 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	1 <sup>st</sup> August 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> South Park and Woodhatch

<b>APPLICATION NUMBER:</b>	18/00699/F	<b>VALID:</b>	4 April 2018
<b>APPLICANT:</b>	Ashill Land Ltd	<b>AGENT:</b>	Robinson Escott Planning
<b>LOCATION:</b>	<b>REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing buildings; residential redevelopment of site for 17 no. Dwellings and associated works including vehicular and pedestrian access onto Sandcross Lane; hard and soft landscaping works.</b>		
<b>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.</b>			

## SUMMARY

The proposed development seeks planning permission to demolish all existing buildings and redevelop the site for a residential scheme of 17 dwellings with associated access and landscaping.

The site is wholly within the Metropolitan Green Belt where the construction of new buildings is generally regarded as inappropriate. However, as a previously developed site, redevelopment can be permissible where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The site adjoins a site identified as potential reserve urban extension site in the submitted Development Management Plan (DMP) and is on land that is recommended to be taken out of the Green Belt. Although this is still in draft, with examinations due to take place later this year, this policy direction is a material consideration. However at this time the site remains Green Belt and whilst the developing policies can be noted the present Green Belt status means that the assessment, at this time, should be considered under Green Belt policy.

In this respect, the development proposed would bring about a reduction in the overall volume and footprint of the built form on the site and would also reduce the extent of hardstanding, with large areas given back over to soft landscaping (albeit partly within sub-divided private curtilages). Whilst it is acknowledged that there would be some increase in height of the buildings, there would – as above – be an overall volumetric reduction and

greater visual permeability and more opportunity for open views in the gaps between the individual dwellings than presently exists with the single unbroken sprawling building on the site. In addition, the level of activity and paraphernalia would be significantly reduced under a residential redevelopment, with the open areas of the site less intensively used and cluttered than is currently the case with the racking, outbuildings and stock which presently occupy the majority of the external areas of the site and significantly reduced comings and goings on a daily basis.

Taking all of the above into account, it is on balance concluded that the development would not have a greater impact on the openness of the Green Belt, and would potentially have a lesser one. For this reason, it is not considered to be inappropriate development.

The design and layout of the site is considered to be acceptable and would create a distinctive and high quality development. In terms of layout, spacing and plot sizes, the development is considered to respond appropriately to the character of the area and the transitional edge of settlement location of the site. The layout of parking is considered to be well handled and the proposals make provision for generous landscaping within the site and on the boundaries to give the development a verdant, spacious feel. The scale and form of the proposed dwellings is considered acceptable and the appearance and detailing of the elevations would respond appropriately to the local character and Surrey low weald vernacular.

The relationship of the development to, and separation distances with, neighbouring properties are such that the proposed development would have no adverse impact on the amenity of neighbouring properties. The proposals would provide adequate on-site, off-street parking and the County Highway Authority has raised no objection to the proposals from the perspective of highway safety or operation. Across the day, the proposed residential use would likely result in significantly reduced vehicle movements compared to the existing garden centre.

The loss of the existing garden centre as a retail facility has been considered against Policy Sh1 and is considered justified in view of the evidence from the existing operators regarding the challenging trading conditions and declining turnover, as well as the presence of similar alternatives in the wider area.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. In this case, the applicants have submitted an open book appraisal demonstrating that once all costs and developer profit were taken account of, the scheme was unable to provide any provision for affordable housing. This appraisal was scrutinised in detail by Officers and some further value has been extracted from the scheme. As a result, whilst full provision is not possible, there is a surplus of £200,000 which the applicant has agreed to provide as a financial contribution towards off-site provision of affordable housing. This would be secured through a legal agreement. Given the viability, this reduced affordable housing provision is considered acceptable and complies with relevant policy.

The scheme would contribute to meeting local housing requirements and would bring consequent social, economic and financial benefits all of which are considered to attract limited additional weight in favour of the scheme.

## 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) A contribution of £200,000 towards affordable housing;
- (ii) A pre-commencement affordable housing viability review mechanism in the event that the development is not commenced within 12 months of any permission;
- (iii) The Council's legal costs in preparing the agreement;

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

In the event that a satisfactorily completed obligation is not received by 30 September 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make adequate provision for affordable housing contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and the Affordable Housing SPD 2014.

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## **Consultations:**

County Highway Authority: No objection subject to conditions. The CHA also provided the following notes:

*The developer is providing accesses with visibility in accordance with the minimum requirements (43 metres). The developer is proposing two parking spaces per unit. This is adequate. The developer is proposing a two metres wide footway.*

Tree Officer: No objection subject to conditions

Contaminated Land Officer: No objection subject to conditions

Surrey CC Sustainable Drainage and Consenting Team: No objection subject to conditions

Gatwick Airport Safeguarding: The proposed development does not conflict with safeguarding criteria. Therefore, no objection.

Surrey Police: Encourages compliance with Secured by Design

## **Representations:**

Letters were sent to neighbouring properties on the original plans on 20<sup>th</sup> April 2018; a site notice was posted 8<sup>th</sup> May 2018 and advertised in local press on 3<sup>rd</sup> May 2018. Letters were sent to neighbouring properties in relation to the amended plans on 12<sup>th</sup> June 2018.

No comments or representations were received.

## **1.0 Site and Character Appraisal**

- 1.1 The site comprises part of the existing garden centre located on the southern side of Sandcross Lane, on the edge of Woodhatch. At present, the site consists of the various, mostly single storey, buildings used for retail and storage associated with the garden centre as well as the surrounding areas of hardstanding used for the external display of goods (plants and garden buildings) and car parking for visitors. The boundaries of the site are predominantly marked by fencing but are formed in places by shrubs and trees.
- 1.2 The site is located outside of the urban area and wholly within the Metropolitan Green Belt. The adjoining site is covered by an area Tree Preservation Order: this area was partially cleared some years back; however, a number of specimens remain. To the north, a community hall also adjoins the site and there is also a pair of privately owned traditional cottages which are situated between the two parts of the proposal site on Sandcross Lane.
- 1.3 The adjoining residential area is predominantly characterised by a post-war housing estate, with dwellings of predominantly two storeys. Some more traditional Victoria properties exist further north along Sandcross Lane. Properties along the opposite side of Sandcross Lane are typically two storeys and set back from the road behind

front gardens and, in the case of the estate immediately opposite, behind a generous communal green.

- 1.4 As a whole, the application site comprises an area of approximately 0.46ha.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice regarding the redevelopment of the site. Advice was given in respect of the principle of development within the Green Belt and the impact on openness. Advice was also given in respect of broad aspects of layout, scale and design of the buildings.
- 2.2 Improvements secured during the course of the application: The following improvements were secured: removal of terraced units along south-west boundary in favour of detached and semi-detached, reduced hardstanding and frontage parking and an increase in landscaping along the boundaries, removal of crown roof to a number of plots and reduction in building footprints and increased separation between buildings. The improvements were sought to secure a more spacious character and feel to the development.
- 2.3 Further improvements could be secured: Conditions are proposed to control materials, landscaping and boundary treatments. Permitted development rights for extensions and additions to the dwellings will also be removed to enable control to be exercised over future enlargements in this Green Belt location. Provision of a financial contribution towards affordable housing will be secured through a legal agreement.

## **3.0 Relevant Planning and Enforcement History**

- 3.1 There is various planning history associated with alterations to the garden centre, as follows:

87/01690/F	Construction of new access to Sandcross Lane with parking for six cars	Granted 30 <sup>th</sup> March 1987
91/12150/F	Erection of glasshouse extension	Approved 13 <sup>th</sup> December 1991
93/13380/F	To extend an existing barn in length to provide a serving area customer liaison and customer payment area	Approved with conditions 1 <sup>st</sup> February 1994
94/04570/F	Erection of a covered porch	Approved with conditions 19 <sup>th</sup> May 1994
97/16580/F	Extension for covered display area	Approved with conditions 4 <sup>th</sup> November 1998
04/00681/CLE	Certificate of lawfulness for the existing use of land to the rear of the scout hall to accommodate car parking facilities.	Approved 24 <sup>th</sup> May 2004
05/01610/F	Erection of glazed canopy of mid-way area of garden centre	Refused 29 <sup>th</sup> September

05/02803/F	To re-roof part of the garden centre and provide disability improvements inside actual centre	2005 Refused 21 <sup>st</sup> March 2006 Appeal dismissed
06/00114/F	Erection of canopy over part of outside area of garden centre	Refused 24 <sup>th</sup> March 2006 Appeal dismissed

- 3.2 There are also various historic enforcement cases relating to unauthorised use of land adjacent to the garden centre (05/00224/UCU2) and unauthorised development (07/00297/UA3). In the case of the former the breach was cease and on the latter the relevant enforcement notice was complied with.

#### 4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission to demolish all existing buildings and redevelop the site for a residential scheme of 17 dwellings with associated access and landscaping.
- 4.2 The layout proposed eight dwellings on the frontage with Sandcross Lane. This would include a terrace of three to the north-west of the cottages at 145/147 Sandcross Lane and a further five dwellings (semi-detached pair and a further terrace of three) to the south-east of the proposed new access road which would run adjacent to the boundary with the existing cottage at no.145, broadly central within the site. To the rear, a further nine dwellings would be laid out: these would be a mixture of detached dwellings and semi-detached pairs. Landscaping and planting would be introduced along the length of the access road.
- 4.3 The new build units would be predominantly two storeys, although some of the units on the frontage with Sandcross Lane would have roof accommodation. In terms of appearance, they would be of traditional design with a materials palette of predominantly brick with elements of tile hanging and weatherboarding.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.5 Evidence of the applicant's design approach as identified in their Design & Access Statement, is set out below:

Assessment	The site is located on the outskirts of Reigate. The site is on relatively low lying ground and is covered by hardstanding, car parking, storage areas and various buildings associated with the Garden Centre. The areas to the north and east are
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	<p>predominantly residential. To the west of Sandcross Lane lies Sandcross school and there is open countryside to the west of the site with a heavily treed area to the south west. Urban grain is predominantly linear with dispersed groupings of settlement outside the urban area. The site adjoins a site identified as potential reserve urban extension site in the draft DMP. The architectural style of the area comprises a mix of contemporary commercial and residential, post-war residential and detached and terraced Victorian and Georgian properties.</p> <p>The D&amp;A Statement identifies the following constraints – extensive hard standing, relationship to Sandcross Lane, relationship to adjacent countryside and neighbouring properties. In terms of opportunities, the D&amp;A identified potential to provide a scheme reflecting prevailing densities, regenerating the site and improving the road frontage, creating views to countryside beyond and reducing hardstanding.</p>
Involvement	<p>The D&amp;A explains the pre-application engagement undertaken and how the scheme has evolved through this process. The supporting Statement of Community Involvement sets out the pre-application consultation which was undertaken with surrounding stakeholders and neighbours. It notes that 28 nearby properties, the Reigate Society, the treasurer of the adjoining scouts and the Head of Sandcross School were invited to 1-to-1 discussions about the development. 6 stakeholders took up this option and the main topic arising were the site's current boundaries with neighbouring properties, design and appearance and the potential implications of the site's redevelopment on traffic/local road network.</p>
Evaluation	<p>The Planning Statement has explained how the development has evolved through the pre-application process.</p>
Design	<p>The applicant's reasons for the proposed layout was to deliver 17 high quality dwellings whilst achieving a reduction in hardstanding and built footprint within the Green Belt and enhancing the overall appearance of the site, including with new landscaped elements. The layout seeks to provide units fronting onto Sandcross Lane to improve the road frontage and reinforce the linear settlement type. The D&amp;A statement sets out the applicants assessments of the comparative footprint, volume and area of hardstanding between the current and proposed.</p>

4.6 Further details of the development are as follows:

Site area	0.46ha
Existing use	Garden centre (Sui Generis)
Proposed use	Residential dwellings
Net increase in dwellings	17

Proposed site density	37 dwellings per hectare (dph)
Density of the surrounding area	Varied 33dph – Sandcross Lane/Stockton Road/Allingham Road 43dph – Allingham Rd/Smith Road/Eastnor Rd 35dph – Stuart Rd/Prices Lane/Lyndhurst Rd
Proposed parking spaces	34
Parking standard	34 (maximum – BLP 2005)
Affordable housing contribution	£200,000

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Flood Zone 1

### 5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)  
CS3 (Green Belt)  
CS4 (Valued townscapes and historic environment)  
CS5 (Valued people/economic development)  
CS10 (Sustainable development)  
CS11 (Sustainable construction)  
CS12 (Infrastructure delivery)  
CS13 (Housing delivery)  
CS15 (Affordable housing)  
CS14 (Housing delivery)  
CS17 (Travel options and accessibility)

### 5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Countryside	Co1
Shopping	Sh1
Housing	Ho9
Movement	Mo4, Mo5, Mo7
Utilities	Ut4

### 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance



Supplementary Planning  
Guidance

Local Distinctiveness Design Guide  
Affordable Housing SPD  
Developer Contributions SPD

Other

Human Rights Act 1998  
Community Infrastructure Levy Regulations 2010  
(as amended)  
Conservation of Habitats and Species  
Regulations 2017

## **6.0 Assessment**

- 6.1 The application site comprises part of the existing Reigate Garden Centre which is outside the urban area and wholly within the Metropolitan Green Belt.
- 6.2 The proposals involve the demolition of all existing buildings on site and redevelopment for a residential scheme of 17 dwellings.
- 6.3 The main issues to consider are therefore:
- development within the Metropolitan Green Belt
  - loss of the existing garden centre
  - design and effect on the character of the area
  - effects on the amenity of neighbouring properties and future occupants
  - accessibility, parking and traffic implications
  - affordable housing and infrastructure contributions

### Development within the Metropolitan Green Belt

- 6.3 Being within the Green Belt, paragraph 89 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed site (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 and the purpose of including land within it than the existing development. The site, meets the definition of previously developed land by virtue of its current use as a garden centre and the extent and nature of buildings and hardstanding on the site.
- 6.4 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 – whilst these are predominantly single storey, they occupy a relatively expansive footprint and those areas not covered by buildings are generally given over to hardstanding and used for the external storage and display of garden centre stock and associated paraphernalia, as well as car parking. The majority of the boundaries of the site are – in the present use – demarcated by tall boundary walls and fences. Overall, the existing physical built form on the site and activity associated with the lawful garden centre use are considered to represent an intrusion into the openness of the Green Belt.
- 6.5 There is no definitive test by which to consider the openness of the Green Belt. However, a number of factors are considered to be relevant and these are discussed below.

- 6.6 Firstly, comparative assessment of the footprint and volume of buildings and structures on the site is considered relevant, particularly noting that openness is typically taken – in part – to mean the freedom from built form. The applicants have provided an assessment with regard to the existing and proposed buildings which identifies that the proposals would give rise to a 47% reduction in building footprint and a 33% reduction in building volume. However, based on the site visit, it is evident that a number of the structures included by the applicant in their calculations are either of temporary nature (scaffold frame with plastic sheet roof/walls) or have no clear planning history such that their lawfulness is questionable.
- 6.7 However, even taking account of only those structures and buildings which Officers consider lawful and of substantial and permanent construction, the proposals would still give rise to 19% reduction in volume and a 42% reduction in footprint. Whilst acknowledging that there would generally be an increase in height of buildings as compared to the largely single storey structures presently on site which would increase their prominence somewhat, it is considered that – in this case – this would be offset by the fact that there would be greater visual permeability and more opportunity for open views in the gaps between the individual dwellings than presently exists with the single unbroken sprawling building on the site.
- 6.8 In addition to a reduction in built structures, the proposed development would also bring about a reduction in the footprint of hardstanding and hard landscaping on the site. As above the majority of the open areas of the site are given over to hardstanding. Analysis by the applicant shows that the areas of the site covered by buildings, hard surface and the like would be reduced by 48% under the proposed scheme: these figures are agreed. Whilst it is acknowledged that the majority of this additional open land would be within the form of sub-divided private rear gardens (which reduces the benefit somewhat), there would be a significant increase in soft landscaping and “green” areas within the public realm of the site and overall it is considered this would give rise to a net benefit to the openness of the Green Belt.
- 6.9 Furthermore, whilst the proposals would introduce a residential use onto the site which would itself give rise to some activity and domestic paraphernalia; it is considered that this would be significantly less than that which occurs in its current use as a garden centre. The daily comings and goings to the site (as evidenced within the applicants Transport Statement based on TRICS data) would be significantly reduced under a residential redevelopment and the open areas of the site would be less intensively used and cluttered than is currently the case with the racking, outbuildings and stock which presently occupy the majority of the external areas of the site.
- 6.10 Overall, taking account of the reductions in footprint and volume of built form, the balance between hardstanding and soft landscaping, the comparative the level of activity and general appurtenances which accumulate on site under the current use and proposed residential development and the consequent visual impact, it is therefore considered that, in accordance with paragraph 89 of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it.

- 6.11 For these reasons, the development would not be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the provisions of the NPPF. Given the Green Belt location, it is considered necessary and appropriate to remove permitted development rights for extensions, enlargements, alterations and outbuildings so that the Council retains appropriate control over future domestic additions which could otherwise adversely impact on the openness of the Green Belt.

Loss of existing garden centre use

- 6.12 The current garden centre, whilst being a sui generis use class, is considered to be a quasi-retail use. Indeed, policy Sh1 of the Local Plan (which seeks to resist the loss of existing and proposed retail floorspace), explains at amplification point 4 that *“the loss of existing or proposed retail floorspace will only be permitted when adequate alternative shopping provision is available within the locality... The aim will be to retain a range of retail provision including retail warehousing and garden centres”*. It is therefore considered that the policy was drafted with the intention of applying also to garden centres.
- 6.13 In this case, the applicant has provided two main pieces of evidence to justify the loss of the current garden centre. The first is a letter from the existing operators which explains their rationale for closing the garden centre, citing challenging trading conditions, increasing competition, declining turnover and the constraints of the site (no passing trade, need to lease adjoining car park). The letter particularly highlights that – even in absence of a development proposal – they would be closing the business in the short term and it was observed on the site visit that the business was closing down with a view to ceasing in October 2018. The continued viability of a garden centre on this site is therefore questionable, particularly given the stated challenges faced by an operator who has been on the site for some 35 years (with the local reputation and goodwill which might be associated with that).
- 6.14 In addition, the applicant has provided within their Planning Statement evidence of other similar alternative outlets and retail facilities which they argue would continue to serve the same needs as the garden centre on this site even if it were redeveloped. This identified five other garden centres (offering a similar range of products) within 5 miles of Reigate Garden Centre, as well as other retailers (such as Homebase, Reigate) who similarly offer plants, garden furniture and related products. Even beyond this, there are two further major chain garden centres on the A25 (Wyevale just outside Dorking and Knights Godstone) which are within 10 miles. It is also noted that the current garden centre has an ancillary café which would also be lost; however, there are similar facilities on offer in the nearby Woodhatch Local Centre as well as in Reigate Town Centre. Given the above alternatives, there is considered to be adequate provision within a reasonable travel distance which would continue to serve the needs of residents in absence of this facility.
- 6.15 Taking the above into account, it is considered that the loss of the garden centre would not conflict with policy Sh1 of the Local Plan.

Design and effect on the character of the area

- 6.16 The proposal would see the demolition of the existing buildings on the site.
- 6.17 The overall layout provides for a total of 17 new dwellings, 8 fronting onto Sandcross Lane and a further 9 within the site arranged around a newly formed access road. This layout and the overall quantum of development is considered to be appropriate for the site, resulting in plot sizes and spacing which reflects and sits comfortably within the quite varied pattern and grain of development in the surrounding area, including the more modern development on the opposite side of Sandcross Lane as well as the tighter grain of the more traditional Victorian development in the wider area. In this context, and mindful of the conclusions above regarding Green Belt, the proposals are not considered to represent an overdevelopment of the site.
- 6.18 A total of 8 new dwellings are proposed on the frontage with Sandcross Lane, comprising two terraces of three and a semi-detached pair. The layout of these units would create a consistent street frontage along this route and are considered to respond appropriately to the building line of the existing cottages at no.145 and 147 Sandcross Lane. Although the units fronting Sandcross Lane would be largely served by frontage car parking, this would be interspersed with landscaping and tree planting which would help to soften the appearance. Compared to the existing situation where there is significant parking in 90 degree bays (c.18 spaces) lined along the front of Sandcross Lane with an unbroken area of hardstanding, the current proposals – which incorporate meaningful landscaping to break up and screen the parking – would represent an improvement. As below, detailed landscaping proposals will be reserved by condition and a high quality scheme will be expected.
- 6.19 With the positive amendments secured during the course of the application, the internal layout within the site is also considered to be well-designed and respond appropriately to the site's transitional location adjacent to countryside. The layout avoids an unduly regimented or uniform feel along the access road, both in terms of building line and the variety of front garden/parking layouts. Plots 10 to 14, which are on the more extraneous north-east corner of the site, have been arranged to face out towards the wider countryside, following the approach which is advocated in the Council's Local Distinctiveness Design Guide.
- 6.20 In addition, ample space is afforded within the site for both new planting and soft landscaping along the newly created access road (including at its entrance point) as well as on the frontages of the individual dwellings and as a buffer on the outer boundaries of the site, helping to soften the development and assimilate it into its wider semi-rural countryside setting. A detailed landscaping and boundary treatment condition is recommended to ensure the final planting proposals and associated boundary treatments reinforce a semi-rural feel.
- 6.21 Taken together, and with the improvements secured, it is considered that the scheme in terms of its layout, plots sizes and spacing is such that the development would not appear cramped and would have spaciousness appropriate to the transition to countryside.

- 6.22 In terms of scale and height, the proposed dwellings would be predominantly two storeys, albeit a limited number of the proposed units fronting onto Sandcross Lane would have roof accommodation. The scale, massing and form of the proposed dwellings on Sandcross Lane are considered to respond appropriately to that of the existing cottages, creating a coherent street scene. Whilst the buildings on the south-east side of the proposed access road would be taller than the cottages, their overall scale, depth and massing would be similar to that of the more modern dwellings on the opposite side of Sandcross Lane and – given the gentle slope of Sandcross Lane – they would not appear unduly dominant or out of keeping with the character of the area. Within the site (Plots 6-14), the units would all be two storey and would a mixture of semi-detached pairs and detached dwellings which is considered to be acceptable and reflective of the character of the area.
- 6.23 Appearance-wise, the proposed units are considered to be well-designed and reflective of the traditional vernacular of both the existing cottages (no.145 and 147), with pitched roofs, prominent gable forms, chimneys and brickwork details (e.g. window headers, etc.) following those which can be seen on the adjacent cottages and wider semi-rural/rural buildings. Properly executed, it is considered that the proposals would achieve a high-quality outcome. The materials palette on the submitted plans indicates slate effect roofs and some timber boarding – whilst some variety in materials is encouraged to provide visual interest, these two particularly choices are not felt to be appropriate and the recommended conditions would require these to be replaced for clay plain tile roofs and tile hanging in place of timber boarding which would be more reflective of Surrey low weald vernacular.
- 6.24 As above, it is recommended that permitted development rights are removed in order that the Council is able to exercise control over future additions in the interests of the openness of the Green Belt.
- 6.25 Overall, it is concluded that the proposals, both in terms of layout, scale and appearance, would – subject to the recommended conditions - achieve a high quality development appropriate to the character of the area and the transitional edge of settlement location of the site. The proposal is therefore considered to comply with policies Ho9 of the Local Plan 2005, Policies CS4 and CS10 of the Core Strategy, the Reigate and Banstead Local Distinctiveness Design Guide and the provisions of “good design” in the Framework.

Accessibility, parking and traffic implications

- 6.26 The development would be accessed from Sandcross Lane, with a new access road formed adjacent to the existing cottage at no.145 Sandcross Lane. A total of 34 car parking spaces would be provided for the residential units: this is consistent with the level required according to the standards in the Borough Local Plan.
- 6.27 The units fronting onto Sandcross Lane would have frontage parking spaces accessed directly off of Sandcross Lane. Plots 15-17 would have a small six space car parking space to the front with space which would enable them to enter and leave the site in forward gear. The frontage spaces onto Sandcross Lane would potentially require occupants to reverse either into or out of the space; however, this

would not be dissimilar to the existing situation which arises due to the c.18 staff parking spaces in front of the garden centre building. The County Highway Authority has raised no objection to these arrangements from a highway safety or operation perspective.

- 6.28 In terms of the new access road, the County Highway Authority has confirmed in their response that adequate visibility meeting relevant highway standards is achievable at junction between new access road and Sandcross Lane. As discussed above, the applicant's Transport Statement also identifies that the proposed residential development would generate similar number of vehicle movements during the AM peak compared to the current use but significantly less movements across the 12hr day than existing use. On this basis, it is concluded that the proposals would not give rise to unacceptable traffic or congestion issues on local roads.
- 6.29 In view of the above, the proposal would not give rise to harm to highway safety, capacity or operation and therefore complies with policies Ho9, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.30 The main neighbours likely to be affected by the development are the two cottages (no.145 and 147) which front onto Sandcross Lane.
- 6.31 At present, these properties are enveloped by the garden centre on all sides. No.145 is bounded to side and rear by the main garden centre building, whilst no.147 is bounded to the rear by the garden centre building and has the car parking/turning area for the garden centre to its side. The interface between these properties and the main building is currently formed by 2.5m high brick walls with the largely glazed sawtooth structure of the garden centre above this, rising to a maximum height of approximately 4m. The existing physical relationship is therefore relatively unneighbourly with the rear outside areas of both dwellings overshadowed and enclosed by the garden centre.
- 6.32 In terms of no.145, the new access road would run adjacent to the side boundary of this property. However, the layout incorporates a buffer of 3-3.5m between the road and the side boundary which would include a narrow footpath and a generous area of landscaping. Given the separation, it is not felt that the access road would give rise to an unacceptable impact on this neighbour.
- 6.33 Under the proposed layout, no.145 and 147 instead back onto the rear gardens of proposed plots 13 and 14. Unlike the existing situation where these units immediately adjoin the built form of the garden centre, the dwellings on plots 13 and 14 would be over 13m from the rear boundary with these existing properties. This would likely improve the situation for no.145 and 147 in terms of overbearing, overshadowing and outlook. Whilst a single car port and additional car parking space would be introduced along the rear boundary of no.145 and 147, it is not considered that this would cause unacceptable disturbance for these properties, particularly when compared to the level of activity they currently experience with the garden centre.

- 6.34 To the north-west side of no.147, a terrace of three properties is proposed (plots 15-17). Whilst these units would have a deeper footprint than the modest footprint of no.147 (c.2m deeper at ground floor), the layout would retain adequate separation (1.8m at the closest to over 4.4m at the rear due to the orientation), such that the depth, height and scale of this terrace would not have an overbearing or overshadowing effect on no.147.
- 6.35 Neighbours on the opposite (northern) side of Sandcross Lane would be over 27m from the proposed new units at the closest point. Given these distances, the development would have limited effect on the amenity of these neighbouring properties.
- 6.36 Each of the proposed units would be of adequate size (meeting the Nationally Described Space Standards) and would have sufficient outdoor amenity space. On this basis, it is considered that living conditions for future occupants would be acceptable.
- 6.37 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 of the Borough Local Plan 2005.

#### Trees and landscaping

- 6.38 As above, the site is presently dominated by built form and hardstanding with relatively little arboricultural interest or landscaping within the site. The application was supported by an Arboricultural Impact Assessment which identifies that the development would result in the loss of a small number of low grade trees.
- 6.39 The Tree Officer has reviewed the submitted information and plans and has confirmed that the trees to be lost would not have any adverse impact on the character and appearance of the locality. Adequate measures are proposed to protect those trees that are to be retained.
- 6.40 The Tree Officer also notes that the proposed development represents an opportunity to secure landscaping and replacement tree planting which will add value to the scheme and enhance the existing local landscape. In this respect, the application was supported by an illustrative landscaping scheme which provides an indication of the level and type of landscaping that could be expected. This includes generous areas of new soft landscaping within the site, as well as planting and tree planting along the frontage with Sandcross which would help soften the frontage parking and would represent an improvement compared to the existing hardstanding dominated appearance. Full details of the landscaping and planting proposals will be secured through condition.
- 6.41 Accordingly subject to conditions, the proposal would not have an undue impact on existing trees and would secure enhancements to the landscape character and visual amenity of the site, thus complying with policies Pc4 and Ho9 of the Borough Local Plan 2005 and policy CS10 of the Core Strategy.

Affordable housing, infrastructure contributions and development viability

- 6.42 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing. However, both the policy and SPD make allowance for a lower provision/contribution to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.43 In this case, the applicants provided an "open book" viability appraisal and associated evidence with the application which was claimed to demonstrate that, even without affordable housing, the development did not provide adequate return to the landowner and developer. The viability submission was supported by evidence including a site specific build cost plan prepared by qualified surveyors, an appraisal of the existing use value of the site and an appraisal of the market value of the proposed new homes. The submitted appraisal concluded that even without affordable housing and assuming a profit of 20% on gross development value (GDV), the proposal achieves a residual land value significantly below the benchmark land value of the site (c.£2m below the benchmark value).
- 6.44 This appraisal has been scrutinised in detail by Officers and a number of the inputs challenged, in particular the profit, benchmark land value and the sales values. The benchmark land value in particular was felt to be overstated in two main respects: firstly, the valuation itself was considered excessive given the income generating potential of the site and with reference to comparable transactions; secondly, the inclusion of a landowner premium to incentivise the release of the site was objected to in the circumstances (i.e. existing owner clearly stated intention to close business due to declining turnover as per 6.13 above).
- 6.45 On the back of the review, Officers have engaged in negotiations with the applicants. Even with the revised inputs suggested by Officers, it is accepted that the scheme is still unable to support full policy compliant affordable housing on-site; however, a financial contribution of £200,000 in lieu of on-site provision has been agreed with the applicant. Given the viability position, this is considered to be an acceptable and appropriate level of affordable housing for the scheme and is considered to be the maximum figure achievable (and which could reasonably be defended at appeal). This contribution would be secured through a legal agreement as per the above recommendation.
- 6.46 At this level, the scheme would not even be able to support 2 units on-site: such a low number would not be attractive to registered providers and indeed the applicant has provided evidence of their engagement with locally active housing associations which demonstrates that they would not be interested in the scheme even at the full policy compliant 5 units due to the small number and the mix, type and value of the units. On this basis, a financial contribution in lieu of on-site provision is considered appropriate. For comparison, the full policy compliant contribution in lieu which would be due in this case equates to £1,016,968, thus the contribution offered is around 20% of this figure.



- 6.47 Consideration has been given to the potential for a post completion clawback mechanism; however, both national policy and appeal decisions have strongly discouraged the use of such mechanisms on relatively small developments such as this, finding them to be an unacceptable and unreasonable burden. The applicant has also made clear that – in this case – they would be unwilling to accept such a mechanism; however, have agreed with Officers to a pre-commencement review in the event that they do not commence development within 12 months of the date of permission. This would dis-incentivise the developer from delaying implementation in hope of an improvement in the market or the viability of the scheme as any such uplift would be due to the Council for affordable housing.
- 6.48 As it involves the creation of new dwellings, this development would technically be liable for the Community Infrastructure Levy (CIL). Given the existing garden centre buildings – which are likely to be capable of being netted off as existing “in use” floorspace under the CIL Regulations – it is likely in this case that the CIL charge could be zero. However, the exact amount of liability would be calculated, determined and collected after the grant of planning permission.
- 6.49 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

#### Other matters

- 6.50 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.
- 6.51 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided an initial drainage strategy and schematic drainage options which indicate how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as the Lead Local Flood Authority) who, following clarifications from the applicant, have confirmed that they have no objection subject to conditions. Details of the final design of the SuDS system, and details of implementation and maintenance, will be secured through condition.
- 6.52 The application was accompanied by a Phase 1 Ecological Survey and Bat & Reptile surveys which indicate some habitat potential within the site. This concludes that there is a lack of any wildlife habitats on site, the site lacks biodiversity and is species poor with no evidence of any protected species present on site. It therefore concludes that there will be no harm to ecology and that improvements could be secured if the recommended enhancements are implemented. These findings are agreed and a condition is recommended to secure this.

- 6.53 A Phase 1 Geo-environmental study addressing ground conditions and potential contamination was submitted with the application. This has been reviewed by the Council's Contaminated Land Officer who has recommended conditions which are considered appropriate to ensure the development would not give rise to unacceptable risks to future occupants or human health generally.

## CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	2651-C-1005	Q	08.06.2018
Site Layout Plan	2651-A-1005	Q	08.06.2018
Street Scene	2651-C-1210	D	08.06.2018
Combined Plan	2651-C-3005	E	08.06.2018
Combined Plan	2651-C-3010	D	08.06.2018
Combined Plan	2651-C-3015	F	08.06.2018
Arb/Tree Protection Plan	ASH21742-03A		29.03.2018
Location Plan	2651-A-1000	A	29.03.2018
Proposed Plan	2651-C-3020	C	29.03.2018
Proposed Plan	2651-C-3001	D	29.03.2018
Street Scene	2651-C-1211	B	08.06.2018
Section Plan	2651-A-1011	B	29.03.2018
Section Plan	2651-A-1010	B	29.03.2018
Site Layout Plan	2651-A-1001	D	29.03.2018
Floor Plan	2651-A-3000	C	29.03.2018

Reason:

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

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

2. The development 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 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) construction vehicle routing to and from the site
- (f) on-site turning for construction vehicles
- (g) measures to prevent deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) no HGV movements to or from the site shall take place at school and nursery drop off or pick up times, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting on Sandcross Lane and surrounding roads during these times

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:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

4. No development, including groundworks preparation and demolition, shall commence until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Method Statement, Ref: ASH21742aia\_AMSA dated 19th March 2018 and the Tree Protection Plan dwg Ref: ASH21742-03A compiled by ACD environmental.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area with regard to policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

5. No development, including groundworks preparation and demolition, shall commence until a detailed remediation method statement has been submitted to and approved in writing the Local Planning Authority.

The submitted statement shall set out the extent and method(s) by which the site is to be remediated to ensure that unacceptable risks are not posed to identified receptors, details of the information to be included in a post-remediation validation report and any additional requirements that the Local Planning Authority may specify.

The remediation and development shall thereafter be carried out in strict accordance with the approved details and the Local Planning Authority shall be given a minimum of two weeks' notice prior to the commencement of remediation works.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

6. No development shall commence on site until a scheme for the 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, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to 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 Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

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

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

8. No development, except demolition, shall commence until details of the design of a surface water drainage system of a surface water drainage scheme that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- (a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels
- (b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a

Greenfield discharge rate of 3.12l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).

- (c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of pump, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- (d) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
- (e) Details of management and maintenance regimes and responsibilities for the drainage system
- (f) A plan showing exceedance flows and how property on and off site will be protected.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

9. No development above ground level shall take place until written details of the type, position and colour of all external materials and details to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for this condition will be expected to follow the approved plans, except where specified otherwise below:

- (a) The roofs of the dwellings, including porch roofs, shall be of sandfaced plain clay tiles or suitable clay tile alternative and not slate effect as shown on the approved plans
- (b) The timber boarding shown to plots 3, 4, 6, 9, 10, 15, 16 and 17 shall be omitted and replaced with tile hanging
- (c) Revised details of a larger chimney feature to plots 7, 8, 11, 12, 13 and 14 shall be submitted for approval.

The development shall thereafter be carried out in accordance with the approved details and there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

10. The development hereby approved shall be carried out in accordance with the Sustainability & Energy Statement by Bluesky Unlimited (dated 22 March 2018). All measures referred to therein in relation to emissions reduction and water efficiency shall be installed and operational prior to the occupation of the dwellings.

Details of the proposed specification and siting of the proposed solar photovoltaic panels to Plot 6 shall be submitted to the Local Planning Authority for approval prior to their installation.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

11. The development hereby approved shall be carried out in accordance with the recommendations for habitat and biodiversity enhancement opportunities identified in the submitted Phase 1 Habitats Survey (extended) by Wildlife Matters (dated 26 March 2018).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

12. The development hereby approved shall not be first occupied unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) the positions, design, materials and type of any boundary treatment to be erected (including any front garden boundaries)
- b) the design, elevations and materials of the proposed car port/pergola to the rear of plots 13 and 14
- c) The size, design and specification of the garden sheds indicated on the approved site layout plans

The approved details shall be installed before the occupation of the development hereby permitted and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

Reason:

To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

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/turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

14. The development hereby approved shall not be first occupied unless and until the proposed bellmouth access and vehicular access road adjacent to Sandcross Lane has been constructed in accordance with a scheme to be submitted to and

approved in writing by the Local Planning Authority. The submitted scheme shall provide for tactile paving at the pedestrian crossing points.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

15. The development hereby approved shall not be first occupied unless and until the proposed revised crossovers onto Sandcross Lane (serving Plots 1 to 5 and 15 to 17) located south and north of the proposed new access road have been constructed in accordance with the approved plans and any existing redundant accesses from the site to Sandcross Lane have been permanently closed and any kerbs, verge and/or footway fully reinstated.

The new crossovers shall be provided with a pedestrian inter-visibility splay measuring 2m by 2m on either side, the depth measured from the back of the verge and the widths outwards from the edges of the access, in accordance with the approved plans. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

16. The development hereby approved shall not be first occupied unless and until the proposed 2 metres wide footway along the eastern boundary of the site has been provided in accordance with the approved plan. Thereafter, the footway shall be permanently retained.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

17. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

18. The development hereby approved shall not be first occupied unless and until a remediation validation report has been submitted to and approved in writing by the Local Planning Authority.

The validation report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto. Should specific ground gas mitigation measures be required to be incorporated into the development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason:

To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, enlargements or outbuildings permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason:

To restrict the enlargement of dwellings in this rural area and Green Belt Location with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24 and Co1.

20. 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), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's



Making Space for Waste in New Developments Guidance document  
[http://www.reigate-banstead.gov.uk/downloads/file/2579/making\\_space\\_for\\_waste](http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste).

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

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway 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 upon the scale of the works proposed and the classification of the road. Please see: [www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme](http://www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme). The applicant is also advised the 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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. When a temporary access is approved or an access is to be closed as a condition of planning permission, an agreement with or licence issued by the Highway

Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

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 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 use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs 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.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. In relation to the drainage strategy conditions above, Surrey County Council as the Lead Local Flood Authority's preferred method of discharge would be to discharge surface water to the watercourse approx. 90m to the south-west of the site. Discharge to the watercourse should be explored at the detailed design stage with evidence provided to determine the outcome. If discharging to the watercourse is unfeasible, then the surface water for the entire site should be directed to the attenuation crates via gravity drains before being pumped to the surface water sewer in Sandcross Lane. This will help mitigate risk of flooding during exceedance events.
12. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.
13. The applicant's attention is drawn to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks' notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

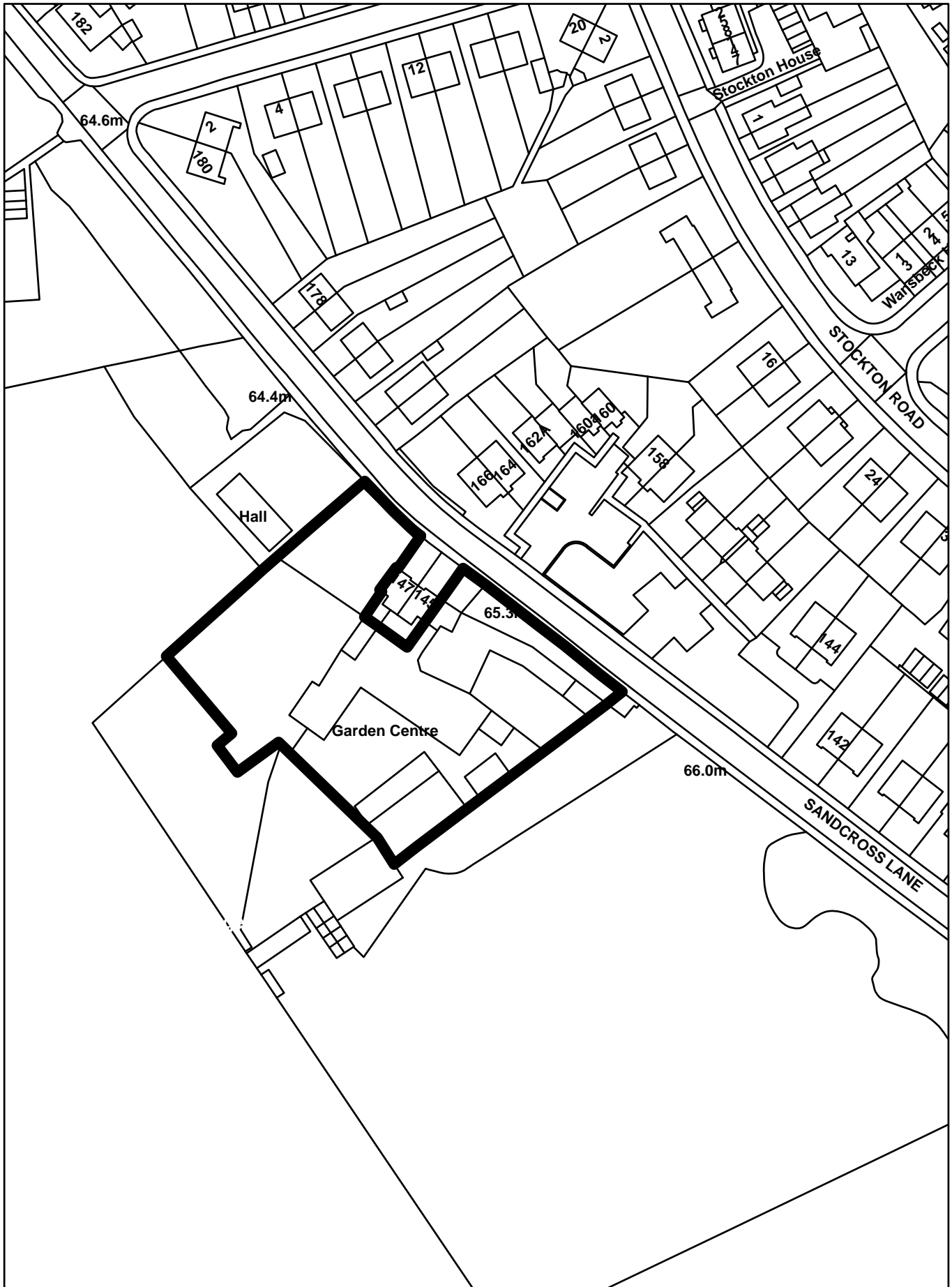
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15, CS17, Pc4, Co1, Sh1, Ho9, Mo4, Mo5, Mo7 and Ut4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the

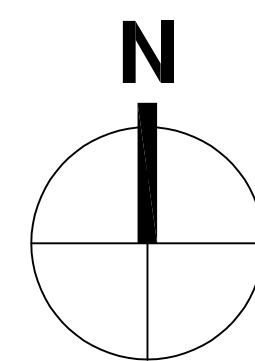
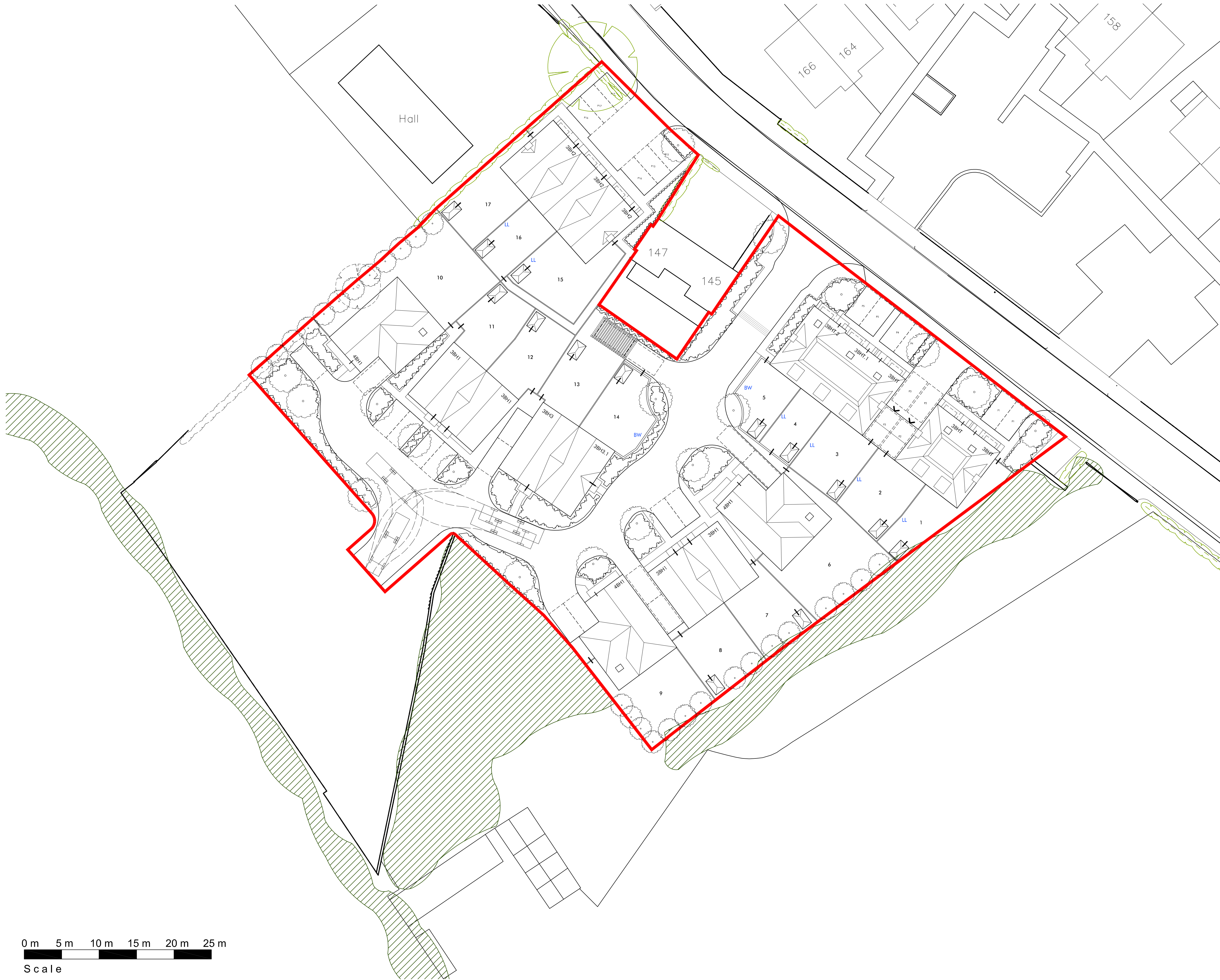
development plan and there are no material considerations that justify refusal in the public interest.

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




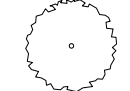
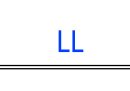


# 18/00699/F - Reigate Garden Centre, 143 Sandcross Lane, Reigate



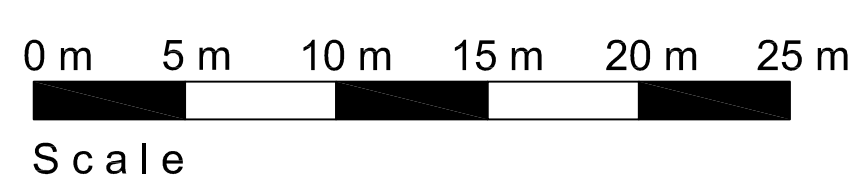




## EXTERNAL LANDSCAPE SCHEDULE

- MY-3 HOUSE TYPE REFERENCE
- 13 PLOT NUMBER AND UNIT REFERENCE
- P12 ASSIGNED PARKING SPACE NUMBERS
-  EXISTING TREE
-  EXISTING TREE TO BE REMOVED
-  EXISTING UN-SURVEYED TREES & HEDGE
-  INDICATIVE NEW TREE
-  1800mm HIGH LARCH LAP FENCE
-  1800mm HIGH BRICK WALL
-  GATE

GENERAL NOTE: FFL FOR ALL BUILDINGS  
WILL BE UP TO +300MM A.O.D







## EXTERNAL LANDSCAPE SCHEDULE

- MY-3 HOUSE TYPE REFERENCE  
13 PLOT NUMBER AND UNIT REFERENCE  
P12 ASSIGNED PARKING SPACE NUMBERS  
EXISTING TREE  
EXISTING TREE TO BE REMOVED  
EXISTING UN-SURVEYED TREES & HEDGE  
INDICATIVE NEW TREE  
1800mm HIGH LARCH LAP FENCE  
1800mm HIGH BRICK WALL  
GATE

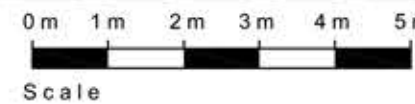
GENERAL NOTE: FFL FOR ALL BUILDINGS  
WILL BE UP TO +300MM A.O.D

0 m 5 m 10 m 15 m 20 m 25 m  
Scale

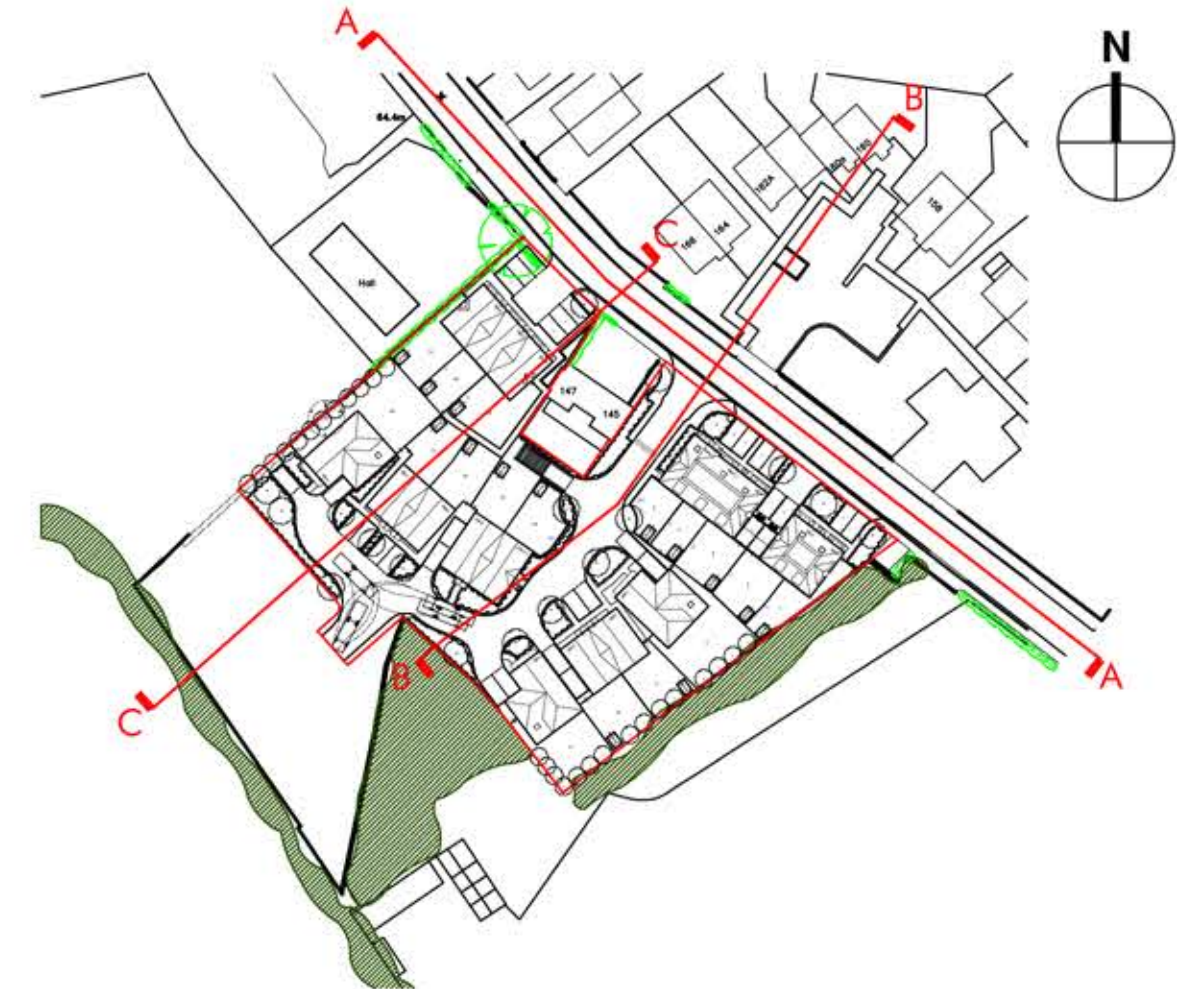
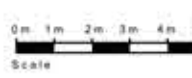




PROPOSED SECTION A-A - SCALE 1:100

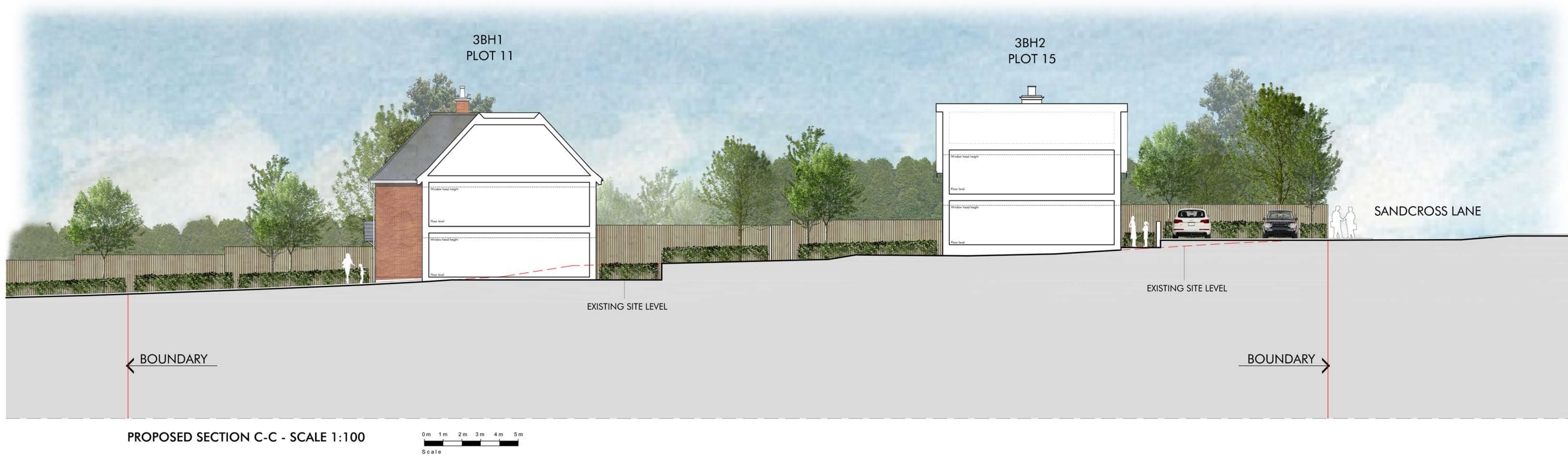


PROPOSED SECTION B-B - SCALE 1:200

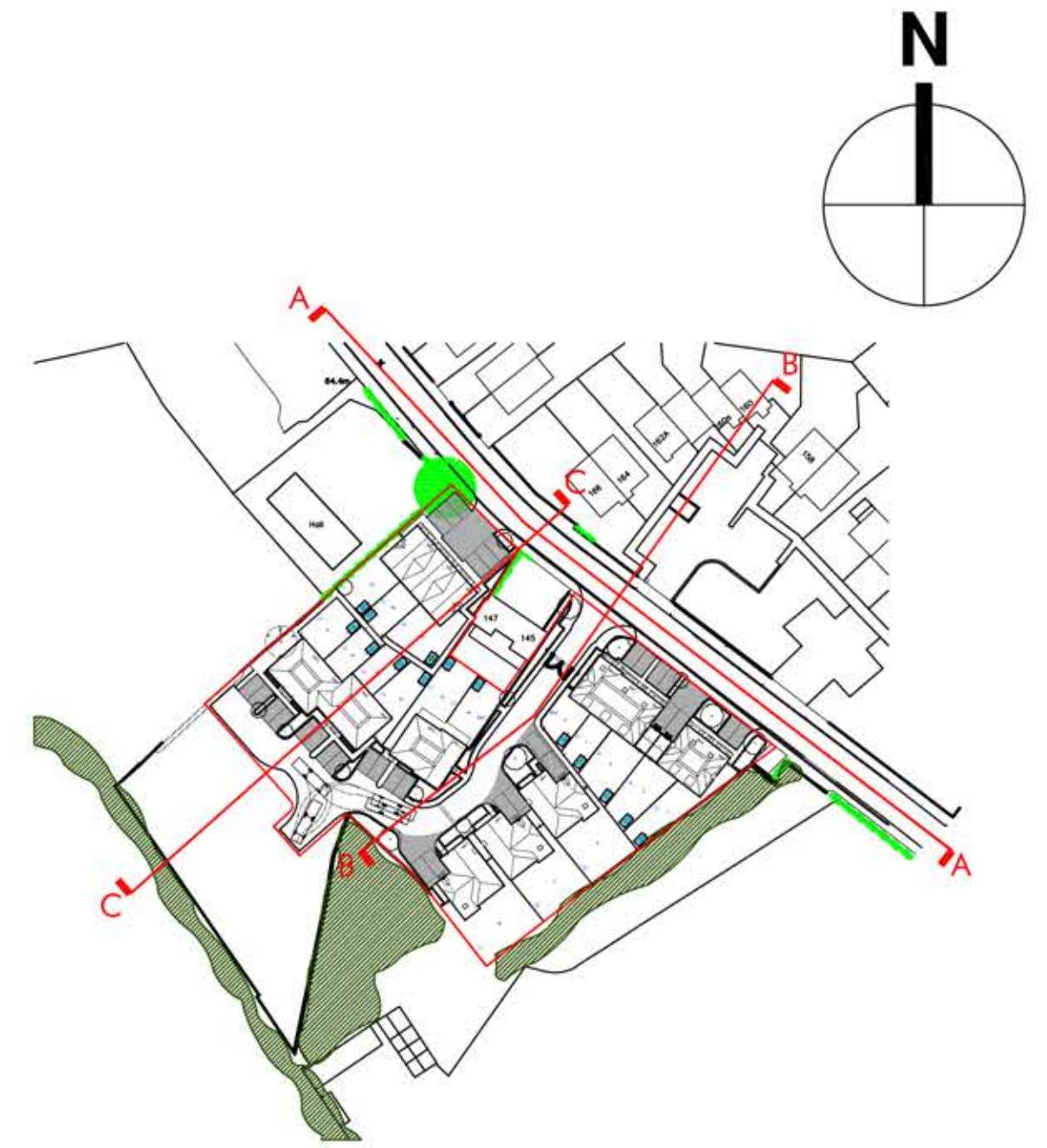
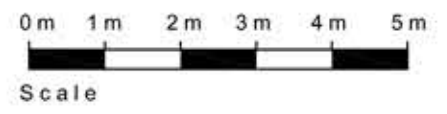


KEY PLAN SCALE 1:1250





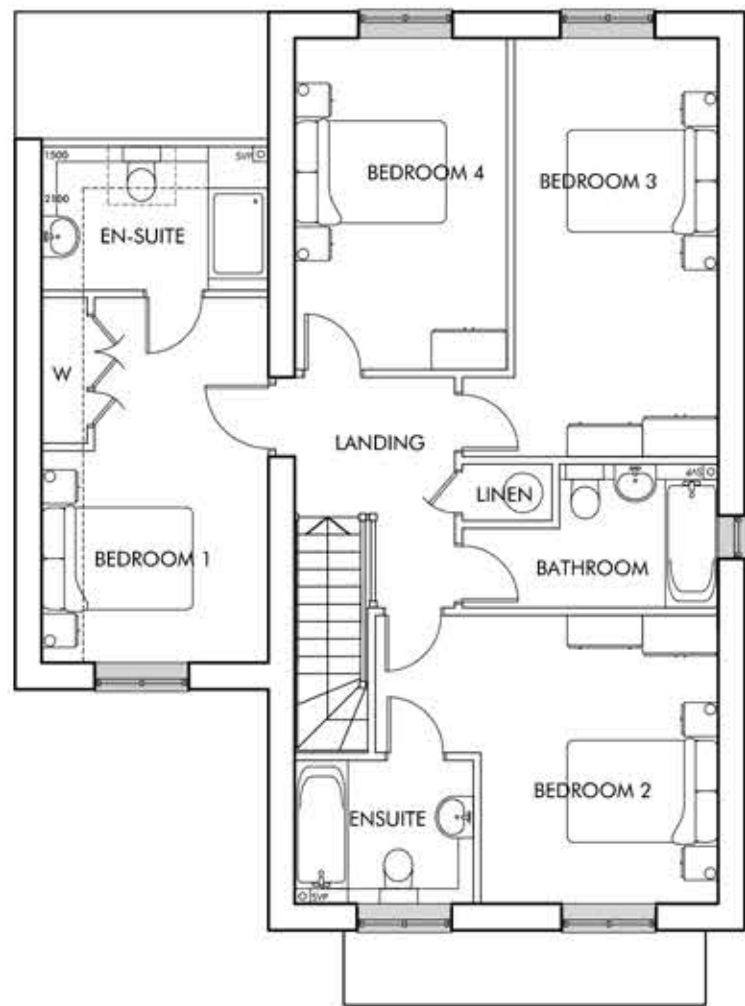
PROPOSED SECTION C-C - SCALE 1:100



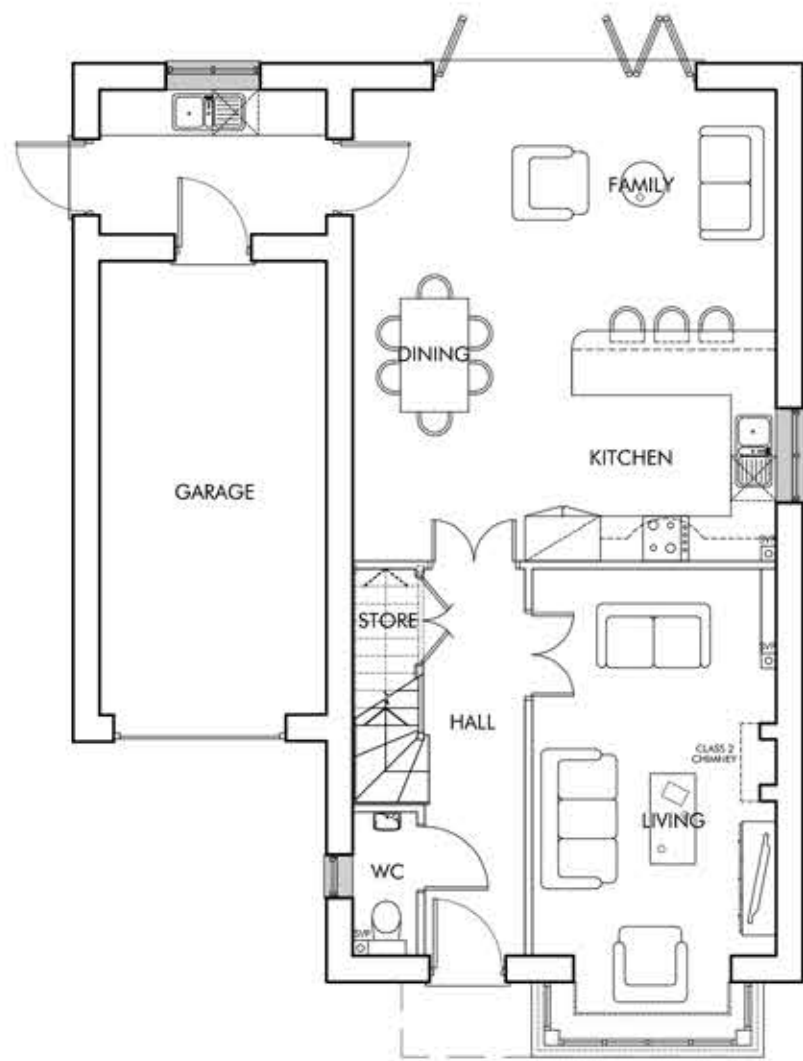
KEY PLAN SCALE 1:1250



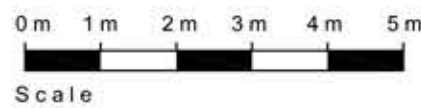
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A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
D	31.05.18	AMENDMENTS	RK	TJ	COMMENT
E	04.06.18	AMENDMENTS	RK	TJ	COMMENT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION - A



SIDE ELEVATION - B



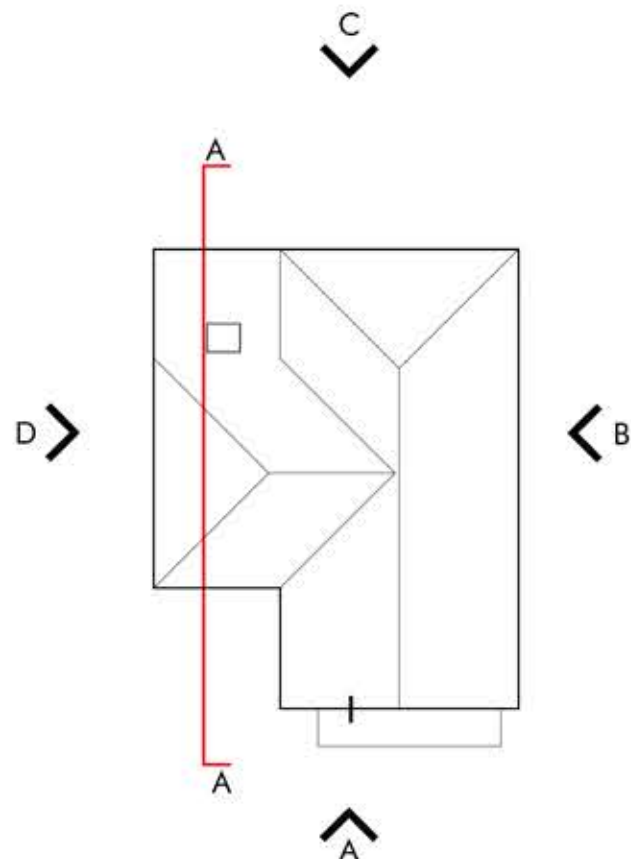
REAR ELEVATION - C



SIDE ELEVATION - D



SECTION A-A



ROOF PLAN 1:200



4 BEDROOM HOUSE_8 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (124m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 3.0m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
6, 7 & 8	4BH1	157.14	1691

NOTE: UNIT 9 & 10 HANDED

## OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers  
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR  
T: 01372 470 313 W: www.omegapartnership.co.uk

client  
**ASHILL LAND LTD**

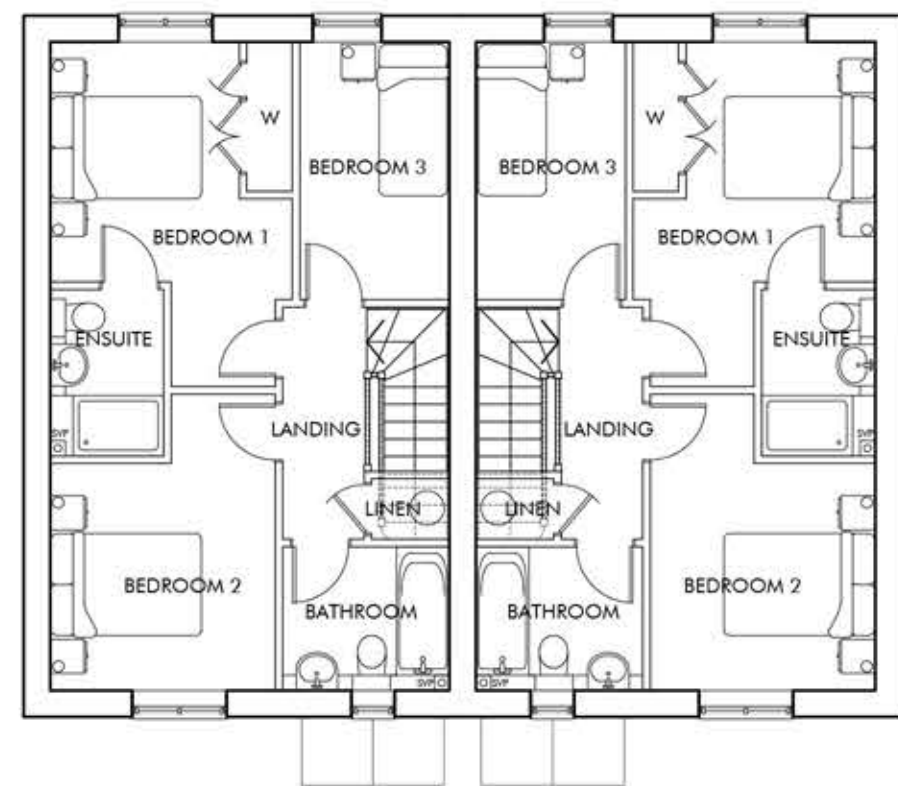
project  
**NO.143 SANDCROSS LANE, REIGATE**

description  
**PLOTS 6, 9, 10  
FLOOR PLANS & ELEVATIONS**

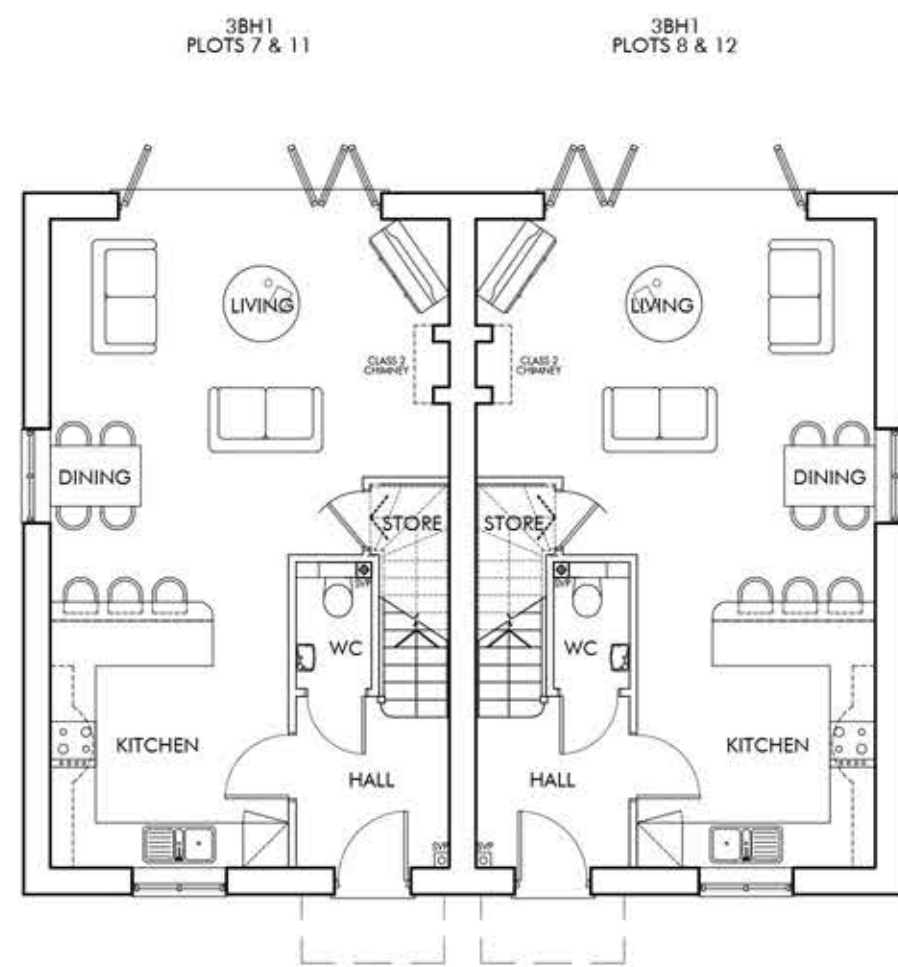
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2651	C-3005	E
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
D	31.05.18	AMENDMENTS	RK	TJ	COMMENT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



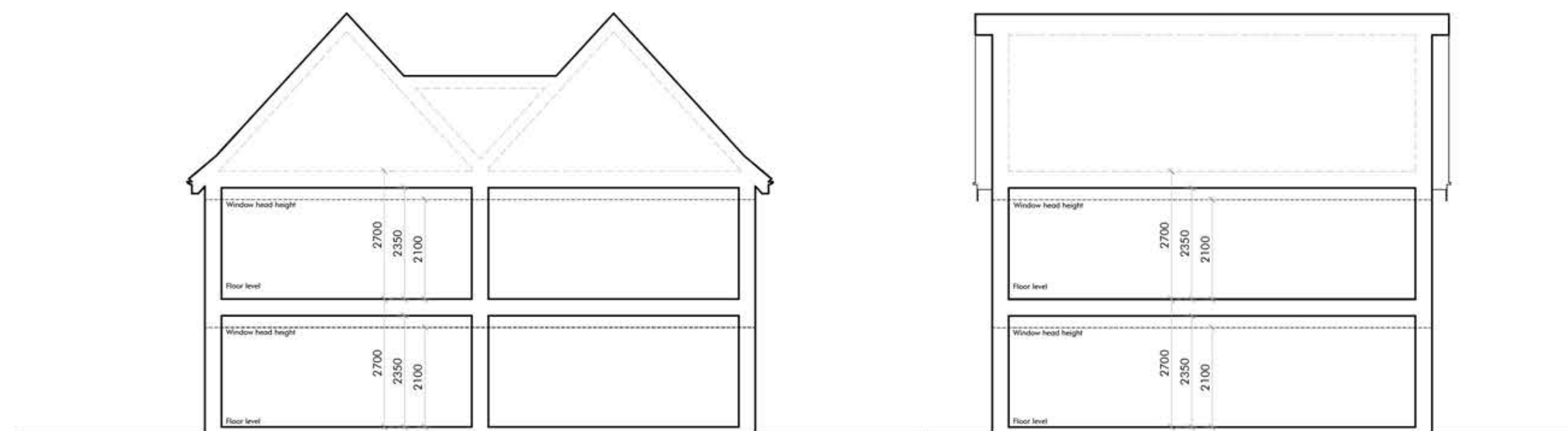
FRONT ELEVATION - A

SIDE ELEVATION - B



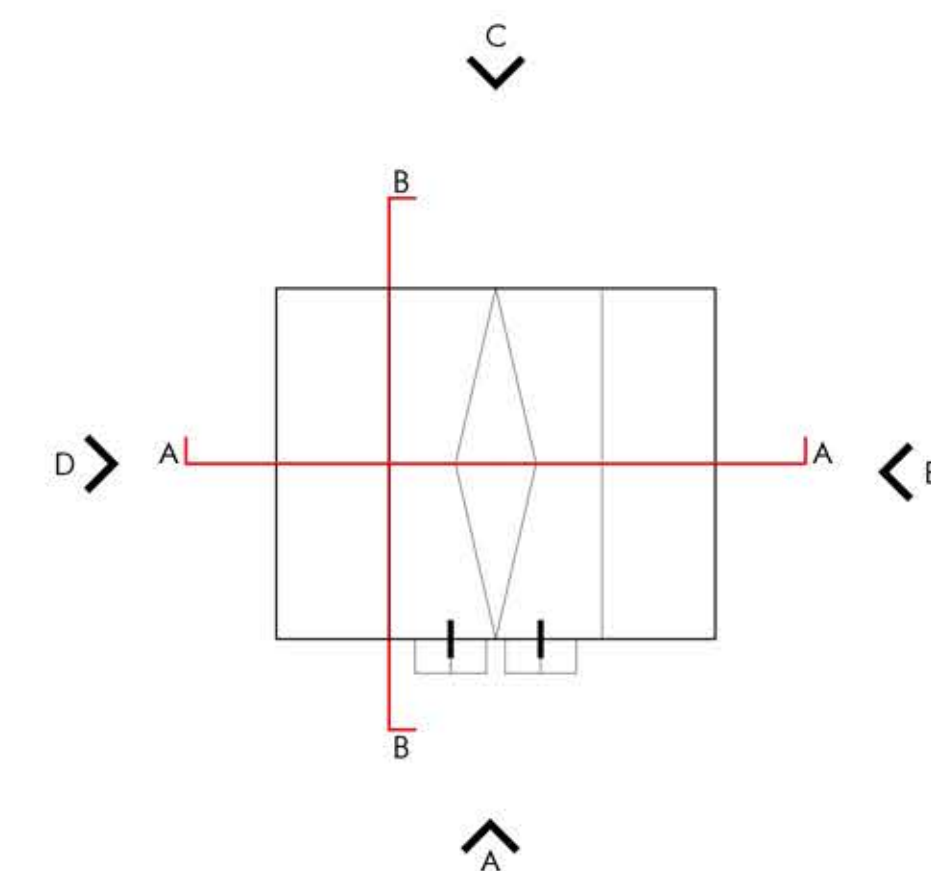
REAR ELEVATION - C

SIDE ELEVATION - D



SECTION A-A

SECTION B-B



ROOF PLAN 1:200

3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
9 - 12	3BH1	90.58	975

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client  
**ASHILL LAND LTD**

project  
**NO.143 SANDCROSS LANE, REIGATE**

description  
**PLOTS 7 & 8, 11 & 12  
FLOOR PLANS & ELEVATIONS**

project number	drawing number	revision
2651	C-3010	D
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	

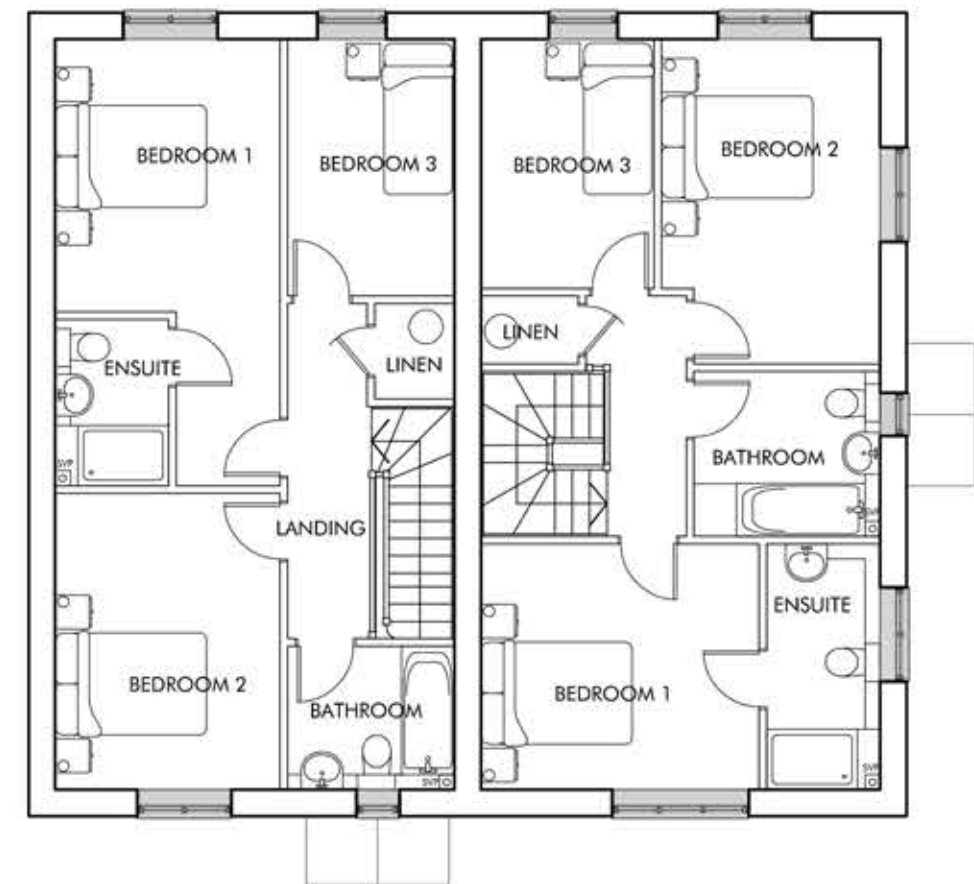
2651-C-3010-D

0m 1m 2m 3m 4m 5m  
Scale

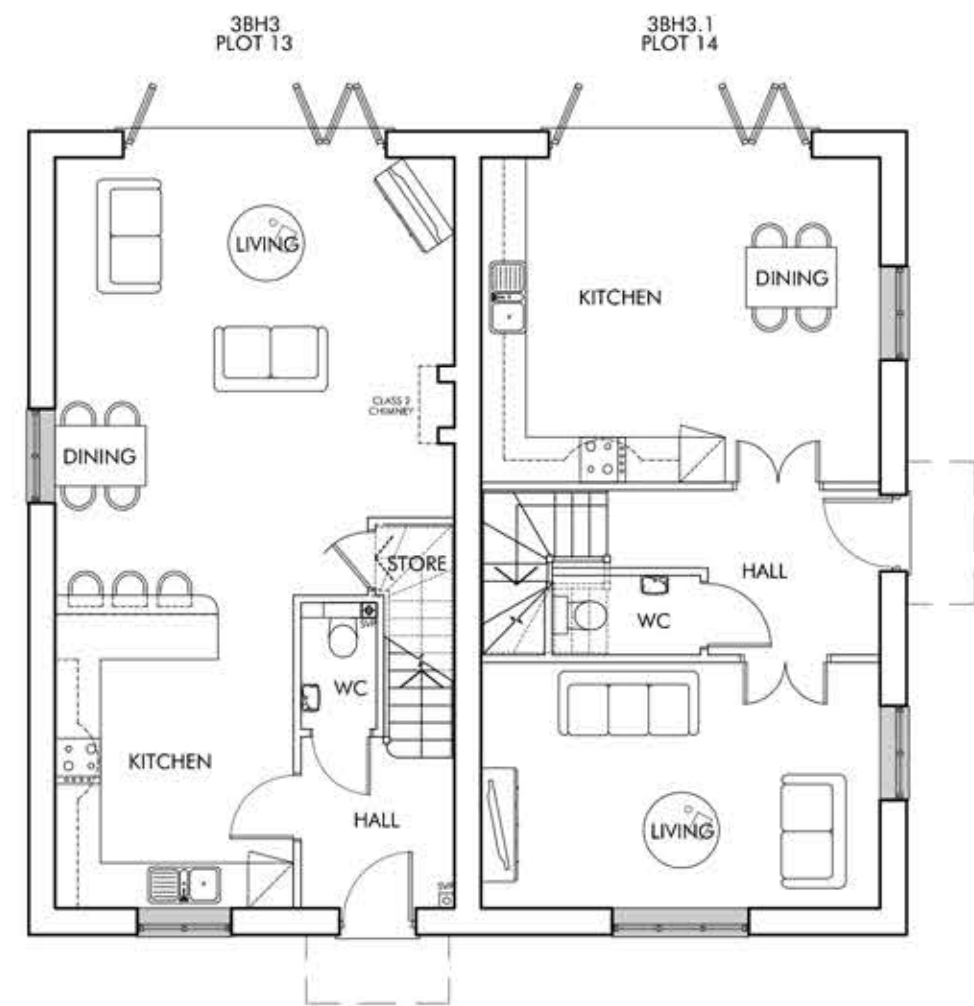
0m 1m 2m 3m 4m 5m  
Scale



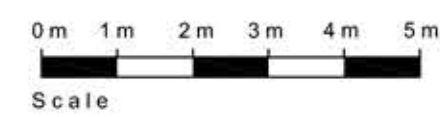
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	14.03.18	AMENDMENTS	RK	TJ	COMMENT
D	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
E	31.05.18	AMENDMENTS	RK	TJ	COMMENT
F	04.06.18	AMENDMENTS	RK	TJ	COMMENT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



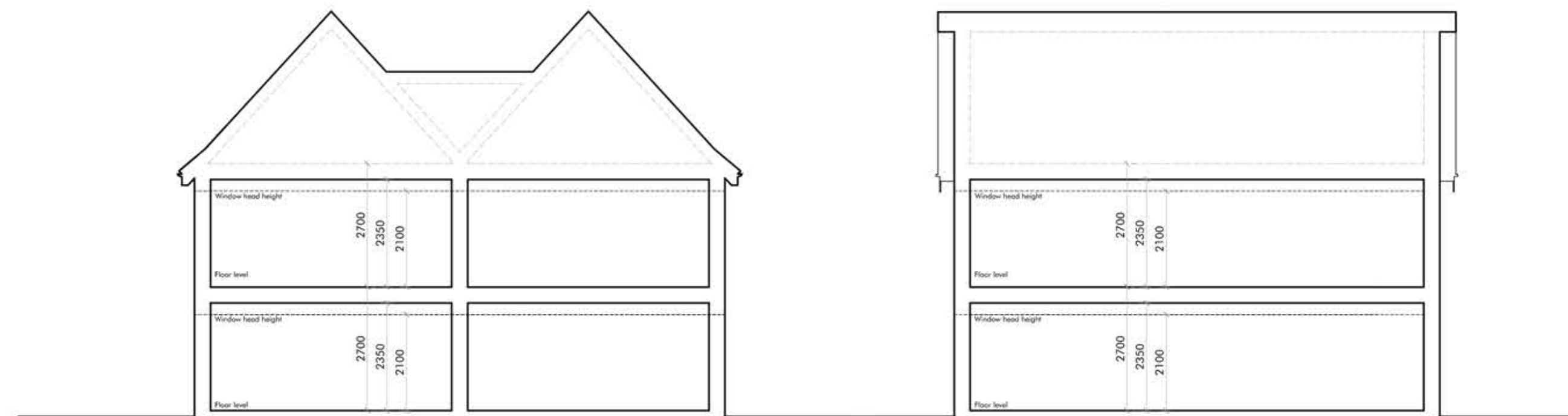
FRONT ELEVATION - A

SIDE ELEVATION - B



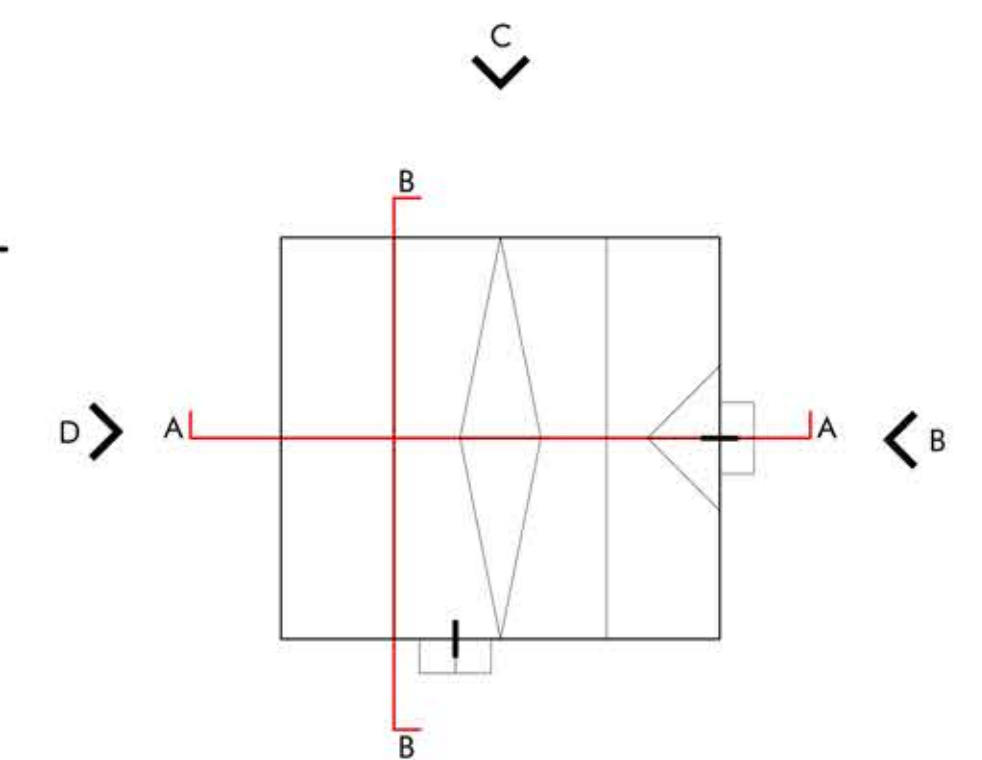
REAR ELEVATION - C

SIDE ELEVATION - D



SECTION A-A

SECTION B-B



ROOF PLAN 1:200



3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m³	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
13	3BH3	104.84	1128
14	3BH3.1	104.84	1128

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client

ASHILL LAND LTD

project

NO.143 SANDCROSS LANE, REIGATE

description

PLOTS 13 & 14  
FLOOR PLANS & ELEVATIONS

project number	drawing number	revision
2651	C-3015	F

scale	date
1:100 @ A1 1:200 @ A3	MARCH 2018

status

PLANNING

2651-C-3015-F



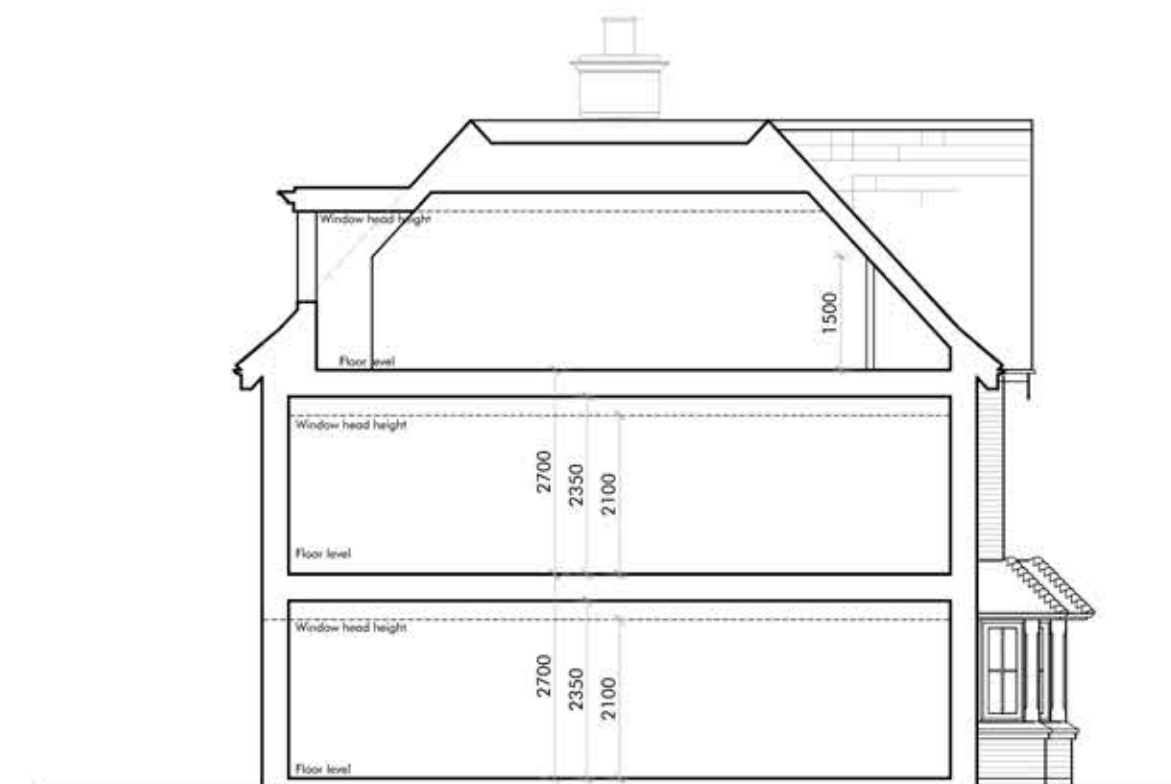
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	BK	TJ	COMMENT
B	08.03.18	AMENDMENTS	BK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	BK	TJ	COMMENT
C	23.03.18	AMENDMENTS	BK	TJ	COMMENT



FRONT ELEVATION - A



SIDE ELEVATION - B



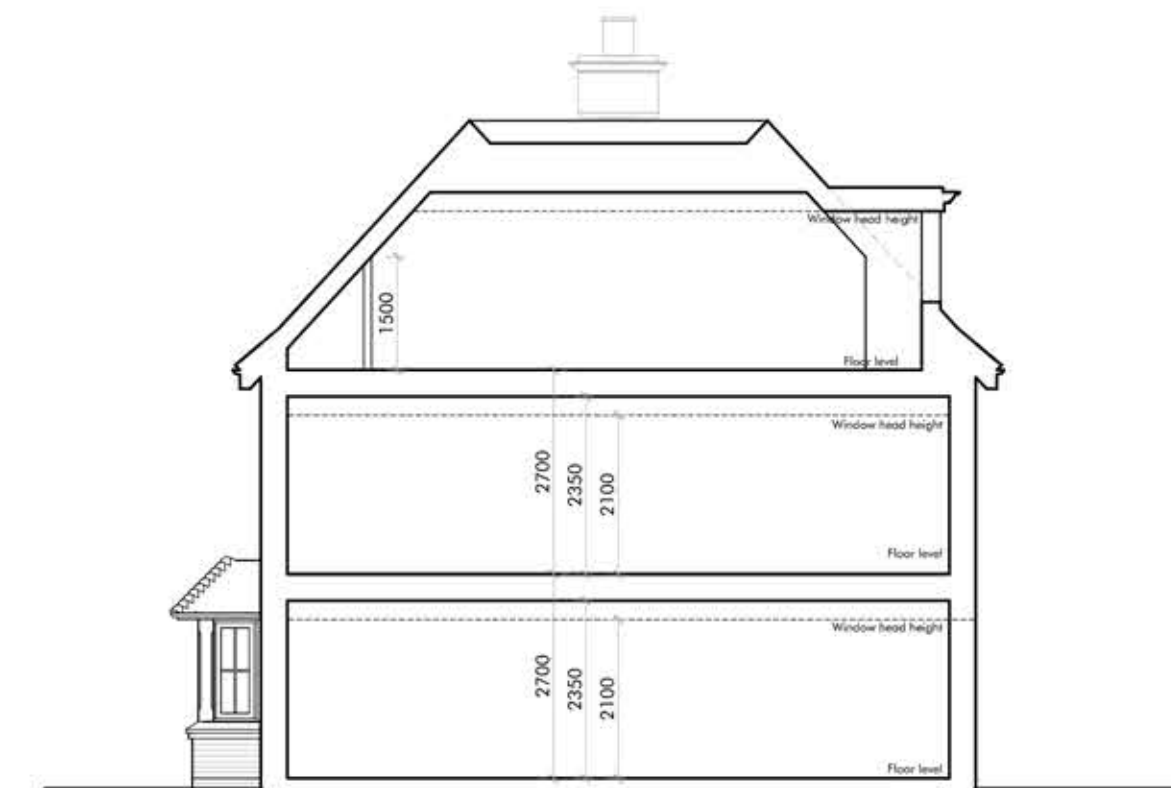
SECTION A-A



REAR ELEVATION - C



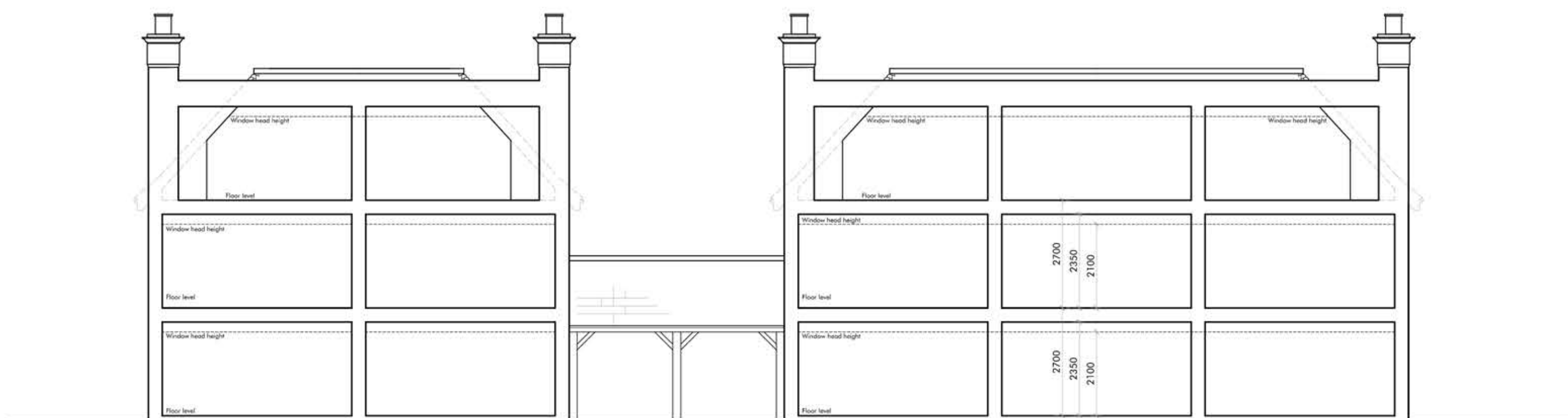
SIDE ELEVATION - D



SECTION B-B

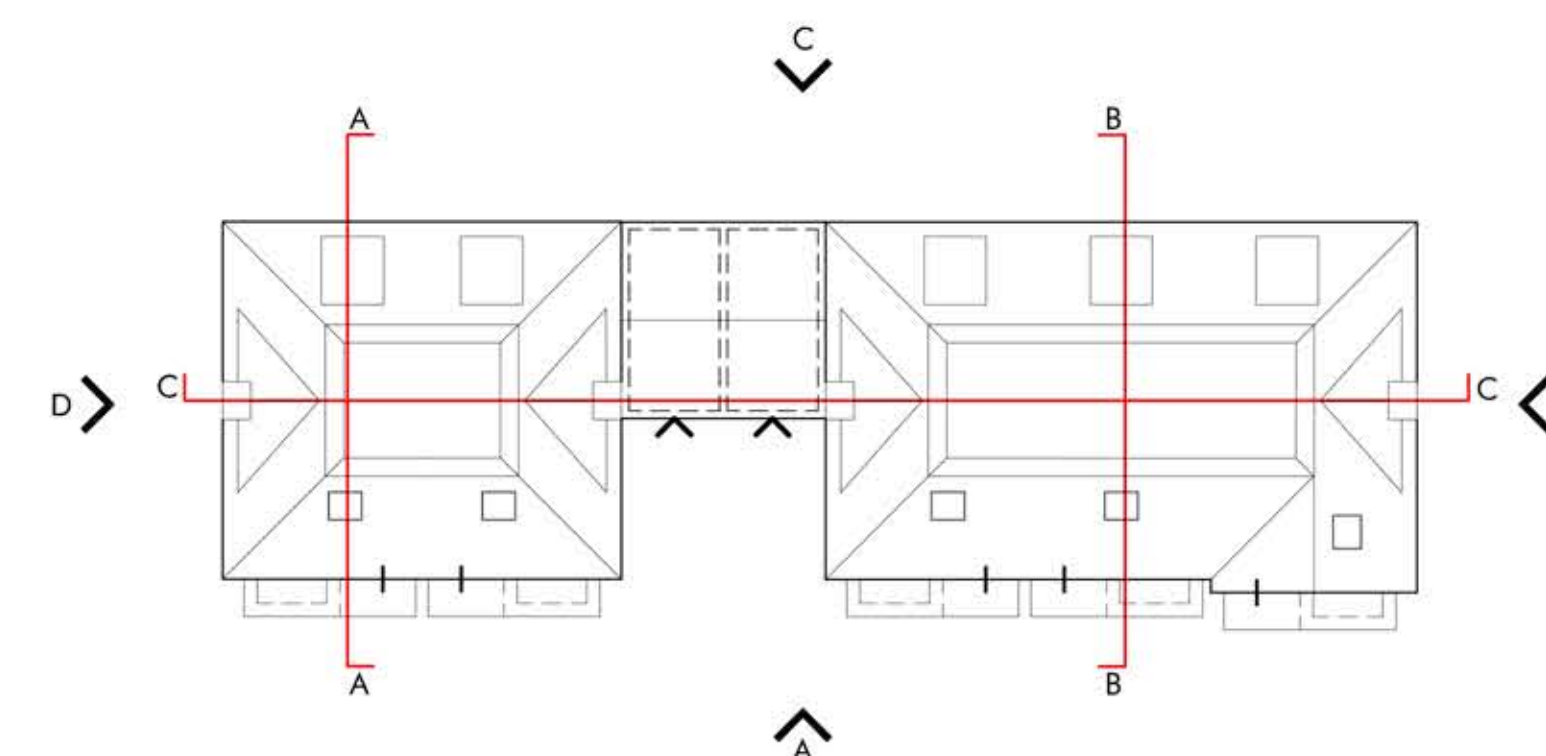
3 BEDROOM HOUSE_6 PERSONS (3 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (108m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
1, 2, 3	3BHT	112.31	1209
4	3BHT.1	116.92	1258
5	3BHT.2	120.15	1293



SECTION C-C

0m 1m 2m 3m 4m 5m  
Scale



ROOF PLAN 1:200

0m 1m 2m 3m 4m 5m  
Scale

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client  
**ASHILL LAND LTD**

project  
**NO.143 SANDCROSS LANE, REIGATE**

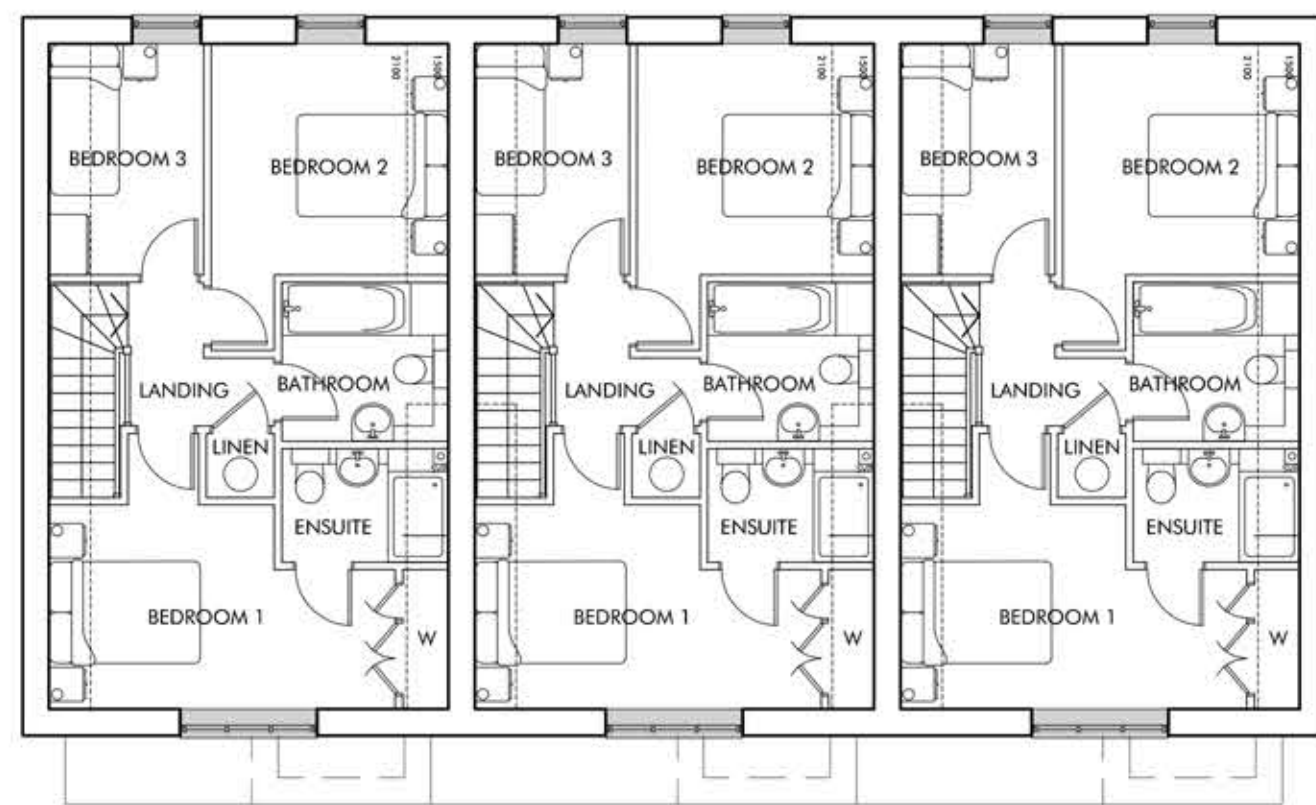
description  
**PLOTS 1 - 5  
ELEVATIONS & SECTIONS**

project number	drawing number	revision
2651	C-3001	D
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	

2651-C-3001-D



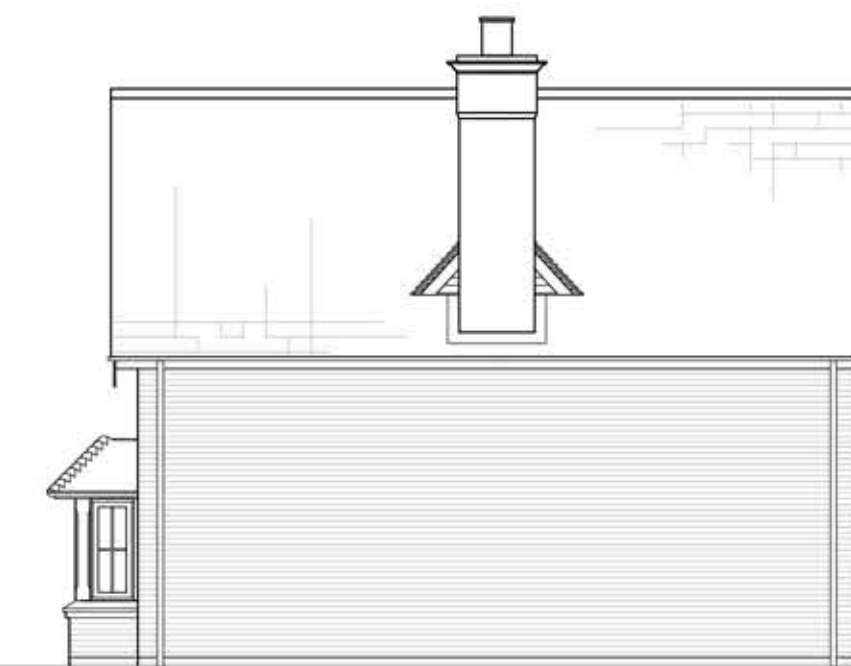
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	BK	TJ	COMMENT
B	08.03.18	AMENDMENTS	BK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	BK	TJ	COMMENT



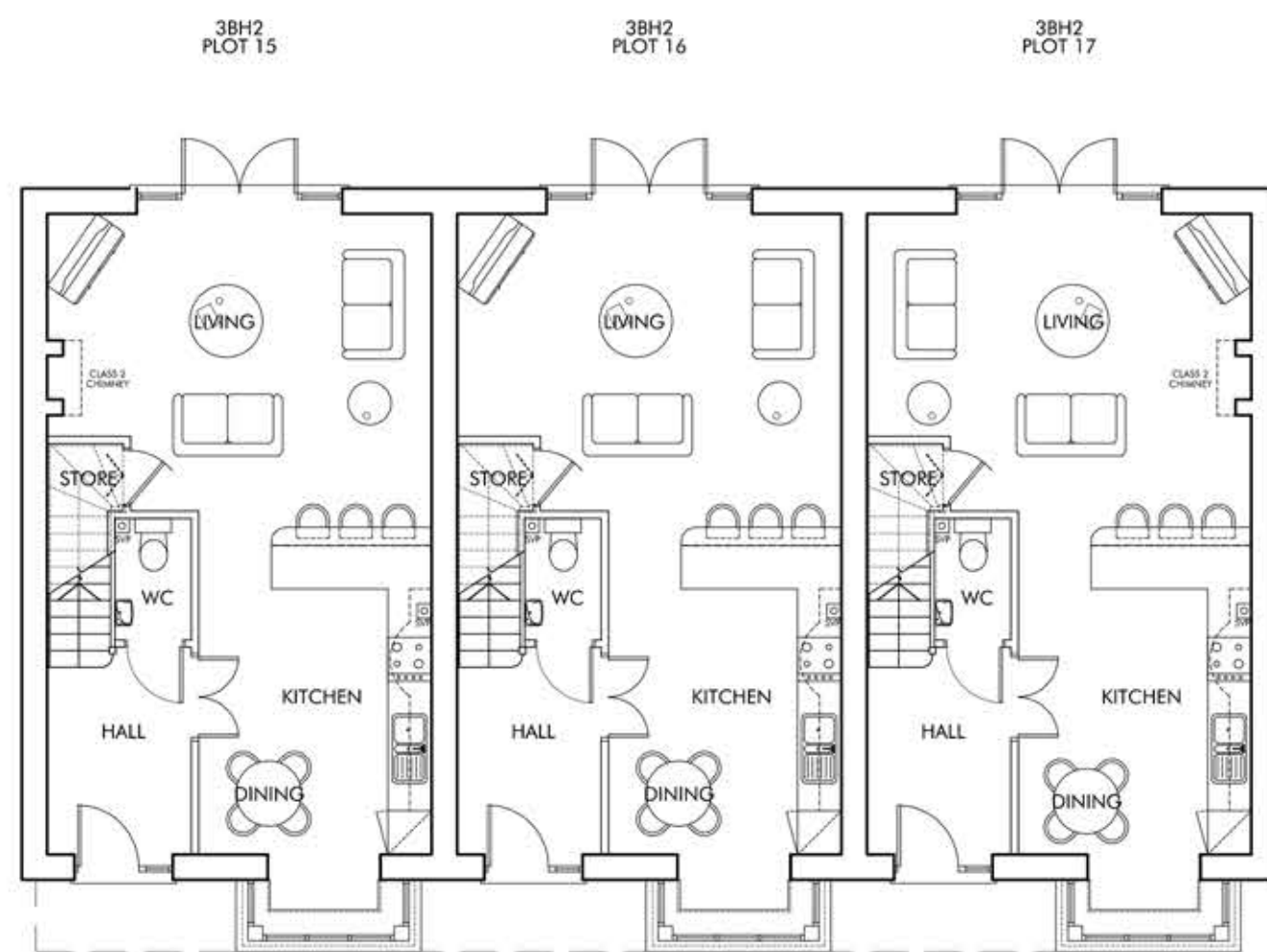
FIRST FLOOR PLAN



FRONT ELEVATION - A



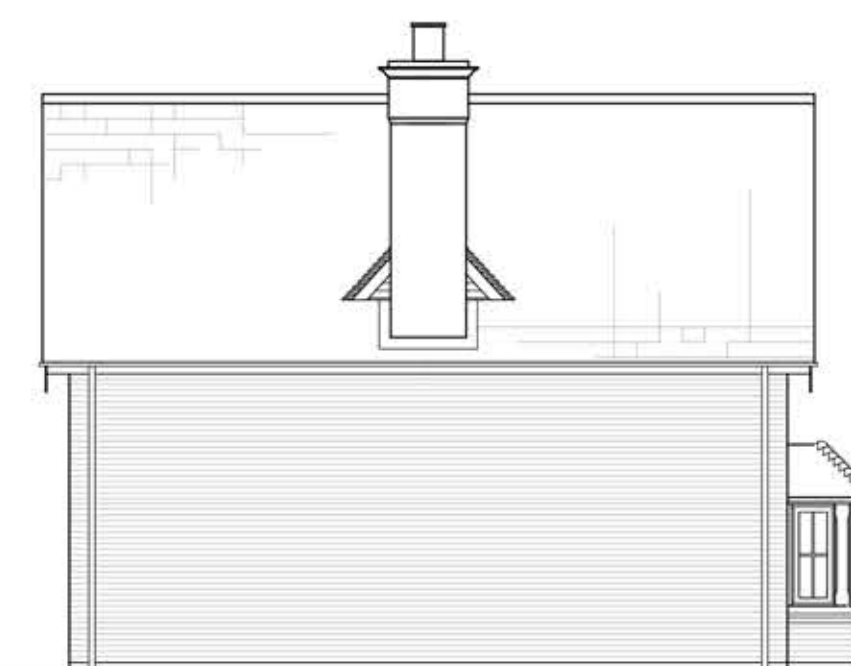
SIDE ELEVATION - B



GROUND FLOOR PLAN



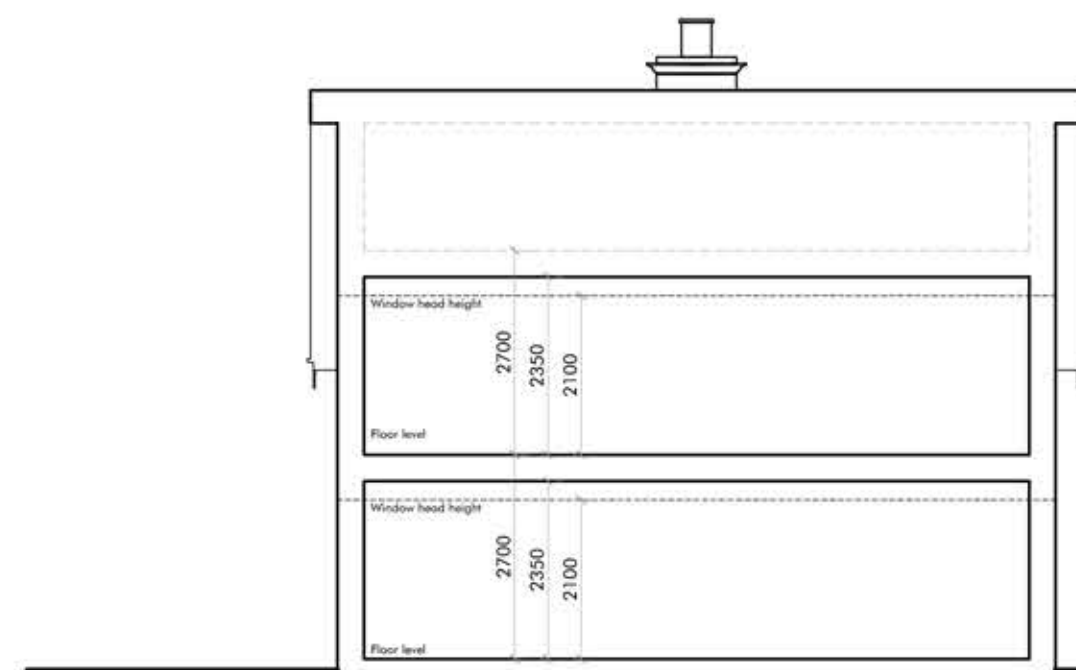
REAR ELEVATION - C



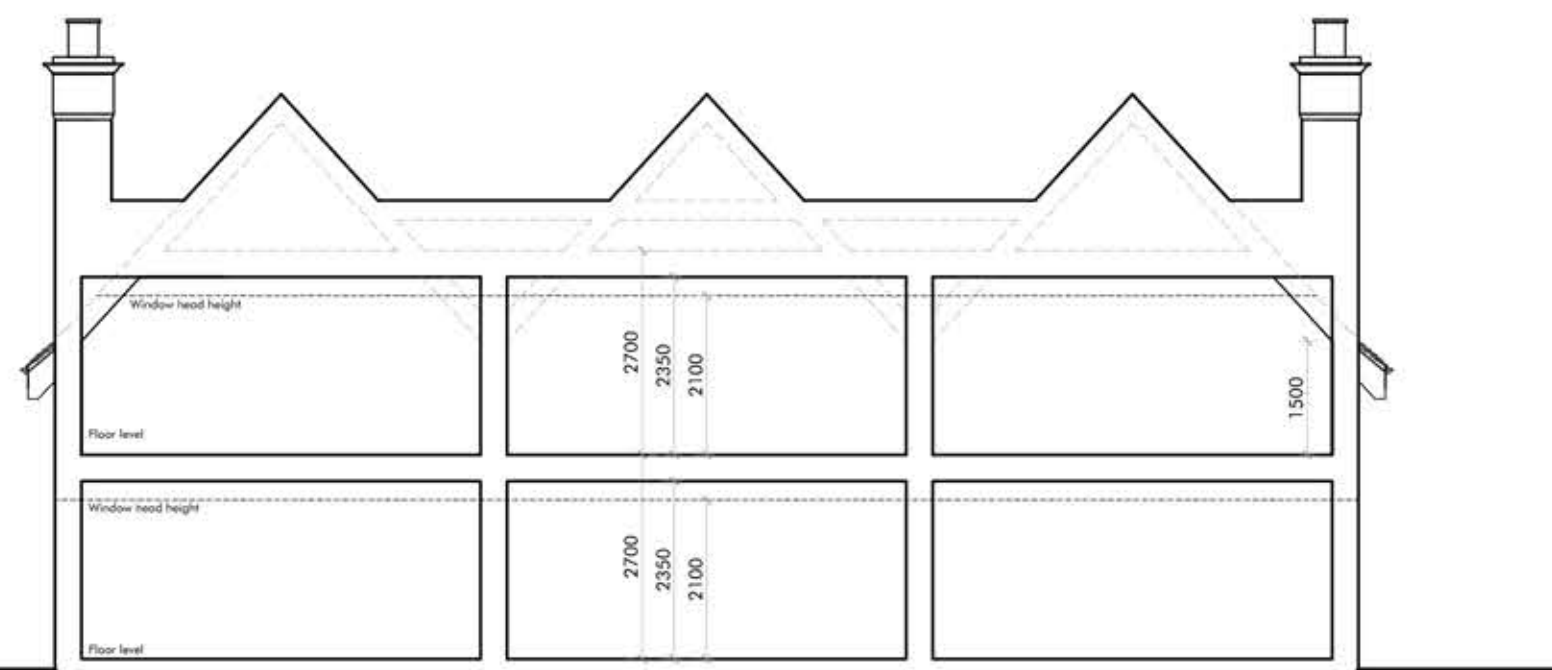
SIDE ELEVATION - D

3 BEDROOM HOUSE_5 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

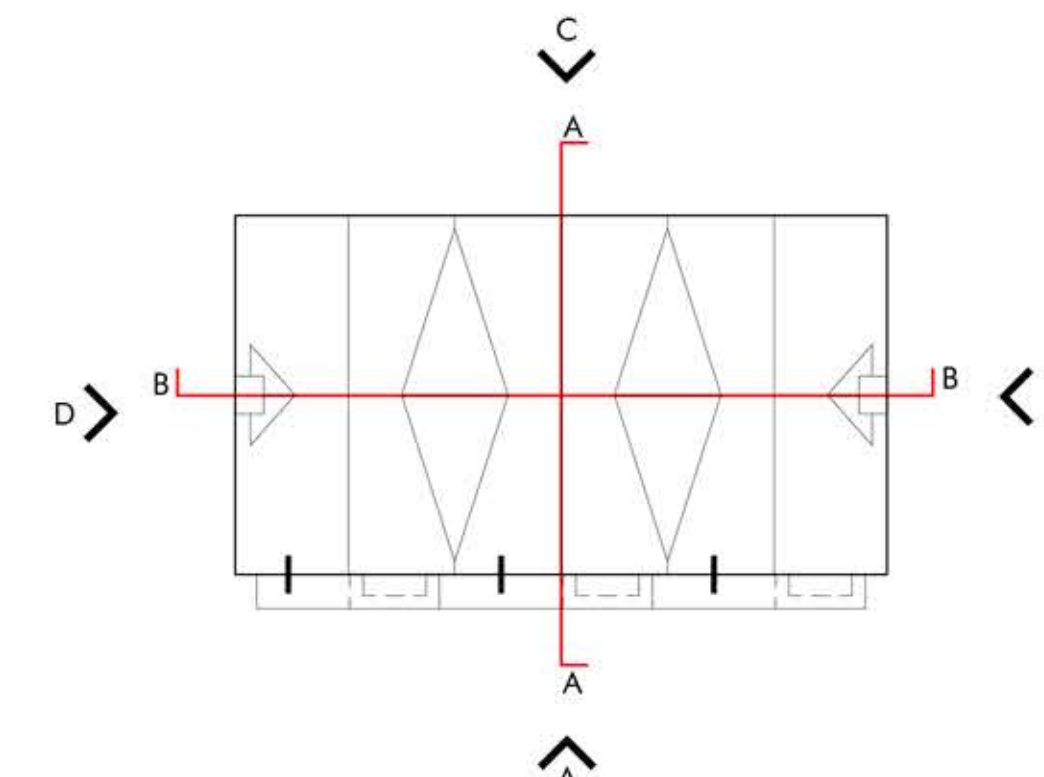
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
15, 16, 17	3BH2	94.14	1013



SECTION A-A



SECTION B-B



ROOF PLAN 1:200

