

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	17 <sup>th</sup> March 2021
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> <i>Horley East and Salfords</i>

<b>APPLICATION NUMBER:</b>	20/01846/F	<b>VALID:</b>	01/10/2020
<b>APPLICANT:</b>	Mr and Mrs Rothera	<b>AGENT:</b>	Land Planning and Development Ltd
<b>LOCATION:</b>	<b>BENTING MEAD, LONESOME LANE, REIGATE, SURREY, RH2 7QT</b>		
<b>DESCRIPTION:</b>	Removal of existing industrial and stable buildings, construction of 3 detached dwellings. As amended on 13/10/2020, 26/10/2020, 11/12/2020 and on 11/02/2021.		
<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

This is a full planning application for the erection of 3 detached single storey dwellings (2 with roof space accommodation) with revised access arrangements from Lonesome Lane, and associated parking and hard and soft landscaping.

The site is located on the eastern side of Lonesome Lane, within an area of open countryside to the south of Reigate on land which is designated as metropolitan Green Belt. The site is in a mixed commercial and equestrian use associated with the adjoining residential property at Benting Mead. There are 5 existing single storey buildings on the site, although Building B, which is used for commercial purposes associated with the adjoining dwelling, does not benefit from a lawful grant of planning permission, and is excluded from any floorspace or volume calculations for the purposes of this application. Building A is a former storage and light industrial building used by the owners of Benting Mead for their own purposes, whilst Buildings C,D and E are stables and a tack room.

The area around the site is in mixed use with residential properties to the north and south, and a small industrial estate to the south-east. There is open land to the east of the site, including a sand ménage immediately adjoining the eastern boundary.

The site is located in the Green Belt and Core Strategy Policy CS3 and DMP Policy NHE5, in line with the NPPF (2019), state the construction of new buildings will be

regarded as inappropriate in the Green Belt unless they fall within one of the listed exceptions.

Core Strategy Policy CS3 states that planning permission will not be granted for inappropriate development in the Green Belt, unless very special circumstances exist which clearly outweigh the potential harm to the Green Belt.

The site comprises previously developed land within the Green Belt. Para 145 of the NPPF sets out a number of exceptions to the normal presumption against inappropriate development including at para. G, the limited infilling or the partial or complete redevelopment of previously developed 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 proposed development has been assessed in terms of its spatial impact, its visual impact, the duration of development and on the degree of activity likely to be generated, all of which are capable of impacting on openness. The size of the existing buildings on the site, in terms of their footprint and volume and the areas of hardstanding have been calculated. In this case, the proposed development would comprise 3 single storey dwellings which would have a lesser amount of floor area and volume of built form than existing buildings and therefore, in terms of their spatial impact, the proposals would not have a greater impact on the openness of the Green Belt.

The visual impact of the proposed development has been considered in relation to the visibility of the site from Lonesome Lane, from a public footpath to the north and from adjoining properties. The site would be viewed in the context of neighbouring buildings which are generally of greater scale and height. Views of the site from Lonesome Lane would be restricted by the narrow access road and by boundary vegetation. As a result, it is not considered that the proposals would, in terms of their visual impact, have a greater impact on openness than existing development

With regards to the duration of development the proposals are considered to have neutral impact whilst the degree of activity is likely to be less result in an improvement to openness.

The loss of the limited commercial space is not considered significant, due to the narrow access and limited current employment use. The provision of additional housing is considered to outweigh the loss of the commercial part of the site.

The proposed layout shows a detached single storey dwelling on the northern side of the access road at the rear of Benting Mead, leading into a courtyard area which would be contained by two detached single storey properties at the eastern end of the site. Plot sizes are relatively small compared with some in the area, but there is a range of plot sizes adjoining and close to the site and the proposed plots in this case would not be dissimilar to others in the area.

The site adjoins a listed building to the south (Little Finches) and in order to address concerns raised by the Council's Conservation Officer on the original submission, revised plans have been submitted which have omitted a pair of semi-detached

dwellings formerly proposed for a portion of the site adjacent to Little Finches. The proposed detached bungalow would be located to the rear of Benting Mead on the northern portion of the site and would not have an impact on the setting of the listed building. The Conservation officer is now satisfied with the proposals subject to the imposition of conditions.

The proposed dwellings would be of a traditional rural design with brick and weatherboarding elevations and pitched roofs finished with clay tiles, a form of design which reflects traditional agricultural buildings, and which would be in keeping with the rural character of the site. Each dwelling would be of the appropriate size in terms of the Nationally Described Space Standards and would be provided with private amenity space.

The impact on the amenities of neighbouring properties is considered acceptable due to good separation and the single storey nature of the proposed dwellings.

Each dwelling would be provided with 3 parking spaces. The site is located in an area of low accessibility where the adopted standards require the total provision of 7.5 spaces ie 2.5 spaces per dwelling. The provision of three spaces per dwelling is therefore considered acceptable.

The proposals would make efficient use of this previously developed site for new housing without harming the amenities of neighbouring properties and are considered acceptable.

## **RECOMMENDATION**

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

## **Consultations:**

Highway Authority: The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, recommends that conditions relating to the provision of the modified vehicular access, to the provision of the parking and turning areas, for the provision of electric vehicle charging points and for the provision of a construction transport management plan be imposed in any permission granted:

The County Highway Authority considers that the site is unsustainable in transport terms for a new residential dwelling. The site lies outside the existing built up areas of the borough, is remote from key services and facilities such as jobs, shops, schools, health and leisure facilities, and is not easily accessible by modes of transport other than the private car. For these reasons, it is considered that occupiers of the proposed dwelling would be heavily dependent upon the private car for access to normal day-to-day services and facilities, hence the development would not comply with the sustainable transport objectives of the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

Notwithstanding this advice, however, the CHA acknowledges that there are three dimensions to sustainable development - economic, social and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. It is also acknowledged that planning policy does permit the conversion and re-use of buildings, and hence some developments will not be able to meet the requirements of locational and transport policies. Therefore, it is for the Local Planning Authority (LPA) to weigh up the CHA's sustainable transport advice against the other policies in the NPPF, Local Plan, and Core Strategy, to determine whether the proposed development is sustainable in its wider sense, and whether the benefits of the proposed development would outweigh the locational difficulties.

Environmental Health (Contaminated Land): Notes that there is some potential for contamination, including asbestos to be present associated with both historical and current uses. As such conditions to deal with contaminated land and an informative to provide additional guidance are recommended.

Salfords and Sidlow Parish Council – With regards to the proposals as originally submitted, the Parish Council object to the proposed development on the grounds that the proposal comprises new dwellings in the Green Belt. Several trees would be removed, and they note that some of the buildings to be demolished may not count towards the new dwellings. Building B is not shown on Google Earth for 2013 so the claim that for its continuous legal use for more than 10 years looks wrong and the garage if demolished could be re-built, stables are not agricultural and , as the conservation officer points out, stables may be needed in the future.

The proposed buildings would be spread over a larger area and have a greater volume than the buildings that count towards those to be demolished. The proposed new buildings are in front of the buildings to be demolished , if permitted the new

buildings should be in the rear yard area. The pair of semi-detached dwellings are too close to the neighbouring Grade II listed house.

No further comments have been received withy regards to the revised plans.

**Representations:**

Letters were sent to neighbouring properties on 9<sup>th</sup> October 2020 and a site notice was posted on 22<sup>nd</sup> October 2020. Neighbours were re-notified on the revised plans for 14 day periods commencing 15<sup>th</sup> December 2020 and 11<sup>th</sup> February 2021.

Objections have been received from the neighbouring property to both the originally submitted and revised proposals raising the following issues:

<b>Issue</b>	<b>Response</b>
Inadequate parking	See paragraph 6.49
Out of character with surrounding area	See paragraph 6.27 – 6.34
Increase in traffic and congestion	See paragraph 6.48
Overdevelopment	See paragraph 6.27 – 6.34
Noise & disturbance	See paragraph 6.39 – 6.43
Hazard to highway safety	See paragraph 6.48
Harm to listed building	See paragraph 6.32
Overlooking and loss of privacy	See paragraph 6.40 – 6.41
Overshadowing	See paragraph 6.40 – 6.41
Overbearing relationship	See paragraph 6.40 – 6.41
Poor design	See paragraph 6.28 – 6.32
Loss of/harm to trees	See paragraph 6.51
Harm to wildlife habitat	See paragraph 6.52
Harm to Green Belt/countryside	See paragraph 6.2 – 6.22
Loss of buildings	The buildings are not designated and there is no in principle objection to their loss
Covenant conflict	This is not a material planning consideration
Loss of private view	This is not a material planning consideration

A letter of support has also been received from a neighbouring property.

Support - Benefit to housing need

Support - Community/regeneration benefit  
Support - Visual amenity benefits

## **1.0 Site and Character Appraisal**

- 1.1 The site is located on the eastern side of Lonesome Lane and lies outside the curtilage of Benting Mead, a two storey detached house. The site itself is located to the south of Benting Mead and comprises a group of single storey buildings and stables located towards the eastern end of the site. There is an existing access road into the site leading into the site from Lonesome Lane. The existing buildings to be demolished on the site comprise a double garage which serves Benting Mead, Building A which comprises a large workshop/storage building, Building B, which comprises a workshop, and Building C, D and E which comprise stables.
- 1.2 The site is located within a rural area which is characterised by sporadic residential properties and other uses commonly found in rural areas. To the south of the site is Little Finches, a two storey detached dwelling which is listed at Grade II. To the south-east is Wrays Farm, which includes a dwelling and a number of former agricultural buildings now used for commercial and light industrial purposes. Land to the west of the site is generally open and includes an equestrian ménage.
- 1.3 A Public Right of Way, a footpath exists to the north, and the rear of the development site can be seen from the footpath. The area of land used in conjunction with the livery stables would be returned to pasture.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: the applicants sought pre-application advice from the Council with regards to a proposal for 4 residential dwellings, consisting of 1 x 5 bedroom detached house and a courtyard terrace of three 2 and 3 bedroom dwellings. The applicants were advised that further information would be required on the use of the existing buildings on the site and their planning history in order for an assessment to be made on whether they could qualify as 'previously developed land'. The applicants were also advised to reduce the scale of the proposed development, to remove the new access from the proposals and that a proposed dwelling located at the front of the site was unlikely to be considered acceptable due to an adverse impact on openness and a harmful impact on the setting of the adjacent listed building (Little Finches).
- 2.2 Improvements secured during the course of the application: On the submission, the applicants were advised that the proposed pair of semi-detached dwellings on the land adjacent to Little Finches were considered unacceptable. The applicants were also advised that the number of units at the rear of the site and the extent of built form across the full width of the site

was excessive and unlikely to be supported by the Council. In response the application has been amended to comprise a three detached bungalows, two of which would have rooms in the roof.

- 2.3 The applicants were also advised that Building B as noted on the submitted plans would not, due to a lack of any planning history, be excluded from any calculations used to justify the development in the Green Belt.
- 2.4 Further improvements could be secured through the use of conditions.

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

3.1	82P/0476	Erection of a bungalow and garage.	Refused
3.2	82P/0666/F	Erection of an entrance porch.	Granted
3.3	97/02580/F	Three new stables plus tack room to be used for livery together with four existing stables.	Refused
3.4	97/13990/F	Building of three new stables and a tack room to be used for livery with four existing stables.	Granted
3.5	02/00715/CLE	Certificate of Lawfulness for an existing use as a residential property –	Refused and allowed at appeal
3.6	06/02161/F	Conversion of two existing stable blocks and an outbuilding containing an office, workshop, tack room and storage, into office buildings to be let commercially.	Withdrawn by applicant
3.7	07/02490/F	Replacement of existing group of buildings with a single building.	Refused
3.4	Application 07/02490/F for the replacement of existing group of buildings with a single building was refused for the following reasons:		

1. *The proposed replacement building, by virtue of it not being for the purposes of agriculture or forestry and in the absence of very special circumstances, represents inappropriate development within the Metropolitan Green Belt, contrary to policy Co1 and Co3 of the Reigate and Banstead Borough Local Plan 2005 and policy LO4 of the Surrey Structure Plan 2004.*
2. *The proposed replacement building, by virtue of its industrial design and finishing materials, would appear as a discordant feature within this predominantly rural area, contrary to policy Co1 of the Reigate and Banstead Borough Local Plan 2005, and policy LO4 of the Surrey Structure Plan 2004.*

#### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the demolition of the existing buildings on the site and the erection of 3 detached single storey houses, two of which would have rooms within the roof space. The new dwellings would be broadly located on the footprint of the existing buildings and behind the building line of Little Finches and Benting Mead. The existing access would be retained and improved at the front of the site with a wider visibility splay. The access road would be slightly realigned in places to provide a plot for the bungalow proposed at Unit 1 to the rear of Benting Mead. The access would lead into a courtyard which would be framed by the two detached units at the eastern end of the site.
- 4.2 The dwellings have been designed around a traditional agricultural form with hipped roofs, small dormer windows and would evoke a barn conversion aesthetic. The proposed buildings have been designed with traditional forms of gabled, hipped and gable hipped pitched roofs with relatively short spans to reflect traditional agricultural buildings. The development proposal uses a combination of brickwork and timber cladding to walls and plain tile cladding to gables. Deep barge boards are proposed to gables to reflect traditional detailing with a combination of fascias and soffits to the gabled units and exposed rafter feet to the Courtyard building. Traditional plain tiles to roofs are proposed throughout the development.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as being rural in character with a mix of residential, commercial and equestrian buildings.
	The open land between Benting Mead, and Little Finches which is laid out as an orchard is considered worthy of retention.
Involvement	No community consultation took place.
Evaluation	The other development options considered were a residential development of a greater scale and with a dwelling proposed for the orchard adjacent to Little Finches.
Design	The applicant's reasons for choosing the proposal from the available options were reviewed following consultation with the Council.

4.5 Further details of the development are as follows:

Site area	0.3ha
Existing use	Mixed commercial, storage and equestrian
Proposed use	Residential
Proposed parking spaces	9
Parking standard	8.5
Number of affordable units	0
Net increase in dwellings	4

**5.0 Policy Context**

5.1 Designation

Metropolitan Green Belt  
Adjacent to a Grade II listed building

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
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)  
DES8 (Construction Management)  
DES9 (Pollution and Contaminated Land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
EMP4 (Safeguarding employment land and premises)  
NHE2 (Protecting and enhancing bio-diversity)  
NHE5 (Development within the Green Belt)  
NHE9 (Heritage Assets)  
INF3 (Electronic communication networks)

### 5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

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

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

### 6.1 The main issues to consider are:

- Principle of Development
- Design appraisal
- Neighbour amenity
- Highway matters
- Trees and Landscaping
- Affordable Housing
- Energy, Sustainability and Broadband
- Community Infrastructure Levy

#### Principle of Development

#### Green Belt

### 6.2 The site is located in the Green Belt and Core Strategy Policy CS3 and DMP Policy NHE5, in line with the NPPF (2019), state the construction of new

buildings will be regarded as inappropriate in the Green Belt unless they fall within one of the listed exceptions.

- 6.3 Para.143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para.145 sets out a number of exceptions to this, including as section G, limited infilling or the partial or complete redevelopment of previously developed 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.
- 6.4 Core Strategy Policy CS3 states that planning permission will not be granted for inappropriate development in the Green Belt, unless very special circumstances exist which clearly outweigh the potential harm to the Green Belt.
- 6.5 The applicants have put forward the argument that the site constitutes 'previously developed land' and could therefore benefit from the exception set out in part G of NPPF para 145. The definition of previously developed land is set out in Annex 2 of the NPPF and states as follows:

*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

- 6.6 The application site is occupied by a number of permanent structures, none of which are used for the purposes identified as excluded from the definition of previously developed land. It is therefore accepted that the site qualifies as previously developed land.
- 6.7 In these circumstances, it is necessary to go on to consider the impact of the proposed development on the openness of the site. In order to be considered as 'not inappropriate', any development would need to demonstrate that it would not have a greater impact on the openness of the Green Belt than the existing development.
- 6.8 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.”*

#### *Spatial Impact*

- 6.9 The proposed development would result in a reduction in the amount of built development on the site, in terms of the footprint of development and the volume of buildings. Existing buildings on the site cover a footprint of 539sqm whilst the proposed development would cover a footprint of 381sqm, a reduction of 158sqm. The volume of existing buildings on the site amounts to 1,865cu.m, whilst the volume of the proposed buildings would amount to 1,506cu.m, a reduction of 359cu.m. The amount of hardstanding on the site would also be reduced from 915sqm in area to 554sqm.
- 6.10 In spatial terms, therefore, there would be an improvement in the openness of the site, given the reduction in the amount of built form and areas of hardstanding.

#### *Visual Impact*

- 6.11 The site is in general terms located to the rear of the existing frontage development on Lonesome Lane. The frontage of the site comprises tall hedges and other vegetation and from Lonesome Lane, the site is well screened. There are glimpsed views of the buildings on the site down the access road, but these site either side of the access road, and there is a long view to open land to the east of the site down the access road, between the buildings either side.
- 6.12 Another view of the application site is available from the public right of way which runs from east to west to the north of Benting Mead. Views from the footpath of the application site would show the buildings on the site in the context of other buildings around it, including the existing dwellings at Benting Mead and Wrays Farm, and the former agricultural and industrial buildings at Wray Farm.
- 6.13 The existing buildings on the site are single storey in scale and vary in height depending on the shape of the roof. Building A is the largest of the buildings on the site and has a footprint of 300sqm and a maximum height to the ridge of the shallow pitched roof of approximately 4.5m. Other buildings on the site vary in height between 3.1m and 4.25m.

- 6.14 Each of the detached dwellings at the rear of the site would have a footprint of 134sqm and maximum height of 5.9m. The proposed detached dwelling would have a footprint of 113sqm and a maximum height of 4.5m. The proposed dwellings would be provided with fully hipped roofs which would reduce their visual prominence.
- 6.15 As noted above, the visibility of the site is restricted from Lonesome Lane, by existing boundary vegetation which would be retained. The new dwellings would be viewed down the access road, but the view would be restricted due to the narrow width of the road, the angle of the road and landscaping. The primary view from the front would be of the proposed detached property which would be of a similar height to the existing garage on the site, which is to be removed, and of a similar scale and mass to the existing building A. In this regard, the visual impact of the proposals from Lonesome Lane is considered to be no greater than the visual impact of existing buildings on the site.
- 6.16 Views of the two dwellings at the eastern end of the site would become apparent further down the access road. The revised plans have amended the form of the proposed dwellings to show two detached properties with gaps to the side boundaries and between each property. The revised plans also show fully hipped roofs which further improves the spatial characteristics of the development at roof level.
- 6.17 The proposed dwellings would also be visible from the public right of way to the north of the site which, in places has open views in a southerly direction towards the application site. The proposed dwellings would be viewed in the context of the group of buildings located around Benting Mead, Little Finches and Wrays Farm. The dwelling at Wrays Farm is taller than the proposed dwellings in this case, and many of the buildings on the industrial estate to the south of the site are also of a greater scale and height, and project further eastwards away from Lonesome Lane.
- 6.18 The formation of new residential curtilages with the consequent increase in parking, areas of hardstanding, fencing and other domestic paraphernalia can have an adverse visual impact on the openness of the Green Belt. In this case, large areas of the site are already covered by hard-standings and used for parking by up to vehicles. Given the reduction in the number of units, the proposals now make provision for parking for 9 vehicles on a much reduced area of hardstanding compared to the existing site. In this regard, it is considered that there would be an improvement in the openness of the site compared to existing visual appearance of the site. In order to ensure that the impact of the new dwellings and residential curtilages is minimised, it is suggested that conditions be imposed to restrict the further extension of the dwellings, areas of hardstanding, fencing and other structures within the curtilage.
- 6.19 As a result, it is not considered that the proposals would, in terms of their visual impact, have a greater impact on openness than existing development and would accord with paragraph 145 (g) of the NPPF.

*Duration of Development and Remediability*

- 6.20 The PPG refers to 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. In this case, the proposed dwellings and the areas of hardstanding are permanent structures which will remain on the site, with no plans to return the land to its open state in the foreseeable future. The site already contains permanent structures and as a result, it is considered that there would be a neutral impact in this regard.

*Degree of Activity*

- 6.21 With regard to the degree of activity, the provision of 3 x 4 bed dwellings would result in a requirement for 7.5 parking spaces. The current site accommodated 10 parking spaces and would be likely to generate a greater number of car movements than the proposed residential development. In this regard, it is considered that the proposed development would have a positive impact on the openness of the green belt.

*Purposes of including land within the Green Belt*

- 6.22 There are 5 purposes listed in paragraph 134 of the NPPF. Of the 5 listed, it is considered that one is relevant, namely (c). Purpose (c) states that land is included within the Green Belt to assist in safeguarding the countryside from encroachment. The proposed development would be broadly located on the footprint of existing buildings and would not extend built form any further eastwards than existing buildings. The proposed access road would be narrower than existing and would lead to a smaller area of hardstanding to be used for parking and turning. A small part of the new access road would encroach onto the garden area to the south of Benting Mead, but this would be compensated for by the increase in areas of soft landscaping around the site. In this regard, it is considered therefore that there would be no further encroachment onto the Green Belt than already exists.
- 6.23 In light of these comments, it is considered that the proposals would not constitute inappropriate development and would qualify as an exception by virtue of para.145 section G, which allows for the limited infilling or the partial or complete redevelopment of previously developed 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.

Loss of Employment Land and Buildings

- 6.24 The existing use of the site is a mixed use equestrian and employment site, albeit of limited employment use associated with the adjoining residential property at Benting Mead. These are not considered to constitute community facilities for which Policy INF2 is relevant. However the requirements of DMP

Policy EMP4 relating to employment premises are relevant. Policy EMP4 states as follows:

*Development of existing employment land and premises must 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.*

- 6.25 In support of the proposals, the applicants state that historically the main commercial building on the site was vacant when they purchased the site in 2006 but had historically been used for storage and light industrial purposes. Since then, they state that Building A has been used for their own business purposes. It is also acknowledged by the applicants that Building B does not benefit from any planning permission and is not being used to justify the proposed development in this case. In the event that planning permission is granted, Building B would be either need to be demolished, or retrospective planning permission sought for its retention.
- 6.26 The applicants have not provided any marketing evidence in accordance with the requirements of DMP Policy EMP4. The site is in a mixed equestrian and employment use. The loss of employment use is limited to Building A, which given the restricted nature of the access and the location of the site adjoining residential properties to the north and south is considered to be of limited value . The replacement of the employment building with high quality modern housing, in a mix of unit sizes provides a public benefit which would outweigh the loss of the limited amount of low quality employment floorspace on the site, especially given its location in a predominantly residential area. In this regard, it is considered that the proposals accord with the first part of DMP Policy EMP4.
- 6.27 With regards to the second part of the policy, the only employment type use on the site, in Building A, is isolated from any other employment uses and adjoins residential properties to the north and south, with pockets of residential development along the eastern side of Lonesome Lane. In these circumstances, the proposed residential development would not adversely affect the efficient operation or economic function of other employment uses

or businesses in the locality and would, therefore, accord with the requirements of DMP Policy EMP4.

### Design appraisal

- 6.28 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.
- 6.29 The site comprises a mixed use equestrian and commercial site located on the eastern side of Lonesome Lane within open countryside. The site adjoins residential development to the north and south, with a residential property and large commercial buildings to the south-east. Residential properties in the area vary in height from full two storey detached houses fronting onto Lonesome Lane to a chalet style dwelling to the south-east at Wrays Farm. The form and scale of development proposed in this case, which is primarily single storey with a portion of the rear courtyard terrace extending in the roof space would be compatible with the scale and character of development in the area.
- 6.30 The proposed layout shows a detached single storey dwelling on the northern side of the access road at the rear of Benting Mead, leading into a courtyard area which would be contained by two detached single storey properties at the eastern end of the site. Plot sizes are relatively small compared with some in the area, but there is a range of plot sizes adjoining and close to the site and the proposed plots in this case would not be dissimilar to others in the area.
- 6.31 The proposed dwellings would be of a traditional rural design with a brick and weatherboarding elevations and pitched roofs finished with clay tiles, a form of design which reflects traditional agricultural buildings, and which would be in keeping with the rural character of the site.
- 6.32 Limited details of the materials have been provided at this stage and if permission is granted, it is suggested that further details are provided by condition. Given the location of the site adjacent to a Grade II listed building (Little Finches), the Council's Conservation and Design officer has been consulted and, having considered the revised plans which have omitted the pair of semi-detached dwellings from the land immediately to the north of Little Finches, is satisfied that the proposals would not have a harmful impact on the setting of the neighbouring listed building. Having regard to this site being the former farmyard to Little Finches, the statutory listed building next door and the Barns and Farm Buildings SPD and the Local Distinctiveness

Guidance a high standard of materials would be expected. Therefore, in the event that planning permission is granted, a detailed materials condition is recommended together with a condition in relation to the retention of the front hedge row, removal of permitted development rights for extensions, areas of hardstanding and means of enclosure, in order to retain the rural appearance of the site, the setting of the listed building and to avoid further spread of development in the green belt.

- 6.33 The applicants have also, in acknowledging the removal of the equestrian buildings from the site, also offered to remove the sand ménage from the land immediately to the east and restore the land to pasture. This would result in an improvement to the open rural character of the site and surrounding area.
- 6.34 It is considered therefore that the proposals comply with the provisions of DMP Policy DES1.
- 6.35 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, each house would be provided with 4 bedrooms. In this case, where only 3 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 two storey dwellings which contain between 3 and 4 bedrooms, it is considered that the development would be in keeping with the character of the surrounding area.
- 6.36 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.
- 6.37 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards and each dwelling would also be provided with appropriate levels of east facing amenity areas. Habitable room windows would face either east or west and would provide good levels of sunlight and daylight to habitable rooms.
- 6.38 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene of Lonesome Lane or the character of the wider locality. It therefore complies with policies DES1, DES4 and DES5 in this respect.

Neighbour amenity

- 6.39 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.
- 6.40 The proposed dwellings would possess a sufficient level of separation from dwellings neighbouring the site so as to not appear overbearing or cause overshadowing. To the south, there would be a minimum gap of 2.5m to the southern boundary with the rear garden of Little Finches. Given the single storey scale of the proposed dwelling in this location, this degree of separation is considered sufficient to protect the amenities of the neighbouring property.
- 6.41 To the north, the neighbouring property at Benting Mead would be located some 12.5m from the north elevation of the proposed detached bungalow. Given the single storey scale of the proposed development, this level of separation would be acceptable and would provide an appropriate relationship between neighbouring properties.
- 6.42 The proposed layout retains the existing access onto Lonesome Lane, albeit with improved visibility splays. The proposed residential development is likely to lead to a reduction in the number of vehicles using the access road, leading to a decrease in any noise and disturbance caused by vehicle movements and an improvement in the amenities of neighbouring residents.
- 6.43 In conclusion, the proposals would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

#### Highway matters

- 6.44 Policy TAP1 of the Development Management Plan 2019 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.
- 6.45 The County Highway Authority considers that the site is unsustainable in transport terms for a new residential dwelling. The site lies outside the existing built up areas of the borough, is remote from key services and facilities such as jobs, shops, schools, health and leisure facilities, and is not easily accessible by modes of transport other than the private car. For these reasons, it is considered that occupiers of the proposed dwelling would be heavily dependent upon the private car for access to normal day-to-day services and facilities, hence the development would not comply with the sustainable transport objectives of the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

- 6.46 Notwithstanding this advice, however, the CHA acknowledges that there are three dimensions to sustainable development - economic, social, and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. It is also acknowledged that planning policy does permit the conversion and re-use of buildings, and hence some developments will not be able to meet the requirements of locational and transport policies. They state that it is for the local planning authority to weigh up the CHA's sustainable transport advice against the other policies in the NPPF, Local Plan, and Core Strategy, to determine whether the proposed development is sustainable in its wider sense, and whether the benefits of the proposed development would outweigh the locational difficulties.
- 6.47 The site is in the countryside, but it would not comprise an isolated or remote location by virtue of nearby residential properties along Lonesome Lane. The distances between the site and the closest facilities in Woodhatch are over 2km and are beyond a reasonable walking distance. The site is within comfortable cycling distance of Woodhatch, but it is likely that most trips by future residents would be by private car. The NPPF recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. In this instance, whilst the proposal would result in a degree of reliance on the use of the private car, the likelihood is that over an average weekly period the proposal would generate less vehicle movements than the existing mixed commercial and equestrian use.
- 6.48 The existing access onto Lonesome Lane is to be used. The County Highway Authority have reviewed the plans and are satisfied that the access arrangements, which include a wider bell-mouth entrance, would not result cause harm to highway safety.
- 6.49 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 2.5 spaces for a 4 bedroom house. Thus, a total of 7.5 spaces would be required. In this case, a total of 9 spaces are proposed, with three spaces provided for each dwelling.
- 6.50 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

#### Trees and Landscaping

- 6.51 Policy NHE3 advises that unprotected but important trees, woodland, and hedgerows with ecological or amenity value should be retained as an integral part of the development.
- 6.52 The tree officer was consulted on the proposal in order to assess the proposed development against impact upon existing trees and vegetation. It is noted that the Conservation Officer has made comments in respect of the retention of the front boundary hedging and the provision of additional boundary hedging. These comments relate to the treatment of boundaries.

Further consideration needs to be given to the enhancements and improvement that should be secured to the existing landscape as there are significant opportunities for addition landscaping and tree planting. Although the application has not provided any qualified arboricultural information to demonstrate that the proposed development can be achieved without loss or harm to existing trees and vegetation located within and adjoining the application site. It is noted that there are significant parts of the site comprise existing hard standing and buildings and hopefully the removal of these features will not result in any contaminated land issues.

- 6.53 The proposed development does not appear to result in the loss of any significant trees or vegetation and the existing trees and vegetation can be adequately protected should the application be approved, by tree protection measures inclusive of qualified arboricultural supervision and monitoring. It is also essential to protect those area which will provide additional soft landscaping for the future.
- 6.54 It is therefore recommended that in the event that planning permission is granted, conditions relating to the arboricultural and landscape matters, should be imposed.

#### Bio-diversity Issues

- 6.55 Concern has been raised regarding the potential for harm to wildlife. Bats and their roosts are protected by law and the protected species legislation applies independently of planning permission. Whilst the proposal would result in the redevelopment of existing buildings, it is not considered likely to result in significant impact on existing wildlife habitats and may provide opportunities to incorporate features into the design which are beneficial. Measures to enhance biodiversity within the site could be designed in to the development in accordance with para 118 of the NPPF and secured by planning conditions.

#### Energy, Sustainability and Broadband

- 6.56 In accordance with adopted policy, conditions are imposed to seek the installation of carbon reduction measures within the dwellings hereby permitted to secure energy savings through the use of renewable technologies where appropriate and the provision of fast broadband services for future residents to ensure that the dwellings are future proofed.

#### Withdrawal of Permitted Development Rights

- 6.57 Given the relatively small plot sizes for the proposed dwellings it is also recommended that permitted development rights be withdrawn for the proposed dwellings so that the Council is able to retain control of the acceptability, size and design of further extensions at ground floor level and within the roof space.

### Community Infrastructure Levy (CIL)

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

## **CONDITIONS**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date</b>
Location Plan	345/OS		28/08/2020
Survey Plan	345/000	A	28/08/2020
Existing site layout	345/001	B	28/08/2020
Existing site layout	345/002	D	28/08/2020
Existing elevations	345/010		21/09/2020
Proposed floor plan	345/033	C	11/12/2020
Proposed elevations	345/034		11/12/2020
Proposed roof plan	345/035		11/12/2020
Proposed site layout	345/054	F	11/02/2020
Proposed street scene	345/055	A	11/02/2020
Proposed landscape plan	345/056	A	11/02/2020
Existing/proposed site layout	345/057	A	11/02/2020
Proposed elevations	345/067	A	11/02/2020
Proposed floor plans	345/070	A	11/02/2020
Proposed roof plan	345/071	A	11/02/2020
Proposed elevations	345/072	B	18/02/2020
Proposed elevations	345/073	B	18/02/2020
Proposed elevations	345/074	B	18/02/2020

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

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed

ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

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

4. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
  - a) The roof shall be of handmade sandfaced plain clay tiles with bonnet tiles to hips and hogsback ridge tiles.
  - b) All external joinery shall be of dark painted timber with architraved bargeboards with no box ends omitted and no gutter fascias.
  - c) All external walls shall be of dark stained featheredge weatherboarding or dark red or multistock handmade or hand simulated sandfaced brick, a photographic sample of which shall be submitted to and approved in writing by the LPA before any work above ground slab level.
  - d) All casement windows shall be of black painted timber with casements in each opening to ensure equal sightlines.
  - e) All footpaths and drives shall be of fixed pea shingle flint gravel.
  - f) Any fencing on the north east and west boundaries shall be sited behind the hedge line to retain the rural appearance to the open countryside.

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 policies DES1 and NHE9.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled a Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) which shall be compiled in conjunction with the construction method statement has 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) and hedges shown to scale on the TPP, including the installation of service and drainage routings and the location of site and welfare 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,NHE5 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.

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

Native Hawthorn hedges shall be planted within the site adjacent to the north, east and southern and garden boundary lines and retained on an ongoing basis and managed to maintain a minimum height of not less than 2 metres and minimum width of not less than 1.5 metres hereafter or as otherwise agreed in writing by the local planning authority before occupation of the houses. Any losses through death or disease shall be remedied by replacement hawthorn planting, to current landscape standards, within 4 months to maintain this feature. A specification for the hedge and ground preparation to ensure successful growth shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, NHE5 and DES1 of the Reigate and Banstead Borough Local Plan adopted September 2019.

7. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection point (and pulling distances where applicable) shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwellings which they

are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

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

Reason: To provide adequate waste facilities in the interests of the amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

8. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (e) measures to prevent the deposit of materials on the highwayhas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

9. The development hereby permitted shall not be occupied until a scheme for the provision of measures to improve the bio-diversity interest of the site are submitted to the Council and approved in writing. The approved measures shall be implemented in full and maintained thereafter.

Reason: To ensure that the development would not harm wildlife or protected species and deliver a biodiversity enhancement in accordance with Policy NHE2 of the Development Management Plan, Natural England standing advice and the provisions of the NPPF.

10. No part of the development shall be first occupied unless and until the proposed modified vehicular access to Lonesome Lane has been constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019 and to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

11. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and

leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019 and to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

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

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019 and to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

13. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for the secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019 and to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

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

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

15. 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 works permitted by Classes A, B, C, D, F and G of Part 1 of the Second Schedule of the 2015 Order or Class A of Part 2 of the Second Schedule of the 2015 Order, or their successors, shall be constructed (other than those expressly authorised by this permission) without an approved application.

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

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

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.

17. 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 broadband connection accessed directly from the nearest exchange or cabinet
  - 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.

18. No development shall take place above slab level until written details of any photovoltaics or solar panels to be installed on the dwellings have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

The photovoltaic or solar panels shall be sited to minimise their visual impact, shall be of black frames and symmetrically placed with staggered lines.

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 policies DES1 and NHE9.

19. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

21. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional

requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

- 22a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- 22b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with 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 Core Strategy CS10 and the provisions of the NPPF

23. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF.

24. 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 LOA and must be approved prior to commencement of 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 by 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 occupiers of the land, occupiers of nearby land and the environment with regard to policy CS10 of the Reigate and Banstead Borough Core Strategy and the provisions of the NPPF.

25. The development hereby permitted shall not be occupied unless and until the sand school immediately to the east of the application site has been removed and the land re-instated to pasture in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of the maintenance of the character and appearance of the area and to comply with policies NHE5 and DES1 of the Reigate and Banstead Borough Local Plan adopted September 2019.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.org.uk](http://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 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 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 applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering).
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. 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 uncleared 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. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks' notice'.
11. 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.
12. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

13. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality with a strong native influence. There is an opportunity to incorporate medium sized 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 size with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

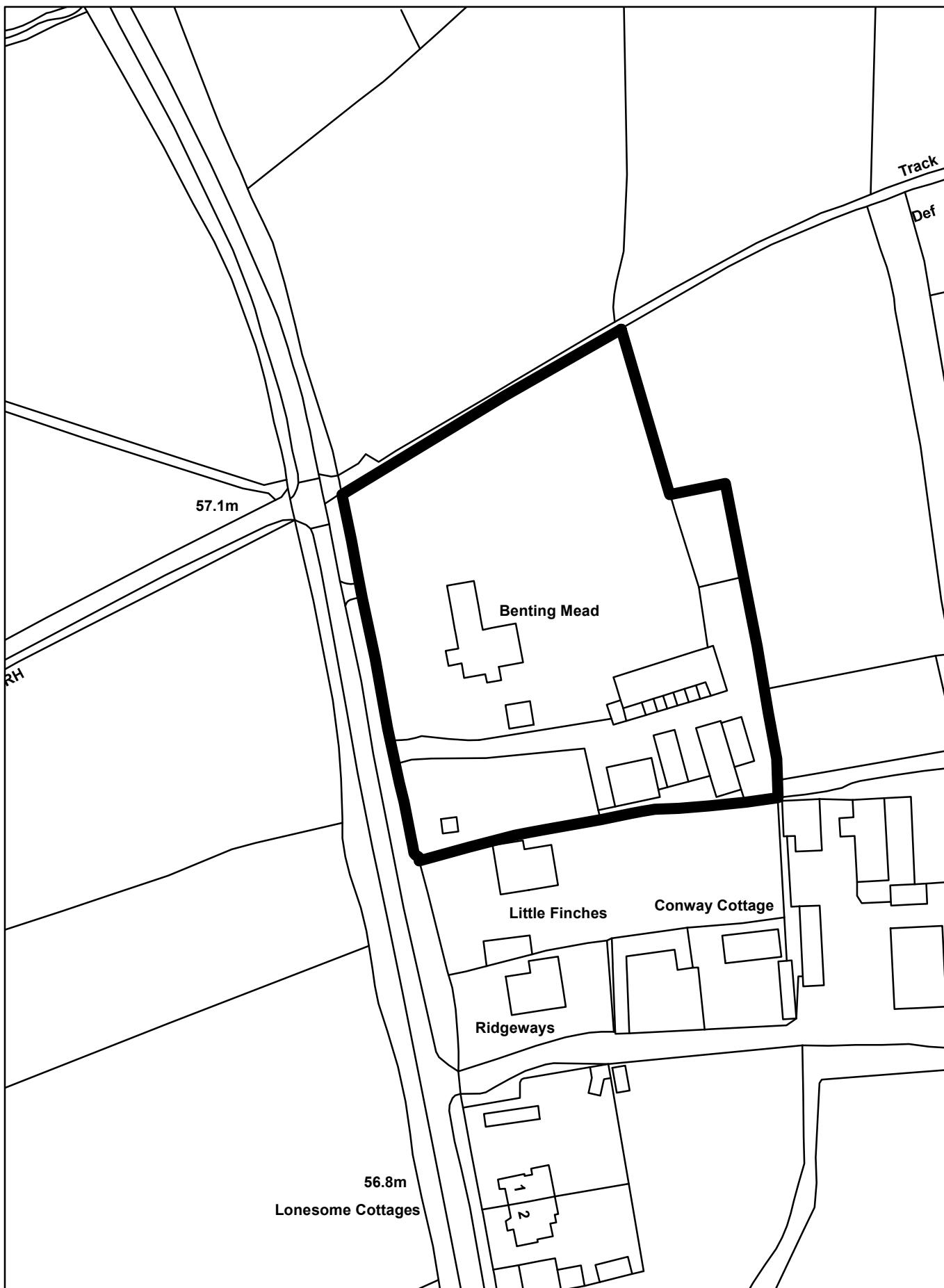
## **REASON FOR PERMISSION**

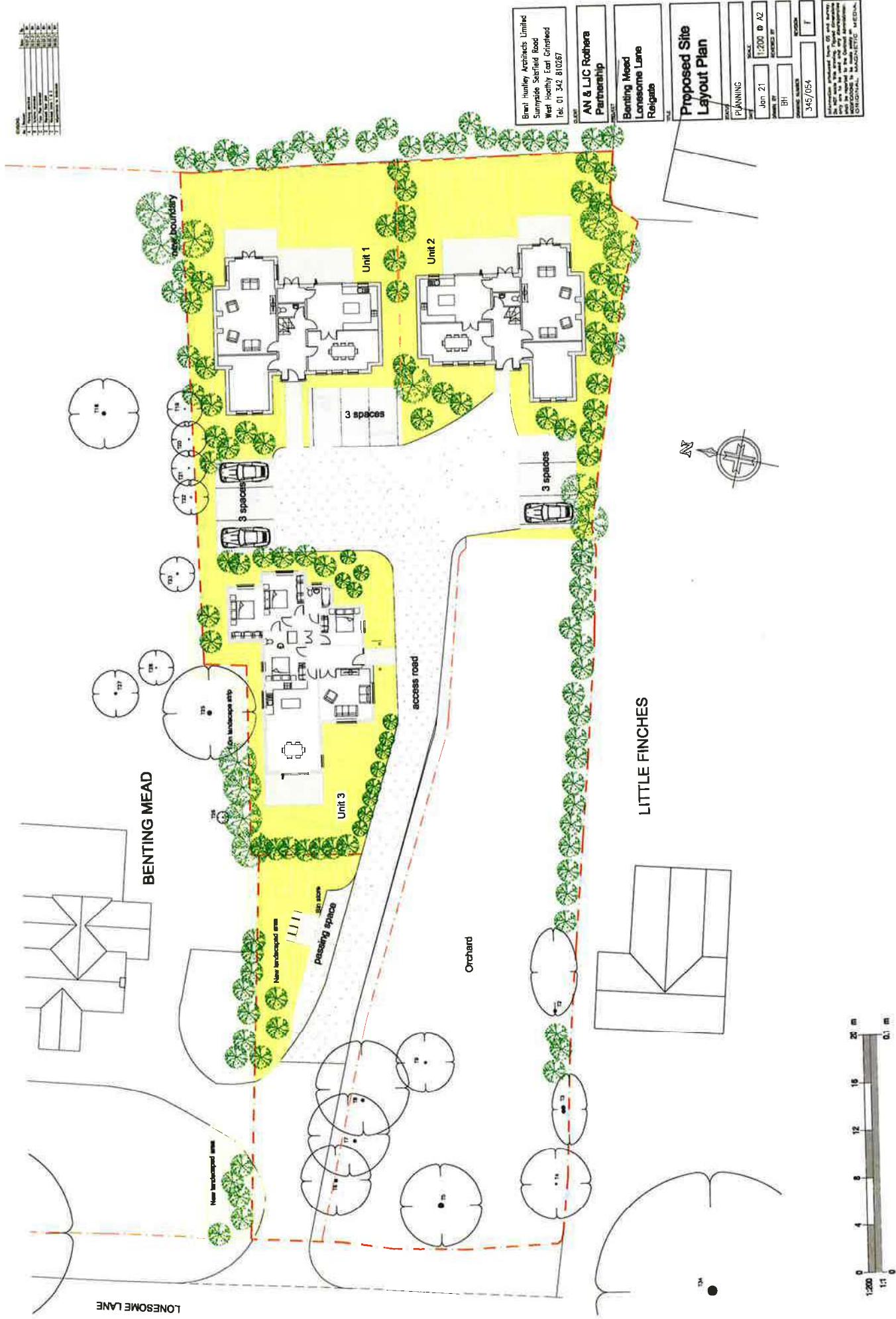
The development hereby permitted has been assessed against development plan policies and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

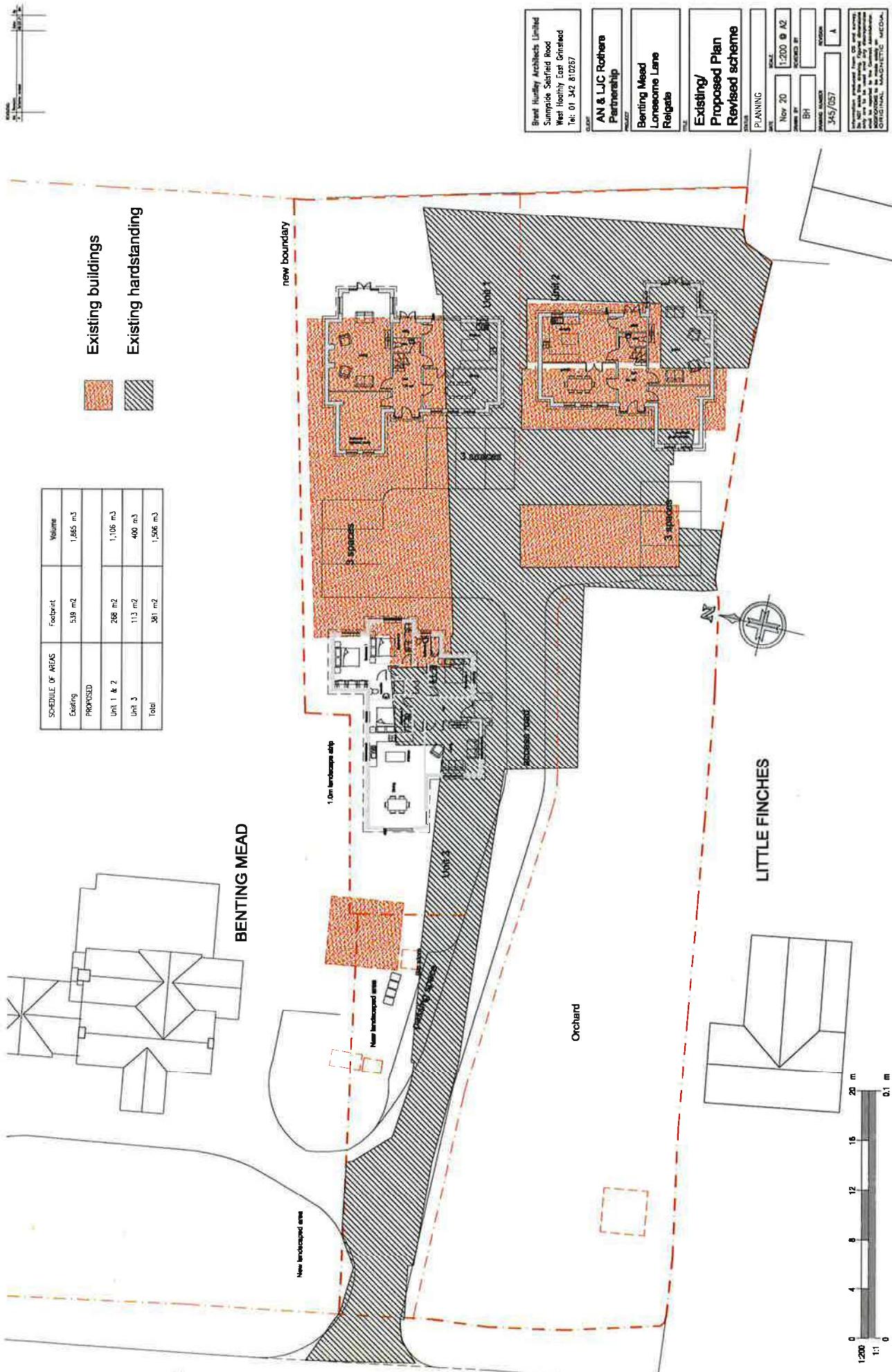
## **Proactive and Positive Statements**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies CS1, CS3, CS4, CS10, CS11, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, EMP4, NHE2, NHE5, NHE9, INF3 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.

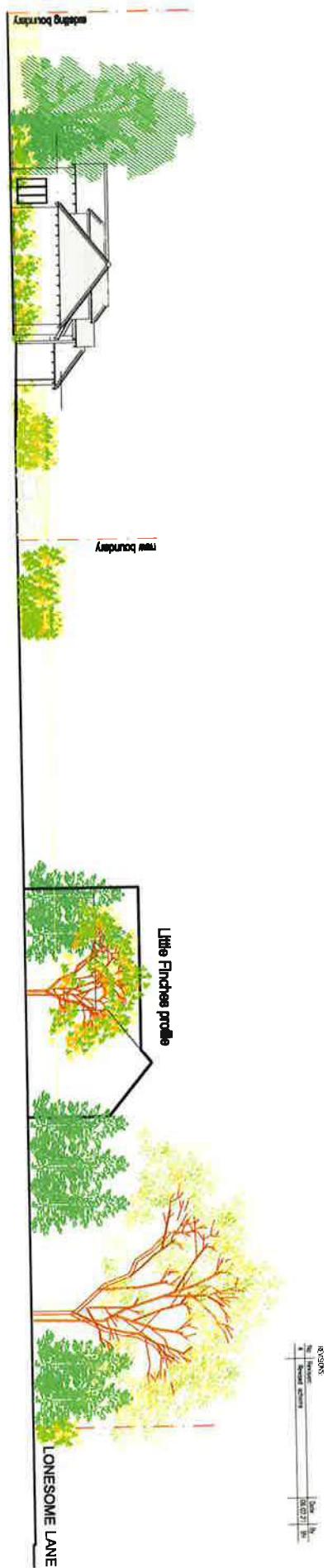
# 20/01846/F - Benting Mead, Lonesome Lane, Reigate





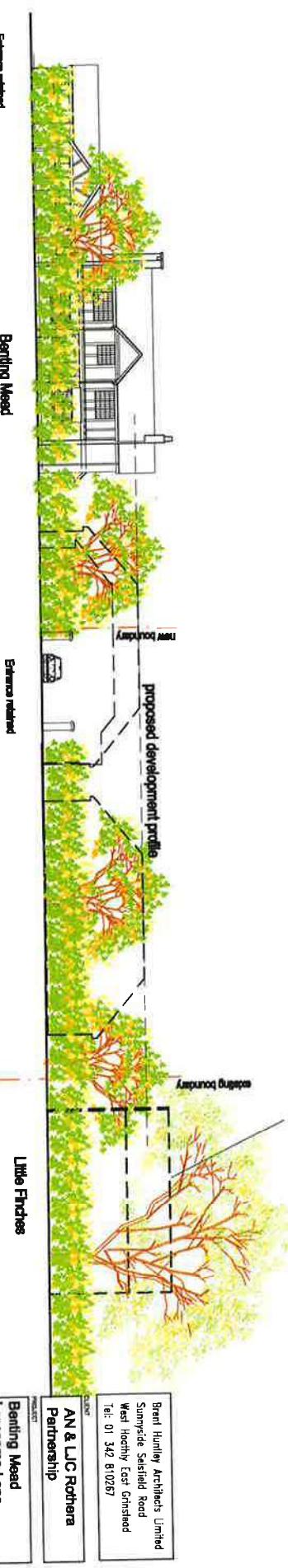


## Sectional Elevation through site



Little Finchess profile

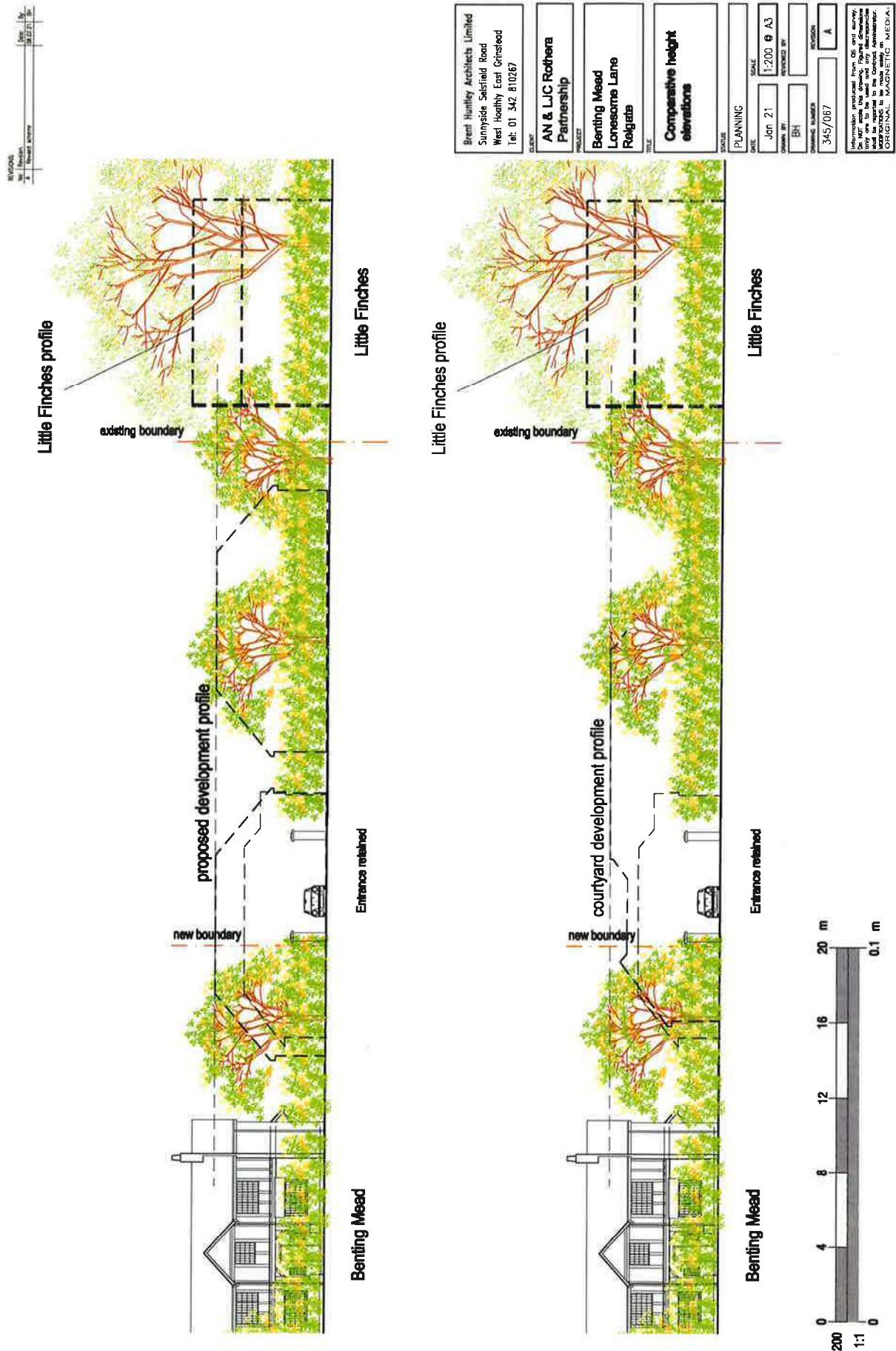
Little Finchess profile

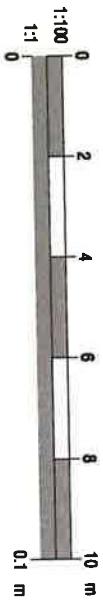


## Lonesome Lane Street scene

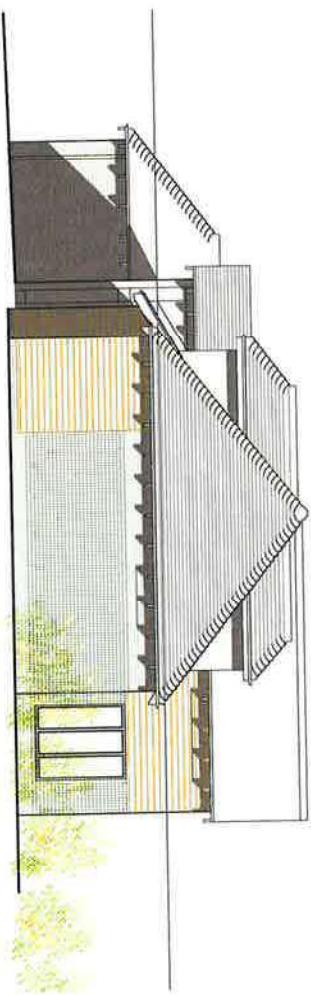
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Jan 21	1:250 @ A3
DESIGNER:	RECORDED BY:
BH	
DRAWING NUMBER:	VERSION:
345/1055	A

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### Side Elevation

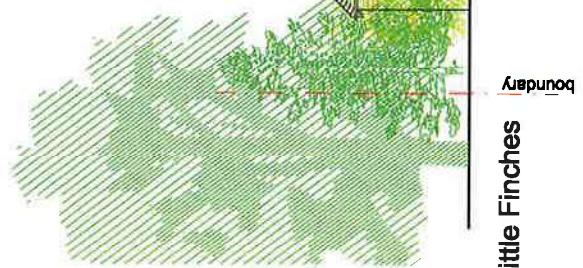


## Rear Elevation



Brent Huntley Architects Limited  
Sunnyside Selsfield Road  
West Hoathly East Grinstead

NAME:	Brent Huntley Architects Limited
ADDRESS:	Sunbridge Selfield Road West Houghton East Grinstead
TEL:	01 342 810267



**Little Finches**

**unit 2**

**unit 1**

**Benting Mead**

**boundary**

Brent Huntley Architects Limited  
Sunnyside Seafield Road  
West Hatchy East Grinstead  
Tel: 01 342 810267

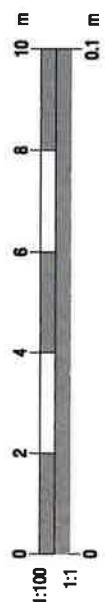
**AN & LJC Rothens  
Partnership**

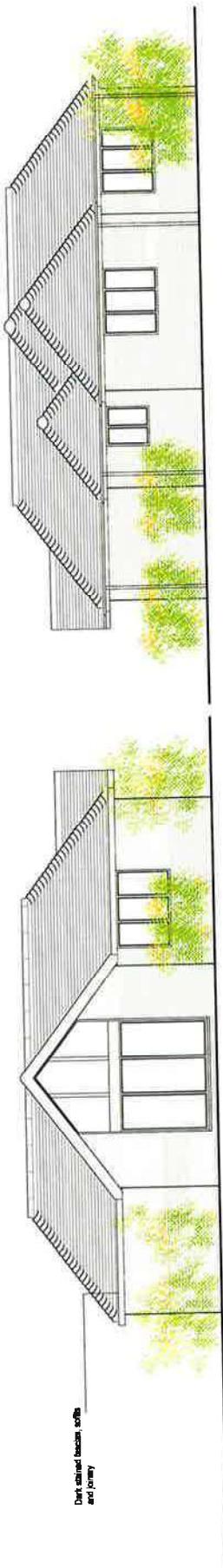
**Benting Mead  
Lonesome Lane  
Reigate**

**Eastern elevation**

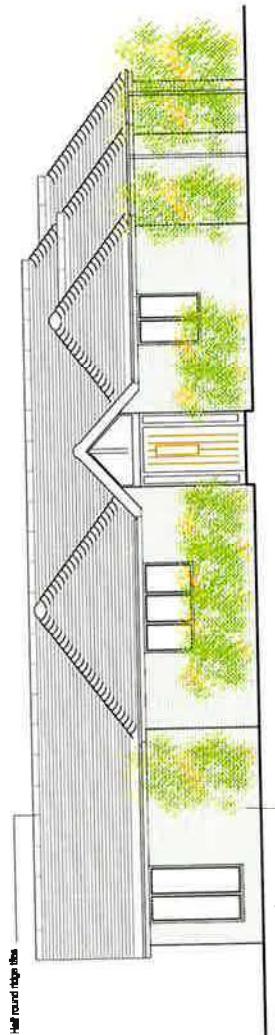
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DATE **1:100 @ A3**  
DESIGNER **BH**  
DRAWING NUMBER **345/074**  
ELEVATION **B**

Information produced from OS and Survey  
Do NOT scale. Planed & Surveyed  
by AN & LJC Rothens Partnership  
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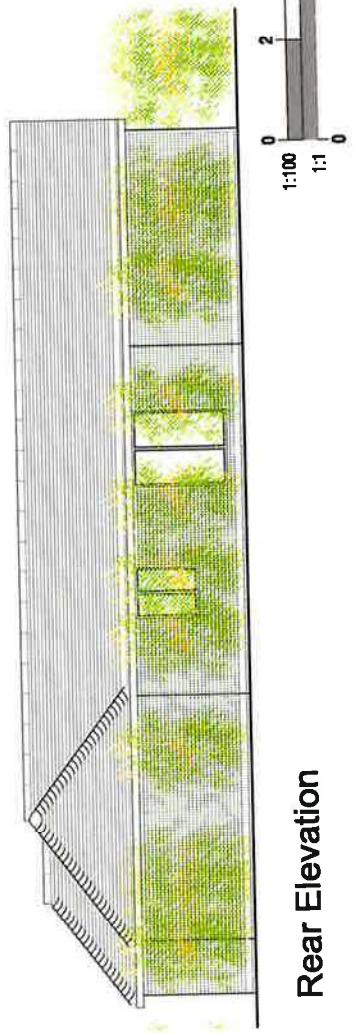




**Side Elevation**



**Front Elevation**



**Rear Elevation**

Brent Hullaby Architects Limited Summertide, Seafield Road West Hatch, Cost Grinstead Tel: 01 542 810267	CLAD	AN & LJC Rothera Partnership	PROJECT	Benting Mead Lonesome Lane Reigate	TM&C	Unit 4 Detached Elevations	SCALES												
							<table border="1"> <tr> <td>PLANNING</td> <td>SCALE</td> </tr> <tr> <td>SHEET</td> <td>1:100 @ A3</td> </tr> <tr> <td>Drawn by</td> <td>Blk</td> </tr> <tr> <td>Checked by</td> <td></td> </tr> <tr> <td>DRAWING NUMBER</td> <td>REVISION</td> </tr> <tr> <td>345/034</td> <td>•</td> </tr> </table>	PLANNING	SCALE	SHEET	1:100 @ A3	Drawn by	Blk	Checked by		DRAWING NUMBER	REVISION	345/034	•
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**Preliminary**

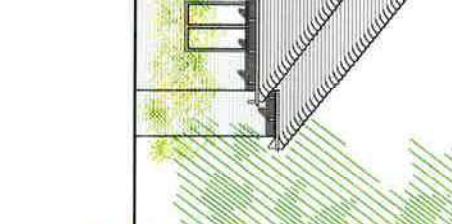
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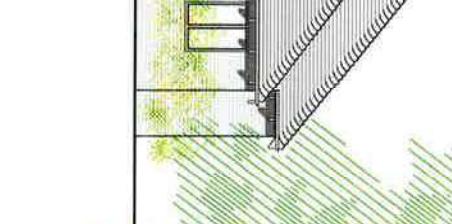
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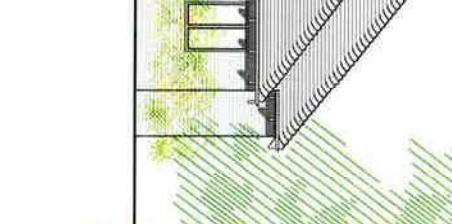
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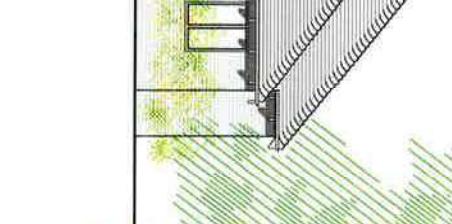
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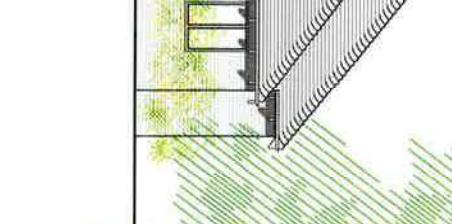
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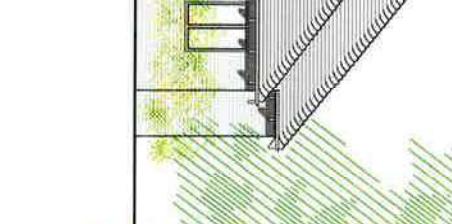
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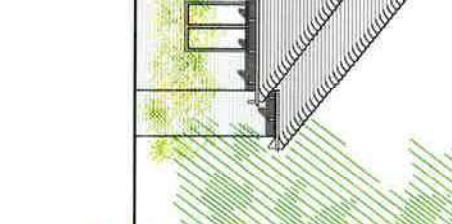
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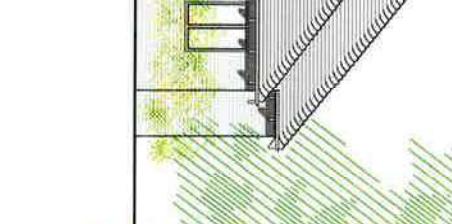
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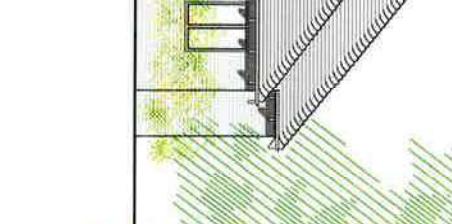
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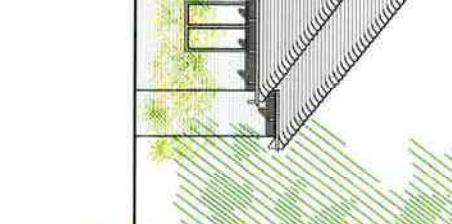
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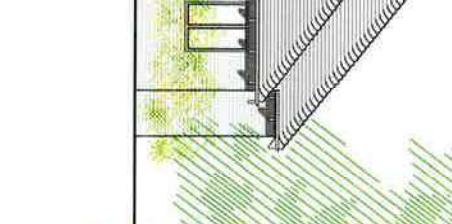
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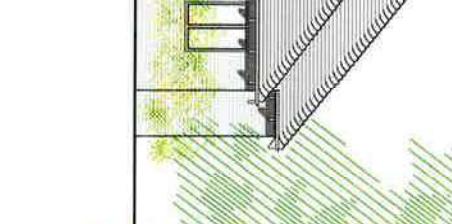
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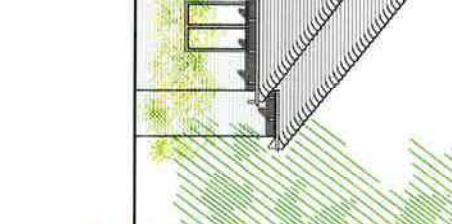
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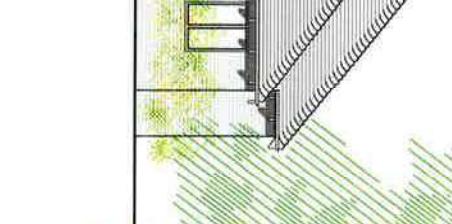
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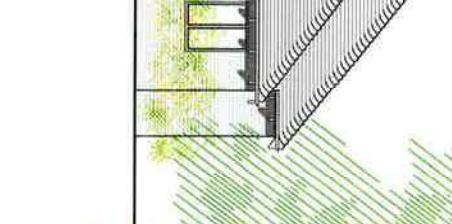
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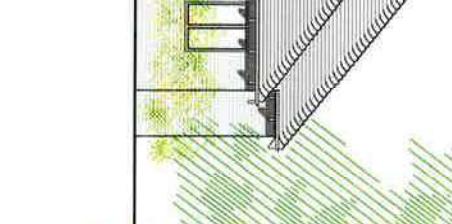
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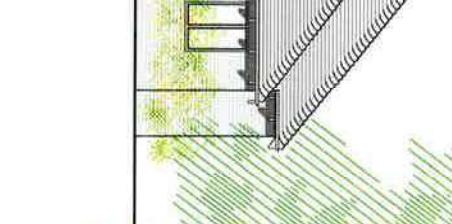
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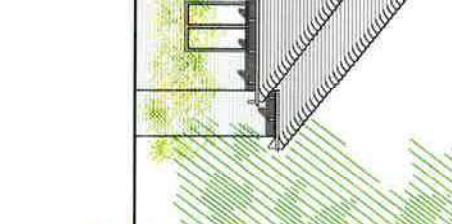
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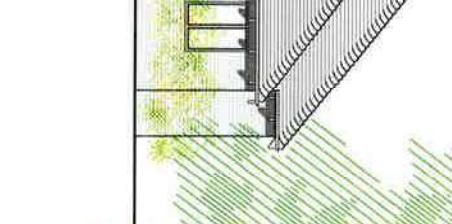
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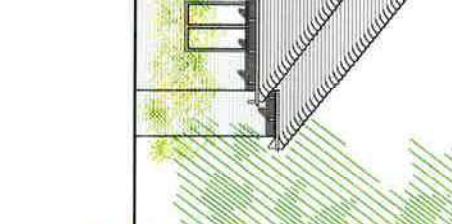
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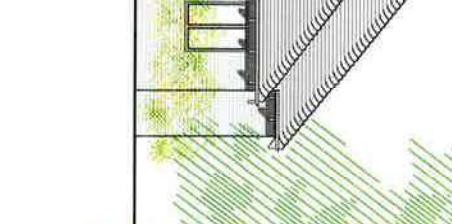
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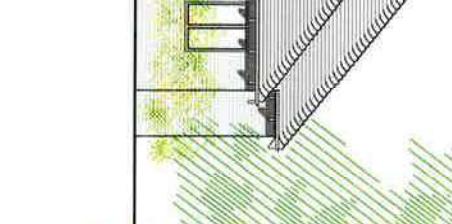
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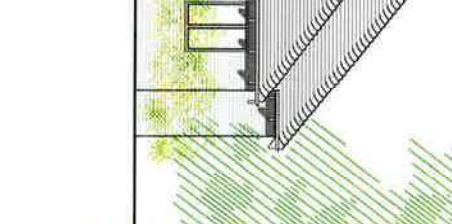
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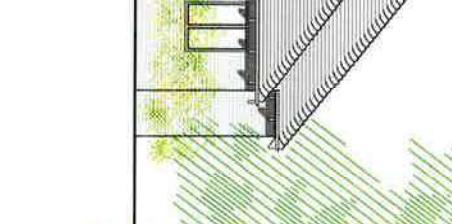
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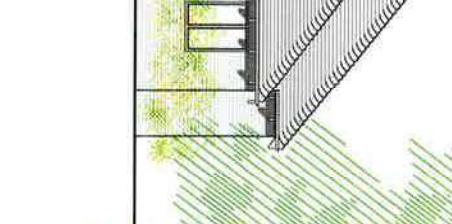
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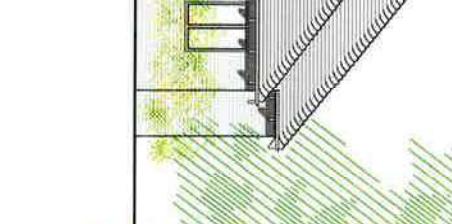
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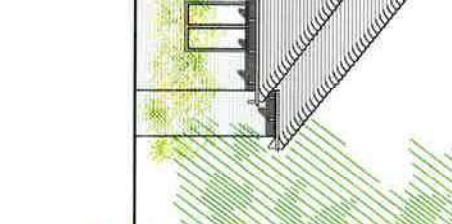
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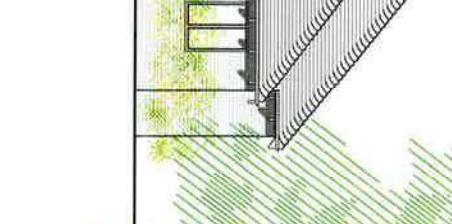
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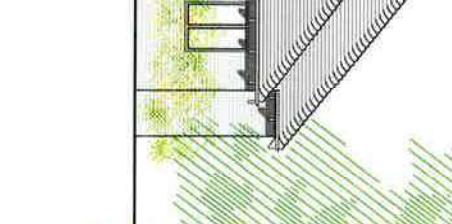
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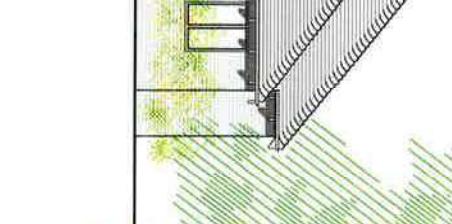
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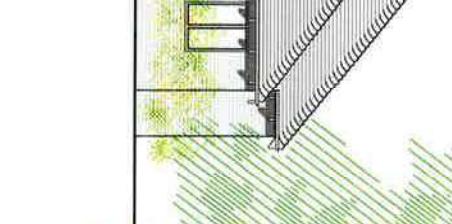
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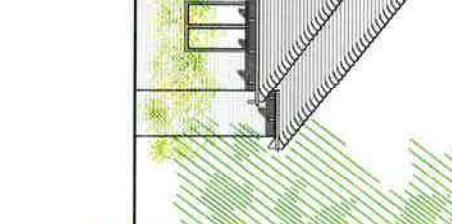
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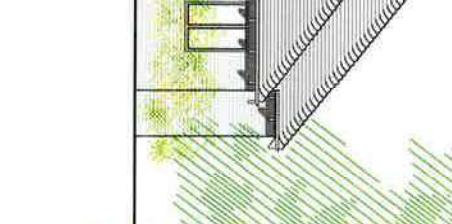
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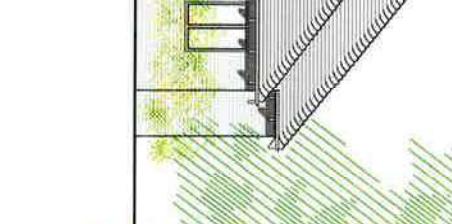
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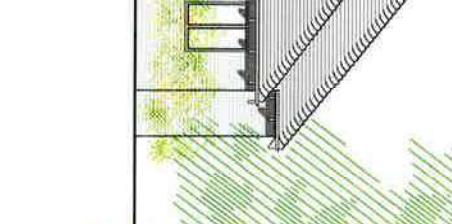
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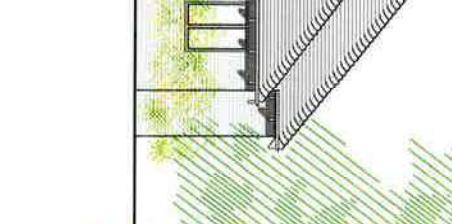
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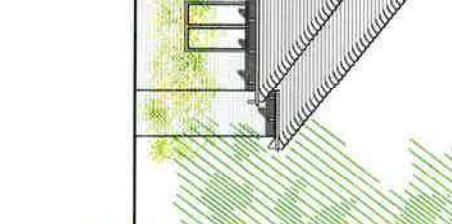
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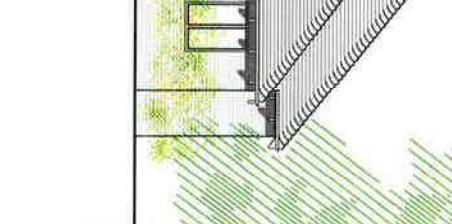
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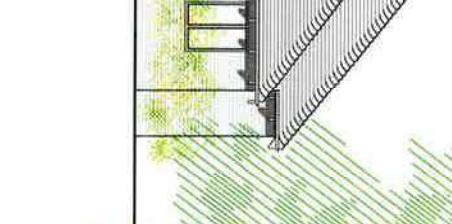
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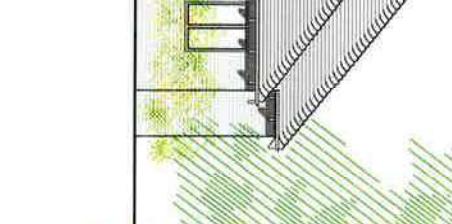
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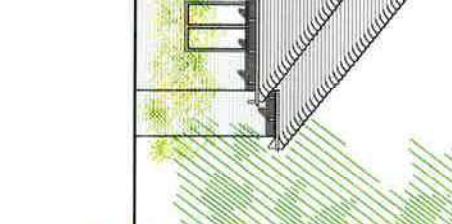
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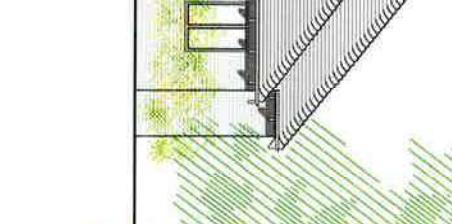
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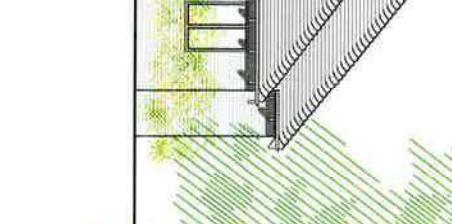
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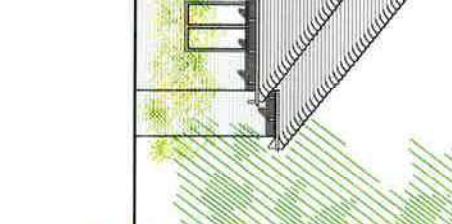
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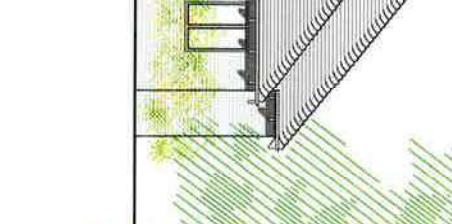
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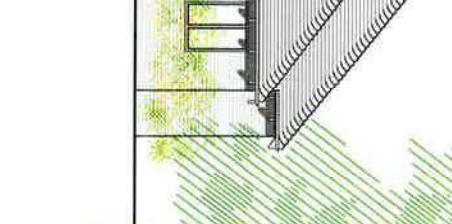
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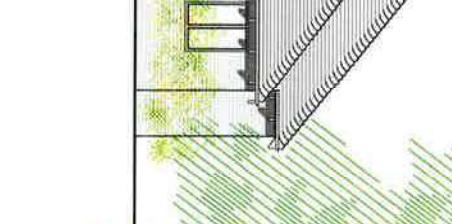
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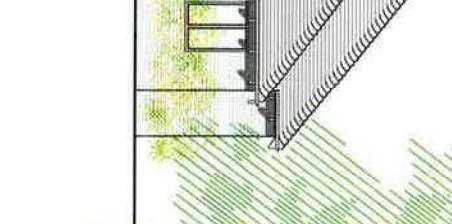
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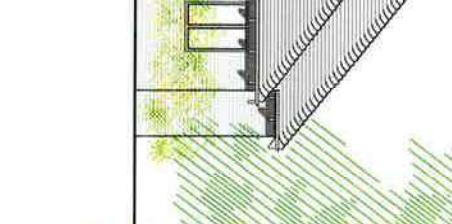
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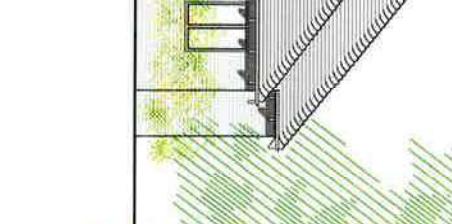
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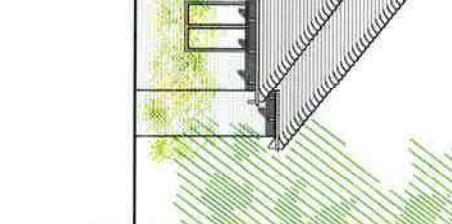
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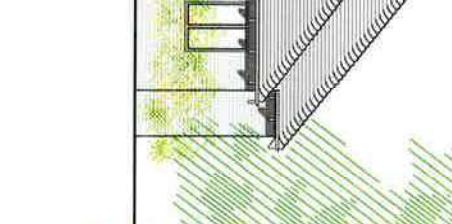
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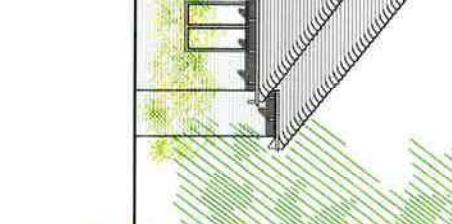
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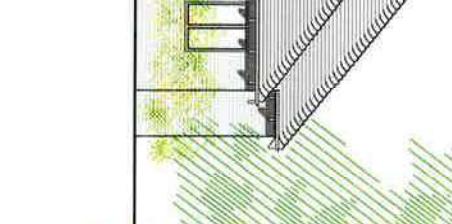
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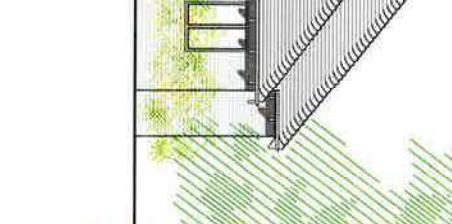
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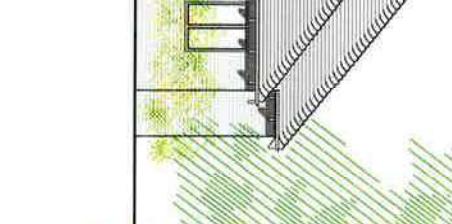
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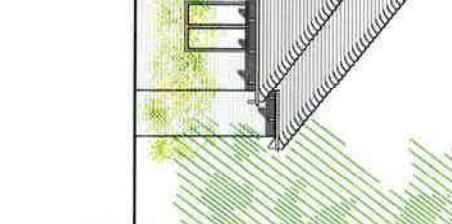
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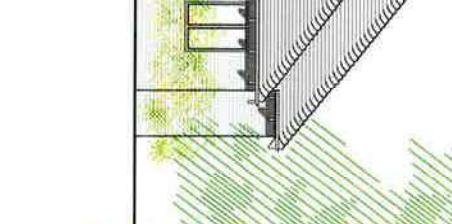
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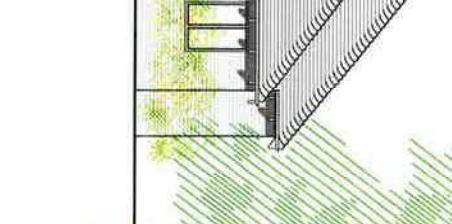
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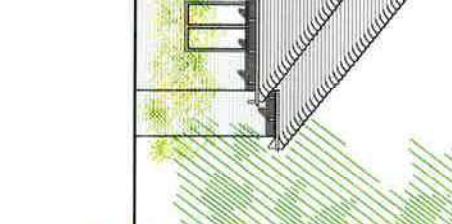
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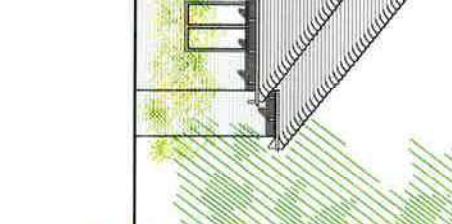
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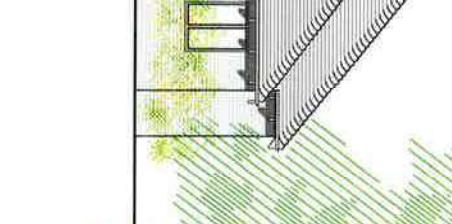
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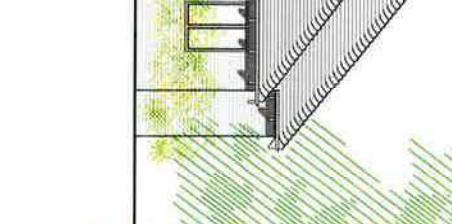
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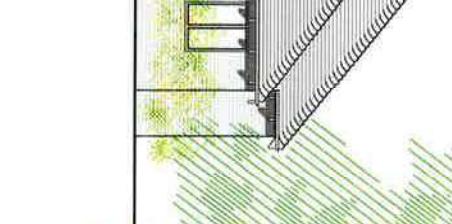
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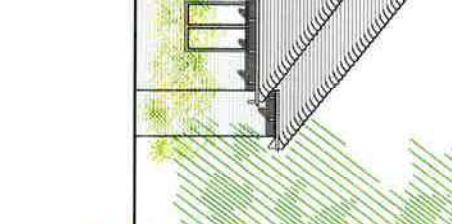
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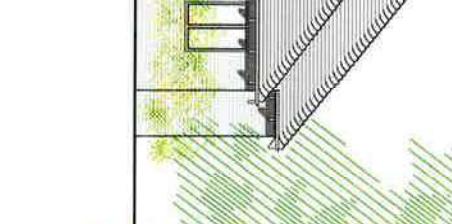
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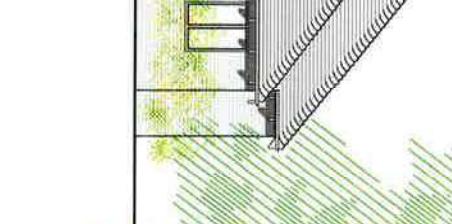
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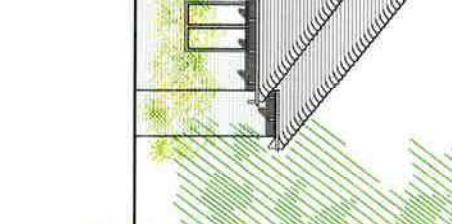
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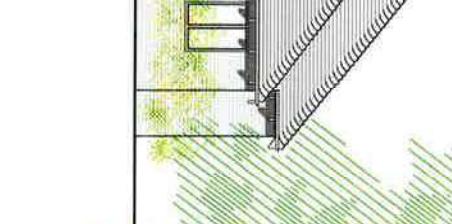
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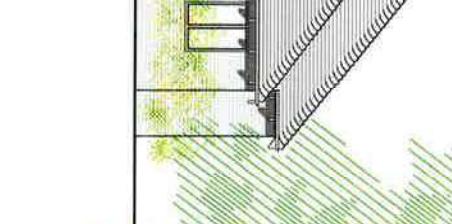
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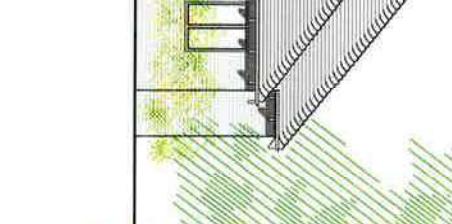
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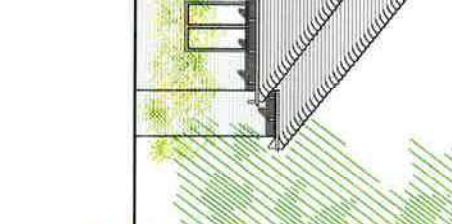
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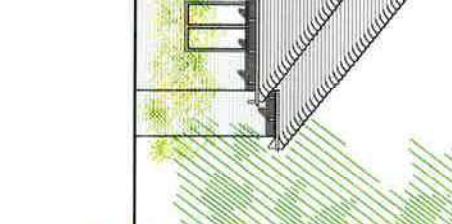
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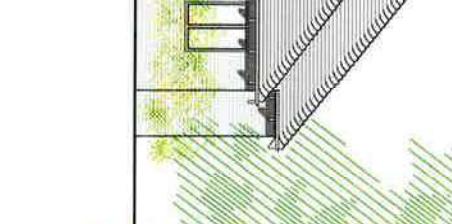
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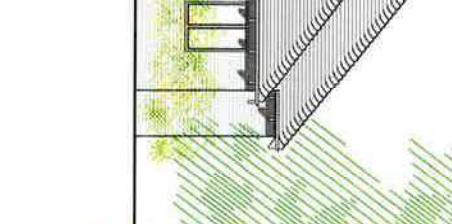
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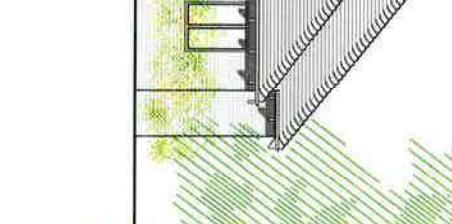
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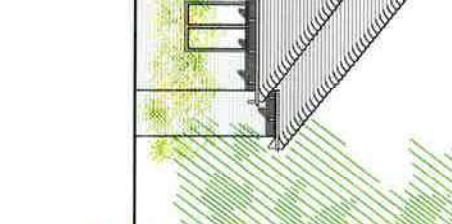
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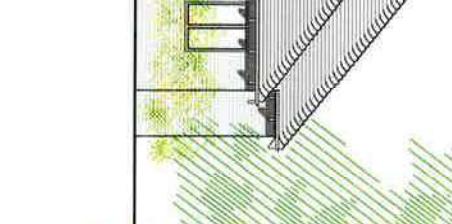
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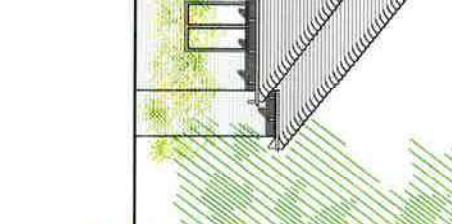
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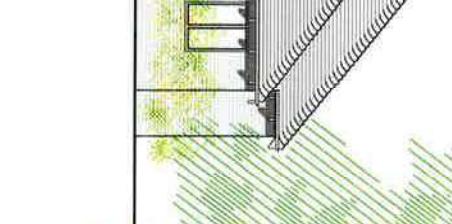
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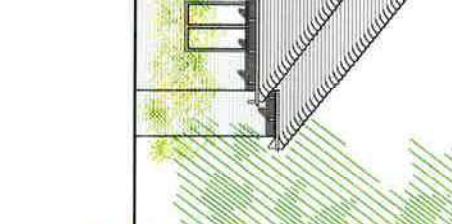
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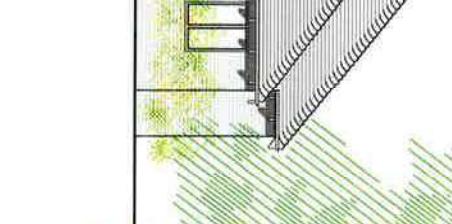
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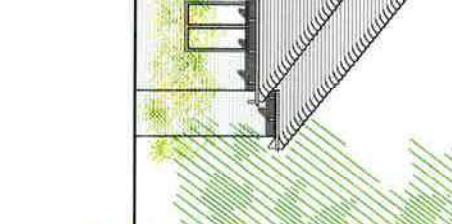
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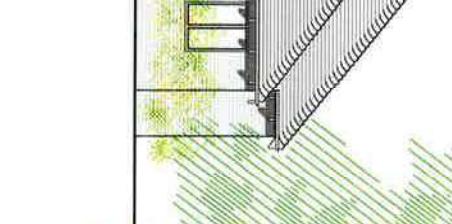
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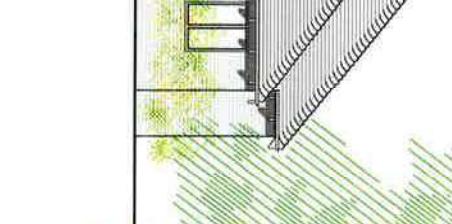
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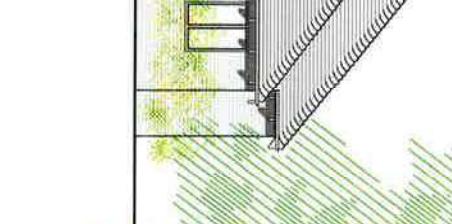
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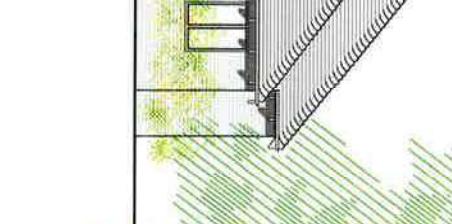
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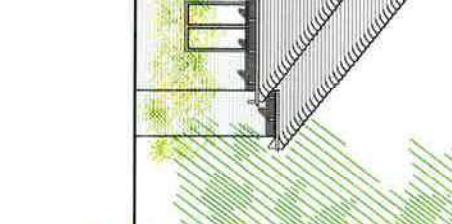
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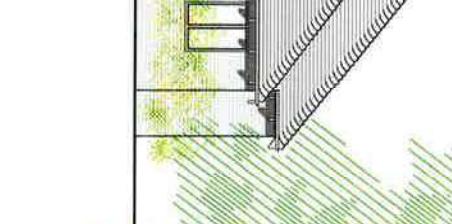
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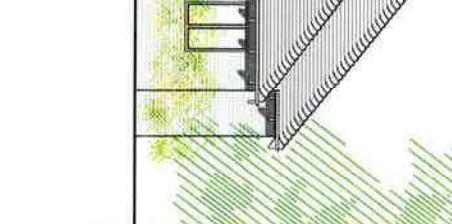
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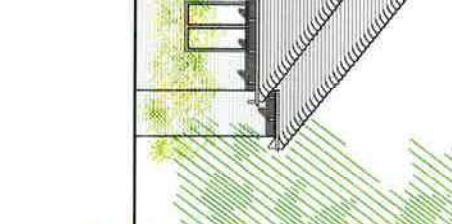
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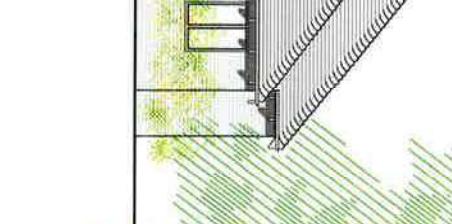
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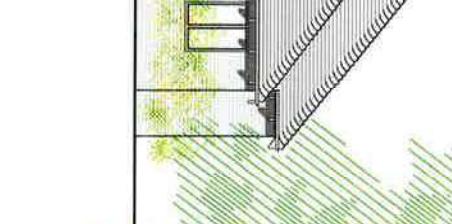
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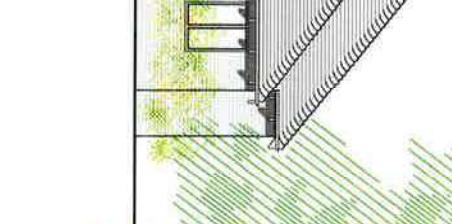
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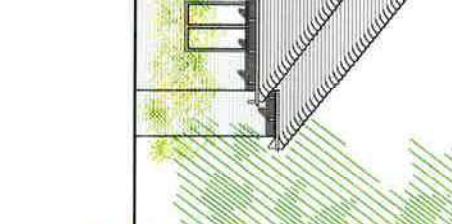
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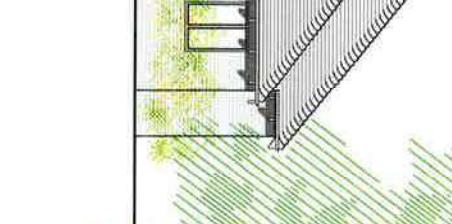
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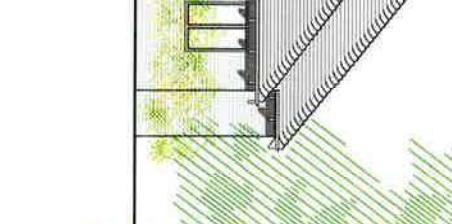
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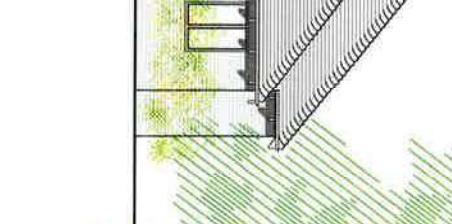
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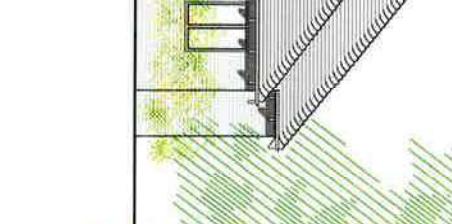
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