 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 May 2021
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: <i>Horley West and Sidlow</i>

APPLICATION NUMBER:	19/0986/F	VALID:	01/12/2020
APPLICANT:	Marden Homes Ltd.	AGENT:	Strutt & Parker
LOCATION:	LAND AT THE CROFT MEATH GREEN LANE HORLEY SURREY RH6 8HZ		
DESCRIPTION:	Erection of 10 dwellings with site access, private amenity space, garaging, parking and access to neighbouring development. As amended on 12/07/2019, 21/04/2020, 01/12/2020, 22/12/2020 and on 11/03/2021.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application was deferred from the Planning Committee meeting of 14 April 2021. The deferral was agreed due to concerns raised about overdevelopment, amenity space provision, biodiversity and relationship with The Croft. The following section seeks to address the concerns raised by members at the previous meeting. The previous committee report, including recommended conditions, is appended with any updates provided in italics.

Overdevelopment:

The scheme proposes 10 units on a site of 0.85ha, thus equating to a density of 12 dwellings per hectare. Each property has a garden size of 100sqm or larger, with the largest being over 660sqm. On top of this, large front gardens play an important role in the new street scene further reinforcing a sense of spaciousness. Over 12% of the site is proposed as public open space, and each home has two or more parking spaces. Additional visitor parking spaces are also provided. It should also be noted that the scheme has been significantly reduced in terms of dwellings proposed during the application process - from 14 to 10.

The reserved matters application at the adjacent site for part of the Westvale Park development is currently under consideration (04/02120/RM4B) and proposes development at an overall density of 29 dwellings per hectare, and the site to the south of the link road has been approved at a density of 37 dwellings per hectare. As set out in the original report the density of phase 5 of North West Sector located to the north east of Meath Paddock is approximately 30 dwellings per hectare. The

proposed scheme for land at The Croft will therefore be considerably lower in density than other developments being delivered in North West Horley.

It should be noted that the NPPF promotes the efficient use of land, and this application ought to be considered in the context of the surrounding applications and developments at Westvale Park, of which this site formed part of the same housing allocation in the 2005 Borough Local Plan.

Amenity Space Provision:

As set out above, the site has been designed to a substantially lower density than nearby approved or proposed development within the same housing allocation. In terms of garden sizes specifically, the smallest garden proposed is 100sqm and this is for a 2 bedroom house. Proposed layouts for the adjacent land (reserved matters application 04/02120/RM4B) include gardens of 42sqm for a 2 bedroom unit. On the approved development south of the link road, the minimum garden size is 38sqm. The proposed gardens are generous and respectful of the associated dwelling sizes. Following the amendments to the scheme to reduce from 14 to 10 units the Council's Tree Officer has also raised no objection to the size of the gardens with regard to the potential impact of shadowing from the retained boundary trees. In addition to the large gardens, the site provides a further 12.7% of the overall site as shared public open space for shared amenity. It is therefore considered that the proposed would provide a good level of amenity for future occupants.

Biodiversity:

It is noted that during the Committee debate there were references to the site being an existing woodland. Officers would like to clarify that this is not the case. It is a private garden subject to regular mowing and general maintenance. The submitted arboricultural report states that 18 out of the 54 trees on the site would need to be removed. Of those 18 only two are B grade trees with the remainder of the trees being C or U grade trees. 2 of the 18 trees are also U grade trees located along the western boundary. Therefore only 16 trees, predominantly low quality trees, would be lost from the middle of the site. The tree officer has raised no objection to the loss of the trees subject to the submission of a landscaping plan which includes re-planting.

The submitted ecological assessments provide an assessment of the existing site conditions, and identify any potential for protected species habitats. As set out in the original committee report updated ecology information has been provided by the applicant following the initial comments received from Surrey Wildlife Trust, and based on an additional site visit undertaken in February 2021 to ensure that all of the assessment information was up to date ahead of consideration at Committee. This reconfirmed the sites lack of badger activity and re-acknowledged that the highest potential for bat foraging/dispersal was along the boundary habitats which are proposed for retention.

The sites boundary hedgerow/mature tree habitats will therefore continue to provide foraging and dispersal routes for local bat populations. Any proposed mature tree removal as part of the potential development must be first assessed in

relation to Potential Bat Roost Features – and if required a subsequent presence or absence survey (secured by condition 27).

Condition 19 has been recommended to ensure that any future lighting scheme for the site causes no harm in this regard. The assessment concluded a minor increase in terms of reptile potential given that there appears to have been less management of the orchard area over recent months. Advice is therefore provided on how this area should be cleared sequentially to ensure that reptiles can be safely displaced to the most suitable boundary habitats which will be retained. This is secured by condition 27.


A landscaping scheme will be agreed by way of condition and several recommendations have been made by the ecologist to ensure that this appropriately achieves biodiversity net gain through new native planting, hedge management regimes, bat roost and bird nest boxes, sensitive lighting and boundary dead wood refugia for hedgehogs, reptiles and stag beetles for example. Condition 19 is recommended to secure a detailed scheme of biodiversity benefits. Given the amount of space retained for shared space (12.7%) it is considered that there would be adequate space within the site for the recommended biodiversity enhancement measures.

Heritage:

It is noted that there were some comments relating to the relationship with The Croft. The Croft is not listed but is included in the recently designated conservation area. A key reason for designating this part of Meath Green Lane as a new Conservation Area was to manage developments such as this that are proposed to come forward, not to prevent them. The Council's Conservation Officer was therefore consulted as part of the application process. Following the reduction in the number of units proposed from 14 to 10 dwellings the Conservation Officer has raised no objection to the impact on the Conservation Area including the setting of The Croft. It should be noted that in order to preserve the character of the Conservation Area and setting of The Croft a number of conditions are recommended in relation to materials, gutters, bargeboards (condition 16); rooflights and fenestration (condition 17); fencing (condition 18); and hard and soft landscaping (condition 11); as well as removal of permitted development rights for Classes A and B (condition 28).

RECOMMENDATION

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

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		14 April 2021
	REPORT OF:		HEAD OF PLANNING
	AUTHOR:		Michael Parker
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AGENDA ITEM:	8	WARD:	<i>Horley West and Sidlow</i>

APPLICATION NUMBER:	19/0986/F	VALID:	01/12/2020
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SUMMARY

This is a full application for erection of 10 dwellings with associated car parking and landscaping. The existing dwelling at The Croft would be retained within a smaller plot. The proposed dwellings would comprise a mixture of two, four and five bedroom two storey houses arranged around a shared landscaped access road. Vehicular access to the site would be taken at the bend on Meath Green Lane with a separate pedestrian access indicated in the south west corner of the site.

The site is within the urban area and forms part of the allocated housing site for the wider Horley North West Sector (NWS). In this context, a residential redevelopment is acceptable in principle, subject to consideration of detailed matters.

Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the character of the site and wider locality and would preserve the special character of the recently designated Meath Green Conservation Area and would provide an acceptable level of amenity for future occupants. It therefore complies with policies DES1, DES2, DES4 and DES5 and NHE9 in this respect.

The proposal would not have a significant adverse effect upon existing neighbouring properties. The proposal would provide parking in line with the DMP parking standards and would, subject to conditions, be acceptable with regard

contamination, drainage and sustainable construction with regard to the impact on archaeology, trees and ecology.

The previously refused application 17/01385/F was refused on highway safety grounds in relation to the proposed access and the lack of existing or proposed pedestrian and cycle infrastructure for the site.

The applicant has now provided a Road Safety Audit document and incorporated the requirements in to the proposed access arrangement. The proposed development has been reviewed by the County Highway Authority (CHA), with regard to highway safety, capacity and policy matters, who raise no objections subject to the imposition of a number of conditions.

With regard to the proposed pedestrian route in the south-west corner of the site to provide a link to the rest of the North West Sector (NWS) development the context and proposal has now moved on significantly from the refused scheme. The amended scheme now includes a proposed path which links the site to the northern edge of the eastern access road, which is now under construction. The applicant has reached an agreement with the adjacent land owners which will allow them to construct this footpath over their land. The reserved matters application for the NWS land immediately adjoining the site has also been submitted to the Local Authority and is currently under consideration (ref. 04/2120/RM4B). The current site plan for this reserved matters shows the installation of a footpath all the way along the northern side of the eastern access road to the junction with Meath Green Lane to the west. Officers are therefore satisfied that there is now a reasonable likelihood that the proposed access path to link into the NWS can now be achieved and that the occupants will therefore be able to access the services within the NWS.

The proposed path does rely upon works on land not under the control of the applicant therefore it is considered reasonable and necessary to include a Grampian style pre-commencement condition which will require the path to be provided prior to commencement of this development. This will ensure that the infrastructure, which is essential to the acceptability of the application, is secured and in place well before any possible occupation of the site. The condition also requires an updated plan showing a wider path and detail of how it will connect with the reserved matters path as well as details of its future management.

RECOMMENDATION

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

Consultations:

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

Horley Town Council: No objections as the Council notes the realignment of the entrance to address sightline; however, the Council is concerned that the sightline may become degraded over time by overgrown soft landscaping.

Neighbourhood Services: Provided comments on their requirements for refuse collection. No objection raised to amended scheme.

Surrey County Council Archaeological Officer: no objection subject to condition to secure required archaeological work

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

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

Surrey Wildlife Trust (SWT): Advise that prior to determination further information relating to impact avoidance and mitigation measures for reptiles is provided. Information regarding the retention of bat and badger habitats should be provided. The Council should ensure that site enhancement measurements demonstrate a net gain in biodiversity [Officer note: an updated Ecological Assessment has been submitted to the Council to address SWT's comment.]

Tree Officer: No objection subject to conditions.

Representations:

Letters were sent to neighbouring properties on 7/12/2020 and 16/3/2021 (with regard to updated highway and ecology information).

4 responses have been received raising the following comments:

Issue	Response
Flooding	See paragraph 6.48 to 6.49
Harm to wildlife habitat	See paragraph 6.37 to 6.43
Harm to Conservation Area	See paragraph 6.4-6.17
Hazard to highway safety	See paragraph 6.24 to 6.31
Inadequate parking	See paragraph 6.24 to 6.31

Harm to Green Belt/countryside	The site is part of the North West Sector Allocation located within the urban area, outside of the designated metropolitan green belt
Inconvenience during construction	See paragraph 6.54
Increase in traffic and congestion	See paragraph 6.24 to 6.31
Loss of/harm to trees	See paragraph 6.32 to 6.36
Loss of private view	Not a material planning consideration
No need for the development	See paragraph 6.2
Noise and disturbance	See paragraph 6.18 to 6.23
Out of character with surrounding area	See paragraph 6.4-6.17
Overbearing relationship and loss of outlook	See paragraph 6.18 to 6.23
Overdevelopment	See paragraph 6.4-6.17
Overlooking and loss of privacy	See paragraph 6.18 to 6.23
Overshadowing	See paragraph 6.18 to 6.23
Increased demand to utilities and services with no infrastructure proposed	See paragraph 6.50 to 6.51
Work has already begun	Following a site visit no work has begun on this specific site. Work is underway on the North West Sector access road and a number of phases (4 and 5) to the south and east of the site.

1.0 Site and Character Appraisal

- 1.1 The site comprises the detached dwelling of The Croft, its immediate gardens and an area of open paddocks, located on the bend on the southern side of Meath Green Lane. The Croft is an attractive, tile hung, mid-19th century cottage with later sympathetic Edwardian additions and remodelling sited prominently on the bend of Meath Green Lane. Whilst not listed, the building is identified in the Horley Design Guide SPD as being worthy of retention.

- 1.2 There is dense vegetation, including a number of mature and prominent trees on all boundaries of the site but particularly the south-eastern corner of the site and along the western boundary. As identified in the Horley Design Guide SPD, the trees and hedges along the western boundary of the site in particular mark historic field boundaries and the vegetation generally makes a significant positive contribution to the low weald landscape character of the area.
- 1.3 The site is located within the urban area. To the south and west the site adjoins the North West Sector Phase 4 land. Part of which is underway including the new eastern access road and parcels to the south of the access road. Reserved matters for the land to the immediately south and west is currently being considered under application 04/02120/RM4B. To the east is the property Meath Paddock which is a large detached dwelling set within a large plot. Beyond Meath Paddock is part of the phase 5 of the North West Sector which is also currently under construction.
- 1.4 Currently Meath Green Lane marks the transition between suburban development (including the North West Sector which is currently being built out) and the more semi-rural environs to the north (and open countryside beyond). Properties on northern side of Meath Green Lane are characterised by substantial detached properties set within large well landscaped plots and often with separate paddocks. However, the land immediately to the north of Meath Green Lane is now also designated urban area and is allocated for approximately 75 dwellings under allocation policy NWH1 of the Reigate and Banstead Development Management Plan 2019 (DMP).
- 1.5 Following the designation by the Planning Committee on 17 February 2021, part of the northern section of the site, including the existing dwelling, the proposed access area and part of the proposed Plot 1, are within the Meath Green Conservation Area. Whilst the consultation for this new Conservation Area is still to take place the designation carries full weight in decision making.

2.0 Added Value

- 2.1 Pre-application stage: pre-application discussions were carried out in relation to a scheme for 14 dwellings. Concern was raised with regard to the quantum and scale and impact on the Meath Green Lane character. Concerns raised regarding the proposed access point and pedestrian access to the rest of the North West Sector.
- 2.2 Improvements secured during the course of the application: Officers requested and secured a reduction from 14 units to 10 units and change to the proposed mix. Pedestrian access now shown through to access road of North West Sector. Additional ecology, archaeology and tree information provided.

- 2.3 Further improvements to be secured through conditions or legal agreement:
The following conditions are recommended to be attached to the permission:
- Materials and design measures
 - Tree Protection
 - Landscaping
 - Ecology
 - Drainage
 - Archaeology

3.0 Relevant Planning and Enforcement History

- 3.1 17/01385/F Full detailed planning application: erection of 13 no. dwellings, vehicular and pedestrian access, secure cycle storage and car parking, landscaping and servicing. As amended on 22/08/2017 and 13/10/2017. Refused
10/11/2017

- 3.2 The application was refused for the following reasons:

1. It has not been satisfactorily demonstrated that adequate forward visibility of and for vehicles turning into the proposed vehicular access from Meath Green Lane is achievable. The proposed development could therefore lead to conditions prejudicial to highway safety, contrary to policy Mo5 of the Reigate and Banstead Borough Local Plan 2005, objective 3 of the Surrey Transport Plan 2011-2016 and the provisions of the National Planning Policy Framework.

2. The proposals, by virtue of the lack of existing adequate pedestrian or cycle infrastructure serving the site and the lack of certainty that appropriate provision can be achieved, would fail to ensure safe and suitable access to the development for all people and in doing so would fail to encourage travel to and from the site by sustainable modes. The proposals would therefore result in a car-reliant form of development and/or cause significant prejudice to the safety of highway users which would be contrary to policies Mo5 and Hr2B of the Reigate and Banstead Borough Local Plan 2005, policy CS17 of the Reigate and Banstead Core Strategy 2014, objective 3 of the Surrey Transport Plan 2011-2016 and the provisions of the National Planning Policy Framework.

3. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and the Reigate and Banstead Affordable Housing SPD July 2014.

4.0 Proposal and Design Approach

- 4.1 This is a full application for erection of 10 dwellings with improved site access, private amenity space, garaging, parking and pedestrian connection to NW Sector A23 link road (bus route).

- 4.2 A new access road would be created on to Meath Green Lane on the bend, the pedestrian access is shown at the south-western corner of the site and links in to the eastern access road which is currently under construction.
- 4.3 The proposal would provide 2 x 2 bed units, 6 x 4 bed units and 2 x 5 bed units. Each of the new homes would be 2 storey and have a private garden and at least two dedicated private parking spaces, including garages. Three additional visitor bays would be provided. There would be three shared landscaped areas, one to the north, one in the south-west corner and one to the south-east which would provide space for additional soft landscaping.
- 4.4 A design and access statement (D&A) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	Sections 2 to 6 of the submitted Design and Access Statement (DAS) clearly sets out the context and history of the site with a thorough analysis of the site, the surrounding area, accessibility and site constraints all being considered
Involvement	No evidence is provided that community consultation took place but as set out above pre-application discussions have taken place
Evaluation	Section 7 of the DAS shows the design development from site constraints, to the 2017 permission, to the 2018 pre-application to the initially submitted proposal under this application.
Design	Sections 8 to 16 of the DAS cover scale, appearance, accommodation, landscaping, parking, refuse, materials and access

- 4.6 Further details of the development are as follows:

Site area	0.85ha
Existing use	Residential (garden/paddock land to The Croft)
Proposed use	Residential (2 x 2bed, 6 x 4 bed and 2 x 5 bed)

Existing parking spaces	0
Proposed parking spaces	30 (including garages and 3 visitor spaces)
Parking standard	23 (21 for dwellings and 2 visitor)
Number of affordable units	0
Net increase in dwellings	10
Proposed site density	12 dph
Density of the surrounding area	13 dph (resultant plot of The Croft) 2 dph (if you consider the three dwellings located immediately to the east and north of the site) 30 dph (approximate density of phase 5 of North West Sector located to the north east of Meath Paddock)

5.0 Policy Context

5.1 Designation

Urban area

Partly within Meath green Lane Conservation Area

Part of Allocated Housing Site - Land at Meath Green Lane, Horley (NW Sector - Policy Hr14 of the Reigate & Banstead Borough Local Plan 2005)
Flood Zone 1

Area of High Archaeological Potential - RB105 (Late Iron Age Settlement Site)

CIL Zone 4

Parking standard scores – 3 (low)

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)

CS2 (Valued Landscapes and Natural Environment)

CS4 (Valued townscapes and the historic environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery),

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES2 (Residential garden land development)

DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and contaminated land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)
INF1 (Infrastructure)
INF2 (Community facilities)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Vehicle and Cycle Parking

Guidance 2018

Householder Extension & alterations

Horley Design Guide 2006

Other

Human Rights Act 1990

Community Infrastructure

Regulations 2010

Conservation of Habitats and

Species Regulations 2010

6.0 **Assessment**

6.1 This is a full application for erection of 10 dwellings with associated car parking and landscaping. The existing dwelling at The Croft would be retained within a smaller plot. The proposed dwellings would comprise a mixture of two, four and five bedroom houses arranged around a shared landscaped access road. Vehicular access to the site would be taken at the bend on Meath Green Lane with a separate pedestrian access indicated in the south west corner of the site.

6.2 The site is within the urban area and forms part of the allocated housing site for the wider Horley North West Sector (NWS). In this context, a residential redevelopment is acceptable in principle, subject to consideration of detailed matters.

6.3 The main issues to consider are:

- Design appraisal and impact on heritage asset
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Impact on archaeology
- Sustainable construction
- Drainage matters
- Community Infrastructure Levy
- Other matters

Design appraisal and impact on heritage asset

- 6.4 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.
- 6.5 DMP Policy DES2 which relates to development of residential garden land seeks to ensure that backland developments are of high-quality. The policy requires, amongst other things, that garden land developments should be designed to respect the scale, form and external materials of existing buildings in the locality and a height, mass and bulk to be in keeping with the existing street scene. DES2 requires that developments do not create an undue disruption in the street scene and that developments should ensure that a good standard of amenity is retained for existing and future occupants. The policy also encourages the retention of mature trees and hedges.
- 6.6 The application site is sited on the very edge of the urban area along Meath Green Lane. At this point, Meath Green Lane currently retains the character of a rural/semi-rural lane with buildings typically set within spacious plots and with the road frontage defined typically by hedgerow and vegetation. The exception is the existing dwelling of The Croft itself which has a more prominent and exposed frontage. As set out above part of the northern section of the site is now within the Meath Green Conservation Area. The character assessment for the Conservation Area designation states: "Handmade tile roofs, tile hanging and handmade brick, sometimes with burnt headers are characteristic of the area as traditional windows including cast iron frames. The lane itself has a picturesque hedge lined character of a meandering nature with grass verges. The Lane has been protected from development in the north west sector by generally being set back at 15

metres and 20 metres or more where possible to retain the character of the lane as a country lane green corridor with hedgerows and tree lines strengthened."

- 6.7 This application follows a similar approach to the refused 2017 scheme which was found to be acceptable in relation to design, scale and impact on the character of the area. It is also of note that the land adjacent to the site to north is now allocated for housing under the Council's Development Management Plan 2019.
- 6.8 The proposed development would have a relatively organic layout with the dwellings arranged informally around the access road which curves through the site. Whilst plots would be smaller than the very large plots which typify the existing dwellings on the opposite side of Meath Green Lane and Meath Paddock to the north-east, they would be generally larger than those on the adjoining North West Sector, allowing for the proposed dwellings to be well spaced and for the provision of front gardens. Larger areas of communal landscaping have also been incorporated into the development, including the retention of a 15 metre buffer zone to Meath Green Lane itself, where no housing is proposed but a landscaped area is proposed. It is considered that development would have a spacious character which would respect the rural nature of Meath Green Lane and the transition to the more open grain of development and countryside on the opposite side of Meath Green Lane.
- 6.9 Furthermore, the proposed layout would maintain the landscape dominated character of Meath Green Lane, with the majority of the plots having generous set back from the road allowing for meaningful soft landscaping to the front of the dwellings. As a result, these buildings would not appear as unduly prominent or conspicuous, particularly as they would be viewed from behind the landscaping within the 15 metre buffer. The layout would also ensure that the proposed dwellings would appear appropriately subservient to The Croft and as such, this attractive, historic building which would remain the prominent built feature along Meath Green Lane.
- 6.10 The variety in terms of unit types, building footprints and roof forms would help to reinforce the informality and "village" nature of the development and helps to avoid a regimented or uncharacteristically suburban feel. The appearance, materials and detailing would reflect local vernacular, advice in the Horley Design Guide SPD and elements of the retained building at The Croft, variously incorporating gabled projections, steep roof pitch, catslide and bay window features, plain roof tiles, brick and tile hanging, timber window and meaningful chimney stacks. Therefore, the design and appearance is considered to be acceptable.
- 6.11 Given the location of the site partly within the Meath Green Conservation Area the Council's Conservation Officer has considered the amended scheme for 10 dwellings. Given the changes to ensure an adequate buffer to Meath Green Lane, the submission of the further tree and landscaping details and the removal of render for materials the Conservation Officer has advised

that he has no objection from a Conservation Area and Local Distinctiveness view point.

- 6.12 The Conservation Officer has recommended a number of conditions in relation to materials, hard landscaping, rooflights, fenestration, gutters, bargeboards, fencing and soft landscaping as well as removal of permitted development. It is considered that final details can be agreed via suitably worded conditions. Due to the location of the site partly within the Conservation Area, but with the majority of the dwellings within its setting it is considered reasonable and necessary to restrict permitted development in relation to extensions under Class A and B.
- 6.13 Overall, and subject to the conditions set out above, it is considered that the layout of the site and the design, scale and massing of the proposed dwellings would reflect the spacious, semi-rural character of Meath Green Lane and the Wealden vernacular that typifies Horley and would result in no material impact to the Meath Green Conservation Area and would comply with the provisions of DMP Policy DES1 and DES2 and NHE9.
- 6.14 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 requires, on sites of up to 20 homes, at least 20% of market housing to be provided as smaller (one and two bedroom) homes. In this case, the proposal provides 20% smaller units and therefore complies.
- 6.15 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. 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.
- 6.16 Each dwelling would have a floor area which is in excess of the relevant standard in the Nationally Described Space Standards with adequate built in storage. The proposed habitable rooms would all have outlook to the front or rear of their plots with the majority of the units benefitting from dual aspect living/dining/kitchen areas. As such the units would provide good levels of outlook and sunlight and daylight to the main habitable rooms. The dwellings would all benefit from sizeable rear gardens. The dwellings would be well separated from each other to ensure no impact on light and overbearing impact. The layout would also ensure that there is no unacceptable impact from the currently proposed dwellings to the south and west of the site as part of the reserved matters application 04/02120/RM4B due to the adequate separation distances, orientation of the dwellings and intervening boundary landscaping.
- 6.17 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the character of the site and wider locality and would preserve the special

character of the Meath Green Conservation Area and would provide an acceptable level of amenity for future occupants. It therefore complies with policies DES1, DES2, DES4 and DES5 and NHE9 in this respect.

Neighbour amenity

- 6.18 The nearest neighbour is Meath Paddock which is adjacent to the site to the north-east. This property is itself set within a very large plot with significant landscaping and tree cover along the shared boundary.
- 6.19 The proposal would introduce 4 dwellings (Plots 7 to 10) along this boundary with Meath Paddock. However, Plots 7 to 10 would be oriented so that their rear or side boundaries adjoin the shared boundary and, as such, there would be a separation distance of approximately 30m from the proposed dwellings to the existing house on Meath Paddock and the closest dwelling would be a minimum of 13m away from the north-eastern boundary. At this distance, and given the intervening tree cover and landscaping, it is not considered that there would be any significant harm to the amenity of this neighbour in terms of overlooking, overshadowing or loss of outlook and noise and disturbance.
- 6.20 Whilst the existing dwelling at The Croft forms part of the application, consideration has been given to the resultant relationship that occupants of this property would experience. To accommodate the development, the curtilage of The Croft would be markedly reduced; however, it would still retain an adequate plot for its size. Two plots would adjoin the garden of The Croft; however, there would be separation of c.21m between rear of plot 1 and the main building at The Croft and c.8m between the proposed dwelling on Plot 1 and the new boundary of The Croft. Given these distances, and taking account of the respective orientation of the existing and proposed dwellings, it is not considered that occupants of The Croft would experience a harmful loss of amenity.
- 6.21 The development on this site would adjoin the on-going residential development of the North West Sector (NWS). Reserved matters for the phase of the NWS which adjoins this site have not yet been approved but the reserved matters have been submitted under ref. 04/02120/RM4B. It is considered that the layout of this scheme would not prejudice the achievement of acceptable levels of amenity for potential dwellings on the North West Sector. The dwellings proposed along the shared boundaries with this development would have gardens of a minimum of 14m deep along the western boundary and other than plot 7 the dwellings along the southern boundaries would have depths of over 10 metres. *The shortest back to back relationship proposed between the proposed dwellings of this site and the reserved matters site would be approximately 18 meters (Plot 5 to reserved matter plot 26) which is considered acceptable.* Plot 7 would have a separation distance of 7.4 metres at its closest point, however the reserved matters proposal shows that the nearest units would have a rear to side relationship. It is therefore considered that the proposal would maintain adequate separation to any future dwellings on the NW Sector and would not

result in an unacceptable impact in terms of overbearing impact, loss of light, loss of privacy and noise and disturbance.

- 6.22 Neighbours on the opposite side of Meath Green Lane would be sufficiently distant from the development so as to not experience any material adverse change in amenity.
- 6.23 In conclusion, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.24 The previously refused scheme was refused on highway safety grounds in relation to the proposed access and the lack of existing or proposed pedestrian and cycle infrastructure for the site.
- 6.25 The applicant has now provided a Road Safety Audit document and incorporated the requirements in to the proposed access arrangement. The proposed development has been reviewed by the County Highway Authority (CHA), with regard to highway safety, capacity and policy matters, who raise no objections subject to the imposition of a number of conditions. The CHA notes that "The access into the site would include adequate sight lines and geometry to accommodate a refuse vehicle. The site would be able to accommodate the turning movements of a refuse vehicle." Conditions are recommended to secure the implementation of the access works and a Construction Transport Management Plan.
- 6.26 With regard to larger vehicles being able to manoeuvre within the site as above the CHA has raised no objection. Drawing DR2 by Journey Transport Planning shows an access road in excess of 5m wide and a swept path analysis which demonstrates that a full size refuse freighter of the length and width set out within the Council's Making Space for Waste Management document can enter and turn comfortably and safely within the site using that hammerhead and exit in forward gear. Within the DAS the applicant has set out bin storage and presentation locations which would allow minimal drag distances for residents and the refuse crews. However due to the change in the proposed layout the plan within the DAS is now out of date. A condition is therefore recommended to secure further details of the bin storage and presentation locations prior to occupation.
- 6.27 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2 spaces for each of the 2 and 4 bedroom dwellings and 2.5 spaces each per 4+ bedroom dwelling, plus 2 visitor parking spaces. Thus, a total of 23 spaces would be required. In this case, a total of 30 spaces are proposed including the 8 garages. The garages have been designed to meet the size requirements in the DMP, so that they can be considered as part of the parking provision. It is therefore considered that the parking provision would be in excess of the minimum requirements and is acceptable. A

condition is recommended to secure the retention of the garages on plots 3, 7 and 8 for parking only.

- 6.28 Electric vehicle charging points could be secured by planning condition. The plots would be able to provide secure cycle storage for two bikes at each property which is in line with the requirements set out in the DMP. Again, this could be secured by condition.
- 6.29 With regard to the proposed pedestrian link to the rest of the North West Sector (NWS) development the context and proposal has now moved on significantly from the refused scheme. The amended scheme now includes a proposed path which links the site to the northern edge of the eastern access road, which is now under construction. The applicant has advised that they have reached an agreement with the adjacent land owners which will allow them to construct this footpath over their land. The reserved matters application for the NWS land immediately adjoining the site has also been submitted to the Local Authority and is currently under consideration (ref. 04/2120/RM4B). The current site plan for this reserved matters allows space for this proposed section of path and also shows the installation of a footpath all the way along the northern side of the eastern access road to the junction with Meath Green Lane to the west. Officers can therefore be satisfied that there is now a reasonable likelihood that the proposed access path to link in to the NWS can now be achieved and that the occupants will therefore be able to access the services within the NWS.
- 6.30 It is noted that Surrey County Council has asked for an updated plan to show pedestrian access all the way to the Webber Street junction with Meath Green on the northern side of the eastern access road. Given the progress of the reserved matters application under RM4B this is not considered necessary or reasonable. However, because the proposed path does rely upon works on land not under the control of the applicant it is considered reasonable and necessary to include a Grampian style pre-commencement condition which will require the path to be provided prior to commencement of this development. This will ensure that the infrastructure, which is essential to the acceptability of the application, is secured and in place well before any possible occupation of the site. The condition also requires an updated plan showing a wider path and detail of how it will connect with the reserved matters path.
- 6.31 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy DES1 and TAP1.

Impact on Trees

- 6.32 Whilst the site does not have any Tree Preservations Orders the site includes a number of trees, particularly along the eastern and western boundaries. All trees along the eastern, southern and western boundaries will be retained and protected during construction. The majority of the trees within the site

would be removed however with the exception of two B grade trees the other trees to be removed are low quality of either C or U grade.

- 6.33 The Council's Tree Officer has not raised any concerns regarding the loss of the trees within the site. However initial concerns were raised regarding the post development pressure of the 14 dwellings scheme on the retained boundary trees due to shading and close proximity to the proposed dwellings.

- 6.34 Following the reduction to 10 dwellings an updated Arboricultural Report. The Tree Officer has made the following comments with regard to the revised arboricultural report:

"The revised arboricultural report dated 26th November 2020 identifies the relevant tree protection measures that need to be installed and maintained during the course of the development.

The concerns regarding the spatial relationship between plots 7, 8 and trees 1-9 is addressed as the report identifies the extent of the pruning that will be necessary to increase the distance between the buildings and the nearest part of the crown, which is minimal and will not have an adverse impact on their appearance. The report contains a draft arboricultural method statement and therefore it will be necessary for a finalised tree protection plan condition to be attached to the decision notice.

Therefore, based on the information in the arboricultural report I support the application."

- 6.35 The Tree Officer has recommended three conditions, one requiring the finalised Tree Protection Plan and Arboricultural Method Statement, one requiring an agreed scheme of supervision and one in relation to the protection of retained trees and hedges within and adjacent to the site, during and post construction. It is considered that the final condition could be included within a landscaping condition.

- 6.36 Based on the above advice and subject to the recommended conditions it is considered that the proposal would be acceptable in relation to the impact on the existing trees.

Impact on Ecology

- 6.37 A preliminary ecological appraisal (PEA) was submitted with the application dated 2019, which follows the ecology work undertaken in 2017 for the previously refused application. The report concludes that there would be no direct or indirect impact on any type of statutory or non-statutory conservation designation or impact upon a Priority Habitat Deciduous Woodland and Ancient Semi Natural Woodland to the east of the site and a Priority Habitat Traditional Orchard to the north-west.

- 6.38 In terms of protected species, the PEA found that:

- The reptile potential of the site since the 2017 survey effort had decrease
 - a repeated presence or absence survey is not required.
 - There is no badger sett of any type within the proposed development site. Badger access/foraging is still present along the southern boundary. Any approved development must ensure badger access is restricted from the building zone.
 - The sites boundary hedgerow/mature tree habitats will continue to provide foraging and dispersal routes for local bat populations. Any proposed mature tree removal as part of the potential development must be first assessed in relation to Potential Bat Roost Features – and if required a subsequent presence or absence survey.
 - The central acacia tree continues to have numerous bat roost features. A roost presence or absence survey in 2017 determined (at that time) a roost absence. For any development approval a repeated presence or absence survey would be required as near to the start date as possible to make it relevant. It is important that no illumination is directed towards or impacts upon the hedge/tree boundary habitats. Bat friendly illumination guidelines have been included in this report.
- 6.39 Surrey Wildlife Trust (SWT) has assessed the submitted PEA and advised that:
- the application does not clearly demonstrate that measurable net gains will be secured as a result of the proposed development; and
 - In terms of protected species further information is required in relation to the protection and retention of reptiles, bats and enhancing foraging and commuting routes and badger foraging.
- 6.40 An updated Ecological Assessment has subsequently been provided by the applicant dated 3/3/2021. This includes additional information in relation to bats, reptiles and badgers and net gain for biodiversity.
- 6.41 In summary following a further badger survey there was considered to be no field sign of recent badger activity within the site and no badger specific mitigation or licensing is required, and encouraging badger foraging within the site is not recommended due to its limited potential. Possible bat foraging/commuting along and through the boundary habitats will be protected and enhanced through the proposed landscaping which will retain and enhance these areas. Lighting specification has been recommended. In terms of reptiles following review it is not likely that a viable reptile population could establish within 2 years on this site – with the approved development of the adjacent possible reptile donor habitats since the 2019 survey efforts. A mitigation measure is recommended in the unlikely event that there is individual reptile presence prior to commencement.
- 6.42 In terms of net gain for biodiversity a number of measures have been recommended to achieve a measurable net gain including new planting, landscape management, bat and bird boxes, low impact bat lighting and boundary dead wood refugia for possible hedgehog, reptiles and stag beetles.

- 6.43 SWT has been consulted on the updated PEA but has not to date provided any further comments. However, based on the evidence provided by the applicant's qualified ecologists it is considered that the updated PEA has addressed all the areas raised by SWT and that there are no overriding species or habitat issues to prevent or delay development and the necessary mitigation and enhancement measures can be secured by suitably worded conditions.

Impact on Archaeology

- 6.44 The site is within an Area of High Archaeological Potential (AHAP). Given this archaeological interest the applicant submitted a desk based archaeological assessment. The assessment reveals that the application site was included within the area that was investigated by means of an extensive trial trench evaluation in advance of the North West Sector development commencing in 2005. Significant archaeological remains were recorded, it is therefore clear that there are highly significant remains present at the site and further mitigation works will be required in advance of the development.
- 6.45 Therefore, the Surrey County Council Archaeological Officer has advised that the mitigation would be by means of strip, map and record area excavation. A pre-commencement condition is recommended to secure the agreement of an appropriate Written Scheme of Investigation and its implementation.

Sustainable Construction

- 6.46 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. Whilst the applicant has not acknowledged the updated requirements of the DMP, rather setting out the requirements of the North West Sector of 10% in the event that planning permission is to be granted, a condition could be imposed to seek such information and its implementation prior to the first occupation of development. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.47 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.

Drainage matters

- 6.48 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. The application is however, given its size, required to incorporate sustainable drainage systems. In this respect, the application was supported by a drainage strategy which proposes a system of attenuation and controlled discharge.

- 6.49 This strategy has been considered by Surrey County Council as the Lead Local Flood Authority who has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing implementation.

Community Infrastructure Levy (CIL)

- 6.50 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.
- 6.51 In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified. It should also be noted that as this site is part of the wider North West Sector Allocation there is a significant amount of new infrastructure being provided as part of the wider development including a school, shops and community facilities which this scheme would be able to access.

Other Matters

- 6.52 The Surrey Police Designing Out Crime Officer has not raised an objection to the scheme but has raised some concern about the 'leaking' cul-de-sac approach as this allows additional escape routes. Whilst this is appreciated as set out above the inclusion of a pedestrian/cycle link to the North West Sector development is crucial to the acceptability of the scheme. It is noted that the officer has not raised an objection and also advises that security is incorporated within Building Regulations. The officer recommends a condition or informative to ensure that the scheme achieves standards within the Secured by Design (SBD) award. As this can be dealt with through building regulations for a scheme of this size an informative is considered appropriate.
- 6.53 Contamination - A Phase 1 Geoenvironmental Survey of the site was been undertaken by GEMCO. The submitted report concludes that the site is suitable for the proposed residential end use, subject to limited further geoenvironmental investigation to confirm the assumptions and observations of the initial site survey. Conditions are recommended to secure these further investigations and to deal with any unsuspected contamination.

- 6.54 Objection has been raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis. A condition is recommended in relation to a Construction Transport Management Plan and a condition to control matters such as working hours, noise and pollution is recommended to help mitigate any potential impact. Statutory nuisance legislation also exists to control any significant disturbance caused during the construction of the proposal.
- 6.55 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary it is considered that such a requirement would be viable for the applicant and therefore a condition is recommended to secure adequate accessible housing in accordance with policy DES7.

CONDITIONS

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

Plan Type	Reference	Version	Date
Location Plan	884-LOC-01		01.12.2020
Proposed Plans	884-PL-02	B	01.12.2020
Proposed Plans	884-PL-03	A	01.12.2020
Proposed Plans	884-PL-04	A	01.12.2020
Proposed Plans	904-PL-05	A	01.12.2020
Proposed Plans	904-PL-06	A	01.12.2020
Proposed Plans	884-PL-07	A	01.12.2020
Other Plan	D-01	A	01.12.2020
Site Layout Plan	884-PL-01		11.03.2021
Site Layout Plan	884-PL-08		11.03.2021
Site Layout Plan	DR2		11.03.2021
Other Plan	DR1	B	11.03.2021
Survey Plan	1		15.05.2019

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

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

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

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

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

4. Prior to commencement of development, in follow-up to the environmental desktop study by Gemoco dated March 2019, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

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

5. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed 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 the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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

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

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

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

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

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

8. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of the 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.

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

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

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

10. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a scheme of supervision which shall include:
1. Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
 2. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
 3. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

All works shall be carried out in strict accordance with the agreed details when approved.

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

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

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

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

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

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

12. Before the development is commenced the proposed belmouth vehicular access to Meath Green Lane and the first 15 metres of the new access road shall be constructed in accordance with the approved plan numbered DR1 rev B.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework

2019 and Policy TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

13. Notwithstanding the submitted plan numbered 2884 PL 01 B no part of the development hereby approved shall be first commenced unless and until a safe and accessible pedestrian route between the Application Site and the eastern access road (main spine route) has been fully provided in accordance with a revised scheme to be submitted to and approved in writing by the Local Planning Authority. The revised scheme shall include details of the management of the access path and how it will be maintained and kept open for unimpeded access for the lifetime 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 Policy TAP1 Parking, access , and Servicing TAP2 Airport Car Parking of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

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

15. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20%, unless otherwise agreed in writing, of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

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

16. No development above slab level shall take place until written details of; the materials to be used in the construction of the external surfaces, including bricks, roof and hanging tiles and any other external materials; and final details of gutters, bargeboards, and brick arches or heads, have been submitted to and approved in writing by the Local Planning Authority. It is expected that the details should be in accordance with the following:
- For plots 1,2, 9 and 10 all brickwork shall be in handmade Flemish bond brick including stringcourses. For plots 1,2, 9 and 10 all tiles shall be of handmade sandfaced plain clay tiles, the tile hanging lighter than the roof tile. Winchester cut is not generally permitted.
 - Soldier brick arches, headers or stringcourses are not permitted. Brick arches or heads shall be of gauged brick or header on edge.
 - All bargeboards shall be straight edged with no boxed ends.
 - Any gutters fascias shall be no greater than 150mm height, or without gutter fascia.
 - Any weatherboarding shall be black finished featheredge boarding

The development shall be carried out in accordance with the approved details.

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

17. No development above slab level shall take place until written details of the proposed fenestration including rooflights, and details of the doors, vents and windows (including how they open), has been submitted to and approved in writing by the Local Planning Authority. It is expected that the details should be in accordance with the following:
- All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.
 - All sash windows shall be vertically sliding and set back behind the reveal at one brick depth. All casements shall have a casement in each opening to ensure equal sightlines.
 - All glazing bars shall be external and of traditional profile.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development which preserves the Meath Green Conservation Area with regard to Development Management Plan 2019 policy DES1 and NHE9.

18. No development above slab level shall take place until a plan indicating the positions, design, materials and type of boundary treatment, fencing or other means of enclosure to be erected has been submitted to and approved in

writing by the Local Planning Authority. For any solid fencing, it is expected that this should be of vertically boarded close boarded timber with timber posts and gravel boards. The boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area, to preserve the Meath Green Conservation Area, and protect neighbouring residential amenities with regard to the policy DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019.

19. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by the submitted Eco-Planning UK ecology report 'Revised Ecological Assessment Biodiversity Protection/Provision' (dated 3/3/2021), has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

20. Prior to the first occupation of the development a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (Suds Report, Edward Parsley Associated Ltd, December 2020, Ref 11835 and drawing D-01A dated 11/11/20), or detail any minor variations, it must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls).

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

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

21. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered 884-PL-01-B and 884-PL-08 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 spaces (all surface parking spaces and the garages for Plots 3, 7 and 8) and turning areas shall be retained and maintained for their designated purposes.

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

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

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

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

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

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

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

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

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

25. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and

approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
- b) 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.

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

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

27. The development shall be carried out in accordance with the mitigation measures set out within the Eco-Planning UK ecology reports – Revised Ecological Assessment Biodiversity Protection/Provision (dated 3/3/2021) and the Preliminary Ecological Assessment (dated 25/01/2019).

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

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by classes A or B of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and to preserve the Meath

Green Conservation Area with regard to Reigate and Banstead Development
Management Plan 2019 policy DES1 and NHE9.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.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 included within the Construction Management Statement require by Condition 9 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 bowsters and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street naming and numbering](http://www.reigatebanstead.gov.uk/info/20277/street-naming-and-numbering)
6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. 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.
11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
13. 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.
14. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
15. Biodiversity enhancements – with regard to condition 19 the Council expects the applicant to provide an appropriately detailed document to demonstrate that a measurable net gain (not just compensation), secure for the life time of the development, is achievable. The applicant may wish to use an appropriate metric such as the DEFRA Biodiversity Metric 2.0 to demonstrate how the site

will provide biodiversity net gain. If net gain cannot be met this must be fully justified.

16. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
17. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

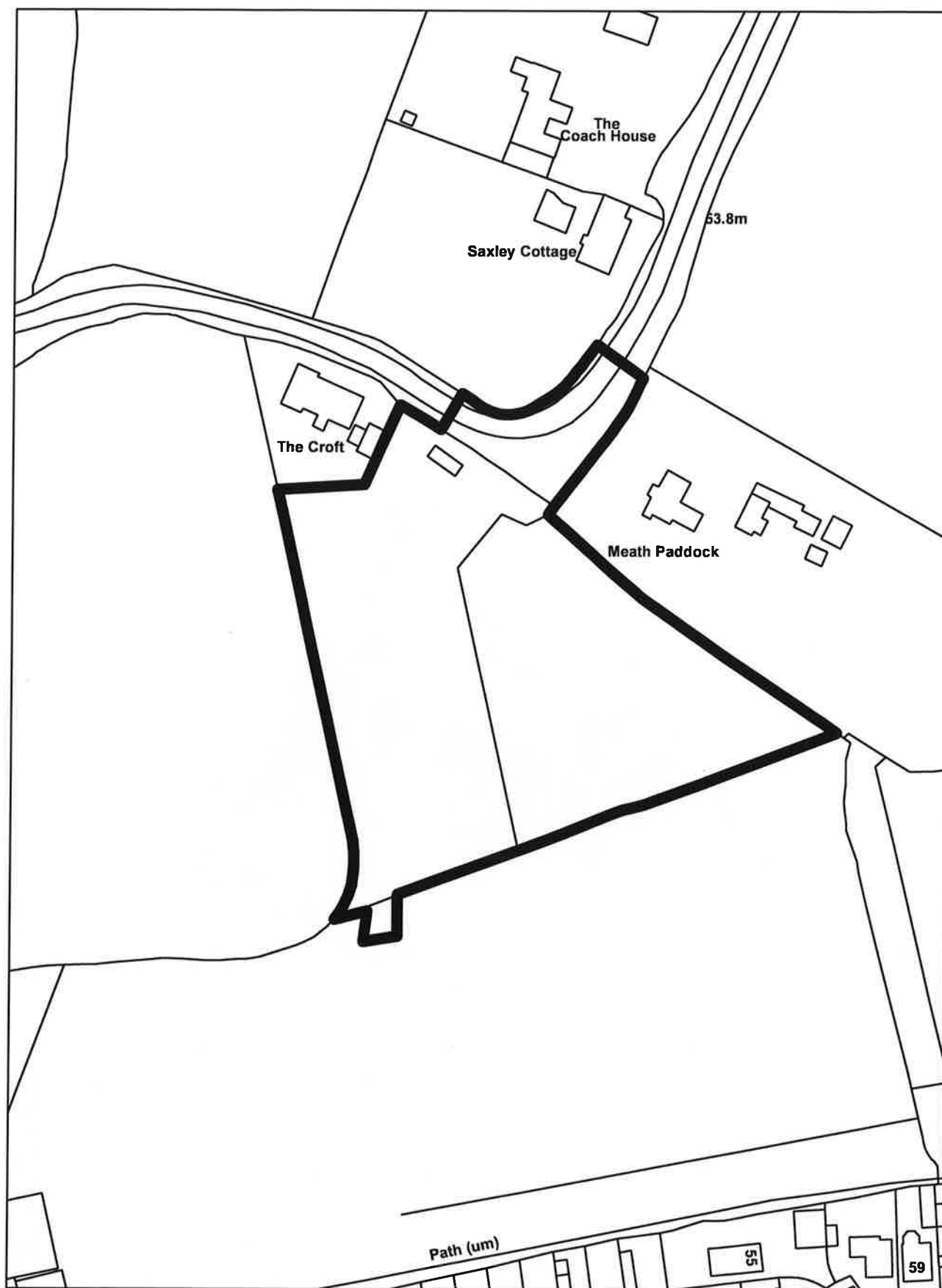
REASON FOR PERMISSION

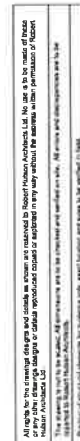
The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS17 of the Core Strategy and policies, DES1, DES2, DES4, DES5, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, NHE9, INF1, INF2, INF3 of the Development Management Plan 2019 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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

19/00986/F - Land At The Croft, Meath, Green Lane, Horley





Pos. 1	4 Bed - 1950R ¹
Pos. 2	4 Bed - 1731R ²
Pos. 3	5 Bed - 2142R ²
Pos. 4	4 Bed - 1731R ⁴
Pos. 5	4 Bed - 2038R ²
Pos. 6	4 Bed - 2038R ²
Pos. 7	5 Bed - 2142R ²
Pos. 8	4 Bed - 1950R ⁴
Pos. 9	7 Bed - 955R ²
Pos. 10	7 Bed - 955R ²

Q7A 17672

3. **Measure Meters Green Lane Buffer Tree Planting** - 1000 ft
and back to the street.

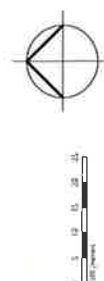
black framed integrated photovoltaic / solar panels

trunk trees - type, no. and location to be determined.

with boundary nodes to be returned (constraint 1)

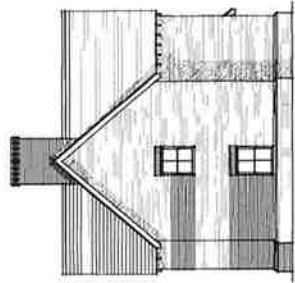
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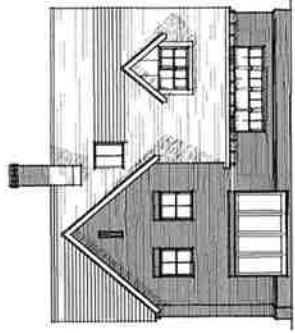




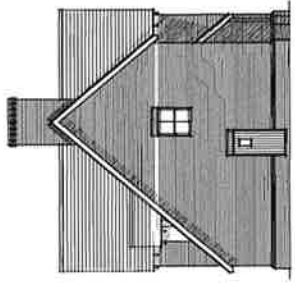
Front Elevation



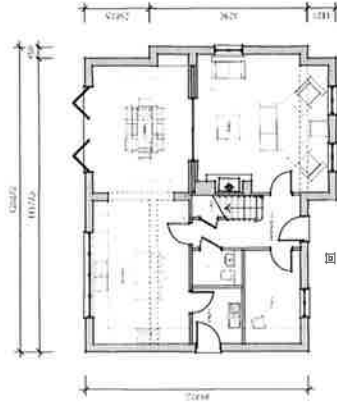
Side Elevation



Rear Elevation



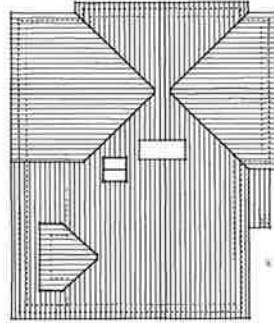
Side Elevation



Ground Floor Plan
Plots 5 & 6



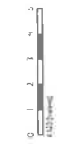
First Floor Plan

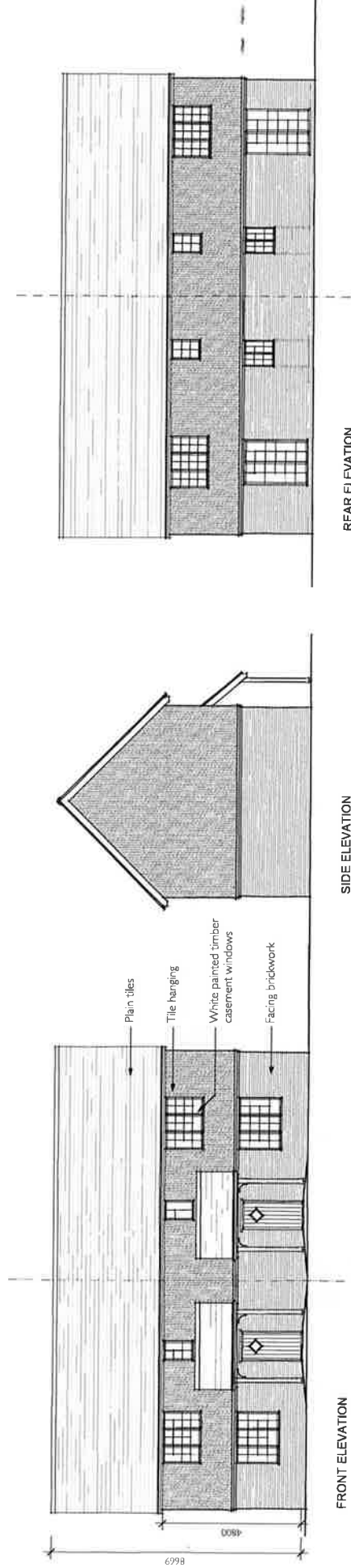


Roof Plan

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PLOTS 5 & 6 - 4b
AREA
2038 sqft

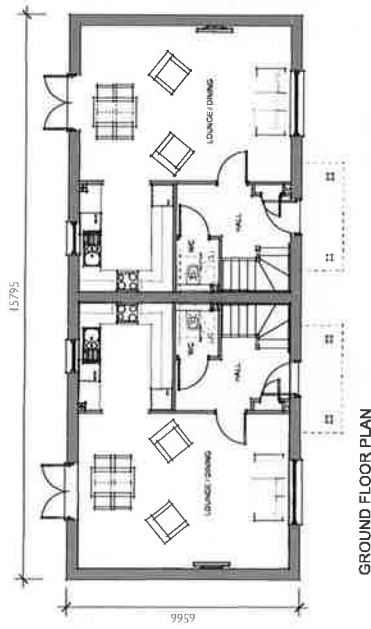




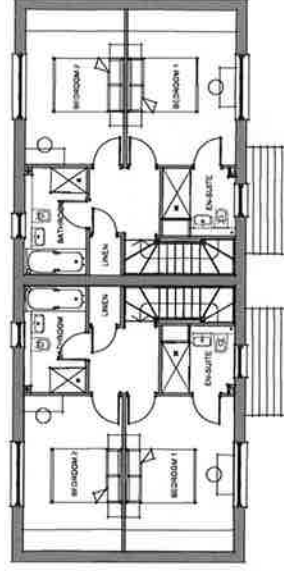
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

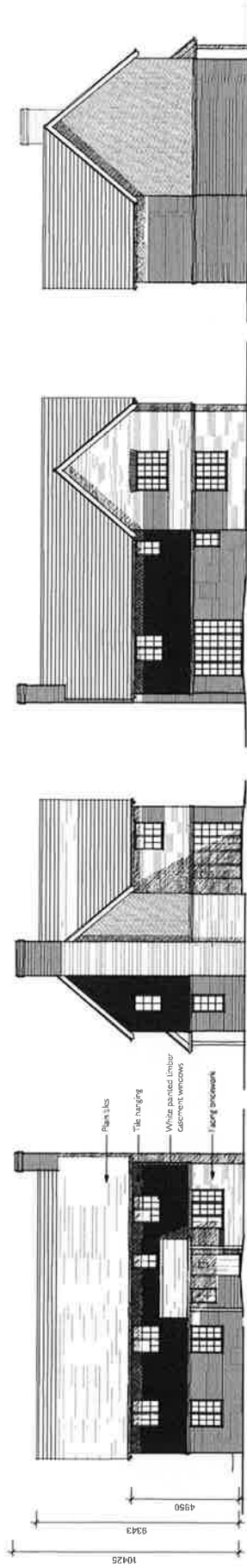
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Position of structural elements for guidance only. exact location and sizes to be verified in field.

PLOTS 9 & 10
AREA
GIA : 955sqft.





FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

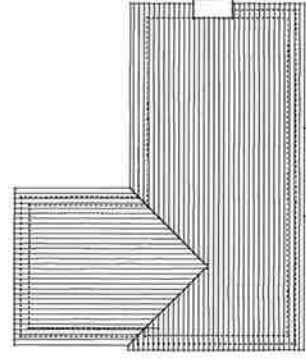
SIDE ELEVATION



GROUND FLOOR PLAN PLOTS I & B



FIRST FLOOR PLAN



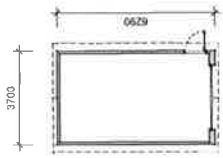
ROOF PLAN

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PLOTS I & B
AREA
GIA: 1950sqft

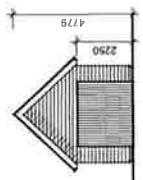
Robert Hutton Architects Ltd
884-PL-02 B
ARCHITECTS



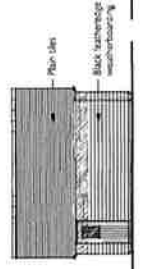
SINGLE CARAGE
FLOOR PLAN
PLOTS 1 - 8
Area 205sqm / 223 sq



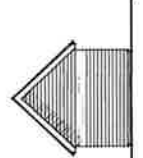
SINGLE CARAGE
ROOF PLAN



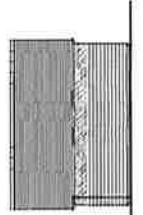
SINGLE CARAGE
FRONT ELEVATION



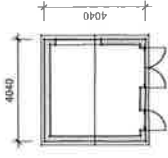
SINGLE CARAGE
SIDE ELEVATION



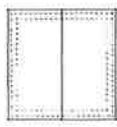
SINGLE CARAGE
REAR ELEVATION



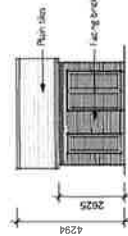
SINGLE CARAGE
SIDE ELEVATION



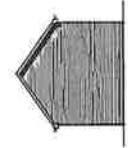
SUB STATION
FLOOR PLAN



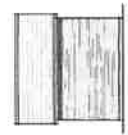
SUB STATION
ROOF PLAN



SUB STATION
FRONT ELEVATION



SUB STATION
SIDE ELEVATION



SUB STATION
REAR ELEVATION



SUB STATION
SIDE ELEVATION

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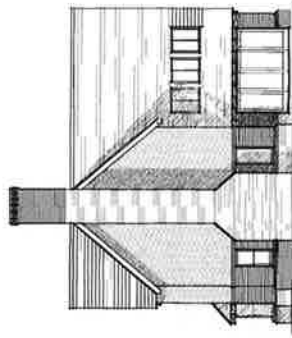
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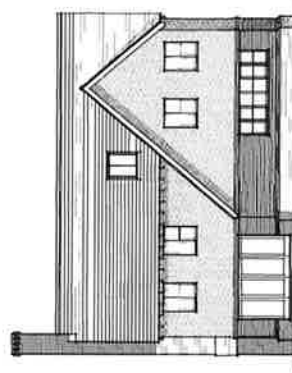




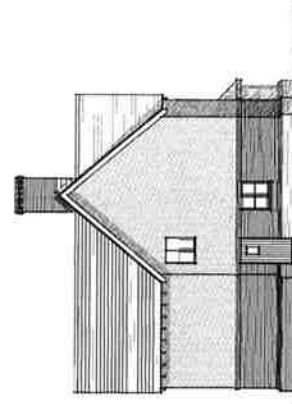
Front Elevation



Side Elevation



Rear Elevation



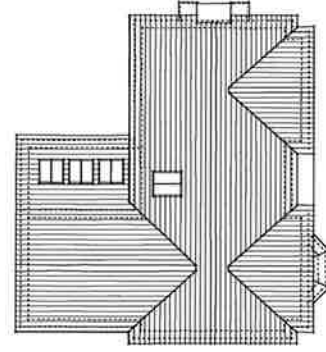
Side Elevation



Ground Floor Plan
Plots 3 & 7



First Floor Plan



Roof Plan

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PLOTS 3 & 7
AREA
GIA: 2142sqft

