

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 3<sup>rd</sup> NOVEMBER 2021**

**ITEM NO: 5**

**PLANNING APPLICATION: 21/00823/F – 85, 87 And 89 Brighton Road Redhill Surrey RH1 6PS**

It is noted that a number of the plans within the Agenda pack are the plans superseded by amended plan. The up to date plans are provided at Appendix A.

**CONSULTATIONS**

Further Environment Agency (EA) response (full response provided at Appendix B):

“Thank you for re-consulting us on the above application on 19 October 2021.

In our previous response to this application dated 28 September 2021 (our ref: SL/2021/121300/02-L01) we objected in the absence of sufficient available information to enable us to adequately assess the risk of pollution to controlled waters on site.

As part of this consultation we have reviewed the following document:

- Contaminated Land report, prepared by Argyll Environmental, ref: 286372661, dated 15 October 2021

We note that the submitted desk study does not fully comply with National Planning Policy Frameworks (NPPF) requirements for a Preliminary Risk Assessment (PRA), which should include relevant site specific details, a site walkover report and a detailed preliminary risk appraisal. However in this instance, given the scale and setting of the site we would not maintain an objection for lack of a full PRA.

Further detailed information will however be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

Environment Agency Position:

We are now in a position to remove our objection to the proposed development, subject to the inclusion of the following 6 conditions.

Without the following conditions, we would consider that these proposals pose an unacceptable risk to the environment and we would object in line with paragraph 174 of the NPPF.”

The recommended conditions are partly covered by the already recommended plans. Amended/additional conditions are recommended for the elements not covered.

**CONDITIONS**

Substitute conditions 10 and 12 as follows (amendments to existing conditions in **bold**):

10. 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, **including identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action**, 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.
- It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.**

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.

12. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. **No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.** The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all

stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.1 l/s.

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

d) Details of drainage management responsibilities and maintenance regimes or the drainage system.

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019 **and to ensure that the proposed development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution, in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).**

Add new condition 30 as follows:

30. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

## **INFORMATIVES**

Additional informatives are suggested as follows:

12. Piling - Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on

Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73”.

13. Waste off-site - Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with the Environment Agency as a hazardous waste pages on gov.uk for more information.

14. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

**ITEM NO: 7**

**PLANNING APPLICATION: 21/00679 – SUBUD HALL ALLINGHAM ROAD  
REIGATE SURREY RH2 8HX**

The alternative facilities and marketing reports in support of the application are appended at Appendix C.

**CONDITIONS**

Condition 4 be deleted. This relates to the removal of permitted development rights for additional first floor windows, dormer windows and rooflights. The application is submitted in outline with all matters reserved, therefore it is deemed to be more appropriate to consider whether permitted development rights should be removed at the reserved matters stage, when a detailed scheme for development is put forward.

Condition 8 be amended to omit the need to exit and enter in forward gear as follows:

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

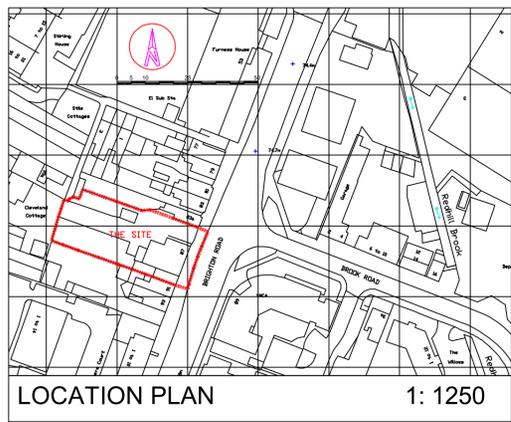
**ITEM NO: 8**

**PLANNING APPLICATION: 21/00525/RET – BATTLEBRIDGE SPORTS  
GROUND, BATTLEBRIDGE LANE MERSTHAM, SURREY**

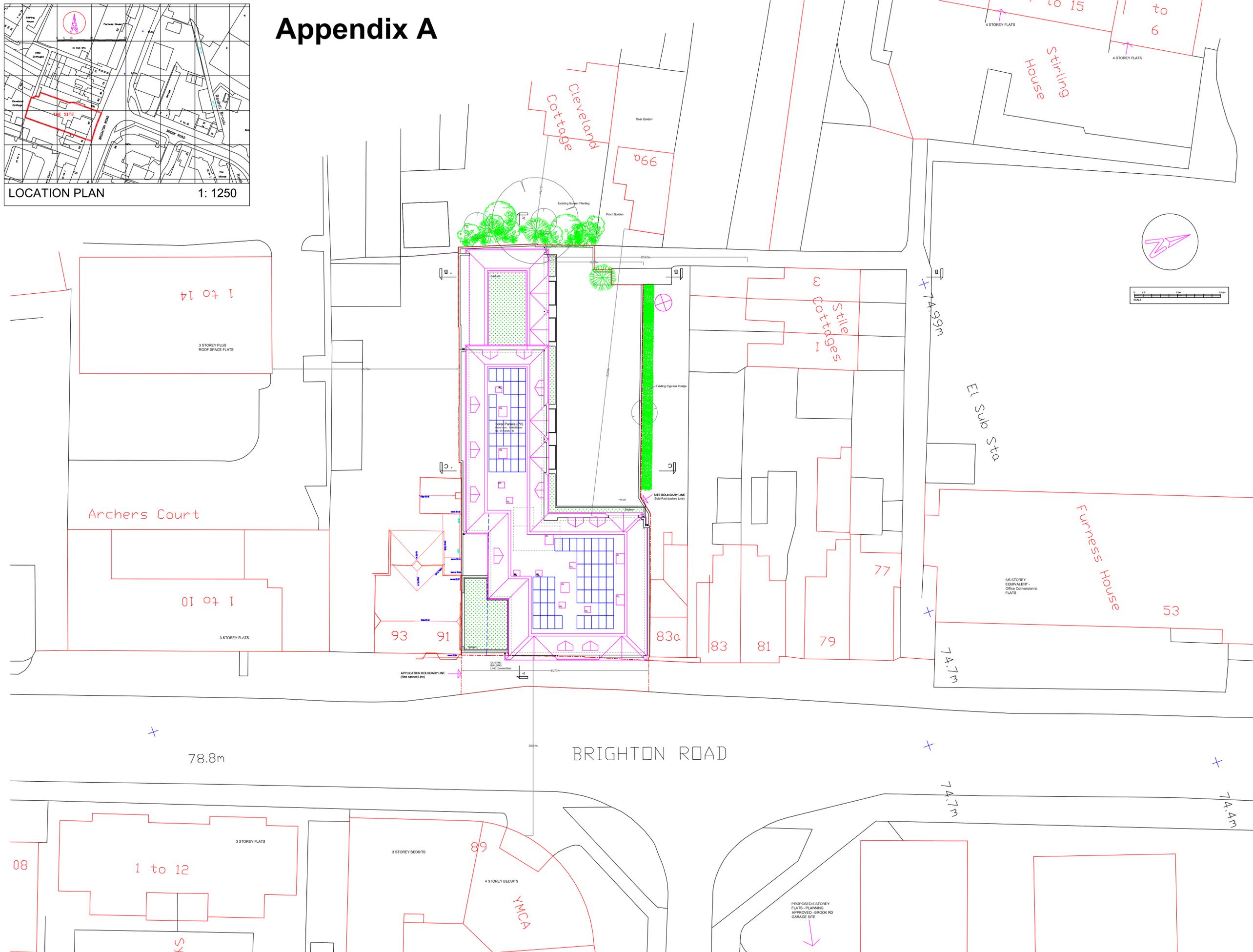
**INFORMATIVE**

1. The applicant is encouraged to liaise with the Council to secure a permanent storage solution for the Club. There may be funding opportunities available that could assist with this, including CIL funding, details of which are available at: [https://www.reigate-banstead.gov.uk/info/20088/planning\\_policy/20/community\\_infrastructure\\_levy\\_information/6](https://www.reigate-banstead.gov.uk/info/20088/planning_policy/20/community_infrastructure_levy_information/6)

# Appendix A



LOCATION PLAN 1: 1250



NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant / Car Parking (28spaces)	
Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1 2B4p	71.0m <sup>2</sup>
FLAT 2 2B4p	70.0m <sup>2</sup>
FLAT 3 1B2p	50.0m <sup>2</sup>
FLAT 4 1B2p	50.3m <sup>2</sup>
FLAT 5 1B2p	59.0m <sup>2</sup>
FLAT 6 1B2p	53.0m <sup>2</sup>
FLAT 7 1B2p	53.0m <sup>2</sup>
FLAT 8 1B2p	53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9 2B4p	71.0m <sup>2</sup>
FLAT 10 2B4p	70.0m <sup>2</sup>
FLAT 11 1B2p	50.0m <sup>2</sup>
FLAT 12 1B2p	50.3m <sup>2</sup>
FLAT 13 1B2p	59.0m <sup>2</sup>
FLAT 14 3B5p	91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15 2B3p	62.0m <sup>2</sup>
FLAT 16 1B2p	50.0m <sup>2</sup>
FLAT 17 1B2p	52.0m <sup>2</sup>
FLAT 18 1B2p	50.0m <sup>2</sup>
FLAT 19 2B4p	70.3m <sup>2</sup>
<b>19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p + 1 No. 3bed 5p</b>	
Total saleable GIA 1,134.9m <sup>2</sup>	
CIL Calculation	
Total New Build GIA	= 1,696.5m <sup>2</sup>
Total Existing Build GIA	= 618.6m <sup>2</sup>
TOTAL NET NEW BUILD = 1,079.9m <sup>2</sup>	
20 No. Resi Parking spaces + 1 No. Visitor space	
2 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

REV C - 19.10.2021 - Car park layout amended to 20 residential spaces plus 2 Retail staff spaces + 1 visitor space. Front Balconies recessed so no overhang over pavements. Area schedule revised.  
 REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors.  
 REV A - 12.08.2021 - Section BS extended to include Stiles Cottages. Windows size/proportions changed/increased.

## PLANNING DRAWINGS

FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 LOCATION PLAN & PROPOSED SITE / Block PLAN with Site Section Lines

Scale 1:200 & 1:250 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD10 Rev. C

NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant / Car Parking (28spaces)	
Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 70.0m <sup>2</sup>
FLAT 3	1B2p - 50.0m <sup>2</sup>
FLAT 4	1B2p - 50.3m <sup>2</sup>
FLAT 5	1B2p - 59.0m <sup>2</sup>
FLAT 6	1B2p - 53.0m <sup>2</sup>
FLAT 7	1B2p - 53.0m <sup>2</sup>
FLAT 8	1B2p - 53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9	2B4p - 71.0m <sup>2</sup>
FLAT 10	2B4p - 70.0m <sup>2</sup>
FLAT 11	1B2p - 50.0m <sup>2</sup>
FLAT 12	1B2p - 50.3m <sup>2</sup>
FLAT 13	1B2p - 59.0m <sup>2</sup>
FLAT 14	3B5p - 91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15	2B3p - 62.0m <sup>2</sup>
FLAT 16	1B2p - 50.0m <sup>2</sup>
FLAT 17	1B2p - 52.0m <sup>2</sup>
FLAT 18	1B2p - 50.0m <sup>2</sup>
FLAT 19	2B4p - 70.3m <sup>2</sup>
19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p + 1 No. 3bed 5p	
Total saleable GIA 1,134.9m <sup>2</sup>	
CIL Calculation:	
Total New Build GIA	= 1,698.5m <sup>2</sup>
Total Existing Build GIA	= 618.6m <sup>2</sup>
TOTAL NET NEW BUILD	= 1,079.9m <sup>2</sup>
20 No. Resi Parking spaces + 1 No. Visitor space	
2 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

REV C - 19.10.2021 - Car park layout amended to 20 residential spaces plus 2 Retail staff spaces + 1 Visitor space. Front Balconies recessed so no overhang over pavements. Area schedule revised.  
 REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

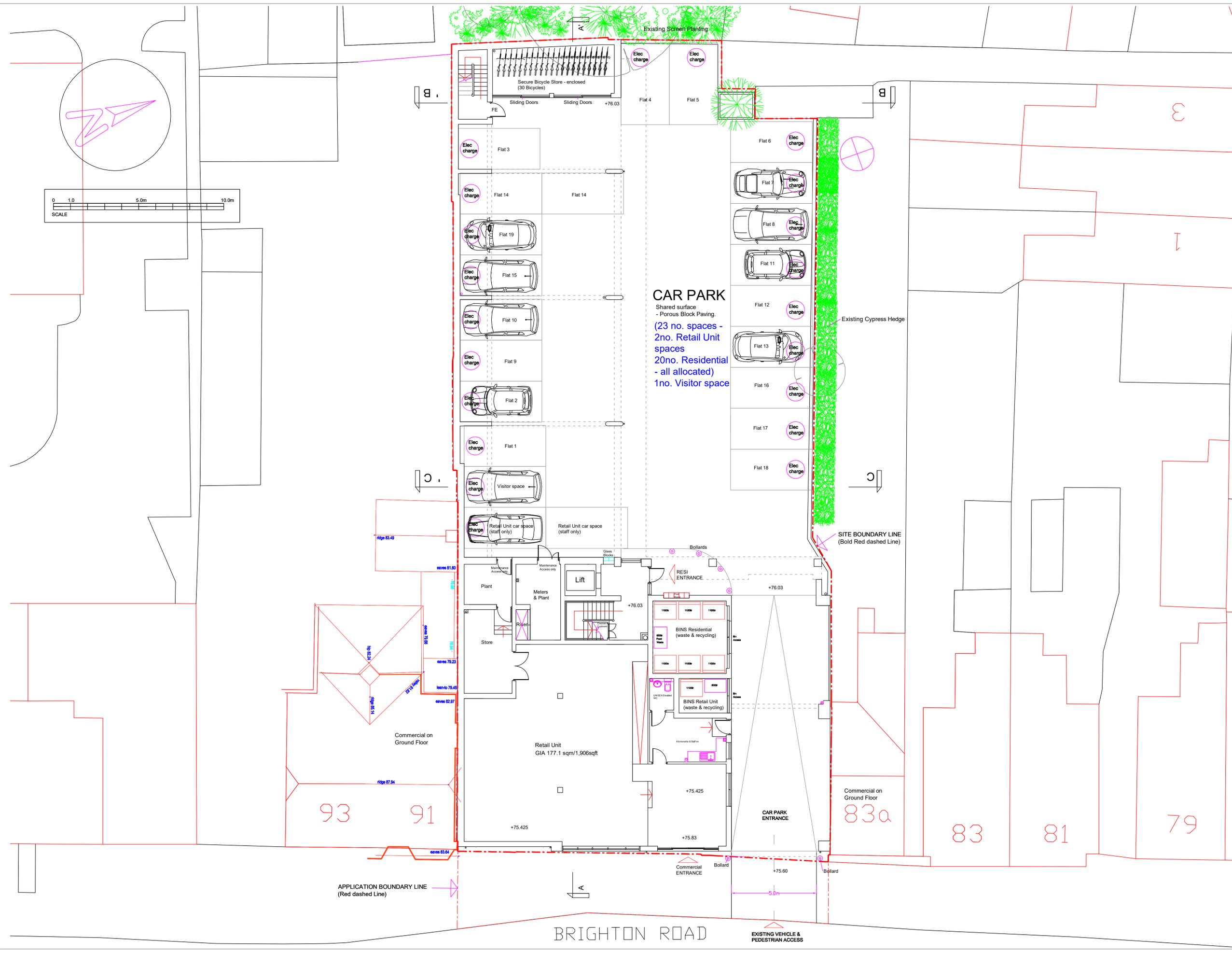
Drawing Title  
 PROPOSED GROUND FLOOR PLAN

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD11 Rev. C



BRIGHTON ROAD

EXISTING VEHICLE & PEDESTRIAN ACCESS

APPLICATION BOUNDARY LINE (Red dashed Line)

**CAR PARK**  
 Shared surface - Porous Block Paving.  
 (23 no. spaces - 2no. Retail Unit spaces  
 20no. Residential - all allocated)  
 1no. Visitor space

**AREA SCHEDULE**

LEVEL +0 (Ground Floor)	
Resi Entrance / Bins/Bikes/Plant / Car Parking (28spaces)	
Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 70.0m <sup>2</sup>
FLAT 3	1B2p - 50.0m <sup>2</sup>
FLAT 4	1B2p - 50.3m <sup>2</sup>
FLAT 5	1B2p - 59.0m <sup>2</sup>
FLAT 6	1B2p - 53.0m <sup>2</sup>
FLAT 7	1B2p - 53.0m <sup>2</sup>
FLAT 8	1B2p - 53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9	2B4p - 71.0m <sup>2</sup>
FLAT 10	2B4p - 70.0m <sup>2</sup>
FLAT 11	1B2p - 50.0m <sup>2</sup>
FLAT 12	1B2p - 50.3m <sup>2</sup>
FLAT 13	1B2p - 59.0m <sup>2</sup>
FLAT 14	3B5p - 91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15	2B3p - 62.0m <sup>2</sup>
FLAT 16	1B2p - 50.0m <sup>2</sup>
FLAT 17	1B2p - 52.0m <sup>2</sup>
FLAT 18	1B2p - 50.0m <sup>2</sup>
FLAT 19	2B4p - 70.3m <sup>2</sup>
19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p + 1 No. 3bed 5p	
Total saleable GIA 1,134.9m <sup>2</sup>	
CIL Calculation:	
Total New Build GIA	= 1,698.5m <sup>2</sup>
Total Existing Build GIA	= 618.6m <sup>2</sup>
TOTAL NET NEW BUILD	= 1,079.9m <sup>2</sup>
20 No. Resi Parking spaces + 1 No. Visitor space	
2 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

**PLANNING DRAWINGS**

FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

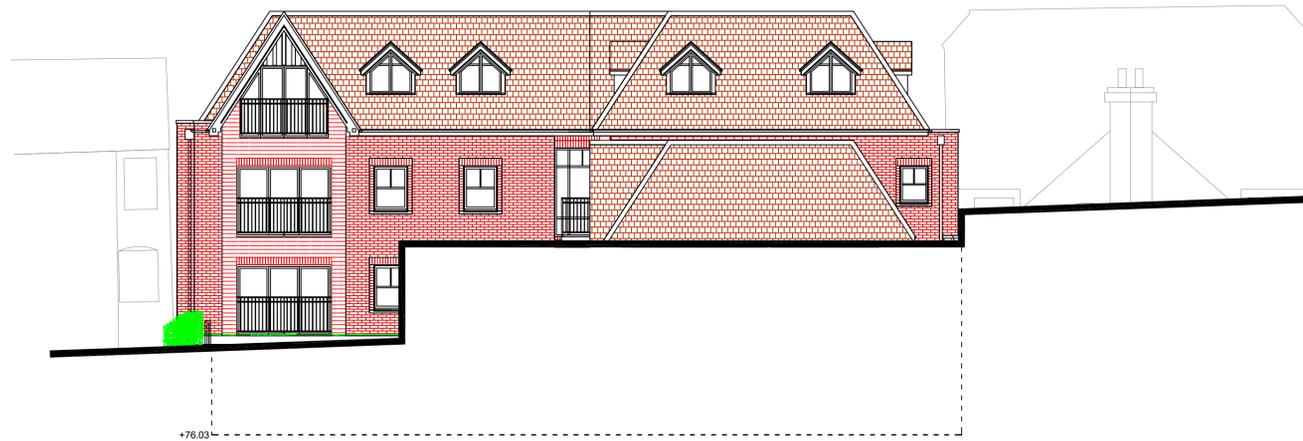
Drawing Title  
 PROPOSED GROUND FLOOR PLAN

Scale 1:100 Date 18/05/2020

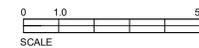
Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD11 Rev. C



WEST ELEVATION



SECTION BB' / Part WEST ELEVATION



SECTION CC' / Part WEST ELEVATION



NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

**MATERIALS**

- ROOFS -**  
 Pitched roofs - Clay tiles.  
 Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
- WALLS -**  
 Red and Grey brickwork.  
 Areas of clay wall hanging tiles  
 Areas with coloured glass blocks.
- WINDOWS & DOORS -**  
 Powdercoated/annodised aluminum frames.
- BALCONIES -**  
 Powdercoated/annodised metal frames and panels. Metal balustrades.
- GUTTERS & DOWNPIPES -**  
 Painted metal.

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTIONS BB' & CC' & WEST ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD18 Rev. B



Base Line - value: 70m OSBM

**NOTES:**  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS
<b>ROOFS -</b> Pitched roofs - Clay tiles. Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
<b>WALLS -</b> Red and Grey brickwork. Areas of clay wall hanging tiles Areas with coloured glass blocks.
<b>WINDOWS &amp; DOORS -</b> Powdercoated/annodised aluminum frames.
<b>BALCONIES -</b> Powdercoated/annodised metal frames and panels. Metal balustrades.
<b>GUTTERS &amp; DOWNPIPES -</b> Painted metal.

REV A - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 NEW DRAWING - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 12.08.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED EXTENDED SECTION BB' to include Stiles Cottages

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

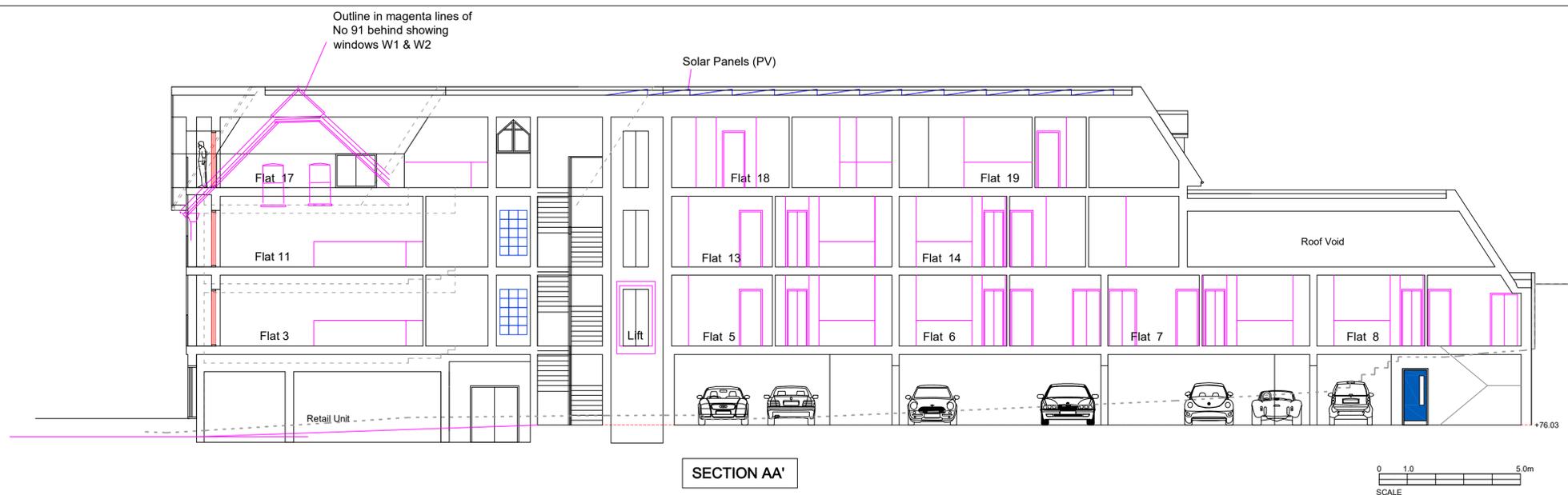
**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # [Logo] PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX TELEPHONE: 01883 733955 EMAIL: INFO@LOVELLDESIGNLTD.COM

Dwg. No. 3FD19	Rev. A
-------------------	-----------



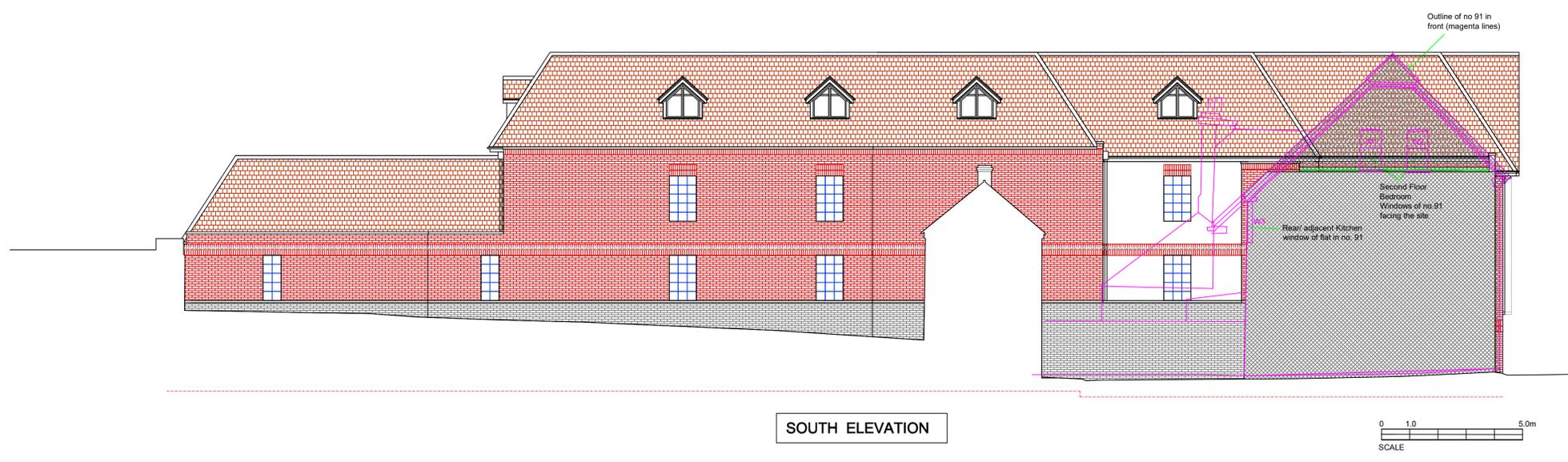
NORTH ELEVATION

0 1.0 5.0m  
SCALE



SECTION AA'

0 1.0 5.0m  
SCALE



SOUTH ELEVATION

0 1.0 5.0m  
SCALE

NOTES:  
Figured Dimensions only to be taken from this drawing.  
Do not scale for construction purposes.  
Clients must take their own assurances on:  
a) soil conditions including gradient of land.  
b) suitability of storm water drainage.  
c) Trees & their affect on foundation design.  
d) position of main sewer / septic tanks.  
This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS	
<b>ROOFS -</b>	Pitched roofs - Clay tiles. Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
<b>WALLS -</b>	Red and Grey brickwork. Areas of clay wall hanging tiles Areas with coloured glass blocks.
<b>WINDOWS &amp; DOORS -</b>	Powdercoated/annodised aluminum frames.
<b>BALCONIES -</b>	Powdercoated/annodised metal frames and panels. Metal balustrades.
<b>GUTTERS &amp; DOWNPIPES -</b>	Painted metal.

REV C - 19.10.2021 - Car park layout amended to 20 residential spaces plus 2 Retail staff spaces + 1 visitor space. Front Balconies recessed so no overhang over pavements. Area schedule revised Elevations and Section AA amended.  
REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
REV A - 12.08.2021 - Section BB extended to include Siles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
One Oak Development Ltd

Job Title  
FLAT DEVELOPMENT at  
nos 85 - 89 Brighton Rd  
REDHILL, SURREY RH1 6PS

Drawing Title  
PROPOSED SECTION AA' &  
SOUTH ELEVATION &  
NORTH ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
ARCHITECTS  
RIBA # 107 PROBUID HOUSE  
STATION RD EAST OXTED SURREY RH8 0AX  
TELEPHONE: 01883 733955  
EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD17 Rev. C



STREETSCENE / EAST ELEVATION / Brighton Road ELEVATION

0 1.0 5.0m  
SCALE

NOTES:

Figured Dimensions only to be taken from this drawing.  
Do not scale for construction purposes.

Clients must take their own assurances on:  
a) soil conditions including gradient of land.  
b) suitability of storm water drainage.  
c) Trees & their affect on foundation design.  
d) position of main sewer / septic tanks.

This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.

All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.

This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.

The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS

ROOFS -  
Pitched roofs - Clay tiles.  
Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.

WALLS -  
Red and Grey brickwork.  
Areas of clay wall hanging tiles  
Areas with coloured glass blocks.

WINDOWS & DOORS -  
Powdercoated/annodised aluminum frames.

BALCONIES -  
Powdercoated/annodised metal frames and panels. Metal balustrades.

GUTTERS & DOWNPIPES -  
Painted metal.



EAST ELEVATION / Brighton Road ELEVATION

0 1.0 5.0m  
SCALE

REV C - 19.10.2021 - Car park layout amended to 20 residential spaces plus 2 Retail staff spaces + 1 visitor space. Front Balconies recessed so no overhang over pavements. Area schedule revised. Elevations and Section AA amended.

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.

REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased. Front parapet lowered.

PLANNING DRAWINGS

FINAL 10.02.2021

Date	Revisions

© This drawing is the copyright of Lovell Design Limited and shall not be reproduced in whole or in part without their express permission.

Client  
One Oak Development Ltd

Job Title  
FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
PROPOSED STREETSCENE / EAST ELEVATION

Scale 1:50, 100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
ARCHITECTS  
RIBA # 107 PROBUID HOUSE  
107 STATION RD EAST OXTED SURREY RH8 0AX  
TELEPHONE: 01883 733955  
EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD16 Rev. C

Michael Parker  
Reigate & Banstead Borough Council  
Building & Development Services  
Town Hall Castlefield Road  
Reigate  
Surrey  
RH2 0SH

**Our ref:** SL/2021/121300/03-L01  
**Your ref:** 21/00823/F  
**Date:** 26 October 2021

Dear Michael,

**85, 87 & 89 Brighton Road, Redhill, Surrey, RH1 6PS.**

**Demolition of existing buildings and erection of an apartment building comprising 20 flats with commercial use at ground floor plus associated car parking.**

Thank you for re-consulting us on the above application on 19 October 2021.

In our previous response to this application dated 28 September 2021 (our ref: SL/2021/121300/02-L01) we objected in the absence of sufficient available information to enable us to adequately assess the risk of pollution to controlled waters on site.

As part of this consultation we have reviewed the following document:

- Contaminated Land report, prepared by Argyll Environmental, ref: 286372661, dated 15 October 2021

We note that the submitted desk study does not fully comply with National Planning Policy Frameworks (NPPF) requirements for a Preliminary Risk Assessment (PRA), which should include relevant site specific details, a site walkover report and a detailed preliminary risk appraisal. However in this instance, given the scale and setting of the site we would not maintain an objection for lack of a full PRA.

Further detailed information will however be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

### **Environment Agency Position**

We are now in a position to **remove our objection** to the proposed development, subject to the inclusion of the **following 6 conditions**.

Without the following conditions, we would consider that these proposals pose an unacceptable risk to the environment and we would object in line with paragraph 174 of the NPPF.

### **Condition 1: Remediation Strategy**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action..

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

### **Reasons**

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

### **Condition 2 – Verification Report**

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

### **Reasons**

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification

plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

### **Condition 3- Unexpected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

#### **Reasons**

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

### **Condition 4: SuDS**

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

#### **Reasons**

To ensure that the proposed development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution, in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

### **Condition 5- Piling**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

#### **Reasons**

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and policy DES9 of the Reigate and Banstead Development Management Plan (2019).

### **Condition 6: Finished Floor Levels**

The Finished Floor Level of the ground floor commercial unit shall be set no lower than 76.03mAOD.

#### **Reasons**

To ensure that the development is safe for its lifetime for its users, without increasing flood risk elsewhere in line with Paragraph 159 of the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan (2019).

## **Advice to Applicant**

### **Piling**

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

### **Waste off-site**

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on gov.uk for more information.

### **Final comments**

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated

Should you have any queries regarding this response, please contact me.

Yours sincerely,

**George Goodby**  
**Sustainable Places Planning Advisor**

Direct dial +447879802840

customer service line 03708 506 506  
[gov.uk/environment-agency](http://gov.uk/environment-agency)

creating a better place  
for people and wildlife

E-mail [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)



customer service line 03708 506 506  
[gov.uk/environment-agency](http://gov.uk/environment-agency)

## Appendix C

Ref: MS/JN/SubudHall

Attention: Steve Dance  
The Trustees of Subud Britain  
Subud Hall  
Allingham Road  
Reigate  
Surrey RH2 8HX

16<sup>th</sup> February 2021

Dear Sirs

**Re: Subud Hall, Allingham Road, Reigate, Surrey RH2 8HX  
Crow Watkin Marketing Report**

I write to report on the steps we have taken to market the property along with the details of viewings arranged, stated uses and the outcome of our marketing to date.

I confirm that I have worked as a surveyor, valuer and estate agent with Crow Watkin in Reigate for over 40 years and have dealt with many D1 properties over the years including former churches, chapels and church halls.

The D1 classification of Subud Hall changed to F1 – a much narrower use class – in September 2020 as result of government measures (see below).

I would report as follows:-

1. **Background**

The property comprises a detached brick structure with both pitched and flat roofs which was built as a church in the late Victorian era. The building has a net internal floor area of about 2722 sq ft (253 m<sup>2</sup>) in a residential area of Reigate, a little over 1 mile to the south of the town centre. There is no on-site parking and whilst most of the nearby parking is unrestricted the availability is limited in what is a built up area. Your spiritual association now makes little use of the building and hires out the premises to a number of organisations eg a religious group for weekend services, a toddlers group and a dance class.

2. **Marketing and asking price**

I commenced marketing of the property on your instructions with effect 5<sup>th</sup> March 2020. I attach a copy of the sale particulars which we circulated to our database of D1 applicants on 11<sup>th</sup> March. Details were posted on our firm's website and on the national Co-star website on 11<sup>th</sup> March and a 4ft x 3ft V signboard was attached on the front elevation on 5<sup>th</sup> May 2020 with the inscription 'Class D1 Building. Freehold for Sale'.

As regards pricing I recommended placing the property on the market by private treaty with a guide price of £495,000, aiming to achieve at least a figure more in the range of

£450,000 allowing for the fact that, whilst maintained in clean and tidy condition and with central heating, this is an older style building requiring updating.

My pricing was based on sale figures achieved in recent years for former church properties in the locality and in particular the former Redhill Baptist Church in Station Road, Redhill which we sold in April 2017 for £450,000. This is a listed detached Victorian chapel of similar size to Subud Hall, about 2 miles away and in the town centre although with no on-site parking nor outside space and incorporating a small first floor flat. This property was sold to a Pentecostal church group.

The first national lockdown in respect of Covid 19 occurred on 23<sup>rd</sup> March shortly after we had placed the property on the market. This and the further two lockdowns to date have affected our marketing in a climate where the demand for non-residential properties (other than warehousing) has inevitably slowed down.

### 3. **Change in use class**

Central government ended the D1 use class with effect 1st September 2020. As a result, clinics, health centres and day nurseries became part of a new class E which now also includes shops, offices, cafes and restaurants, ie commercial, business and service users. Places of worship and non-residential, education and training premises eg Subud Hall became part of a new class F.1. This means that most of the interested parties, had they been able to proceed, would now require planning permission for change of use from F.1 to E.

### 4. **Responses to our marketing**

Date	Applicant	Stated use	New use class
*11th March 2020	A Davies, Primo Tax	Accountants, B1	E
*11th March 2020	Reigate Martial Arts	Gym, D2	E
*12th March 2020	J Adebayo	Church, D1	F.1
*31st March 2020	Seventh Day Adventists	Church, D1	F.1
*31st March 2020	Pippa's House Nursery	Day nursery, D1	E
Previously viewed	David Wool (next door)	Refurb & commercial re-let	E
*12th May 2020	Fennies Nursery	Day nursery, D1 use	E
*13th May 2020	P Shashikala	Religious charity, D1	F.1
22nd June 2020	J Dagleish	GP Doctors surgery, D1	E
*20th July 2020	Curwen Group	(Refurb & Re-let) D1	E
*10th August 2020	Marie Price	Pre-school nursery, D1	E
*12th Sept 2020	Lynne Dallen	Children's nursery, D1	E
26th Oct 2020	Katherine Would	Gym, D2	E
*10th Nov 2020	Reigate Dental	Surgery, D1	E
*19th Nov 2020	David Murch	Residential devt	C
4th January 2021	Wilson Lagas	Church, D1	F.1
*21st January 2021	Dennis Marinakis	Music recording studio, D2	E ?

\* = viewings - people who have inspected/viewed internally

Four of the enquiries were for religious/worship purposes, four were for children's nursery use, two for surgery, two for gyms, one for a music studio, and others for refurbishment/investment or redevelopment. The adjoining owner, who had viewed the premises before our involvement, indicated that he would be looking to refurbish

and re-let the existing building. Of the 17 applicants who enquired about the premises, 13 made internal viewings.

5. **Outcome of marketing**

Of the various applicants who viewed, several parties indicated interest around the price level of £450,000.

Two day nursery operators made offers and subsequently withdrew them, one citing lack of on-site parking and the other due to reduced demand for private nursery places caused by the pandemic.

Another offer at the same level from a dentist practice was not backed up by the necessary bank finance. I have found that banks have increasingly restricted their advances on secondary non-residential property over the past year. An offer from one of the church groups failed to proceed due to insufficient deposit for a bank loan.

None of these interested parties was able to proceed and, even if they had been, would now require planning permission for change of use to class E other than the church group.

Apart from the adjoining owner, whose offer was at a much reduced level, the most recent interest at £450,000 and not apparently subject to bank finance, was from a music recording studio which would require planning consent for either class E or possibly a sui generis use and indicated that they would consider using just the rear hall as their studio and letting out the front hall for community purposes.

Parking – or lack of it within the site – has been the main factor affecting saleability and therefore value of this property. It is felt that a residential use eg three townhouses with separate driveways would be more appropriate in this predominantly residential area than a music recording studio/community hall involving two potentially people-generating uses side by side continuing the present need for street parking.

We have been marketing this property for over 11 months and none of those who made offers at a representative market price eg childrens nurseries and a church group – typical buyers for this type of property in the area – have been able to proceed. The recording studio use is felt to be less appropriate to the area than an appropriate scheme of new housing.

Yours faithfully

A large black rectangular redaction box covering the signature area.

M Seymour FRICS

***Subud Hall, Allingham Road Reigate  
RH2 8HX***

**Supplementary Statement:  
INF2: Other local facilities**



May 2021

**Purpose of report:**

To provide information in respect of alternative facilities in accordance with Policy INF2(2).

**Background:**

Subud Britain has owned the building at Allingham Road since 1975 and has used it as a place of public worship since then, with occasional hire to others when not required.

The local Subud Group in Reigate ceased in 2018 with its members having moved to groups elsewhere. Since 2018 the property has been managed by an unpaid member living in Devon, with a paid local manager arranging opening, closing and cleaning in respect of hire to outside users, whilst the charity considered its future options. In the last six years the lettings business has generated an average annual income (after costs) of around £2000. About 0.4% of the asset value.

As a registered charity the Trustees are under obligation to manage the resources effectively and in 2019 took the decision to sell the building and use the proceeds to help maintain its other properties which are spread around the UK. This will keep the value in maintaining affective places of worship and community buildings elsewhere. They are under no obligation to provide halls for hire when they don't themselves occupy their buildings.

**Policy Considerations:**

The Reigate & Banstead Development Management Plan, adopted September 2019

***Policy INF2: Community facilities***

*Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community; and*

- 1. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or*
- 2. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.*

The first requirement of the above policy was dealt with in the original planning statement submitted with the application together with the Crow Watkin marketing report. Additional information has also now been supplied in the context of the marketing report, that was unfortunately omitted in the initial submission.

This supplementary report deals with the second requirement.

**Recent users of the building:**

The most recent full year of lettings, not affected by the Covid situation was 2019. At that time there were 5 regular users (weekly), 3 intermittent users (monthly) and 28 other users as less than monthly or one-off hire.

In 2020 the 5 regular users remained, (although for large parts of the year there were no lettings due to Covid restrictions) with about 6 other users on less frequent hire (monthly or less).

So far in 2021, the 5 regular users remain. Of those the 7<sup>th</sup> day Adventist church are the most frequent users of the whole building on Friday evenings and all-day Saturday. A playgroup uses the building one day per week for 4 hours and the others are mainly evening users, such as a Taekwondo Group. There have been no one off hires this year,

In a practical sense, this building stands empty for most of the year and the users represent only a fraction of the time technically available for hire. It is not a sound commercial investment at that level of use. The Trustees of Subud Britain now believe that their marketing attempts have clearly demonstrated the lack of demand for purchasers of a community use in this location. It is not the role of Subud to continue providing lettable space when they have no demand for the use themselves here. None of the groups who currently hire the premises have indicated any interest in purchasing the building.

Since the decision was taken to sell the building and its marketing from February 2020, all users have been made aware of the situation and have been promised a minimum of 6 weeks notice to quit. In practice we would expect the time scale to be longer than that. It is clear that some of the less regular users have already either ceased to be interested or have found alternatives.

**Alternative venues:**

Reigate and its wider area already offer an excellent range of alternative facilities for hire. The list in **Appendix A** provides details of 23 available premises within a three-mile radius of Reigate, not an unreasonable distance to imagine users would travel. Many of the Subud users in the Reigate Group, for example, travelled far more miles than that to attend. The details show the facilities available for hire and list potential user types.

It is considered that there is a wide range of choice and location for alternative premises, which should be able to provide suitable space for any current users at Allingham Road. It is not the role of planning to micro manage the details of individual user requirements for community buildings, but simply to recognise that a range and choice of venues in Reigate is at a healthy level. In our submission we believe that the loss of the Reigate hall would not materially affect the range and choice of community facilities in the town.

**Conclusion:**

The Subud Hall at Allingham Road no longer meets the needs of Subud Britain and is a management burden on the charity and not financially viable. The Charity has worked in accordance with the policies of Reigate Council to seek a sale to other potential community uses. After one year of marketing no offers have been received that would meet the requirements of INF2. The only offers made involve non community uses that would all require planning permission. Retaining the building would not resolve long standing parking issues that might be exacerbated with commercial uses that have been suggested (Nurseries, gymnasium, music studio) and might present other neighbour conflicts.

As a consequence, Subud Britain take the view that it is now appropriate to seek a residential use for this site, which would clearly be the most sensible and practical alternative in this predominantly residential area.

# Halls for hire in Reigate.

## Appendix A

### 1 MILE Radius from Centre

#### **1. South Park Sports & Social Club:** 1 mile away Whitehall Lane, South Park, Reigate, RH2 8LG

A completely re-furnished function room with modern bar and furnishings, and separate boardroom, available for Wedding Receptions, Birthdays, Christenings, Wakes, Fundraisers, Anniversaries, Presentation Nights, Family Parties & Business Seminars etc. Buffets can be arranged if required. Near to Reigate, Redhill & Horley.

Village hall: Overall Capacity: 130:

Suitable for

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Local Community Meeting
- Societies and Clubs
- Music Event
- Other
- Christenings / Blessings
- Wakes
- Educational Pursuits
- Church Event / Choir Practice
- Naming Ceremonies
- Film Shoots
- Banqueting
- Asian Wedding
- Corporate Event

#### **2. Reigate Community Centre:** 1 mile away High Street, Reigate, RH2 9AE

Just off the High Street in the centre of town, Reigate Community Centre provides:

- two Halls, open space for groups and activities e.g. badminton, seating up to 150
- six Meeting rooms, varying in size from 4 to 50 people
- the Methodist church, seating up to 200 people

Suitable For

- Wedding
- Anniversary
- Training
- Local Community Meeting
- Societies and Clubs
- Music Event
- Band Practise
- Christenings / Blessings
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- Corporate Events

#### **3. Monotype - Perrywood Sports & Social Club:** 1 mile away off Honeycrook Lane, Salfords, Redhill, RH1 5JP

The club has a function room with licensed bar and is situated amongst 13 acres of land and is located adjacent to Salfords railway station and walking distance to the local bus routes between Crawley, Horley, Redhill, Reigate

#### Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Theatre Production
- Band Practise
- Other
- Christenings / Blessings
- Wakes
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Dog Training
- Naming Ceremonies
- Film Shoots
- Banqueting
- Asian Wedding
- Corporate Event

#### **4. YMCA East Surrey - Sports & Community Centre:** 1 mile away Princes Road, Redhill, RH1 6JJ

A centre which offers a two badminton court sports hall, a 200 sq ft fitness gym, an outside pitch, coffee bar and various activity rooms, as well as meeting rooms suitable for physical activity, training events or conferences. The centre also hosts bouncy castle or sports parties for children offering the sports hall plus kitchen & party room.

#### Facilities

- Main Hall
- Small Hall
- Committee Room
- Entrance
- Kitchen
- Accessible Toilets
- Showers
- Changing Facilities
- Wheelchair Access

#### **5. YMCA East Surrey - Sovereign Centre:** 1 mile away Slipshatch Road, Reigate, RH2 8HA

The YMCA Sovereign Centre is our disability hub with purpose-built facilities to host soft play and leisure schemes for children and young people with disabilities. From several multi-purpose rooms, a sports hall, outside play area, soft play and sensory rooms for private use, as well as a dojo and availability of kitchen hire, the centre boasts large hire space and specially designed rooms fit for people with disabilities.

#### Facilities

- Main Hall
- Small Hall
- Committee Room
- Entrance
- Servery
- Kitchen
- Accessible Toilets
- Wheelchair Access

#### **6. Reigate Park Church:** 1 mile away Reigate Park Church, Park Lane East, Reigate, RH2 8BD, Surrey, England The Hall is 16.3m x 9.8m with wood flooring and badminton court markings. Tables and stacking chairs are available and there is a small stage area with audio equipment and a piano. There is a modern kitchen with service hatch

which adjoins the hall plus toilets including disabled and coat hanging facilities. There is also a secluded car park for 70 cars plus 7 disabled bays. **Seating Capacity:** 150

#### Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Band Practise
- Christenings / Blessings
- Wakes
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Naming Ceremonies
- Film Shoots

## 2 MILES Radius from Centre

### 7. St Mark's Church Centre: 2 miles away Alma Road, Reigate, RH2 0DA

St Mark's Church Centre is available for outside use by local groups, companies, clubs and for social purposes. The Hall includes three areas, which can be used flexibly depending on the event. The Main Hall: is (13.6m x 12.3m) The Green Room; This is (4.5m x 5.5m) The Committee Room: This is (9.6m x 4.7m), There is also a kitchen.

#### Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Theatre Production
- Band Practise
- Other
- Christenings / Blessings
- Wakes
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice

### 8. Salfords Social Club: 2 miles away Mead Avenue, Redhill, RH1 5DD

Salfords Social Club is the perfect venue for a party or other event. Within 2 minutes from Salfords Railway Station and on local bus routes. Perfect for birthdays, Christenings, Wakes, Wedding Receptions. The hall has a dance floor, bar area and toilets, outside Patio and BBQ area. **Capacity:** 150

#### Suitable For

- Wedding
- Party
- Anniversary
- Training
- Children's Party
- Local Community Meeting

- Societies and Clubs
- Music Event
- Band Practise
- Other
- Christenings / Blessings
- Wakes
- Fitness Classes / Yoga
- Educational Pursuits
- School Events
- Film Shoots
- Asian Wedding

**9. Dayspace Reigate:** 2 miles away  
57 Albert Road North, Reigate, RH2 9EL

Newly refurbished, the centre is a bright, clean and modern space.

Rooms available:

**Boardroom:** seats 10 - Available weekdays/evenings & weekends.

**Mainspace:** with an area to make refreshments. Seats 50 theatre style.

**Dance Studio** with full mirrored wall. **Art Space** - Adjacent to Dance studio. Seats 20 around tables. **Kitchen** - fully equipped kitchen with table that seats 8.

Suitable For

- Party
- Reunion
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Theatre Production
- Band Practise
- Other
- Fitness Classes / Yoga
- Church Event / Choir Practice
- School Events

**10. PNL Centre:** 2 miles away  
122 Ladbrooke road, Redhill, RH1 1LF

Main Hall 200 seated, 400 unseated Meeting Room 45 capacity Bar, Kitchen, Cafe

**11. Salfords Village Hall:** 2 miles away  
5 Honeycrook Lane, Salfords, Redhill, RH1 5DG

The hall has two halls- a large main one (capacity 220) and a small rear hall (capacity 70). There is street parking and the use of the church car park opposite. Both halls have toilet and kitchen facilities. The main hall can be used for parties, sports, dancing. The rear hall comes with the use of the rear patio and can be used for smaller gatherings and is great for events in the summer. **Overall Capacity:** 220. **Seating Capacity:** 120

Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Band Practise
- Christenings / Blessings
- Wakes

**12. Harlequin Theatre:** 2 miles away  
Harlequin Theatre, Warwick Quadrant, Redhill, RH1 1NN

The Harlequin Theatre & Cinema is the entertainment venue, in the Borough of Reigate & Banstead, in the heart of Redhill. As well as our 494-seat capacity auditorium we offer a variety of function rooms available to hire for meetings, conferences and parties with capacity for 1-120. A popular venue due to its central location, there is free parking after 6pm on weekdays and at weekends and all rooms are fully accessible.

Suitable For

- Party
- Children's Party
- Societies and Clubs
- Music Event
- Theatre Production
- Other
- Baby Groups
- Fitness Classes / Yoga
- Church Event / Choir Practice
- School Event

**13. The Colman Redland Centre:** 2 miles away  
Croydon Road, Reigate, RH2 0LZ

Situated on the Croydon Road in Reigate, beside the fire station. There are two halls and a meeting room for both regular and casual hire, and off-road parking. The new build JNA hall (9.1m x 10.36m) is for smaller parties of up to 35 children and the Colman Hall, (16.5m x 10.5m) - a small sports hall, can accommodate larger numbers, sport themed parties and a bouncy castle. Both halls have access to a basic kitchen facility. The Meeting room (6.33m x 4.17m) a capacity of 12-20 people a separate small kitchen for making refreshments.

Suitable For

- Party
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Theatre Production
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Film Shoot

## 3 MILES Radius from Centre

**14. Leigh Village Hall:** 3 miles away  
Bunce Common Road, Leigh, Reigate, RH2 8NP

Situated in the village of Leigh, Surrey. Hall with Stage, Kitchen with Double Oven, Microwave, Fridges, Double Sink, Hot Water, Serving area to Main Hall. Foldaway Tables, Chairs. Parking within the grounds plus nearby additional off-road parking. Outside grassed area, accessible directly from side of Hall - safe for children as fenced off from parking area. Rural village setting, ideal venue for children's parties, milestone anniversary parties, wedding receptions, bridal showers, clubs, societies, events, meetings etc  
Capacity: 140 seated, 100 dancing/standing, 80-100 seated at tables.

Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Theatre Production
- Band Practise
- Other
- Christenings / Blessings
- Wakes
- Fitness Classes / Yoga
- Naming Ceremonies
- Asian Wedding

**15. Nutfield Memorial Hall:** 3 miles away  
High Street, Nutfield, Redhill, RH1 4HE

New hall with Audio Visual facilities, disabled access, kitchen, and sports changing rooms. Would suit numbers up to 60 seated. Parking and sports field adjoining. **Overall Capacity: 120 Seating Capacity: 60**

Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Wakes
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- School Events
- Corporate Events

**16. Gatwick Community Room:** 3 miles away  
Tesco Gatwick Extra., Reigate Road, Horley, RH6 0AT

Hire for FREE with own disabled access toilet, free tea and coffee facilities. 20 chairs, 4 tables, 4 small stools, 4 tall stalls, 8 beanbags, floor mats, whiteboard, flip chart. WiFi. Free easy parking. Suitable for small groups, meetings, training. No childrens parties. Need own Public Liability Insurance.

**17. Merstham Hub:** 3 miles away  
2b Portland Drive, Merstham, RH1 3HY

Large meeting room: Modern and light, with wooden floor and underfloor heating- Capacity: 70 maximum: Layouts: theatre (70), board room / U-shape (22), cabaret (32), adult exercise classes (12-15)

Suitable For

- Party
- Reunion
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Band Practise
- Christenings / Blessings
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Naming Ceremonies
- Corporate Events

**18. Age Concern Merstham Centre:** 3 miles away

The Merstham Centre, Weldon Way, Merstham, RH1 3QB

Age Concern Merstham Centre is primarily a day centre for older people 3 days per week and other community groups on the days we are closed. It has a commercial kitchen and male, female and accessible toilets, car parking and a small garden.

Suitable For

- Wedding
- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Music Event
- Band Practise
- Christenings / Blessings
- Wakes
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Naming Ceremonies
- Film Shoots

**19. Horley Baptist Church:** 3 miles away

Horley Baptist Church, 289 Court Lodge Road, Horley, RH6 8RG

Horley Baptist Church room and hall hire opened in July 2015. This multi-use venue is serving the needs both of our church and of the people of Horley in Surrey. We want to see the premises used in a way that will enhance the quality of life of local people by providing educational, recreational, health and well-being and leisure opportunities. We offer our bright, clean and flexible rooms for the use of local community groups, board meetings, seminars, workshops, training conferences, rehearsals and sports activities

Suitable For

- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Band Practise
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events

**20. Church Hall Lower Kingswood:** 3 miles away

Church Hall, Buckland Road, Lower Kingswood, KT20 7DN

Large function room available for one off or regular bookings. Great for functions, clubs and societies, children's parties and more. Hall includes fully equipped kitchen, side room, stage and free car park.

**21. Kingswood Primary School Hall:** 3 miles away

Buckland Road, Lower Kingswood, Tadworth, KT20 7EA

Large hall with outside area and field. Available to hire outside of school hours and in holiday times. **Seating Capacity:** 150

Suitable For

- Training
- Children's Party
- Societies and Clubs
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- School Events
- Naming Ceremonies
- Asian Wedding

**22. Pathfinder Scout Hall:** 3 miles away  
Baden Drive, Horley, RH6 8SD

Has parking, a huge garden and a kitchen and all toilet facilities. The hall itself is approx. 60ft by 40ft and lends itself to children's parties (aged 10 and under only).

Suitable For

- Party
- Anniversary
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Christenings / Blessings
- Baby Groups
- Fitness Classes / Yoga

**23. Strawson community hall:** 3 miles away  
158, Albert Road, Horley, RH6 7HZ

The current hall was newly constructed in 2018  
Seats 50 people (in rows) 60 chairs available plus folding tables  
Well equipped kitchen, fully accessible. Storage space for regular users  
Due to location we do not hire for teenage parties or events beyond 11.00pm

Suitable for

- Party
- Reunion
- Anniversary
- Training
- Children's Party
- Local Community Meeting
- Societies and Clubs
- Band Practise
- Christenings / Blessings
- Wakes
- Baby Groups
- Fitness Classes / Yoga
- Educational Pursuits
- Church Event / Choir Practice
- Naming Ceremonies