservation Area as it shared certain characteristics with the existing area, though further detailed consideration of the area would be given in the detailed designation assessment following consultation. Following the consultation process results and the designation assessment, officers are recommending a reduced area to be designated a Conservation Area called Chipstead Walpole Avenue & Starrock Green, being the Blair Imrie and other early 20th century houses on the Doghurst Estate and environs including Doghurst Lane and Walpole Avenue and around Starrock Green, which form a character area.

5.3 The January 2023 Committee Report set out the Methodology for identifying the proposed Conservation Areas and extensions in the Borough.

5.4 Proper Purposes

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

Agenda Item 8

Planning Committee
6th March 2024
Area

Agenda Item: 8
Chipstead Walpole Avenue & Starrock Green Conservation

criteria and deserves wider recognition and appreciation, particularly in regard to the work of the arts and crafts architect George Blair Imrie and his creation of this area by the careful use of local materials and forms as well as regard to the existing topography and shaws.

6.0 RESOURCE IMPLICATIONS

- 6.1 Whilst heritage resources are limited, the greater certainty in the development management process will reduce time spent on negotiation and discussion of proposals. The additional resource impacts associated with tree work applications for the extended area will be minimal given the light touch nature of such assessments/reports.

7.0 LEGAL IMPLICATIONS

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

8.0 CONCLUSIONS

- 8.1 It is considered that the proposed Chipstead Walpole Avenue & Starrock Green Conservation Area is worthy of designation as a Conservation Area, as the character area is an Area of Special Architect or Historic Interest the character or which it is desirable to preserve or enhance. It is recommended that the Committee approve designation of the Conservation Area.
- 8.2 It is recommended that the proposed Walpole Avenue & Starrock Green Conservation Area as delineated on the plan in Appendix 1 be designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory notifications be undertaken.

Appendices

Appendix 1 Designation Plan

Appendix 2 Consultation Plans

Appendix Designation Assessment

Background Papers: None

APPENDIX 1

PROPOSED CHIPSTEAD WALPOLE AVENUE & STARROCK GREEN CONSERVATION AREA



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PROPOSED CONSERVATION AREA IN TWO PARTS OUTLINED IN BLUE

Agenda Item 8

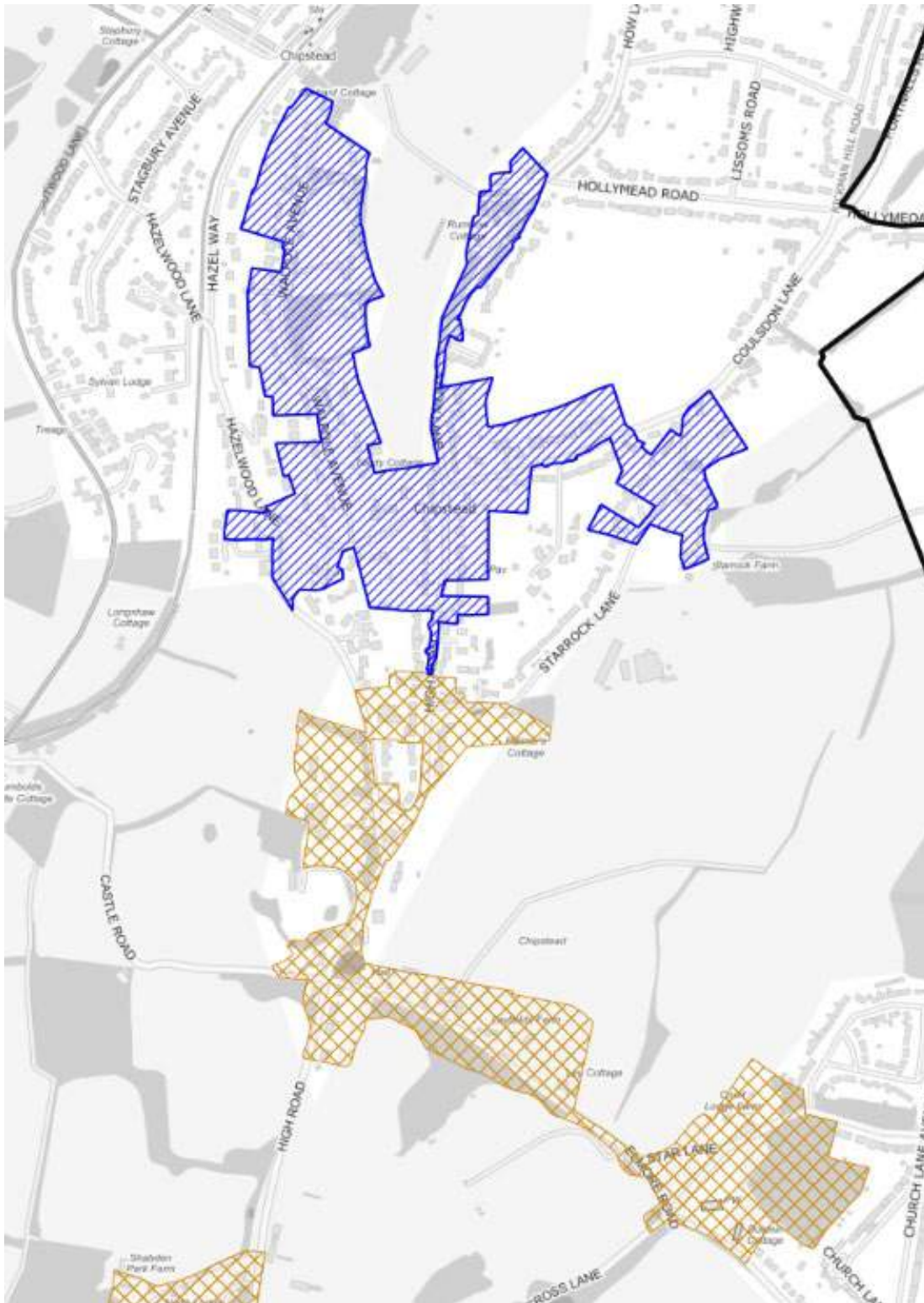
Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

APPENDIX 2 CONSULTATION MAPS

Map 1 Area Initially Proposed In January 2023 In Context With Existing Elmore Road Conservation Area

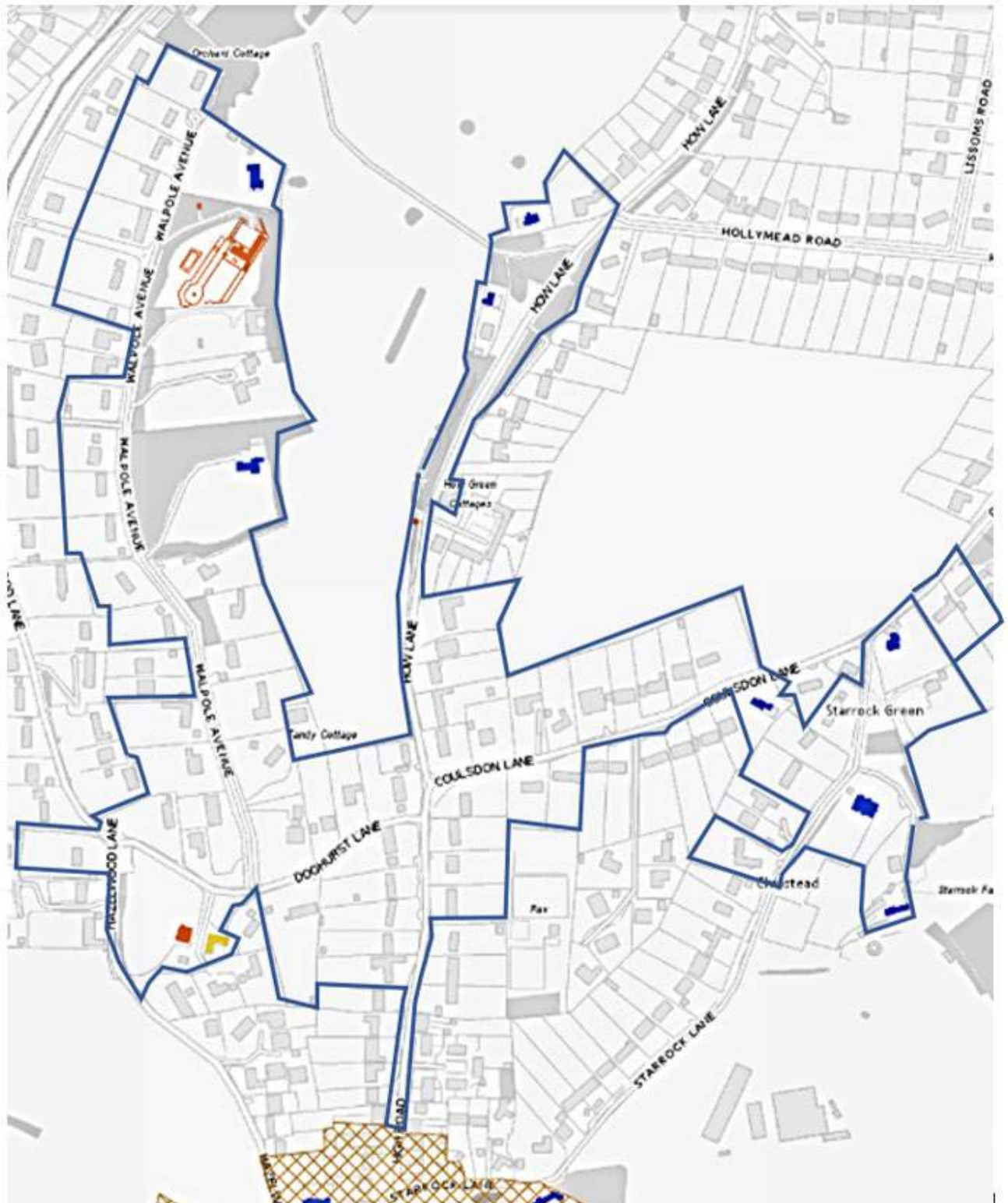


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PROPOSED EXTENSION IN BLUE, EXISTING ELMORE ROAD CONSERVATION AREA HATCHED BROWN

Map 2 Area Consulted North Of Elmore Road In July 2023

This is the consultation area with residents and local groups (including an additional area in Coulsdon Lane).



Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

Map 3



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This is the area discussed with Historic England and the County Conservation Officer, including the addition of 17 acres of the Golf Course. The designation of the whole area proposed would have a holistic characteristic with parts interconnected and the approaches and links had value to the whole. However, the County Conservation Officer had some reservations about How Green and parts of High Road and Coulsdon Lane. Whilst the County did not rule out inclusion of How Green, suggesting it may be linked by part of the golf course, given it is important that any proposed boundaries have their full unequivocal support and also bearing in mind the petition against diluting boundaries, these areas have been excluded including the 17 acres of golf course which was included as a link between Walpole Avenue and How Green. The final reduced boundary proposed for designation is in Appendix 1.

Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 1

Introduction

1.0 Conservation Areas are defined by the Planning (listed Buildings and Conservation Areas) Act 1990 legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries. Historic England's "Conservation Area Appraisal, Designation and Management" Advice Note 1 2019 provides some additional guidance on Conservation Areas.

1.1 The Conservation Area is centred on the character area of early 20th century houses including houses and their setting by George Blair Imrie and other arts and crafts architects as well as other houses of this period, which is considered to be an area of special architectural and historic interest. It is not only the houses that contribute to the character but their associated gardens with their trees, shrubs and hedges within the local topography. The interest lies not only in the arts and crafts houses which form a cohesive group but other styles of this period including styles such as the Old English, as well as earlier properties in the vernacular and Victorian styles typical of the composite nature of Conservation Areas.

1.2 This proposed conservation area at the north end of the village of Chipstead is an area of housing that represents the early 20th century settlement that developed in the early 20th century with houses in the arts and crafts and other styles, as well as earlier farmhouses and Victorian villas. Whilst the station was opened in 1897 it was not until 1905 that estate development began in this area. Predominantly the houses are designed by the architect Blair Imrie, in a Surrey style as a follower of Lutyens. The company he worked for started as Stodart & Co and with various names including Stodart, Pine-Coffin & Imrie by 1910, Pine-Coffin, Imrie & Angell by 1914, and finally Imrie & Angell and occasionally Imrie, Angell & Scott-Willey. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the architectural design work. West Ridge designed by Imrie & Angell in 1923 is grade II listed. Other architects include the Milne family who lived at Dial House, a house of 1907. Oswald Milne was an assistant to Lutyens and designed various work in the vicinity including extensions to Hazelwood Farm and Flint Cottage. Another notable architect was arts and crafts architect art works guild member W. Curtis Green who designed Middleshaw of 1906. Curtis Green was the illustrator of "Old Cottages and Farmhouses in Surrey" and the stairway turret of Middleshaw shows Curtis Green's knowledge of vernacular forms. (the garage of which is by Cooke & Harrison. Gillian Cooke, was the first female Fellow of the RIBA, for the academic Caroline Rhys Davids.) Scott Willey was another architect who lived in the area at Homewood (now Hylton Baron) and was an assistant to Dawber, known as the Lutyens of the West. Scott Willey joined in partnership with Imrie & Angell and produced works in Imrie's house style.

1.3 The revised proposal is to have a reduced Conservation Area, consisting of two parts. (This does occur elsewhere in Surrey, such as Claygate Village Conservation Area in Elmbridge and Old Malden Conservation Area in Kingsotn upon Thames). The proposed Conservation Area includes area referred to as Walpole Avenue for convenience but comprising the Doghurst Estate and its surrounds, being the houses in Doghurst Lane and its environs including parts of Hazelwood Lane, High Road, Coulsdon Lane and Walpole Avenue by Blair Imrie and other arts and crafts architects with two statutory listed buildings at Hazellwod Farm and West Ridge and a number of locally listed buildings and a similar group in the vicinity of Starrock Green including houses in Coulsdon Lane and Starrock Lane. It includes a number of locally listed buildings such as the Victorian Starrock Court

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

and the remains of a 16th century barn at Starrock Farm. The hedge lines lanes and road as well as specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to Chipstead's traditional Surrey vernacular character. How Green and part of the Golf Course, parts of High Road and Coulsdon Lane which were proposed to be included in the area have been excluded as the County has reservations about the inclusion of How Green and parts of High Road and Coulsdon Lane.

George Blair Imrie

George Blair Imrie (1885-1952) was an arts and crafts architect. He was a follower of Lutyens. In an interview with one of Blair Imrie's partners it was noted that "Imrie was influenced by Lutyens adaptation of the traditional Surrey style." He took part in the 1905 Cottages Exhibition at Letchworth which would have been an opportunity to experience the work of architects such as Baillie Scott. He emerges as a practising architect around 1905 in Chipstead for the E H Stodart's firm of surveyors. Chipstead represents his earliest work. His key contribution to Surrey is his use of the Surrey vernacular style using local materials and forms.

Munstead Wood by Lutyens



Blair Imrie was a follower of Lutyens's arts and crafts vernacular style source wikimedia



Blair Imrie's RHS Wisley of 1913, described by Nairn as a version of Lutyens

Source geography.org.uk



Influence of Lutyens Milmead published in 1907 and Blair Imrie's Woodend of 1910

Source: millmead wikimedia



Examples of Buildings in the proposed Area. Blair Imrie houses except for the 15th century Hazelwood Farm in the bottom left.

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



OS Map showing the settlement largely complete by 1933. Most of Blair Imrie's houses were constructed by 1923

district, the neighbourhood is being developed in such a manner as to maintain the great natural advantages of the place. Two things may be noted in connection with Chipstead — the first is that residents there are almost invariably owners of their houses rather than renters, the other is that some of the houses recently built are fine examples of the modern expression of the best architectural ideas. They conform to the best Surrey traditions, and one may travel far before finding more entirely delightful houses than some of those already built to the designs of Mr. G. Blair Imrie.

Quote of 1912 noting the character of the estate and the designs by Blair Imrie



Stodart & Co design of 1907

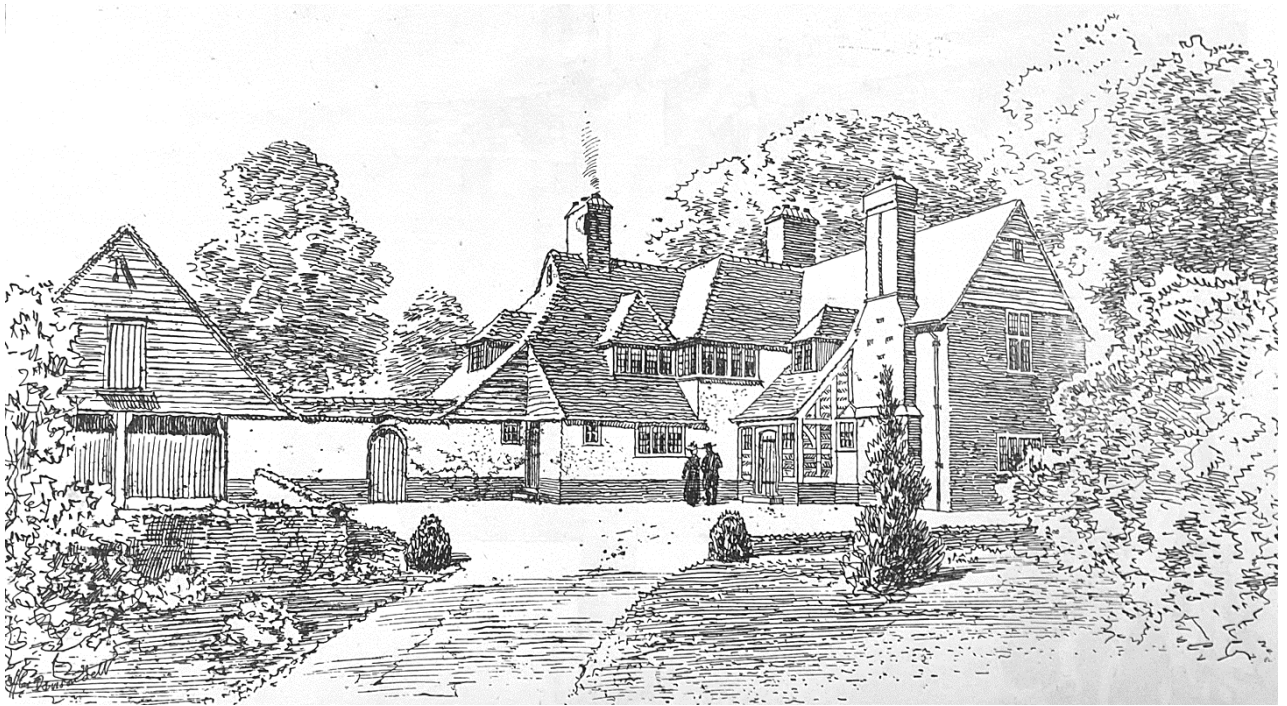
An article of 1907 describes the “beautiful Doghurst” estate erected by Stodart & Co, “varying from 400ft to over 500ft above sea level, and theterrace like formation of the hillside ... the houses on the upper portions of the estate do not have their views obstructed by those lower down. The narrow belts of trees and underwood or shaws...form a distinctive feature of these properties, rendering the neighbourhood far more attractive than the barren looking treeless slopes near Caterham and Croydon.... Every endeavour is being made to preserve the natural beauties of the estate and the sites and houses are being arranged with that view”.

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Woodbury by Blair Imrie 1911

source Surrey History Centre





Playden by Blair Imrie 1909 source Surrey History Centre



The Thatched Cottage 1920 by Blair Imrie

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 2

COMPARATIVE EXAMPLES OF EARLY 20TH CENTURY SETTLEMENTS IN SURREY BEING CONSERVATION AREAS

Comparison of the Proposed Conservation Area with early 20th century Conservation Areas elsewhere in Surrey

Example of Blair Imrie Conservation Area at West Byfleet



Source The Heritage of Woking

Old Avenue Conservation Area in West Byfleet was designated 1992 is based around a group of Blair Imrie houses built from 1911 onwards. It has similar characteristics to Chipstead including spacious wooded plots. There are 16 Blair Imrie Buildings, and the area comprises 40 buildings, over 20 being modern post war. This compares with Chipstead with 30 Blair Imrie plus 5 other buildings of particular interest out of proposed area containing 59 buildings, with only 5 post war modern houses.

There are quite a number of early 20th century Conservation Areas in Surrey. Aside from West Byfleet which shares the same architect and spaciousness, other early 20th century Conservation Areas in Surrey with spacious plots include Fishers Hill, Hook Heath, the Webb Estate, Woodcote Great Austins, Farnham and the Hockering, Woking. The Borough of Reigate & Banstead also has arts and crafts areas designated as Conservation Area at Kingswood, Rockshaw Road and a large and important part of Walton on the Hill which have a similar character of spacious wooded plots.



Blair Imrie houses Old Avenue Conservation Area West Byfleet built 1911 to 1913

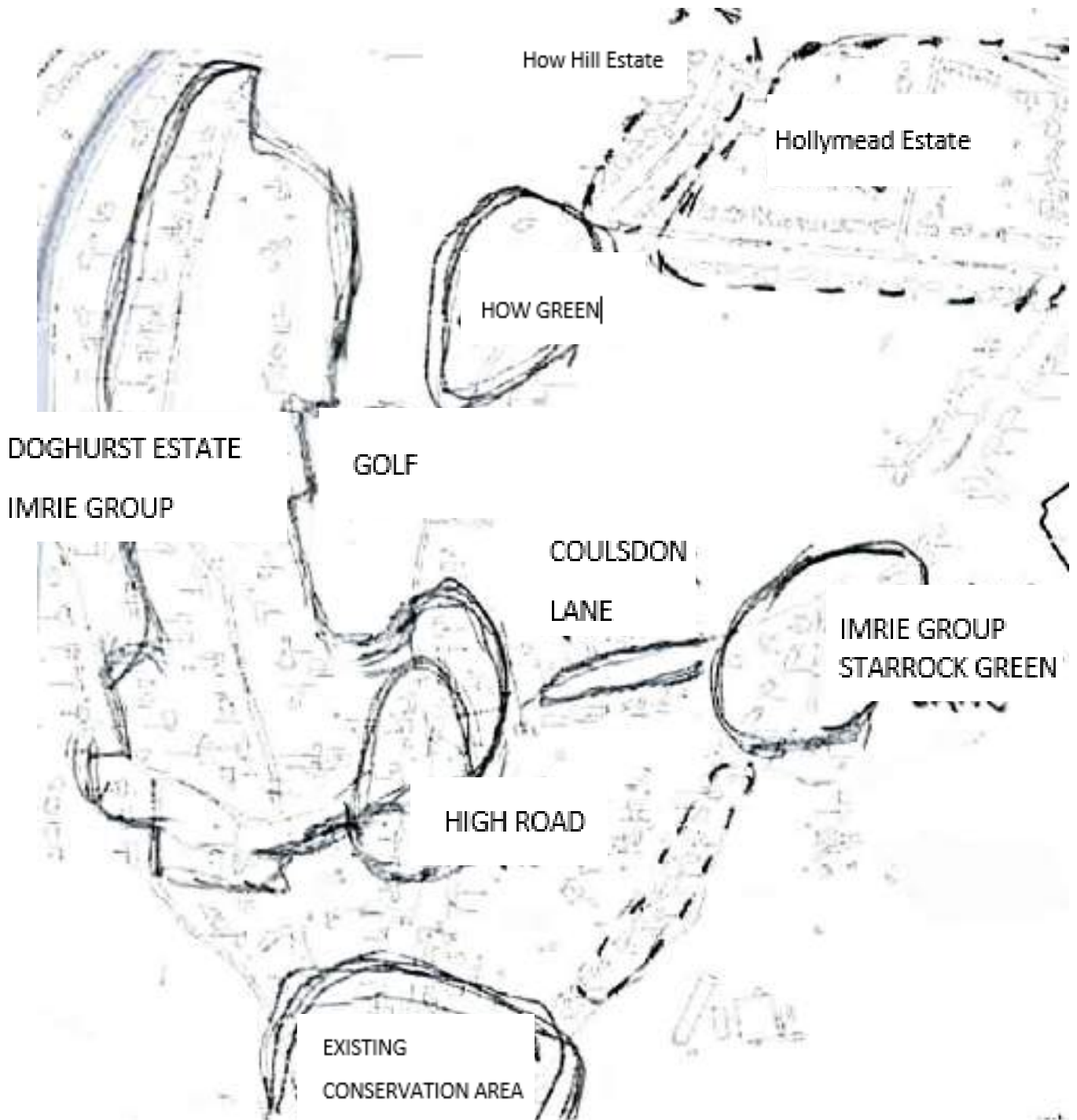
Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

CHARACTER ZONES AND IDENTITY AREAS IN THE PROPOSED CONSERVATION AREA AT CHIPSTEAD



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Character Zones Identity Areas in the proposed area of Chipstead

The character zones or Identity Areas within the Proposed Conservation Area include ;

1) Doghurst Estate

This the land owned by the Walpole Family developed from 1905 onwards with houses most by the arts and crafts architect Blair Imrie but also by arts and crafts architects Curtis Green and Oswald Milne who were members of the Art Workers Guild. It includes Doghurst Lane and Walpole Avenue. Earlier elements are Hazelwood Farm and elements of Doghurst Farm reused in the Dial House.

2) High Road

The element with the Conservation Area is the important crossroad. It has a mix of houses designed by Blair Imrie and others.

3) Starrock Green

Starrock Green is a group of houses by Blair Imrie and his circle. Hylton Baron is the former home of the architect Scott Willey. Earlier elements are the Victorian Starrock Court and the 16th century barn remains at the former Starrock Farm. The houses are centred round Starrock Green.

Areas Initially Proposed to include in the Conservation Area but now proposed to be excluded from the Conservation Area

1) How Green

How Green is an area of early 20th century housing, a Victorian weatherboarded cottage and a 17th century flint cottage around an attractive green. The County Conservation Officer had reservations and having regard to the petition raising concern about dilution of the area it is not proposed to include it in the proposed Conservation Area.

2) Golf Course

The Golf Course was laid out in 1906 as part of the How Hill Estate. Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management states in para 73 that "Conservation area designation is not generally an appropriate means of protecting the wider landscape but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates." Suggestions to therefore just designate the Golf Course or include the whole in the Conservation Area would not meet designation criteria and would result in dilution which the petition was against (The Golf Course is 32 hectares/79 acre, the proposed Conservation Area is 20 Hectares/49 Acres). It was felt by the Historic England, the Borough Conservation Officer and the County Conservation Officer that the land between Walpole Avenue and Howe Lane (7 hectares/17 acres) could be included as linking two parts of the initial proposed Conservation Area but given the County Conservation officer's reservations and the concerns of the petition against dilution it was decided not to proceed. It would in any case have required a separate consultation process with the golf course.

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8

3) High Road

This is an area of 1920's and later houses that was initially proposed to be included in the Conservation Area. The Borough Conservation Officer felt it should be included in the area and provide part of the hedge lined character of the area, but as the County Conservation Officer had reservations and having regard to the petition regarding dilution it was decided not to proceed. Deville by the architect Compton Hall of 1924 is particularly elegant. It is an area vulnerable to change.

4) Coulsdon Lane

This area forms a link between the two parts of the proposed Conservation Area and consists of mostly 1920's houses. Its particular value to the area is its trees, hedge lined road and wide grass verge. The Borough Conservation Officer felt it should be included in the area as a link and due to its verdant and sylvan character, but as the County Conservation Officer had reservations and having regard to the petition regarding dilution it was decided not to proceed. Court Mead of 1927 with its turret is the most striking building, though much extended. It is an area vulnerable to change.

5) Coulsdon Lane to north of proposed Conservation Area

This is a more fragmentary area due to redevelopment, with the west side having suffered considerably from redevelopment and starting to suffer from the use of the fad for anthracite grey houses. Fairways is a beautiful house on the corner by the arts and crafts architect F Jennings of 1927 but isolated from the character area. Rowans Hill of 1912 (now the Serenity School) should be included in the Conservation Area but was not included in the original consultation.

Other Areas not proposed to include in the Conservation Area

6) Starrock Lane

The middle part of Starrock Lane is an area of housing developed in the 1930s so beyond the period of the proposed Conservation Area.

7) How Hill Estate

This is a small area of Edwardian housing, with a mix of houses including some by Blair Imrie but with significant infill and extensions that have diminished the group value. The houses are generally not as accomplished as the proposed Conservation Area.

8) Hollymead Estate

This is an area I have described as the Hollymead estate, though it probably is an extension of the How Hill estate. It is a very attractive estate characterised by Edwardian holly hedges which was developed in the 1920's. The plots are tighter

than the proposed Conservation Area and the houses, whilst attractive have less of an arts and crafts feel than the proposed Conservation Area but with the occasional house by the Imrie, Angell & Scott Willey partnership.

PLOT SIZES

The spacious and wide plots with significant hedging, trees and shrubbery in the proposed Conservation Area are quite different to plot sizes in the surrounding area.



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Plan showing plot size within area

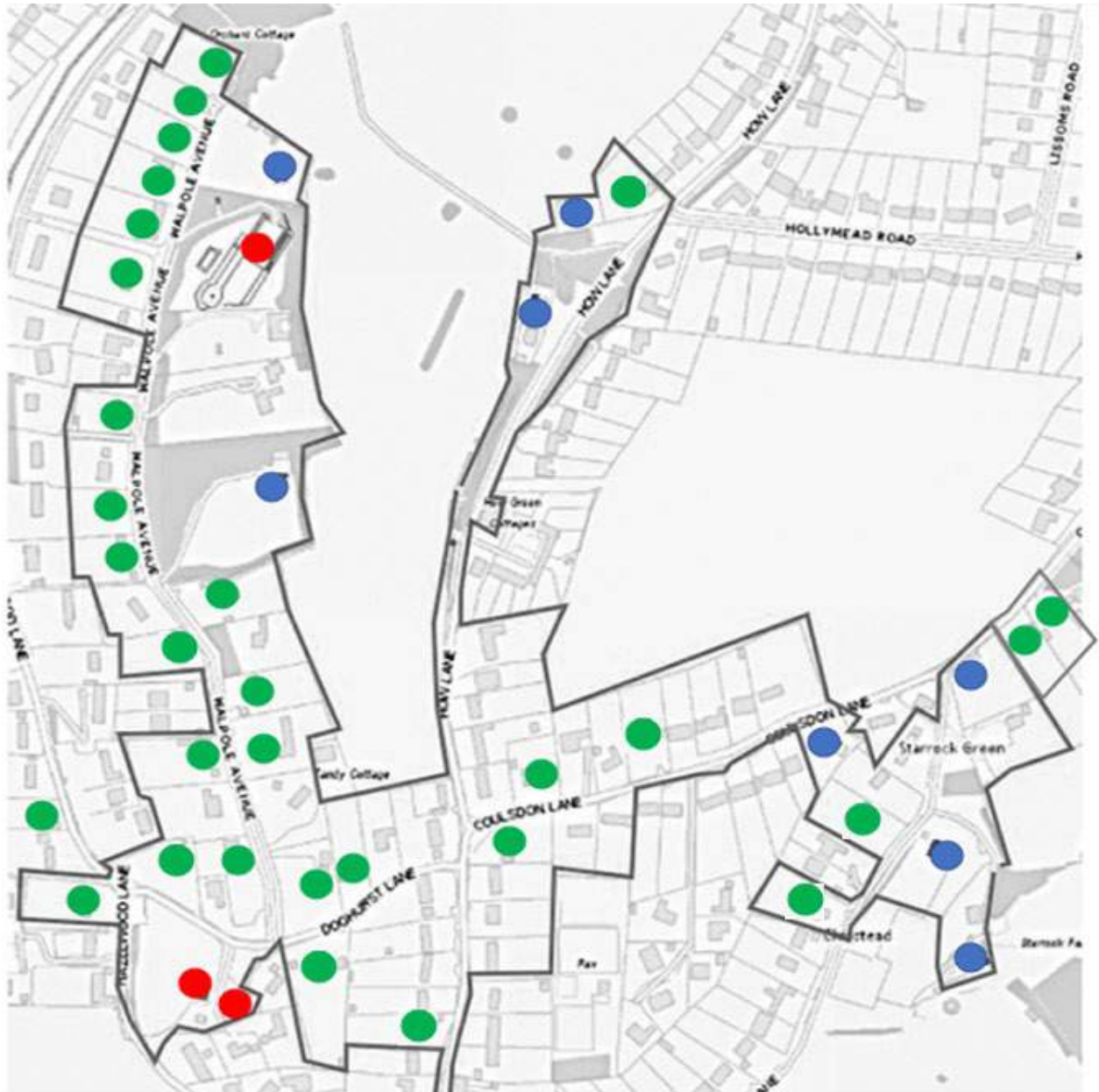
Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

HERITAGE ASSETS



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The above plan shows Heritage Assets

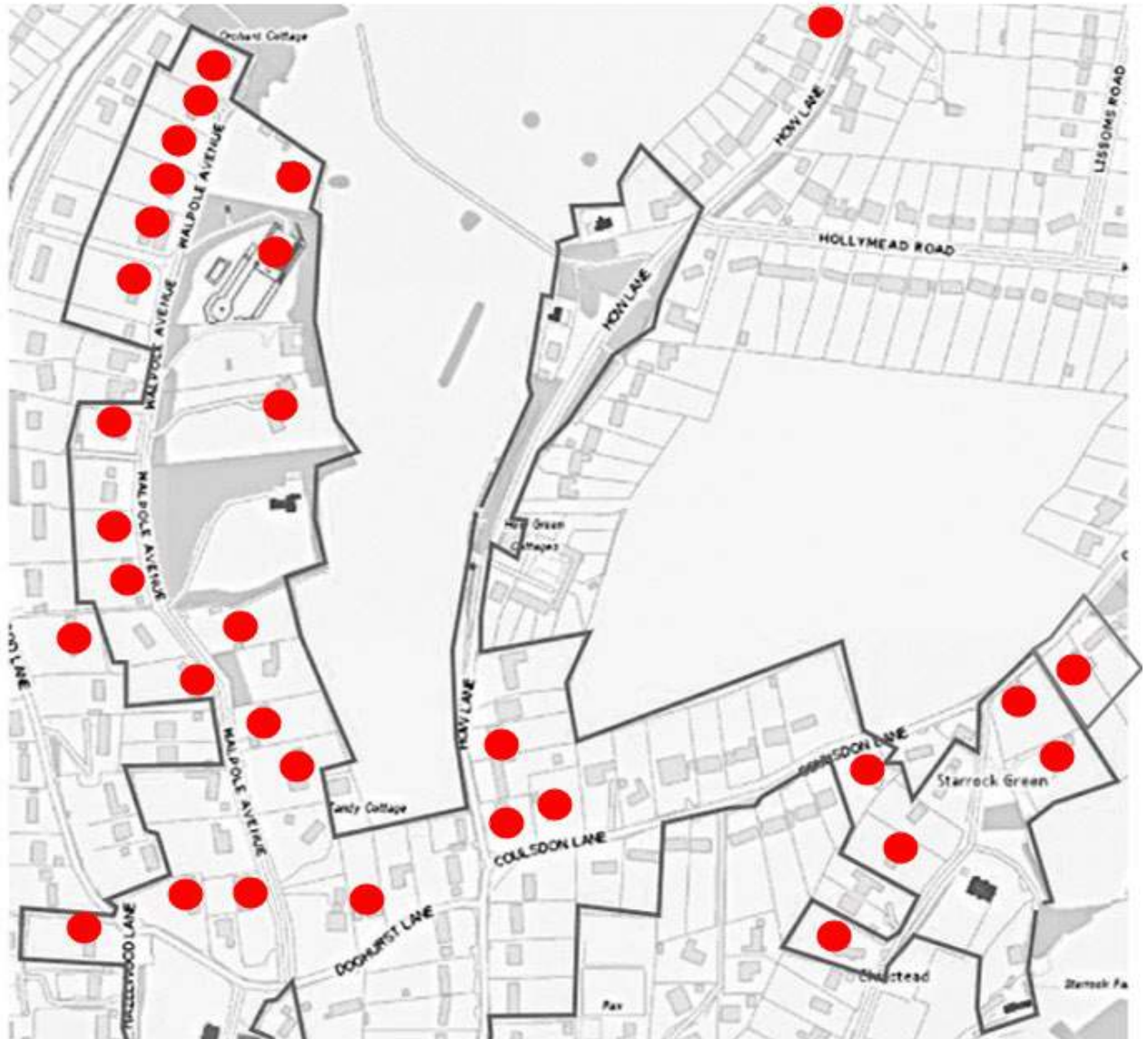
RED Statutory Listed Building

BLUE Locally Listed Buildings

GREEN other buildings that particularly contribute to the character of the area

BUILDINGS BY BLAIR IMRIE AND HIS COMPANIES

The houses designed by Blair Imrie make up a consider part of the proposed Conservation Area, particularly on the west side of Walpole Avenue. These were identified by plans and buildings registers which are in the Surrey History Centre,



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Buildings by Imrie and his companies

The above plan shows buildings designed by Blair Imrie. There 31 buildings (4 of which are attributed on style and detailing).

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8

Definition of Arts & Crafts

The arts and crafts houses are of the vernacular revival style, sometimes now referred to in the case of Surrey as the Surrey Style. Characteristics include ;

- 1) Avoiding ornament. Use of simple forms.
- 2) Vernacular local materials, based on the local geology.
- 3) Steep roof pitches and strong compositions using substantial chimneys as vertical balance to horizontal in compositions.
- 4) Handmade materials and textures.



Common Characteristics of the Proposed Conservation Area

Steep Roof Pitches 49 to 54 degrees.

Handmade Clay Plain Tiles, Handmade Bricks, Flint, Tile Hanging (avoiding slate).

Large solid to void ratios with cottage style window openings.

Asymmetrical Balanced Composition with tall chimney stacks key part of composition balancing the horizontal.

Vertical emphasis of casements.

Chimneystacks decreasing in alternating stages.

Traditional Roof Forms including catslides and gables.

Axial symmetry within bays or sections.

Hedgerows and specimen trees and native shaws.

Landscape gardens with ponds, rockeries, walks, rose gardens, dry stone walls.

Simple vernacular forms with lack of ornament.

Short spans and depths.

Spacious landscape dominated plots.

Houses sunk into the landscape orientated towards distance views.

Genuine Pegged Timber Frame, avoidance of mock timber.

Tawny brown colours of the local tiles and bricks.

STEEP ROOF PITCHES



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Steep Roof Pitches are typical of the arts and crafts period. Blair Imrie houses generally conform to the ideal pitch of 54 degrees and certainly no less than 49 degrees. 45 degrees was always avoided, described by Lutyens as the ugly angle. (see "Building Craftsmanship in Brick and Tile" by Nathaniel Lloyd 1929)

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

AGE OF BUILDINGS



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Age of Buildings.

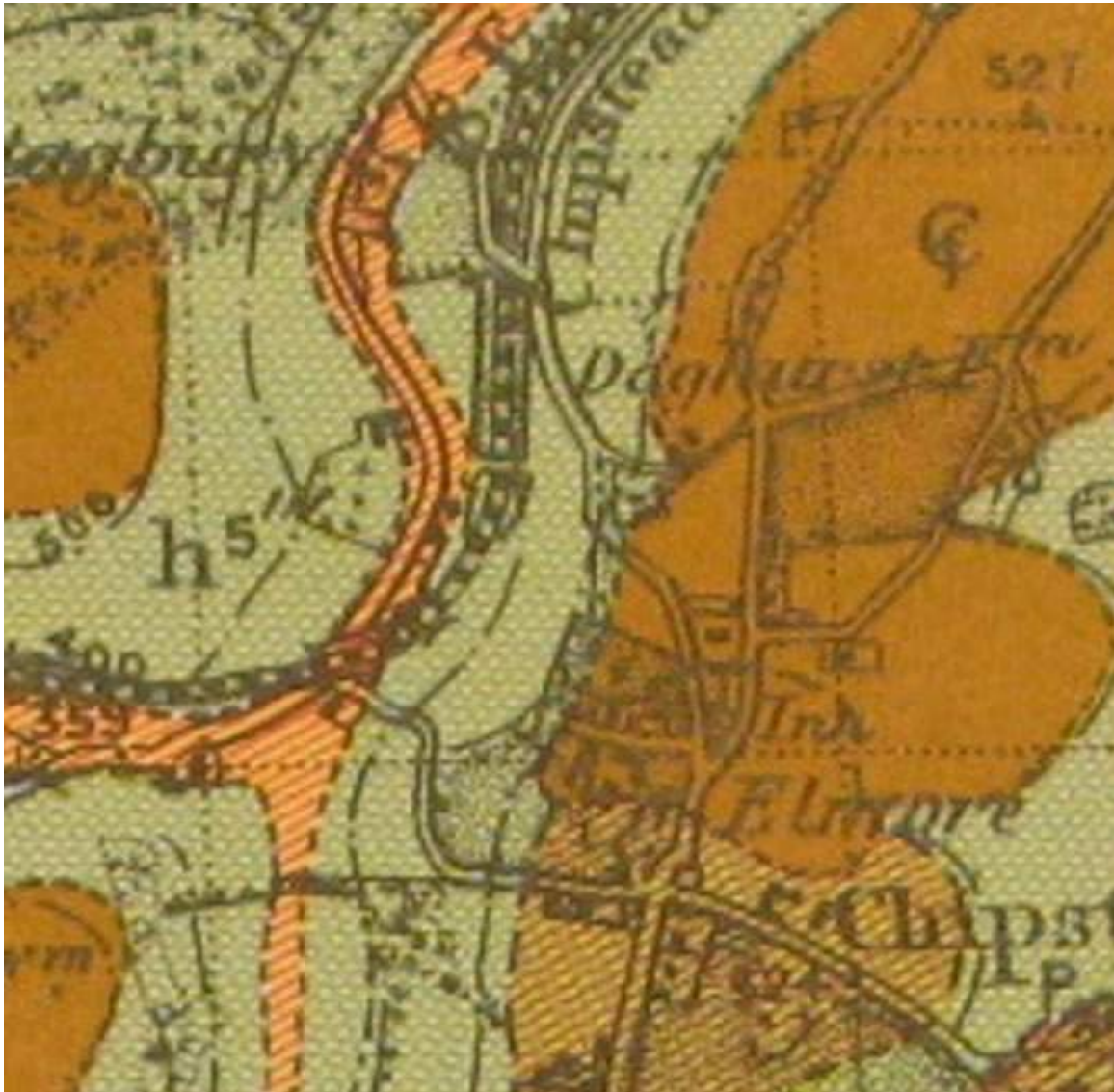
Blue is before 1895

Green is before 1914

Purple is before 1930

Most of Imrie's houses are before 1923. Larger houses in the area start are rarer after the General Strike of 1926 and generally cease in the Great Depression from 1930. Smaller houses often lacking the quality of the Imrie houses are built in the surrounding areas from 1926 and increase with the electrification of the railway in 1928.

CONTOURS & GEOLOGY, VISTAS & VIEWPOINTS



CONTOURS & GEOLOGY

The contours of the area can be roughly appreciated from this geological map.

The dry valley can be seen in the river gravel in Orange (a former glacial stream) . The sides are chalk (Green) and the tops of the hills are Clay with Flint glacial deposits. The estate was designed to take advantage of the hilltop views Of the Chipstead valley hills.

VISTAS & VIEWPOINTS

The main views are from within the hill and slope within the area towards the valley to the west. There are also views back from the other side of the valley but quite distant. Views within the area include from Doghurst Lane to Walpole Avenue and How Lane looking towards Walpole Avenue.

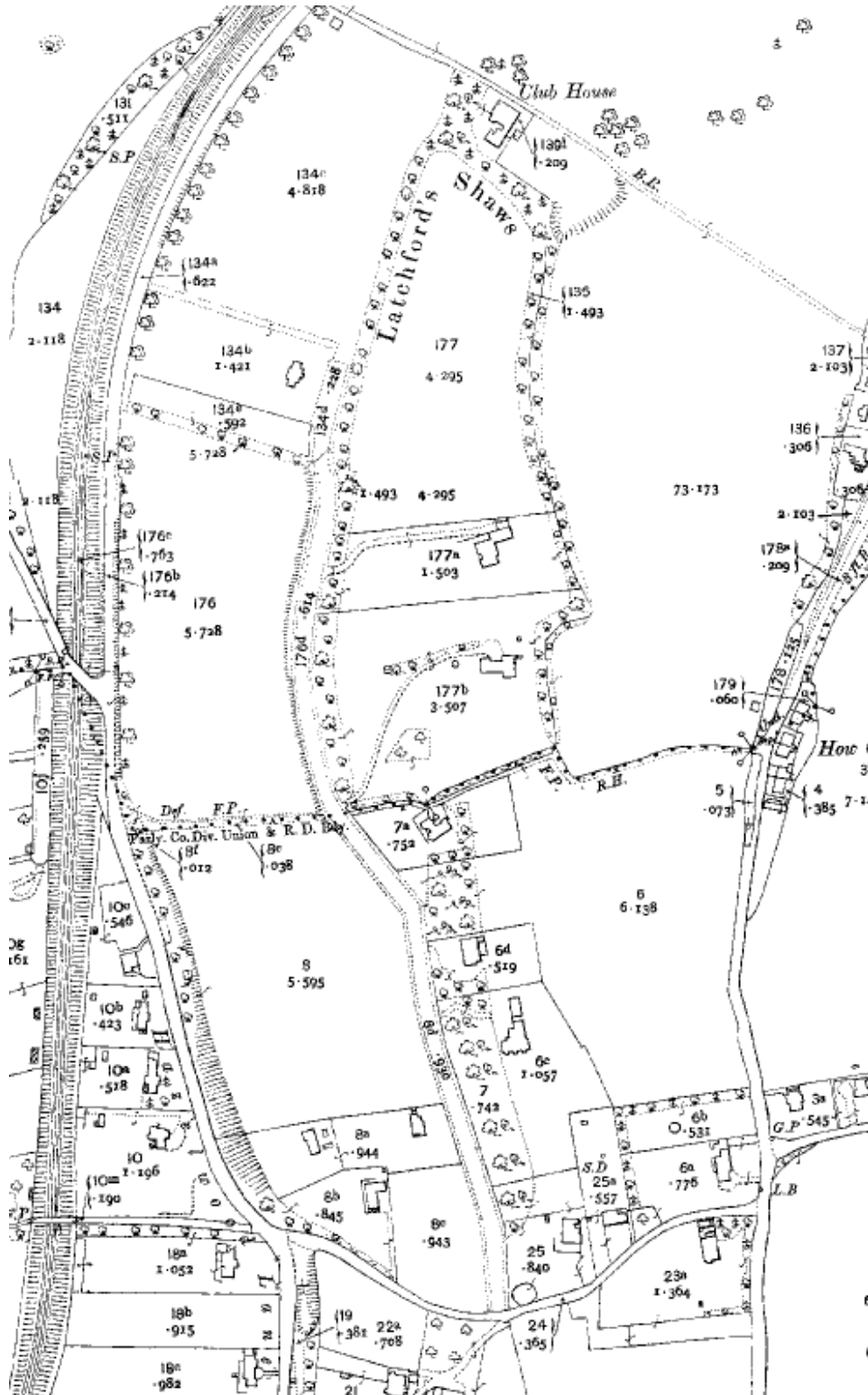
Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

WOODLAND & SHAW S



Shaws woodland boundaries

The 1911 map shows how the Doghurst Estate was laid out to retained the wooded Shaws field boundaries.

Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 3

Walpole Avenue EAST SIDE



The Thatched Cottage Blair Imrie 1920 Locally Listed Building



Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



West Ridge Blair Imrie 1923 Grade II statutory Listed Building



West Ridge Blair Imrie 1923

Agenda Item 8

Agenda Item: 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation



Innisfree 1923



Tepestede Blair Imrie 1910

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Middleshaws 1905 by the arts and crafts architect Curtis Green Locally Listed Building



Middleshaw garage 1937 Cooke & Harrison. Gillian Cooke was the first woman FRIBA. The client was the academic Caroline Rhys Davids



Latchfords Blair Imrie 1909

Source Rightmove Source Surrey History Centre

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Latchfords Blair Imrie 1909



Playden Blair Imrie 1910

Source Google Streetview



Woodbury 1911 Blair Imrie

Source Rightmove

Source Surrey History Centre

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 3

Walpole Avenue west side



Source Google Earth



Garth Steading 1912 Blair Imrie

Source Google Streetview



Sunset House 1906

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Walpole Cottage Blair Imrie 1920

Source Google Earth



Homefield Blair Imrie 1920

Source Rightmove



The Grey House 1922 Blair Imrie



Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Source Google Earth Terraces at The Grey House



Copperfield 1928 Blair Imrie

Source Google Streetview



Athall Cottage 1923 Blair Imrie ?

Source Google Steetview



Hedgeside & Mirador proposed to exclude as harmful to character of area

source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Briar Bank 1922

Source Google Streetview



Half Acre 1911 Blair Imrie ?

Source Google Earth

Agenda Item 8

Agenda Item: 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation



Source Rightmove



Pinehanger 1924 Blair Imrie

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8



Uplands 1923 Blair Imrie

Source Google Earth



Foley Edge 1924 Blair Imrie



Spinneys 1936 Blair Imrie

Source Google Streetview



Surrey Cottage Blair Imrie 1923

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8



Source Google Streetview



Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 5

Hazelwood Lane, Doghurst Lane & High Road

- 1) Elements of Hazelwood Lane outside area.



School 1911 Blair Imrie (outside proposed area)



- 2) Byways 1901 by Irish architect William A Scott (outside proposed area)
Source Rightmove Source Google Streetview Source Archiseek

- 3) Hazelwood Lane within area



Ashcroft Cottage 1908 Blair Imrie (within proposed area) Source Rightmove

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Hazelwood Farm 15th century grade II listed Building Source Google Streetview



Source Google Streetview

- 2) Doghurst Lane within area
- 3)



Doghurst Cottage 1906 Blair Imrie



Sunny Acres 1920

Source Google Streetview

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



The Dial House 1906 by arts and crafts architect Oswald Milne

Source Google Streetview



The Well House 1906 Blair Imrie

Source Google Streetview

4) How Lane within area



Airburth 1906 (unfortunate Box Dormer but left entrance wing Oswald Milne 1910)

Tandy Cottage 1914

source Google Streetview



Crossways 1909 Blair Imrie



Gate House 1908 Blair Imrie

Source Google Streetview



Uphill by Alder & Turill 1922

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8

5) How Lane outside proposed area



Rumbow Cottage 1908



The Bungalow Locally Listed Building late 19th century cottage constructed from railway shed



Holly Cottage 17th century Locally Listed Building



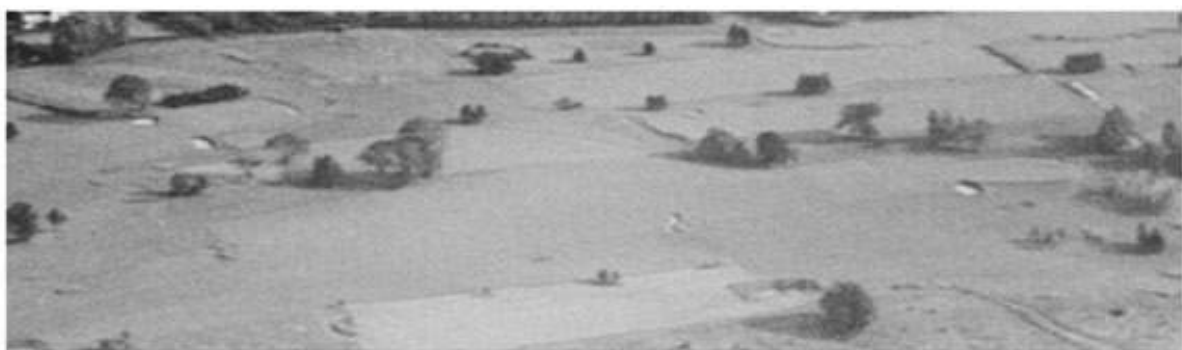
Holly Lodge 1913

Source Google Streetview

6) Golf Course



Golf Course 1947 & today



Golf Course 1931 & Today

Source Google Earth & Historic England

The landscaping planting of the golf course is mostly modern but with some remnants of native shaw planting and Edwardian Scots Pines.

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

7) High Road within Proposed Area



Cladgh 1928 by Clifford A Aish (windows have been changed) Source Google Streetview



Redgate 1906 by Scott Willey

Source Google Streetview



1956 by Hubbard Ford

source Google Streetview

8) High Road not included in proposed area



West side

Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

High Road (not included in proposed area)

East Side



Source Google Earth



1925 Firs Hill



1925 Wintringham

Source Google Streetview



Doggetts modern



Deville by Young & Mackintosh & Compton Hall 1924

West Side

Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 6

1) West end of Coulsdon Lane included in Conservation Area



Green Hedges 1909 Blair Imrie Source Google Earth

2) Coulsdon Lane excluded form Conservation Area



Moorfield 1925 Elms & Jupp extended

Source Google Streetview

Agenda Item 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation

Agenda Item: 8

(Coulsdon Lane excluded from Conservation Area continued)



Court Mead 1927 Turret house but much enlarged

Source Google Streetview



Harlans & Spinners 1930 Source Google Streetview



Wide grass verges & hedges characteristic of this part of Coulsdon Lane

Source Google Streetview

3) East end of Coulsdon lane included in Conservation Area



Turvey 1924 Blair Imrie Locally Listed Building Source Google Streetview



Long Cottage by Blair Imrie 1910

Source Google Streetview



Scott Willey's house Hylton Baron 1912

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation

4) North end of Coulsdon lane outside proposed Conservation Area



Rowans Hill 1911 (outside area) source Google Streetview



Fairways 1927 F Jennings (some distance outside area but noting as good composition)

Source Google Streetview

5) Starrock Lane within Proposed Conservation Area



The Gables 1910 Blair Imrie Locally Listed Building



Newlands 1912 Blair Imrie source Google Streetview



View of Lane Source Google Earth

Agenda Item 8

Planning Committee
6th March 2024

Agenda Item: 8

Chipstead Walpole Avenue & Starrock Green Conservation



Old Orchard 1930 (possibly Blair Imrie or one of his partners Scott Willey for H B Bond and extended) Source Google Streetview



Starrock Court 1868 Locally Listed Building source Google Streetview

Agenda Item 8

Agenda Item: 8

Planning Committee
6th March 2024

Chipstead Walpole Avenue & Starrock Green Conservation



Starrock Farm 16th Century Barn Locally Listed Starrock Court Cottage 1905



The Grove 1936



Fairlawn House 1929 Scott Willey

Sources Google Earth, Google Streetview & Rightmove

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