	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 <sup>th</sup> April 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> Horley Central And South

<b>APPLICATION NUMBER:</b>		21/02724/F	<b>VALID:</b>	25 October 2021
<b>APPLICANT:</b>		Earlswood Homes	<b>AGENT:</b>	-
<b>LOCATION:</b>		<b>LAND AT LABURNUM AND BRANSCOMBE 50 HAROLDSLEA DRIVE HORLEY SURREY RH6 9DU</b>		
<b>DESCRIPTION:</b>		<b>Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022 and on 16/03/2022.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>				

## SUMMARY

The site is in south east Horley and includes part of Haroldslea Drive east from its junction with Castle Drive, up to no. 50 Haroldslea Drive and Laburnum. As well as including these two properties, the application site also includes land to the rear of No. 50, 52 and 54 Haroldslea Drive and land to the south of Laburnum. The south and south-east part of the site adjoin land designated by Development Management Plan (DMP) 2019 Policy NHE1(3) as “Gatwick Open Setting”, whilst the south west boundary of the application site adjoins the northern boundary of DMP allocated site SEH4: Land off the Close and Haroldslea Drive.

The site is located on the south east point of Horley town, adjoining land designated by Policy NHE7 “Rural Surrounds of Horley” and “Gatwick Open Setting”.

Until the adoption of the DMP in September 2019, this site was also designated in the Rural Surround of Horley, but the DMP re-draw the boundary of Rural Surround of Horley designation to exclude Thomas Waters Road, The Close, and this land, which are now all within the urban area of Horley.

This is a full application for demolition of existing buildings and erection of 40 homes, including affordable housing, with access from haroldslea drive and associated parking and open space.

A new access road with footway is proposed to be created from Haroldslea Drive, following demolition of the existing bungalow at no.50. Additional pedestrian connections will be created into the existing public right of way which runs along the eastern boundary of the site.

12 of the 40 dwellings would be affordable units (30%). The proposed mix would be:

- 6 x 1 bed apartment (4 affordable)
- 6 x 2 bed apartment (4 affordable)
- 2 x 2 bed house (2 affordable)
- 20 x 3 bed house (2 affordable)
- 6 x 4 bed house.

The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.

The proposed mix and level of affordable housing is considered to be in accordance with the requirements of the development plan.

In terms of the design and scale of the scheme whilst the scheme would result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets. The density of development is consistent with that developed at the Inholms Farm site, allowed at appeal after public inquiry in 2013. That case related to a site under the Rural Surrounds of Horley designation whereas this is now urban area.

The proposal is considered to have an acceptable relationship to the surrounding residential properties.

Subject to conditions the scheme is considered acceptable with regard to quality of accommodation for future residents, contamination, drainage, ecology, trees, crime, and sustainable construction. A mature oak is proposed for felling at the site entrance but this is in poor condition with the Tree Officer considering it unsafe in the long-term and the application therefore provides opportunity to secure replacements.

The scheme would provide 12 spaces more than the Council's adopted minimum parking standards require with 86 parking spaces proposed within the site. 66 parking spaces allocated for the proposed dwellings and 20 further visitor spaces.

With regard to flooding the applicant has provided a Flood Risk Assessment and Drainage Strategy to demonstrate that the site meets the policy and NPPF requirements. Both the EA and Surrey Local Lead Flood Authority (LLFA) have raised no objection to the proposal. Conditions are recommended to secure further

details of the surface water drainage (Suds) system and a flood management and evacuation plan.

It is therefore the view of officers that the scheme is acceptable in principle. The scheme is considered to meet the requirements of the Development Plan and guidance set out within the NPPF. The scheme would provide a meaningful contribution to the housing needs of the borough and follow the “urban areas first” approach set out within the Core Strategy. The scheme would also provide economic benefits to the borough during the construction period and would provide significant contributions towards local infrastructure. There are condition to be no substantive grounds to refuse the application and as such it is recommended for approval.

### **RECOMMENDATION(S)**

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

- (i) 12 units of affordable housing in the following tenure mix
  - Reigate Living Rent – 8 units – 2 x 2B houses, 2 x 3B houses and 4 x 1B apartments
  - Shared Ownership OR First Homes – 4 x 2B apartments
- (ii) The Council’s legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 27 July 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

**Consultations:**

Environment Agency: no objection. The proposed houses are entirely within Flood Zone 1 (area of lowest flood risk). The proposed access route has a low risk of surface water flooding (1 in 1000) and a medium risk of fluvial flooding (Flood Zone 2). The EA notes that the access to the site experienced flooding in 2013/14. Advise that a suitable evacuation and flood management plan should be provided due to flooding.

Environmental Health (Contaminated Land): recommends contaminated land conditions

Environmental Health (Air Quality): site is within an Air Quality Management Area (AQMA) but this is Gatwick related. Therefore no concerns from an air quality perspective other than requirement to restrict biomass burning/wood burning stoves.

Horley Town Council: objects on the following grounds –

- Site access is subject to flooding, therefore concerns regarding access and egress
- Concerns regarding cost and maintenance of proposed Suds and Foul sewerage pump
- Ecology report requires further surveys to be undertaken
- Concern regarding additional cars requiring access onto Balcombe Rd
- The Scale will have an adverse impact on the character and visual amenity of the local area
- Limited natural surveillance raising security concerns
- Site not allocated with Development Management Plan (DMP) for housing. Allocated sites should be developed first.
- Overdevelopment of the site

NATS: no safeguarding objection to the proposal

Neighbourhood Services: no objection subject to conditions.

Reigate North – Reigate Ramblers: no Public Right of Way directly crosses the application site but two paths run along two boundaries of the site. Expectation that the development does not reduce the amenity of the two paths concerned.

Regulatory Support Services (Noise Consultants): recommend condition to mitigate against potential noise from Gatwick air traffic at night.

Surrey County Council Archaeology Officer: no objection subject to condition to secure implementation of a programme of archaeological work.

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

Surrey County Council Lead Local Flood Authority: Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition

recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Minerals and Waste Planning Authority: No comments to make

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

Surrey Wildlife Trust: conditions recommended were the application to be approved

Thames Water: no objection in relation foul water sewerage capacity or surface water.

### **Representations:**

47 Notification letters were originally sent to neighbouring properties on 2<sup>nd</sup> November 2021 and a site notice was posted 4<sup>th</sup> November 2021 and advertised in local press on 11<sup>th</sup> November 2021. A further notification letter for sent out on 16 March given recipients 14 days to comment on the amended set of drawings.

To date 309 responses have been received. 4 in support, 301 objecting and 4 neutral representations. The following issues have been raised:

<b>Issue</b>	<b>Response</b>
Property devaluation	This is not a material planning consideration
Covenant conflict	This is not a material planning consideration
Noise & disturbance	See paragraphs 6.22 to 6.27
Overshadowing	See paragraphs 6.22 to 6.27
Overlooking and loss of privacy	See paragraphs 6.22 to 6.27
Overbearing relationship	See paragraphs 6.22 to 6.27
Out of character with surrounding area	See paragraphs 6.4 to 6.9
Overdevelopment	See paragraphs 6.4 to 6.9
Poor design	See paragraphs 6.4 to 6.9
Harm to Listed Building and heritage	See paragraphs 6.4 to 6.9 and 6.58 to 6.60
Harm to Conservation Area	Site is not within Conservation Area
Harm to Green Belt/Countryside	Site is in designated urban area, not within Green Belt or Rural Surrounds of Horley
Inconvenience during construction	See paragraphs 6.22 to 6.27
Increase in traffic and congestion	See paragraphs 6.28 to 6.36

Hazard to highway safety	See paragraphs 6.28 to 6.36
Inadequate parking	See paragraphs 6.28 to 6.36
Drainage and sewage capacity	See paragraphs 6.41 to 6.48
Flooding	See paragraphs 6.41 to 6.48
Harm to wildlife habitat	See paragraphs 6.50 to 6.57
Crime fears	See paragraphs 6.61 to 6.63
Impact on/lack of infrastructure and facilities/amenities in local area to support increased population	See paragraphs 6.64 to 6.65
Loss of/harm to trees	See paragraphs 6.50 to 6.57
Loss of green space	Site is not protected open space
Loss of private view	Not a material planning consideration
Health fears	See paragraphs 6.22 to 6.27 and 6.49
No need for the development	Each scheme must be assessed on its own planning merits
Alternative location/scheme preferred	Submitted scheme must be assessed on its own planning merits
Loss of buildings	See paragraphs 6.4 to 6.9

**Letters of Support made the following comments:**

- Benefit to housing need
- Economic growth / jobs
- Community/regeneration benefit
- Good design
- Good to see meets 30% affordable housing criteria
- Good mix of house sizes

**1.0 Site and Character Appraisal**

- 1.1 The site is in south east Horley and includes part of Haroldslea Drive east from its junction with Castle Drive, up to no. 50 Haroldslea Drive and Laburnum. As well as including these two properties, the application site also includes land to the rear of No. 50, 52 and 54 Haroldslea Drive and land to the south of Laburnum. The south and south-east part of the site adjoin land designated by Development Management Plan (DMP) 2019 Policy NHE1(3) as "Gatwick Open Setting", whilst the south west boundary of the application site adjoins the northern boundary of DMP allocated site SEH4: Land off the Close and Haroldslea Drive.

- 1.2 The site is located on the south east point of Horley town, adjoining land designated by Policy NHE7 “Rural Surrounds of Horley” and “Gatwick Open Setting”.
- 1.3 Until the adoption of the DMP in September 2019, this site was also designated in the Rural Surround of Horley, but the DMP re-drew the boundary of Rural Surround of Horley designation to exclude Thomas Waters Road, The Close, and this land, which are now all within the urban area of Horley.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant submitted a pre-application proposal for 42 dwellings. The layout and issues of access, flooding and other technical requirements were discussed.
- 2.2 Improvements secured during the course of the application: Amended plans submitted with the following changes:
  - a) Plot 21 in the original scheme has been omitted, providing more space for landscaping and allowing introduction of 2 additional visitor spaces in the south-east part of the site. The scheme is therefore now for 40 units not 41.
  - b) Vast majority of car barns removed to reduce built form
  - c) Block C moved back to provide a bit more space for landscaping to the front of the building
  - d) Separation distance between Plots 5-6 and the site boundary to the neighbour has been increased to approx. 4m
  - e) Car barns in the parking court adjacent to Plot 8 have been reduced
  - f) Central village green terrace redesigned. Reduced the 2.5 storey elements and introduced more variety to give more of an organic village feel
  - g) Car barn to the back of Plot 17-18 has been reduced and no longer attached to the garage as a continuous built form
  - h) Roofs to the apartment buildings have been hipped to further reduce bulk
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Various conditions are recommended to control materials, details and landscaping to ensure a high quality development. A legal agreement will be required to secure the on-site affordable housing provision. Various conditions are recommended to secure appropriate information with regard to flooding, ecology, noise, contamination and highway matters.

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

- 3.1 None relevant

## **4.0 Proposal and Design Approach**

- 4.1 This is a full application for demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.

- 4.2 A new access road with footway is proposed to be created from Haroldslea Drive, following demolition of the existing bungalow at no.50. Additional pedestrian connections will be created into the existing public right of way which runs along the eastern boundary of the site.
- 4.3 Moving into the site, a small grouping of 4 dwellings is proposed at the rear of land currently within the curtilage of no.50 to provide a gateway to the scheme. The access road would then turn into the main part of the site, with a further 36 dwellings proposed, arranged around a central “village green” which provides a focal point and identity at the heart of the development.
- 4.4 The majority of the proposed dwellings are two storeys with only two of the units which provide the backdrop to the central “village green” being 2.5 storey.
- 4.5 12 of the 40 dwellings would be affordable units (30%). The proposed mix would be:
- 6 x 1 bed apartment (4 affordable)
  - 6 x 2 bed apartment (4 affordable)
  - 2 x 2 bed house (2 affordable)
  - 20 x 3 bed house (2 affordable)
  - 6 x 4 bed house
- 4.6 The proposed dwellings have all been planned in accordance with the Nationally Described Space Standards, as shown on the submitted drawings.
- 4.7 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The proposal provides a total of approximately 0.22ha of open space. The ‘village green’ will include the provision of a Local Area for Play (LAP)
- 4.8 The submitted drawings show that 8 units have been designed to meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units have been designed to meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30, both affordable apartments).
- 4.9 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.10 Evidence of the applicant’s design approach is set out below:

Assessment	The submitted Planning Statement provide details of the
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	Site Context at Section 2. Including a description of the site (para 2.1 to 2.8) and details of the Location & Context of the site within the wider area (para 2.9 to 2.12)
Involvement	Paragraphs 4.40 to set out details of pre-application consultation and community involvement. A Statement of Community Involvement from Curtin and Co is included as part of the submission.
Evaluation	The statement says the final design has taken in to account the comments from the pre-application process and community involvement. The main changes being: <ul style="list-style-type: none"> <li>• Reduction in the total number of units from 45 to 41 homes;</li> <li>• Amendments to the design and siting of Plots 1-4; and</li> <li>• Additional boundary landscaping along the access road and on the boundaries with Plots 1-4.</li> </ul>
Design	The statement sets out details of the proposed development at Section 3 and an evaluation of the design and layout at paragraphs 5.18 to 5.23.

4.11 Further details of the development are as follows:

Site area	1.8ha
Existing use	Residential – 2 units
Proposed use	Residential – 40 units
Proposed parking spaces	86 (20 visitor)
Parking standard	74 (minimum including 8 visitor)
Number of affordable units	12 (30%)
Net increase in dwellings	38
Proposed site density	22 dph
Density of the surrounding area	Varied 19dph – Haroldslea Close 17dph – No's 49 to 91 Castle Drive (east side) 18dph - No's 1 to 47 Haroldslea Drive (north side) 18dph - No's 30 to 46 Haroldslea Drive (south side) 22dph – Thomas Waters Way

## **5.0 Policy Context**

### **5.1 Designation**

Urban Area  
Partly within Flood Zone 2 (access road)  
Parking Standards – Medium accessibility

### **5.2 Reigate and Banstead Core Strategy**

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS5 (Valued People/Economic Development),  
CS8 (Area 2a:Redhill),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Infrastructure Delivery),  
CS13 (Housing Delivery)  
CS14 (Housing Needs)  
CS17 (Travel Options and accessibility)

### **5.3 Reigate & Banstead Development Management Plan 2019**

DES1 (Design of new development)  
DES2 (Residential garden land development)  
DES4 (Housing mix)  
DES5 (Delivering high quality homes)  
DES6 (Affordable Housing)  
DES7 (Specialist Accommodation)  
DES8 (Construction Management)  
DES9 (Pollution and contamination land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
CCF2 (Flood Risk)  
INF1 (Infrastructure)  
INF3 (Electronic communication networks)  
NHE2 (Protecting and Enhancing Biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
NHE9 (Heritage assets)  
OSR2 (Open Space in new developments)

### **5.4 Other Material Considerations**

National Planning Policy Framework  
2021 (NPPF)

National Planning Practice Guidance  
(NPPG)

Supplementary Planning  
Guidance/Documents

Surrey Design  
Local Character and Distinctiveness

Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021  
Horley Design Guide SPD 2006  
Vehicle and Cycle Parking  
Guidance 2018  
Affordable Housing  
  
Human Rights Act 1998  
  
Community Infrastructure Levy  
Regulations 2010

Other

## 6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. Appropriate residential growth is actively encouraged by the Core Strategy, in line with the “urban areas first” approach in Policy CS6. This is reinforced within the Introduction section of the Development Management Plan 2019 which states that the Core Strategy is an ‘urban areas first’ strategy. Where priority is given to the identified regeneration areas and main settlements. The urban extension developments such as the one allocated to the south of the site (Policy SEH4) are intended to only be released for development once the opportunities within the urban areas start to become more limited and the Council is unable to demonstrate a five year supply of housing land available.
- 6.2 There is therefore no in principle objection to the proposal which would count towards the overall aim Core Strategy aim of providing at least 815 homes throughout the borough on windful sites.
- 6.3 The main issues to consider are:
- Design appraisal and impact on heritage assets
  - Housing Mix, Affordable Housing and Standard of Accommodation
  - Neighbour amenity
  - Highway matters
  - Sustainable construction
  - Flooding and Drainage
  - Contamination
  - Ecology and trees
  - Archaeology
  - Crime
  - Community Infrastructure Levy

Design appraisal and impact on heritage assets

- 6.4 The application Planning Statement states “The proposed development has been designed to fit within the landscape features of the site, with the existing mature boundary tree and hedgerow belts retained to maintain local landscape character and provide visual enclosure to the site” and the “The layout has been designed to address the requirements of Policy DES1 as well as the principles and approaches advocated within the “countryside edge” case study within the Local Character & Distinctiveness Design Guide.”
- 6.5 I would agree with the applicant’s statement in this case. The density of the scheme at 22 dph is the commensurate with the densities within the surrounding area which vary between 17 and 22 dph. This density is also lower towards the eastern part of the site which abuts the countryside edge with the provision of the large detached homes with larger gardens to enable a more gradual transition to the designated Horley Surrounds
- 6.6 The layout is well thought out. The access road is wide enough to allow a significant amount of soft landscaping and trees to soften the visual impact of the access road. The development has a large ‘village green’ which will include a LAP that helps to create a focal point and sense of place for the future residents. The properties to the east and south are orientated to have their rear gardens facing out of the site. This helps to provide a softer edge to the proposal, particularly for the properties which do not have hard boundaries proposed. Even with a layout that provides in excess of the minimum car parking standards the layout provides plenty of areas of soft landscaping and front gardens to help reflect the lower density edge of countryside location of the site and for the dwellings the front garden areas provides a defensible edge to help provide privacy and better amenity in terms of outlook and reduced noise levels from car movements. The plots which front on to the village green (plots 9-16) have parking courts to the north and south which helps move car movements away from the main area of open space which has both visual and safety highways benefits. The units that are sited on corners have also be successfully design to turn the corners to provide activity and articulation on public facing elevations. The proposed plots sizes, whilst notably smaller than the adjoining plots which front Haroldslea would be on par if not better than the majority of the units in Thomas Waters Way and the resultant garden spaces are considered to be generous for modern standards. The proposal has therefore been design in such a way as to not result in an unacceptably cramp or urban development and one which successfully reflects the edge of urban area location.
- 6.7 In terms of scale and design as set out above there would only be 2 units which are 2.5 stores in height. The scale of the dwellings would therefore be appropriate for this edge of urban area location. The row of houses fronting on to the village green has been amended so that the dwellings are now smaller in scale and more individual in design, heights and orientation. This provides a good setting for the village green. The dwellings would be of traditional form with hipped, gables and half-hipped roofs and the materials would be a mixture of brick, clay/slate tiles and timber weatherboarding.

Such materials are considered appropriate in this context. Conditions are recommended to secure finalised details of the proposed materials as well as details of boundary treatments and means of enclosure.

- 6.8 With regard to heritage considerations the site is not within a Conservation Area and there are no designated or non-designated heritage assets on site. There is therefore no objection to the loss of the existing dwellings. The nearest listed buildings to the site are Yew Tree Cottage and Inholms Farmhouse. Both properties are located some distance from the site, 25m and 80m respectively, to the south of the site. The Council's Conservation Officer has raised no concern regarding the setting of these heritage assets. Given the separation distance and the intervening features between the sites and heritage assets and the lack of evidence of any known historical association with the application site it is considered that the proposed would not result in a material impact on the setting of the designated heritage assets. Archaeology matters are considered separately later in the report.
- 6.9 Overall, whilst the scheme would result in a significant change to the existing character and nature of the site it is considered that the proposal achieves a good standard of design and a development which is in keeping with the scale and character of surrounding residential development and which successfully reflects the edge of urban area location of the site. It would do so without material harm or detriment to character of the area or result in unacceptable harm to the identified heritage assets.

#### Housing Mix, Affordable Housing and Standard of Accommodation

- 6.10 The proposed mix is:  
6 x 1 bed apartment (4 affordable)  
6 x 2 bed apartment (4 affordable)  
2 x 2 bed house (2 affordable)  
20 x 3 bed house (2 affordable)  
6 x 4 bed house
- 6.11 In terms of overall housing mix Policy DES4 states that on sites of 20 homes or more, at least 30% should be provided as smaller (one and two bedroom) homes and at least 30% must be larger (three+ bedroom) homes. In this case the proposal would provide 35% smaller units (14% market) and 65% larger units (86% market would be larger units). Therefore overall the proposal would comply with the policy requirement.
- 6.12 In terms of affordable housing the application proposes to provide 12 affordable housing units with the following tenure mix. Reigate Living Rent – 8 units – 2 x 2B houses, 2 x 3B houses and 4 x 1B apartments. Shared Ownership OR First Homes – 4 x 2B apartments. The Council's Affordable Housing Officer is satisfied that the proposed mix would successfully contribute towards meeting the latest assessment of affordable housing needs as set out in the Council's Affordable Housing SPD and taking in to the account the latest guidance on First Homes.

- 6.13 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.14 The drawings submitted demonstrate that each dwelling would accord with the relevant space standard including storage space. The houses have been designed to ensure that habitable rooms would receive good levels of light and would provide acceptable outlook. There are no concerns in terms of relationship between dwellings given the layout of the site.
- 6.15 All houses will have private gardens and each of the apartment buildings has its own area of communal gardens for residents to use. The gardens are all considered to be of a good and useable size. The proposal provides a total of approximately 0.22ha of open space in excess of the OSR2 requirement and the 'village green' will include the provision of a Local Area for Play (LAP) as per OSR2.
- 6.16 In respect of noise, Environmental Health officers have noted that due to the site's location in relation to Gatwick a large part of the site falls within the 20 events or more N60 night contour. The WHO advises that 10 or more can have health implications. As a result a condition is recommended by the Council's Noise Consultants to secure further details of noise mitigation.
- 6.17 The site is also located within an Air Quality Management Area (AQMA) due to its proximity to Gatwick. As a result the Council's Environmental Health officer has recommended a condition which prevents the use of biomass burning/wood burning stoves.
- 6.18 It is also noted that the site, due to its size, and parking areas are likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.
- 6.19 It is therefore considered that the scheme would provide good living conditions for future occupants and would comply with the requirements of DMP Policy DES5.
- 6.20 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' and that on sites of 25 or more homes, at least 4% of homes should be designed to be adaptable for wheelchair users in accordance with the Building Regulations requirements for 'wheelchair user dwellings'.

- 6.21 The submitted drawings show that 8 units have been designed to meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units have been designed to meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30, both affordable apartments). The proposal would therefore comply with the requirements of DES7. A condition is recommended to secure compliance.

Neighbour amenity

- 6.22 The site would adjoin residential sites to the west (48A Haroldslea Drive), east (Little Cranleigh and 52-56 Haroldslea Drive) and to the south (Yewtree bungalow). To the east and south-east are fields.
- 6.23 With regard to the properties which front Haroldslea Drive the provision of an access road will result in a significant change in the relationship with the existing site. However the proposed area for the access is wide ensuring that the access road would be set well away from the eastern and western boundaries (approximately a minimum of 5m immediately adjacent to the dwellings and their immediate garden areas). This allows for a significant level of landscaping and trees and will ensure that there is not an unacceptable impact on the occupants of these dwellings from noise and disturbance. The nearest dwellings would be over 40 metres from these properties and would not directly face these properties. Plots 1 and 2 would abut the rear most part of no.56 but there would remain a separation distance of approximately 14 metres. Ensuring no unacceptable impact from overlooking, loss of light and overbearing impact.
- 6.24 Little Cranleigh and its outbuildings would abut plots 1-4 and plot 5. Plot 5 would be approximately 3.5m from the southern boundary and over 40 metres from the main dwelling and would not directly face the main dwelling or outbuilding. Plots 1-4 would be over 40 metres from the main dwelling. These units would be closer to an outbuilding but they would still be a minimum of 16 metres from this building at two storey level and the elements which directly face this outbuilding would be a over 20metres from away. As such the proposal would not have an unacceptable impact on Little Cranleigh with regard to overlooking, loss of light and overbearing impact.
- 6.25 To the south the proposed development would be a minimum of approximately 8 metres from Yewtree Bungalow and over 28 metres from Yewtree Cottage. Given the positioning of Block A and B, scale and separation to these neighbouring properties, they are not considered to give rise to unacceptable effects on neighbour amenity with regard to overbearing impact, overlooking and loss of light..
- 6.26 Taking the above into account, whilst neighbouring properties would experience some change as a result of the development, the proposals would not give rise to a serious detriment to their living conditions and thus comply with policy DES1 of the DMP and the general provisions of the NPPF (para 127) which seeks to ensure that developments provide a high standard of amenity for existing and future occupants.

- 6.27 The proposed site access and route for construction traffic is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such as working hours and potential disruption from noise and pollution.

Highway matters

- 6.28 The application proposes to access the site from Haroldslea Drive. With regard to highway safety and capacity following comments from the County Highway Authority an updated Transport Statement was submitted. This includes consideration of the impact of the proposed access, the increase in traffic movement and the impact on the capacity of the road and that of the Haroldslea Drive/Balcombe Road junction and also a consideration of on street parking. The proposed access has been designed with 43 metre visibility splays and the access includes separate pedestrian footpath and is wide enough to ensure that a car can pass a heavy goods vehicle.
- 6.29 A number of local improvements are proposed by the applicant to preserve and enhance safety and usability of the road. This includes signage and line marking to highlight the existing road humps, 'Pedestrian in road' signs, widening of part of footpath 381 as well as cutting back of vegetation along the same path. These measures can be secured by condition.
- 6.30 In terms of traffic generation the report concludes that there would be a negligible increase in trips and that the Haroldslea Drive/Balcombe Road priority junction will continue to operate well within its theoretical capacity.
- 6.31 The County Highway Authority (CHA) has considered the proposed access arrangement and details set out within the Transport Statement and has advised that there is no highway safety issue noting that "The access has adequate geometry to accommodate a refuse vehicle and within the site there is space to accommodate the turning movements of refuse vehicles. The access would be able to accommodate the simultaneous entry and exit of two cars and a refuse vehicle and a car, this is considered adequate for this proposed development".
- 6.32 In terms of refuse Tracking diagrams have been provided which demonstrate that a refuse freighter could manoeuvre within the site and enter and exit in forward gear. Neighbourhood Services have raised no objection to the proposal and are satisfied that they could enter and exit the site successfully. They have asked for there to be parking restrictions on the access road and also asked for the provision of a number of bin collection points within the site as well as a slight widening of the turning head area. It is considered that such measures are minor and could be secured by a suitably worded condition. Given the width of the access road emergency services would also be able to access the site.



- 6.33 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm.
- 6.34 In this case a total of 86 parking spaces are proposed within the site, 66 parking spaces allocated for the proposed dwellings and 20 further visitor spaces. The total is well above the minimum 74 spaces required by the DMP. As such the parking provision on this site is considered to be acceptable and would ensure that parking on the main access road would be kept to a minimum.
- 6.35 Conditions are recommended to secure the provision of the agreed car and cycle parking provision. A condition is also recommended to secure electric charging points, Travel Statement and Construction Transport Management Plan.
- 6.36 Therefore, subject to the conditions recommended by the Highway Authority and a condition to secure adequate refuse provision, the proposal is considered to be acceptable in transport, parking and highway terms and thus complies with policy DES1 and TAP1 of the DMP.

Sustainable construction

- 6.37 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.38 The application includes a Sustainability Statement. The report demonstrates that through the use of Air Source Heat pumps (ASHP) and Solar PV panels the scheme would achieve an average reduction of 21.3% in on-site regulated emissions. The report also states that the Water consumption would be limited to 110 l/p/d Incorporating water saving measures and equipment and designing domestic development so that mains water consumption would meet a target of 105 litres or less per head per day (excluding an allowance of 5 litres or less per head per day for external water consumption).
- 6.39 In the event that planning permission is to be granted, a condition would be imposed to secure the finalised details and implementation of the recommended measures in order to comply with DMP Policy CCF1.
- 6.40 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Flooding and Drainage matters

- 6.41 The majority of the site and the area of proposed housing is within Flood Zone 1 (FZ1) which is the lowest risk level for flooding. An area in the north of the site is within Flood Zone 2 (FZ2), therefore the only access and egress to and from the site is to be located firmly within FZ2.
- 6.42 The application is accompanied by a Sequential Test Assessment which applies the requirement for an Exception Test. The Sequential Test considered over 120 sites and was unable to identify any sequentially preferable sites which are reasonably available to accommodate the development proposed. The sequential test is considered to be thorough and officers are satisfied that there are no other available sites for a scheme of this size in the borough that is not at a lesser risk of flooding. The need for an Exception Test is not required in accordance with the NPPF 2021 and the Flood Risk Vulnerability Classification set out in Annex 3.
- 6.43 A site specific Flood Risk Assessment and Drainage Strategy is provided in accordance with DMP Policy CCF2: 'Flood risk'. The assessment concludes low or very low risks from various flood sources and includes the impacts of climate change. The report concludes overall in para 7.9 that the "proposed development can be managed onsite without creating a risk to the proposed development or creating a risk to any neighbouring developments or downstream areas."
- 6.44 With regard to fluvial flooding the Environment Agency (EA) has raised no objection to the proposal advising that "The proposed houses are entirely within Flood Zone 1. The proposed access route has a low risk of surface water flooding (1 in 1000) and a medium risk of fluvial flooding (Flood Zone 2)."
- 6.45 The EA notes that the access to the site experienced flooding in 2013/14 and advise that a suitable evacuation and flood management plan should be provided due to flooding. The submitted strategy does not include details on safe access and egress because the properties will remain dry in a most serious of flood events. However there should be consideration of safe access and egress if there is an emergency and the site needs to be accessed by emergency services or in the unlikely event people need to evacuate. The applicant has provided an indicative safe access and egress plan which shows that in the event of a significant flood event where the road is flooded and not passable occupants have a dry route via public footpaths to the south and south east. These paths lead to Balcombe Rd and Peeks Brook Lane – both routes about 0.5mile walk. Such routes could present some challenges to access for emergency services and elderly or disabled residents. The Council's Emergency Planning Officer has not raised an objection to the proposal but would want further details of emergency procedures for the site in the form of an evacuation and flood management plan. This can further explore the issue of dry access to the site, on site flood management procedures and other alternative means of accessing the site during flooding events. This can be secured by condition.

- 6.46 In terms of surface water flooding the submitted Flood Risk Assessment and Drainage Strategy has been considered by Surrey County Council as the Lead Local Flood Authority (LLFA). The LLFA initially raised concerns due to the lack of information regarding the outfall(s) from the development site. Further information was subsequently provided in the form of the following document 'Technical Note 2: Watercourse connectivity'. This Technical Note according to the submission:
- "confirms the existing watercourse network in the vicinity of the site and demonstrates that the proposed development has a right to continue to drain into this system.
  - Although it has not been possible to fully trace the downstream network it is the responsibility of the downstream landowners to accept the flow of water from the site and not obstruct the flow in anyway.
  - If downstream riparian owners fail to fulfil their duties SCC as the LLFA has enforcement powers under the Land Drainage Act to ensure that the downstream network continues to accept the flows from the site unobstructed.
  - The developer has confirmed that they will ensure that the watercourses where they are riparian owners will be maintained throughout the lifetime of the development and will comply with their duties as riparian owners.
  - This report confirms that the water discharging from the site to the network can be positively conveyed and therefore should not be an impediment to the site being granted planning permission for the proposed development.
- 6.47 The LLFA has considered the additional document and has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.48 Thames Water has raised no objection in relation foul water sewerage capacity or surface water.

#### Contamination

- 6.49 The Council's Environmental Protection Officer does not have any concerns regarding ground contamination as there is no evidence of historic uses which would cause concern. The officer has recommended a condition is included regarding asbestos due to the proposed demolition of the existing dwellings on site. Subject to this condition the proposal would be acceptable in relation to contamination.

#### Ecology and Trees

- 6.50 The site and surrounding sites are not subject to any ecology designation or statutory or non-statutory protections for ecology, biodiversity or nature conservation. Nevertheless due to the nature of the proposal and its surrounds and the size of the site the application is supported by a Preliminary Ecological Appraisal and Phase 2 Survey Report in relation to

bats, reptile presence/absence, Great Crested Newts and dormice presence/absence.

- 6.51 The Phase 2 surveys observed no presence of bat species roosting in any buildings but did identify low to moderate levels of commuting and foraging with the site concluded to be of local importance. The reptile refugia surveys identified a low population of grass snakes. GCN eDNA surveys indicate that GCN are likely absent from the two ponds on site. Hazel dormice surveys did not identify any presence of indications of dormice.
- 6.52 Surrey Wildlife Trust (SWT) has assessed the submitted information. Initial concerns were raised regarding the loss of a protected tree (this is discussed in the tree section below), the method used for the bat surveys and reptile surveys. Following further clarification from Darwin Ecology (letter dated 15/12/2021) Surrey Wildlife Trust has advised that were the application to be approved conditions should be included to secure a Landscape Environmental Management Plan (LEMP), a Construction Environmental Management Plan (CEMP) and Reptile Mitigation Strategy.
- 6.53 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. The applicant has offered to off set this through providing a contribution towards off site provision as allowed under policy NHE2(b). Currently the Council has no mechanism to allow for such a contribution, with no projects or sites currently identified for this. It is noted that the NPPF (para 180 d) requires that when determining planning application Local Planning Authorities should apply the following principle “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” However the NPPF does not require a measurable net gain and policy NHE2 5b. states that schemes will be expected to “be designed, wherever possible, to achieve a net gain in biodiversity.” In this case the applicant has set out that it is not possible to achieve a net gain in biodiversity and given the national and local policy position it is not considered that this could form a reasonable reason for refusal. The proposal does however include a number of on-site enhancement measures and the LEMP condition recommend by SWT would secure further details of these measures as well as future maintenance.
- 6.54 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.
- 6.55 In terms of the impact on trees the submitted information shows that only 7 trees will be impacted by the proposed works. 5 are to be removed and 2 pruned. All those to be removed are category U or C trees. the Council's Tree Officer has assessed the submitted arboricultural information and has provided the following comments:  
“The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.

The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this and the Arboricultural Method Statement and Tree Protection Plan can be conditioned to be implemented as is should planning permission be granted.

Notwithstanding any comment on the location and context, the proposed layout appears sympathetic to the existing landscape and the retention of the majority of boundary trees. These trees appear largely off-site and at a proximity to the built environment that is commonly found.

The Arboricultural Method Statement (AMS) from David Archer Associates is straightforward but includes some areas of complexity where there is encroachment into the Root Protection Areas (RPAs) of retained trees. This is suitably dealt with in the AMS but there is only value in the technical solutions provided in these areas if the steps in the AMS are followed correctly. The supervision and monitoring detail by the retained Arboricultural Consultant (AC) as explained in the AMS must be followed to ensure correct implementation of the instructions in the AMS.

The submitted Illustrative Landscape Masterplan sets the right tone for the landscaping at the site, the further specific detail of which must be required by condition as necessary.

- 6.56 Concerns have been raised regarding the loss of the tree at the site access by third parties and SWT. As the result the Tree Officer carried out a site visit and provided the following further comments:

"I had a look at the protected oak tree at the front of 50, Haroldslea Drive last week (17/12). This tree is scheduled for removal should planning permission be granted for 21/02724/F. This tree is T4 on the DAA Arb Survey, T48 on the site TPO and, I believe, mis-identified as Oak 50 in the Surrey Wildlife Trust consultation response.

I agree with the Arb [Arboricultural] report comments about this tree and it is in a poor condition. The old main crown of the tree has almost completely died back and there are pockets of decay at the stem base on the south, north and east aspects. In a few contexts this tree could be retained – it's a great feature – but it would not be safe practice to retain the tree should the new access be permitted nor, in the long term, at the side of the existing highway. If the current owner made an application to remove the tree it would be given consent. It would not be suitable for the retention of this tree to be an impediment to the grant of planning permission and it fits the category 'U' from BS: 5837 given to it in the Arb Survey – 'Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management'."

- 6.57 Therefore, whilst there would be some tree losses, subject to conditions to secure tree protection and soft landscaping details to replace removed trees, the arboricultural impacts of the development are not considered to warrant

refusal. Reports of pre-emptive tree felling prior to the making of the application are reported in representations. Whilst any such felling is regrettable, none of the trees were protected and it appears related mostly to moderate value specimens with no significant amenity or ecological value which can be more than mitigated for in the replacement landscaping strategy.

#### Impact on Archaeology

- 6.58 The site is over the 0.4 hectares threshold set out in policy NHE9 of the Development Management Plan which requires an archaeological assessment to be submitted. In accordance with the policy the application is accompanied by a desk based archaeological assessment produced by Pre Construct Archaeology.
- 6.59 The County Archaeological Officer (AO) has assessed the submitted information and can confirm that the report has consulted all available sources. The report concludes that the site generally has low potential for archaeological remains but that there is a possibility of some archaeological remains. Further archaeological investigations may therefore be required. The County AO agrees with this conclusion and advises that the further investigation should be in the form of a trial trench.
- 6.60 On the basis that any remains are unlikely to be of national significance the County AO advises that the programme of archaeological investigation and recording can be secured by a pre-commencement condition rather than being provided at this stage. A pre-commencement condition is therefore recommended to secure the agreement of an appropriate Written Scheme of Investigation and its implementation.

#### Crime

- 6.61 Policy DES1 requires that development: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design."
- 6.62 Surrey Police has considered the submitted plans and have noted areas which could be improved from a security perspective including natural surveillance for the parking courts between Plots 9-13 and Plots 38-40. As well as access between plots 6-7 and 12-13. They recommend a condition in relation to Secure by Design to secure further details to help reduce the opportunity for crime and fear of crime.
- 6.63 The comments from the Surrey Police are noted. The layout of the scheme has been slightly amended since their comments. It is considered that there is a degree of natural surveillance for the mentioned parking courts. The access between plots 6-7 and 12-13 could be better restricted with additional boundary fencing and other security measures. Therefore overall the scheme is considered to be adequately designed so as to avoid undue risk or fear of

crime. No issues have been identified which would set this aside from any other residential redevelopment. A condition as recommended by Surrey Police would ensure further details of security measures across the site can be secured.

#### Community Infrastructure Levy (CIL)

- 6.64 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission it is estimated that the scheme would contribute approximately £1.0m towards local infrastructure through CIL

#### Infrastructure Contributions

- 6.65 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state 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, affordable housing provision is required in line with the details set out in the report. No other contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

### **CONDITIONS**

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

Plan Type	Reference	Version	Date Received
Existing Plans	47625	0	25.10.2021
Location Plan	1000	C	18.10.2021
Site Layout Plan	1000.1	C	18.10.2021
Existing Plans	47626	0	18.10.2021
Landscaping Plan	LMSL/25/EH_HD_001/AH		18.10.2021
Site Layout Plan	1005 PL	B	16.03.2022
Street Scene	1010 PL	B	16.03.2022
Proposed Plans	3000 PL	A	16.03.2022
Proposed Plans	3001 PL	A	16.03.2022
Proposed Plans	3005 PL	A	16.03.2022
Proposed Plans	3006 PL	A	16.03.2022

Proposed Plans	3010 PL	B	16.03.2022
Proposed Plans	3011 PL	B	16.03.2022
Proposed Plans	3012 PL	B	16.03.2022
Proposed Plans	3013 PL	A	16.03.2022
Proposed Plans	3015 PL	A	16.03.2022
Proposed Plans	3016 PL	A	16.03.2022
Proposed Plans	3020 PL	A	16.03.2022
Proposed Plans	3025 PL	A	16.03.2022
Proposed Plans	3030 PL	A	16.03.2022
Proposed Plans	3065 PL	A	16.03.2022
Proposed Plans	3070 PL	A	16.03.2022

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 developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

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

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved 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.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials



- (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway 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, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan September 2019 policies TAP1 and DES8.

6. Notwithstanding the submitted drawings no part of the development shall be commenced unless and until the proposed vehicular access to Haroldslea Drive and the first 10 metres of the access road have been constructed and provided with a means within the private land of preventing private water from entering Bridleway 372 in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

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 and Reigate and Banstead Development Management Plan policy TAP1.

7. 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. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.

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

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

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

8. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement and the Tree Protection Plan ref. TPP 01 from David Archer Associates. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural 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 BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

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

All hard and soft landscaping work shall be completed in full accordance with the approved scheme either prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted or 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 to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

10. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
- a) Map showing the location of all of the ecological features
  - b) Risk assessment of the potentially damaging construction activities
  - c) Practical measures to avoid and reduce impacts during construction

- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) Reporting process to provide evidence that CEMP requirements have been actioned

The development shall only be carried out in accordance with the agreed mitigation measures.

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.

11. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Darwin Ecology Reports and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- k) Sensitive lighting strategy
- l) Measures to enhance habitats for protected species and species of conservation concern including: Bird boxes, Bat boxes, Bat tiles, Soffit box and fascia board features, Hedgehog houses, Hedgehog "highways", Bee bricks (or similar), Planting schedule for the proposed landscaping; and
- m) Other bio-diversity enhancement measures

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

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

12. No development shall commence until an appropriately detailed reptile mitigation strategy has been submitted to and approved in writing by the LPA. The reptile mitigation strategy shall be actioned in accordance with the approved details. Prior to the first occupation of the development evidence that the reptile mitigation strategy has been actioned, that the works have been completed in line with the strategy and that the works have been signed off being as completed to the required standard by a suitably qualified ecologist shall be submitted to and agreed in writing by the LPA.

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.

13. Prior to the commencement of the development the developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers.

The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved in writing prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

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

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10%

allowance for urban creep, during all stages of the development.  
Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 7.3 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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

- 15. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on 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 Reigate and Banstead Development Management Plan 2019 policy DES1.

- 16. Notwithstanding the drawings, the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. Such details shall include any works, repairs or refurbishment to the existing front boundary retaining wall on Hooley Lane. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE3.

17. The development shall be implemented in accordance with the submitted drawings so that 8 units meet Part M4(2) “accessible and adaptable” accessibility standards (Plots 5-8 and 37-40) and 2 units meet the higher M4(3) “wheelchair adaptable” standard (Plots 29 & 30). Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

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

18. No part of the development shall be occupied unless and until the proposed bridleway and footpath improvements as shown on the submitted Motion Proposed Highway/Public Rights of Way Package have been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

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 and Reigate and Banstead Development Management Plan policy TAP1.

19. No part of the development shall be occupied unless and until the proposed pedestrian accesses to Footpath 381 have been provided in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

20. No part of the development shall be occupied unless and until the proposed footways within the development have been provided in accordance with the approved plan

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 and Reigate and Banstead Development Management Plan policy TAP1.

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

Reason: 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 National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

22. 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 bicycles to be stored. Thereafter the bicycle storage areas 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. Notwithstanding the submitted Travel Plan Statement dated 03 12 21 prior to the occupation of the development a revised travel Plan Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan Statement shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety and to ensure 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.

24. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management scheme, including storage, collection points (and pulling distances where applicable), and any works to the access road 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 and thereafter retained in accordance with the approved details.

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.

25. The development hereby approved shall not be occupied unless and until each of the proposed 12 flats and each of the proposed 28 houses are

provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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.

26. Prior to commencement of construction above ground a scheme of active mechanical ventilation sufficient to ensure thermal comfort and minimise the need to open bedroom windows of the properties hereby approved shall be submitted to and approved by the local planning authority. The scheme as approved shall be implemented prior to occupation of each dwelling and shall be retained and maintained for the duration of the use hereby approved.

Reason: To minimise the impact of aircraft noise on future residents sleep in accordance with WHO community noise guidelines and The Professional Practice Guidance on Planning & Noise (ProPG) regards mitigation of night time L<sub>Amax</sub> noise events with regard to Policy DES1 and DES5 of the Reigate and Banstead Development Management Plan 2019 and policy CS10 of the Reigate and Banstead Core Strategy.

27. The development hereby approved shall be carried out in accordance with the Renewable Energy Reporting document by Build Energy (dated 8/10/2021 Issue V1) to ensure that the development:
- a) Restricts potential water consumption by occupants to maximum of 110 litres per person per day;
  - b) Achieves not less than 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations; and
- All measures for each dwelling shall be implemented, installed and operational prior to first occupation of that block.

Details of the final siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) and Solar PV panels shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development. Thereafter, the panels/Pumps shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and has an acceptable final appearance with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 of the Reigate & Banstead Development Management Plan 2019.



28. The development shall not be first occupied until details of the Local Area for Plan (LAP) within the 'village green' space has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the equipment, boundary treatments to be installed and details of future maintenance of the LAP. Thereafter the LAP shall be constructed in full accordance with the agreed details prior to the first occupation of the development and shall be retained and maintained thereafter.

Reason: To provide adequate open space in accordance with policy OSR2 of the Reigate & Banstead Development Management Plan 2019.

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

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

30. 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.

31. Prior to the first occupation of the development an evacuation and flood management plan shall be submitted to and agreed in writing by the Local Planning Authority. The agreed management plan shall be implemented in accordance with the agreed details and retained in operation thereafter.

Reason: to ensure that the site will be safe for its lifetime and can provide safe access and egress to the site in a flood event in accordance with policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

32. 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 (or detail any minor variations), provide the details of any management company and state the

national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls) and confirm any defects have been rectified.

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.

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

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

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019.

34. 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 biomass burning/wood burning stoves shall be installed or operated at any of the properties hereby approved.

Reason: To restrict additional air pollution sources in an AQMA so as to safeguard the amenities of neighbouring occupiers with regard to Policy DES1 and DES9 of the Reigate and Banstead Development Management Plan 2019.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

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 as part of the Construction Management Statement required by condition:
  - (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 bowzers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site

manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
7. 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.
8. 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.
9. 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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).

10. The developer is reminded that in order to discharge the travel plan condition confirmation is required in paragraph 2.13 that the bus stops have shelter and time table information. Confirmation is also required in Paragraph 2.14 that Horley station has 76 covered bike parking spaces. This rail station bike parking information needs to be included in paragraph 2.14 and the travel information pack section at paragraph 3.5. The developer should also note the travel information pack needs to include employment as well as health, education, retail and leisure amenities within 2km walking distance and 5 km cycle distance of the site.
11. 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).
12. 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.
13. 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.
14. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
15. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized 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 Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS8, CS10, CS11, CS12, CS14, CS17 and EMP4, DES1, DES4, DES5, DES6, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3, NHE9, OSR2 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.

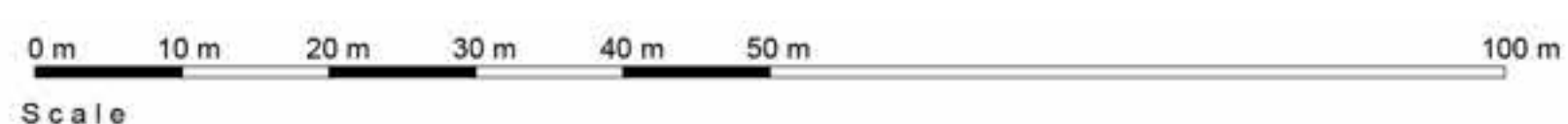
## **Proactive and Positive Statements**

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.





KEY



 <h1>Omega Architects</h1> <p>The Front Barn, 124 Manor Road North, Thame, Oxford, OX7 0BH T: 01292 470 313 W: <a href="http://www.omega-architects.co.uk">www.omega-architects.co.uk</a></p>				
Client:				
Earlwood Homes				
Project:				
Haroldslea Drive, Horley				
Drawing Title:				
Site Layout				
Scale:	Formwork	Drawers	Chairs	Date:
1:500 @ A1	A B	AC AC	TJ TJ	07.03.22 14.03.22
Project No:	Class	Design No:	Status	Rev:
2992	C	1005	PL	B
SCALE: 1:500 @ A1 PROJECT NO: 2992 CLASS: C DESIGN NO: 1005 STATUS: PL REV: B				

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Client: Earlswood Homes

Haroldslea Drive, Horley

Site Layout

Scale:	Examiner	Drawn	Check	Date
1:500 @ A1	A B	AC AC	TJ TJ	07.03.22 14.03.22

Project No.	Class	Dwg. No.	Status	Rev.
2992	C	1005	PL	B

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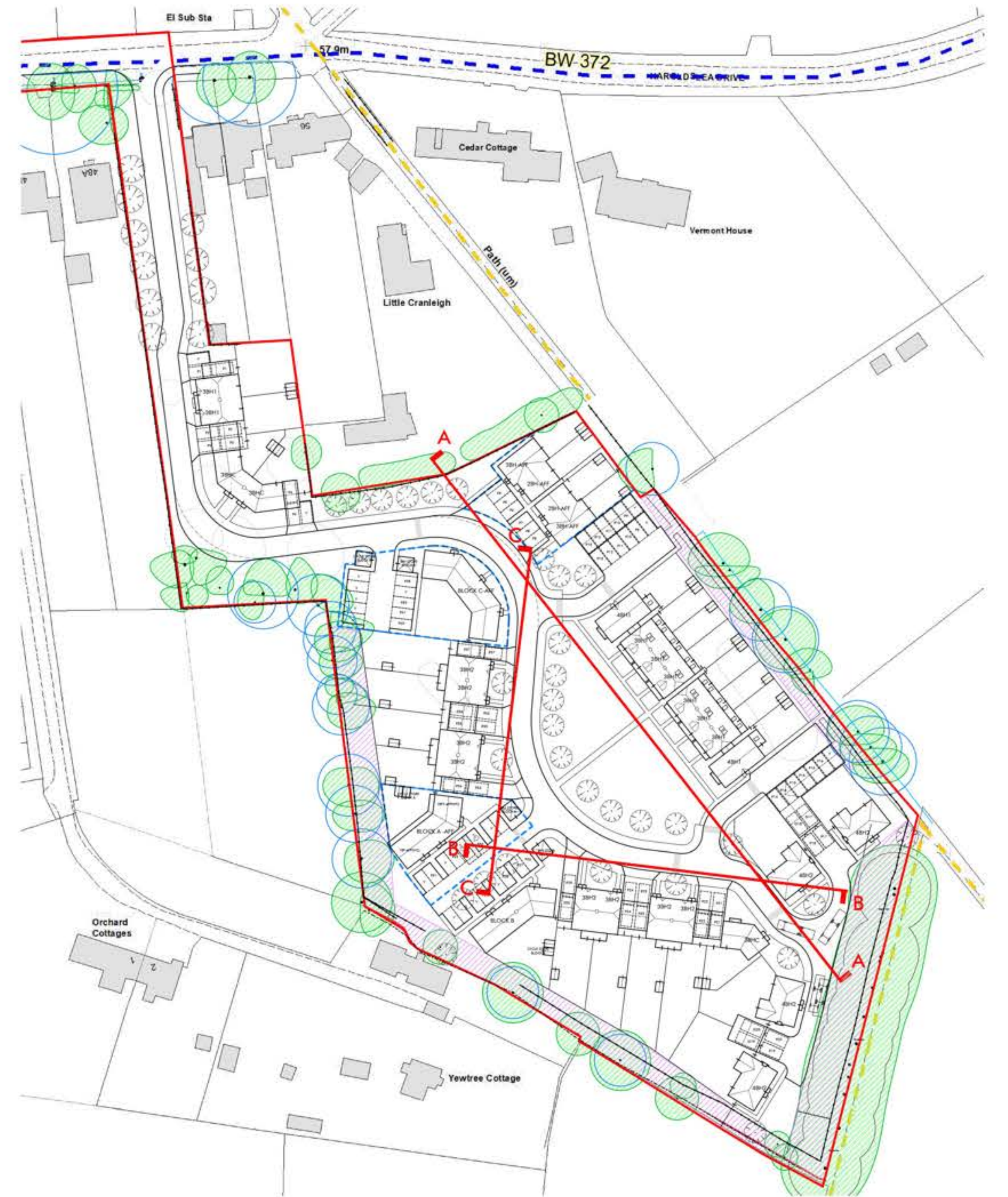
STREET ELEVATION A - A



STREET ELEVATION B - B



STREET ELEVATION C - C



KEY PLAN SCALE 1:750



Client: Earlwood Homes		Drawing Title: Street Elevations		Project No/		Class	Drawn By/	Status	Rev
Project: Haroldsea Drive, Horley		Scale: 1:200 @ A1		Revision	Drawn	Check	Date	2992 C 1010 PR B	
				A B	KB KB	TJ TJ	28.09.21 29.09.21		



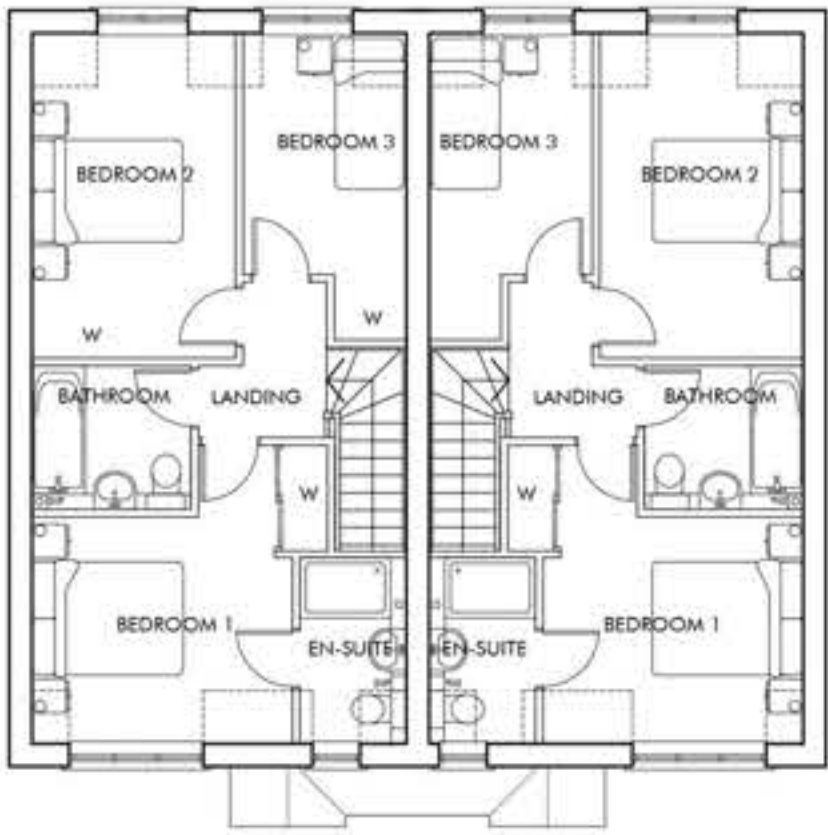
The Project Name, 124 Manor Road North, Tinsley, Doncaster, S70 6BT		Project No/		Class	Drawn By/	Status	Rev
				2992 C 1010 PR B			



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
1, 2	3BH1	93.00	1001

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

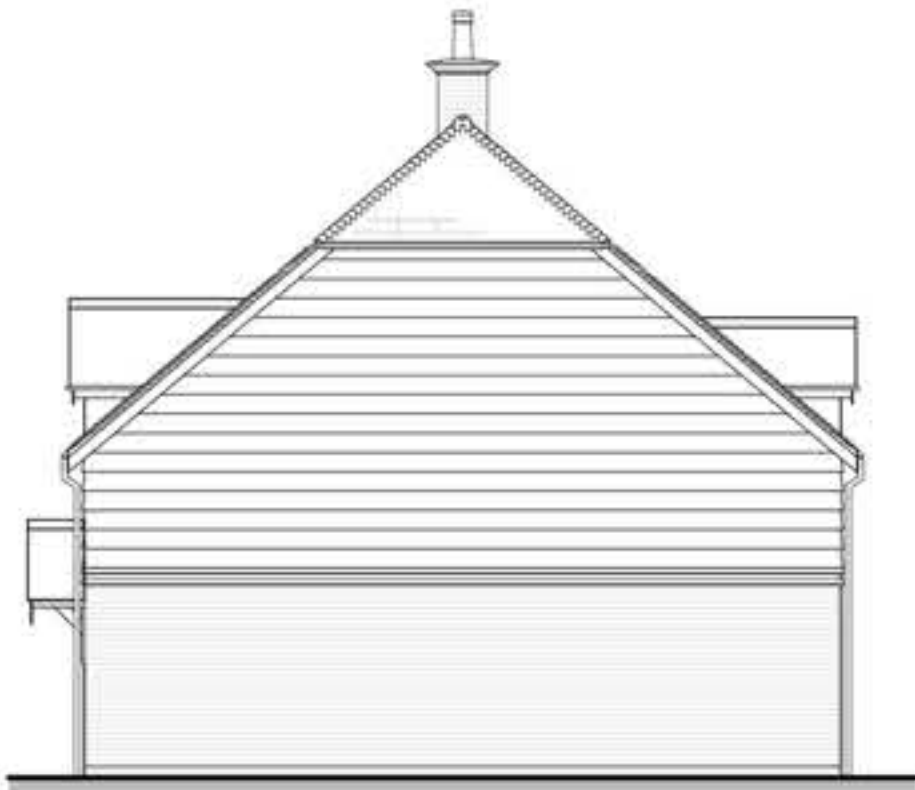
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m³	✓



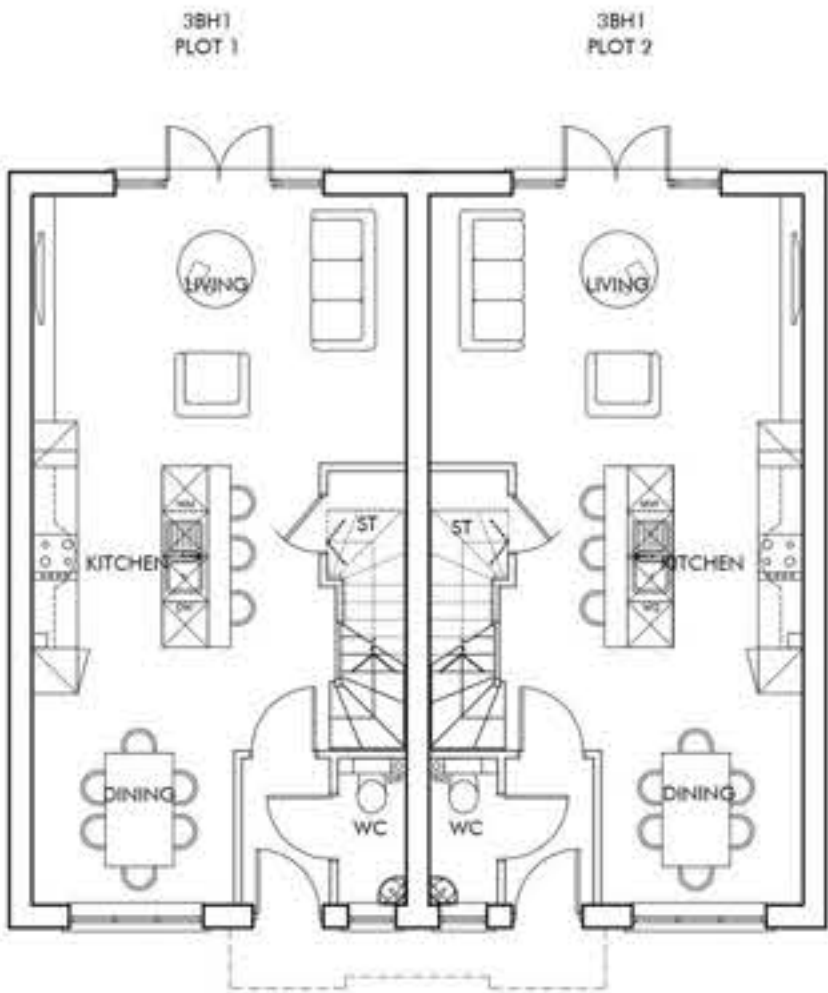
FIRST FLOOR PLAN



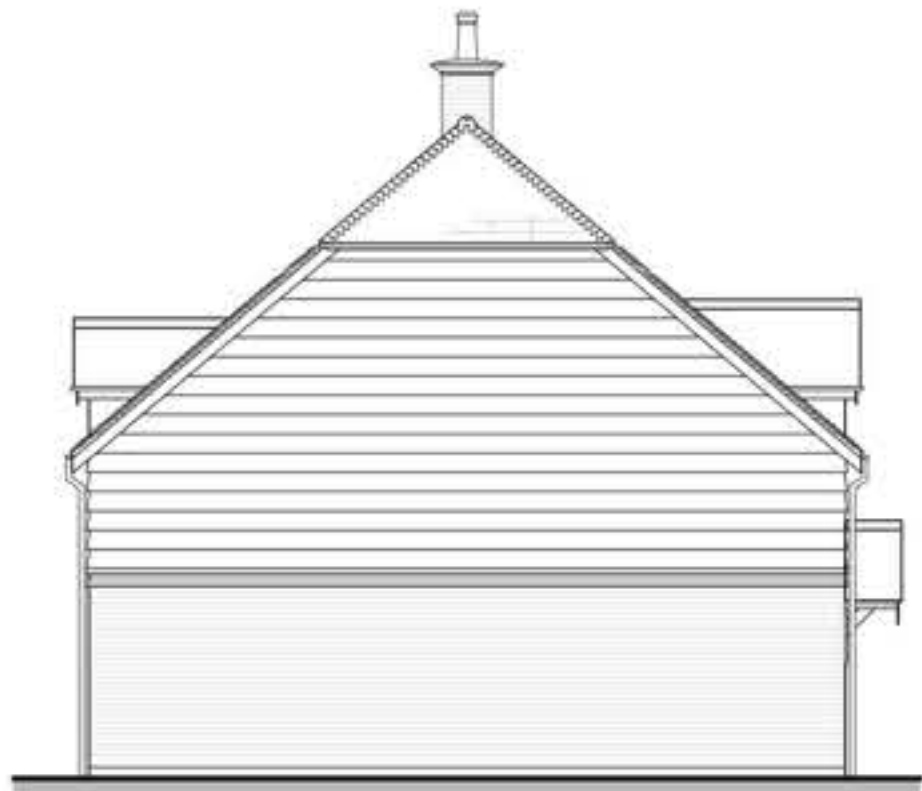
FRONT ELEVATION A



SIDE ELEVATION B



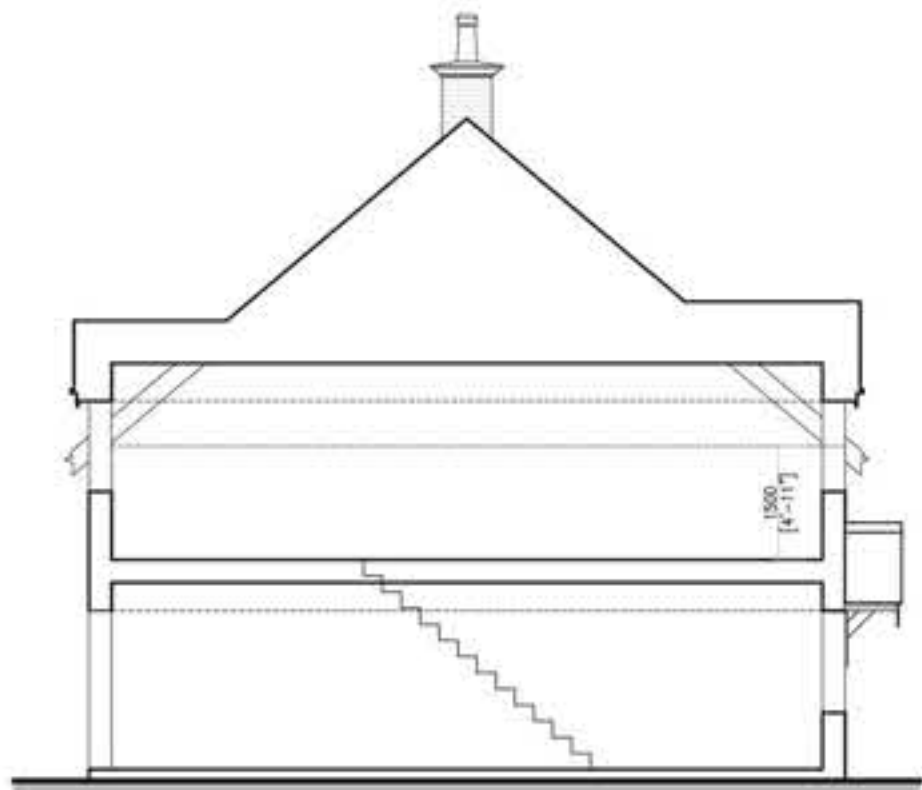
GROUND FLOOR PLAN



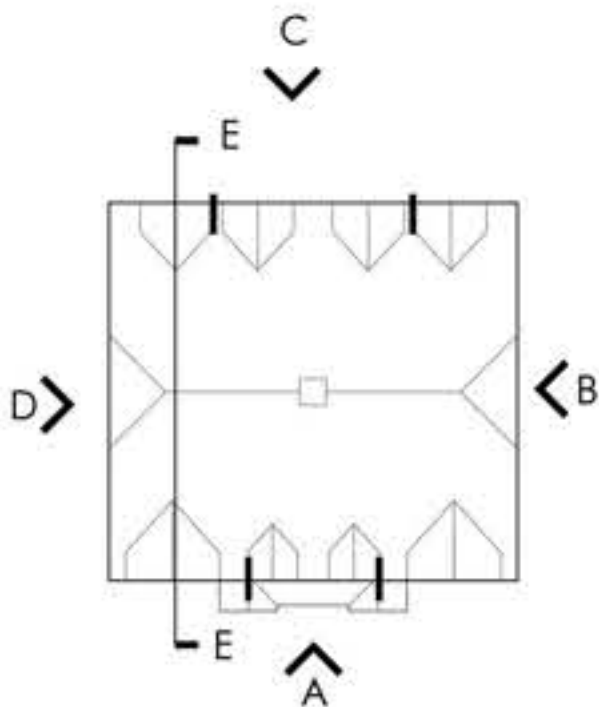
SIDE ELEVATION D



REAR ELEVATION C




SECTION E-E



ROOF PLAN - 1:200





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T: 01372 470 313 W: www.omega-architects.co.uk

Client:  
**Earlswood Homes**

Project:  
**Haroldsea Drive, Horley**

Drawing Title:  
**3BH1 - Plots 1-2  
Plans & Elevations**

Scale:	Revision	Drawn	Check	Date
1:100 @ A1	A	RB/AC	TJ	04.03.22

Project No:	Class	Design No:	Status	Rev
2992	C	3000	PL	A

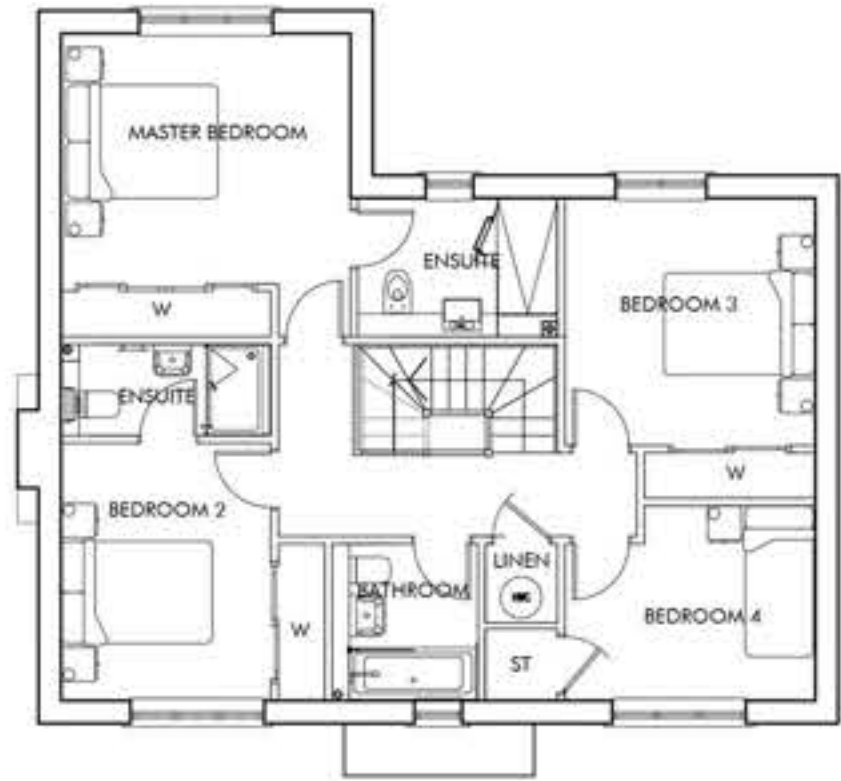
Drawn by: J. DAVIES, L. BUCKLE & M. BUCKLE  
Checked by: J. DAVIES, L. BUCKLE & M. BUCKLE  
Designed by: J. DAVIES, L. BUCKLE & M. BUCKLE  
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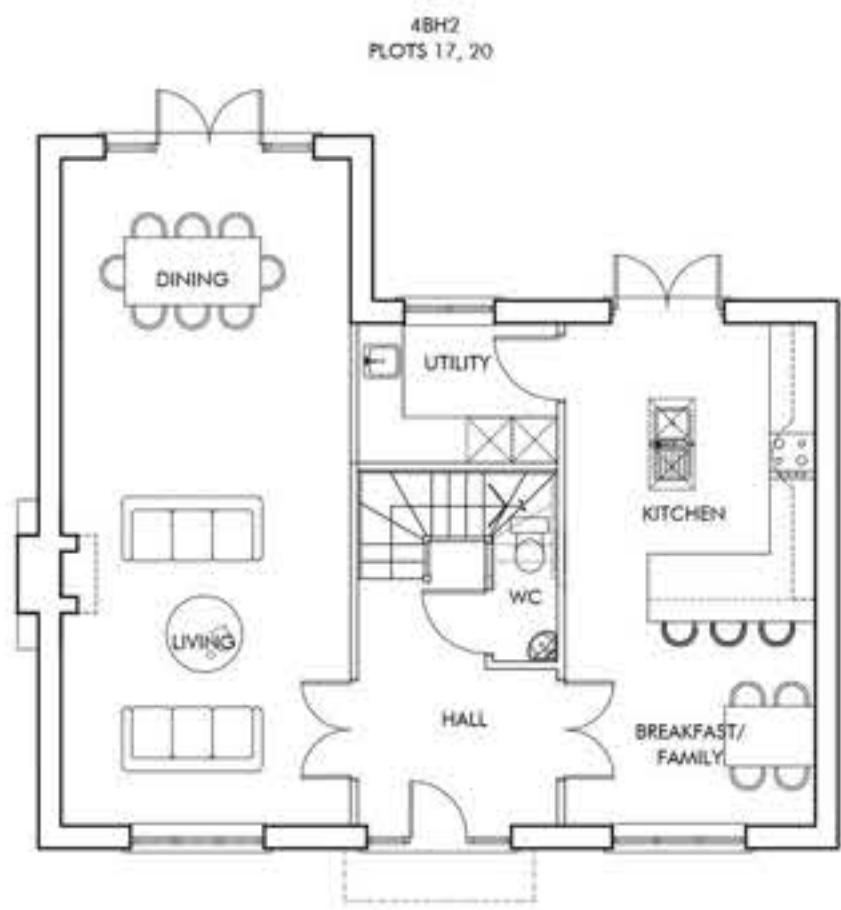
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
17, 20	4BH2	149.30	1608

4 BEDROOM HOUSE, 7 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (118m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 3.0m³	✓



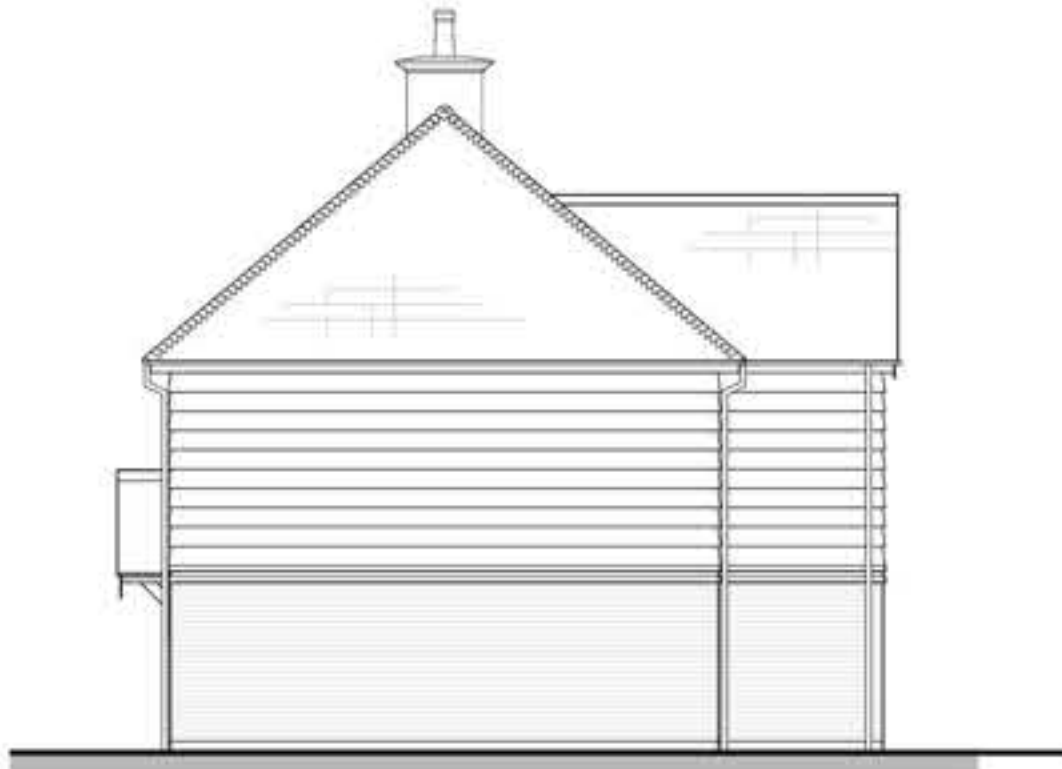
FIRST FLOOR PLAN



GROUND FLOOR PLAN



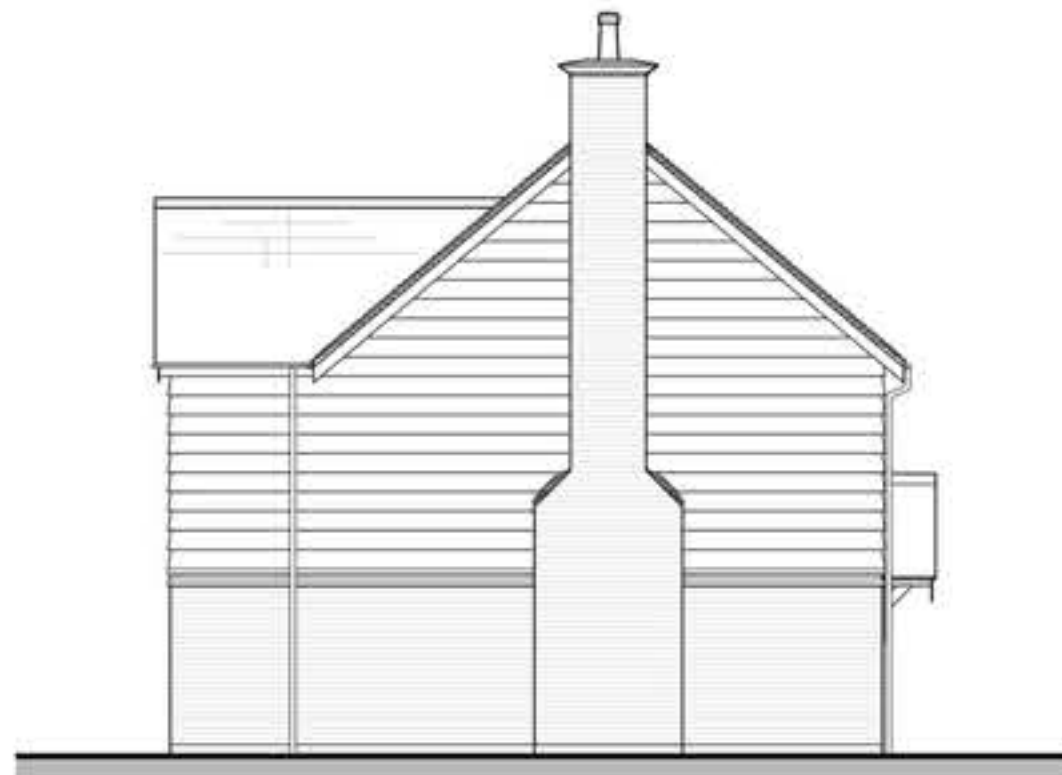
FRONT ELEVATION A



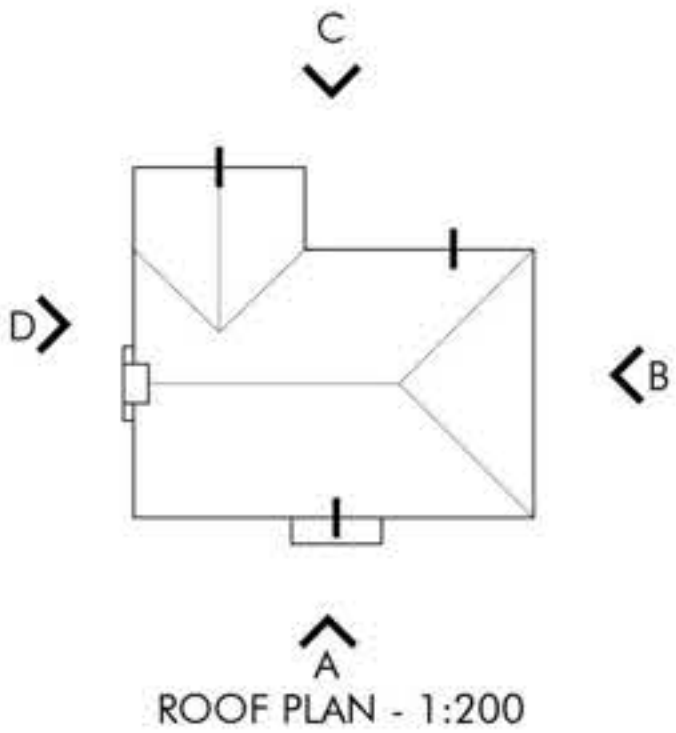
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



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T: 01372 470 313 W: [www.omega-architects.co.uk](http://www.omega-architects.co.uk)

Client:  
**Earlswood Homes**

Project:  
**Haroldsea Drive, Horley**

Drawing Title:  
**4BH2 Plots -17, 20  
Floor Plans and Elevations**

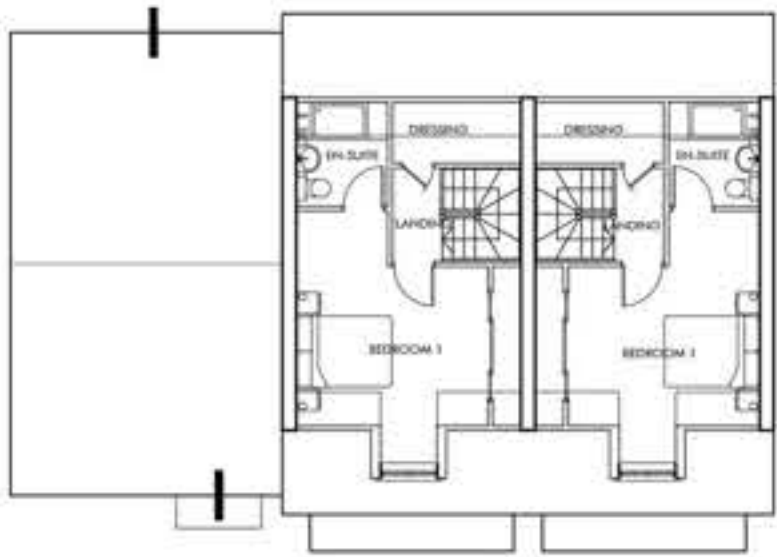
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Project No:	Class:	Dwg No:	Status:	Rev:
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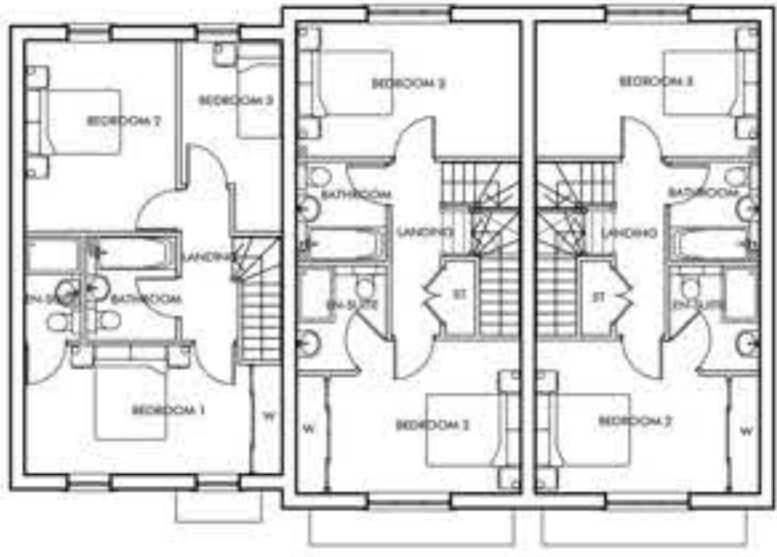
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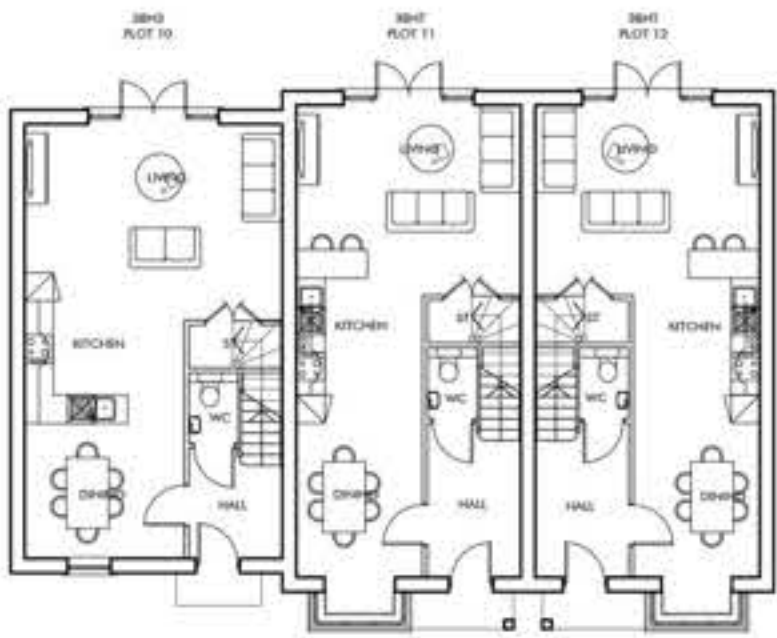




SECOND FLOOR PLAN



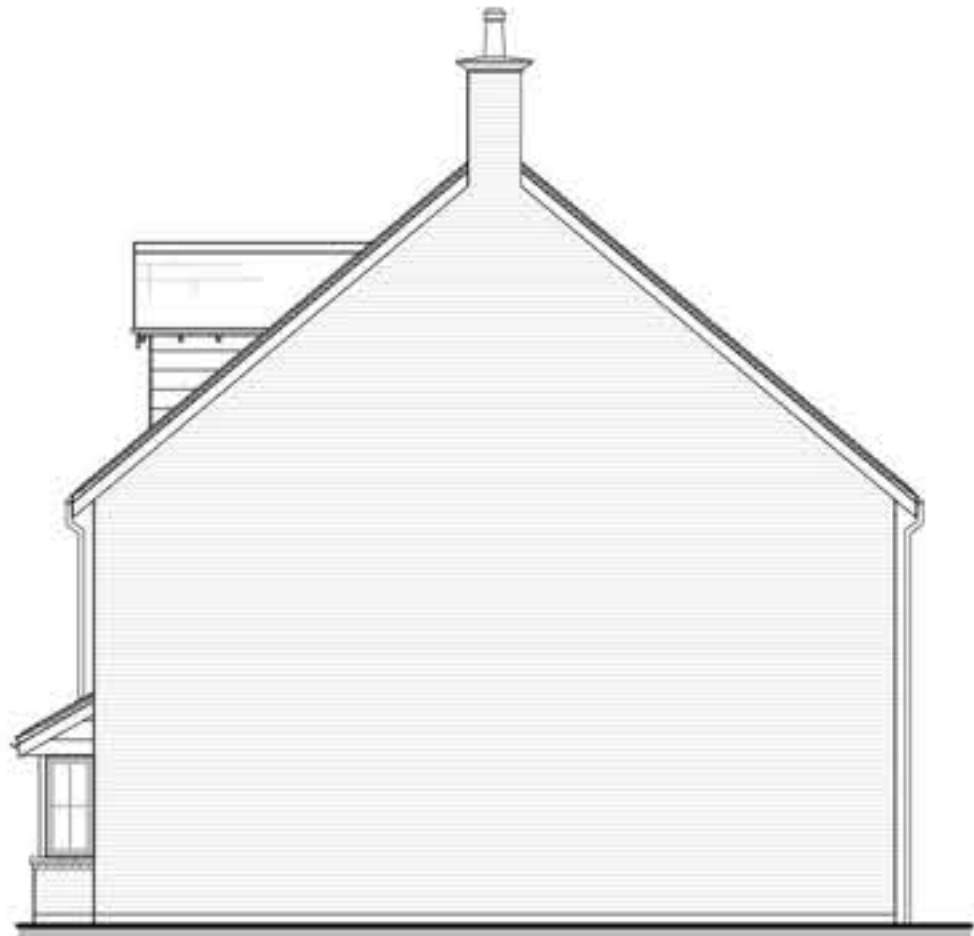
FIRST FLOOR PLAN



GROUND FLOOR PLAN



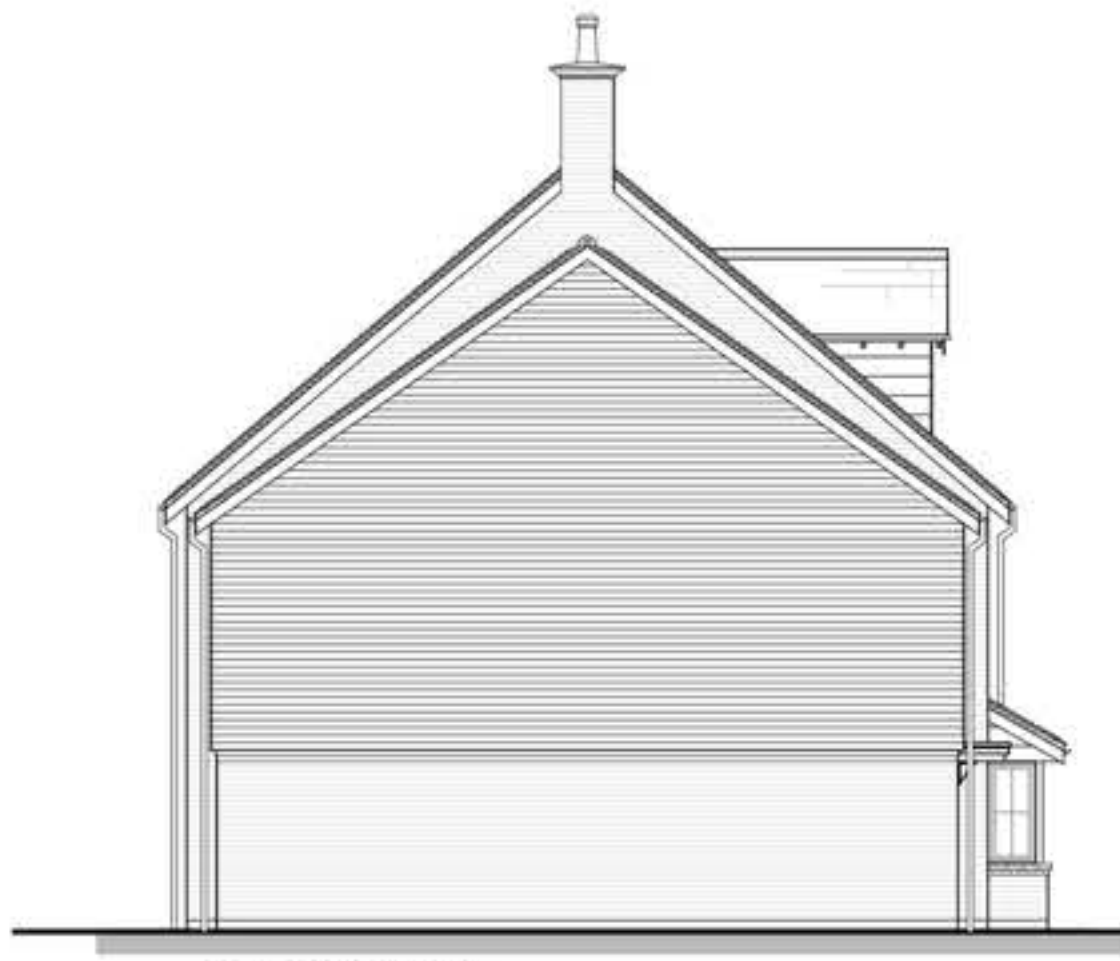
FRONT ELEVATION A



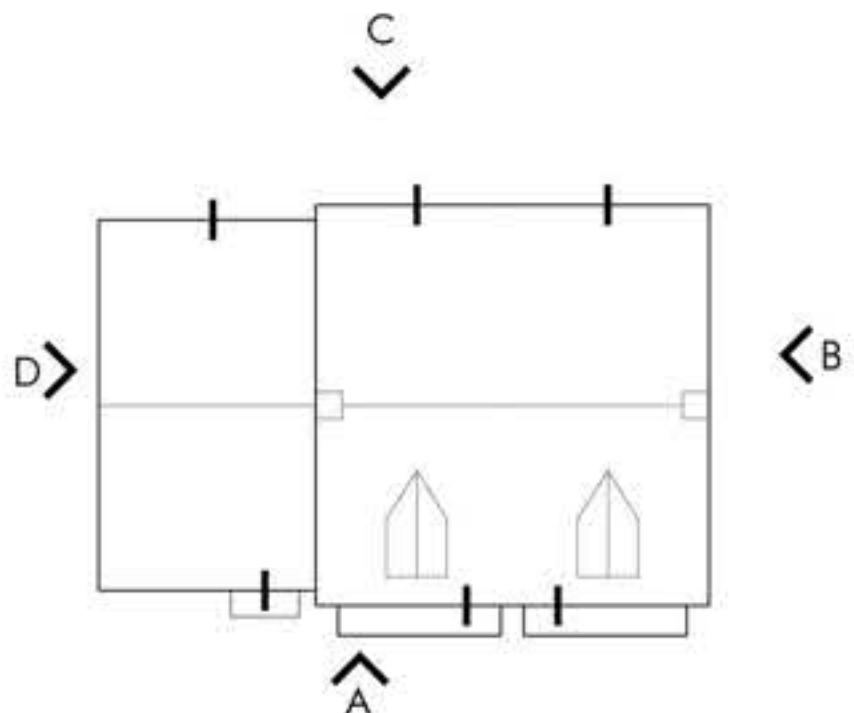
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
10	3BH3	100.28	1079
11, 12	3BHT	129.68	1396

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

3 BEDROOM HOUSE, 6 PERSONS  
(3 STOREY)

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





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T: 01372 470 313 W: www.omega-architects.co.uk

Client:  
**Earlwood Homes**

Project:  
**Haroldsea Drive, Horley**

Drawing Title:  
**3BH3 & 3BHT - Plots 10-12  
Floor Plans & Elevations**

Scale:	Revision:	Drawn:	Check:	Date:
1:100 @ A1	A B	AC AC	TJ TJ	04.03.22 14.03.22

Project No:	Class:	Dwg No:	Status:	Rev:
2992	C	3012	PL	B

Drawn by: J. Dittus, 124 Manor Road North, Thomas Dittus, KT7 0BH  
Checked by: J. Dittus, 124 Manor Road North, Thomas Dittus, KT7 0BH  
Designed by: J. Dittus, 124 Manor Road North, Thomas Dittus, KT7 0BH  
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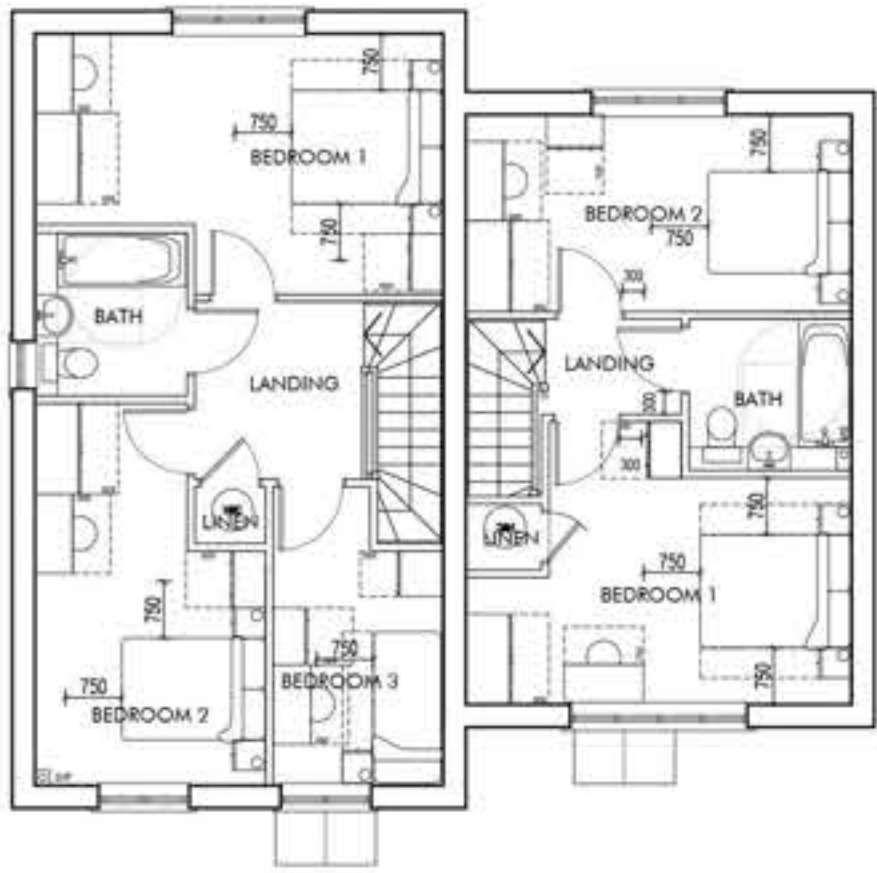








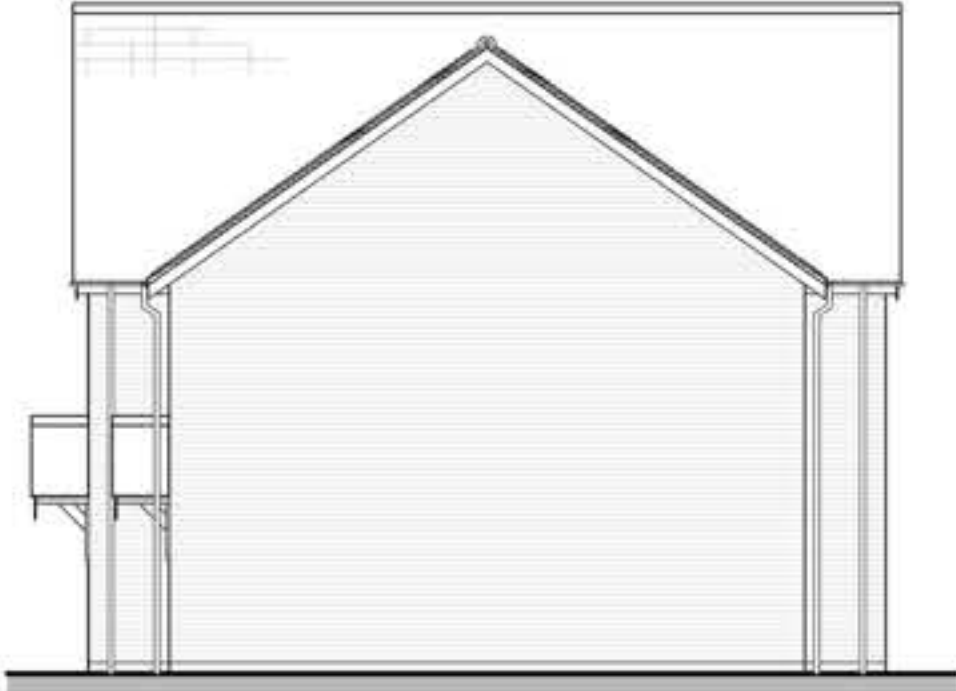




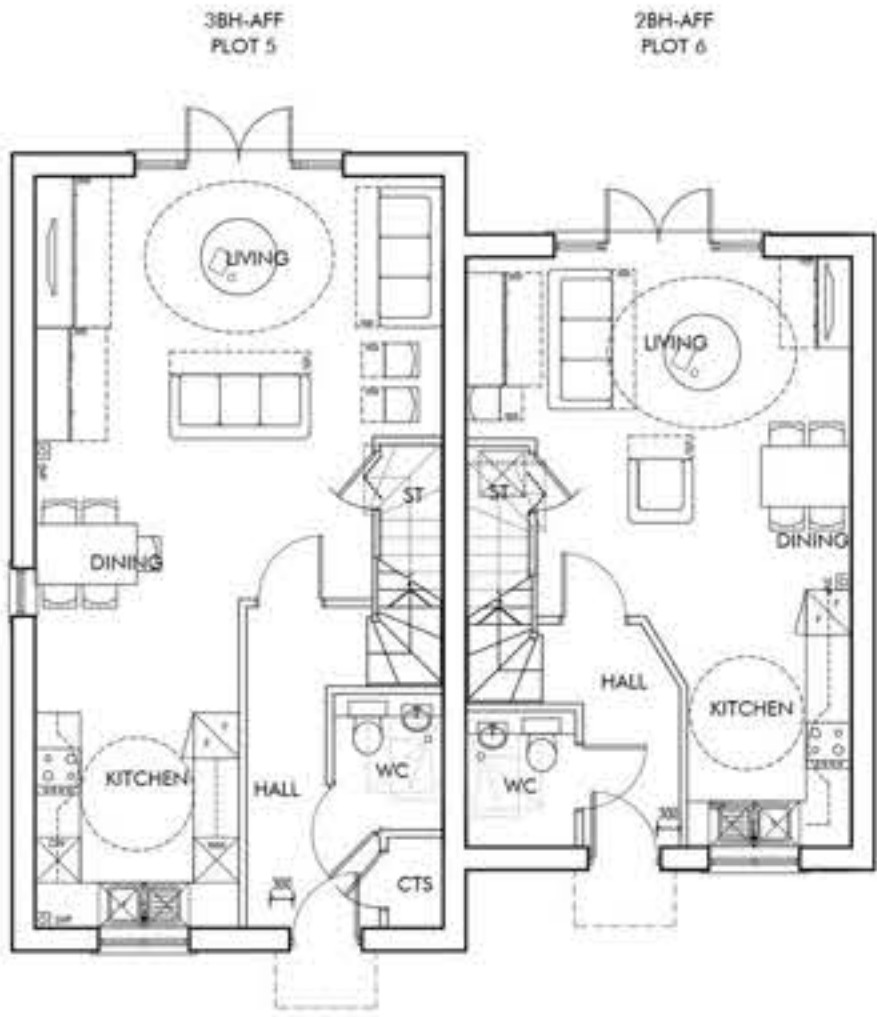
FIRST FLOOR PLAN



FRONT ELEVATION A



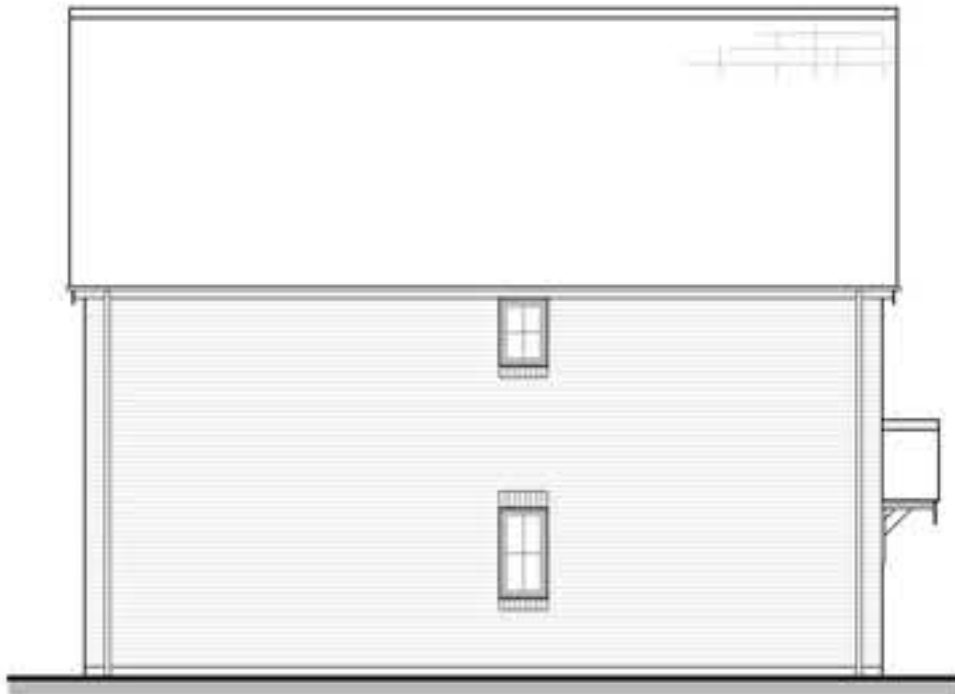
SIDE ELEVATION B



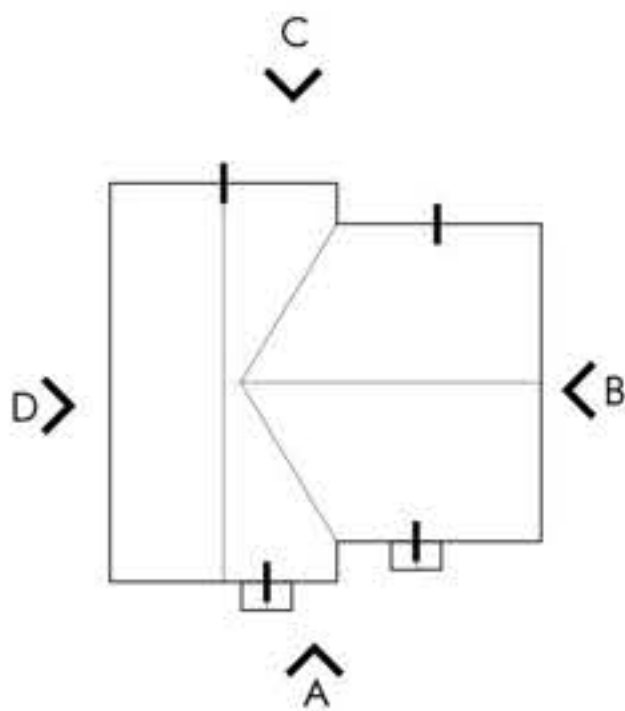
GROUND FLOOR PLAN



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
5	3BH-AFF	107.43	1156
6	2BH-AFF	79.60	857

2 BEDROOM HOUSE, 4 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (79m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m²	✓

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓



The Front Room, 124 Manor Road Norfolk, Thomas Dittus, KT7 0BH  
T: 01372 470 313 W: www.omega-architects.co.uk

Client:

Earlwood Homes

Project:

Haroldsea Drive, Horley

Drawing Title:

2BH-AFF & 3BH-AFF - Plots 5-6  
Floor Plans and Elevations

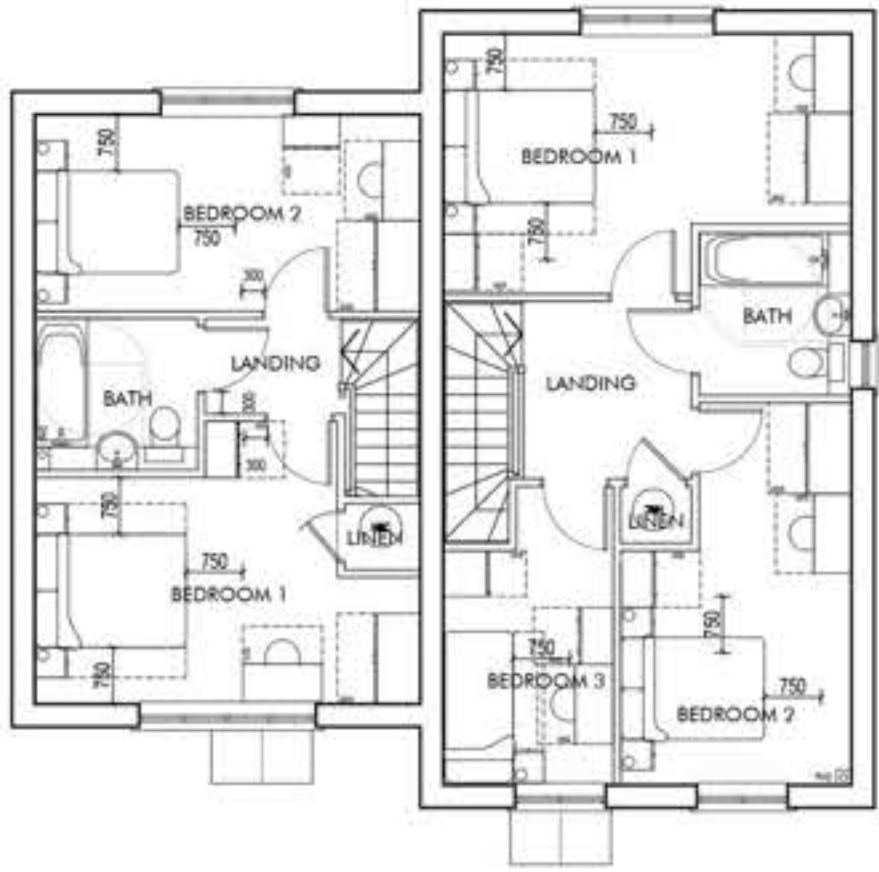
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Project No:	Class	Dwg No:	Status	Rev
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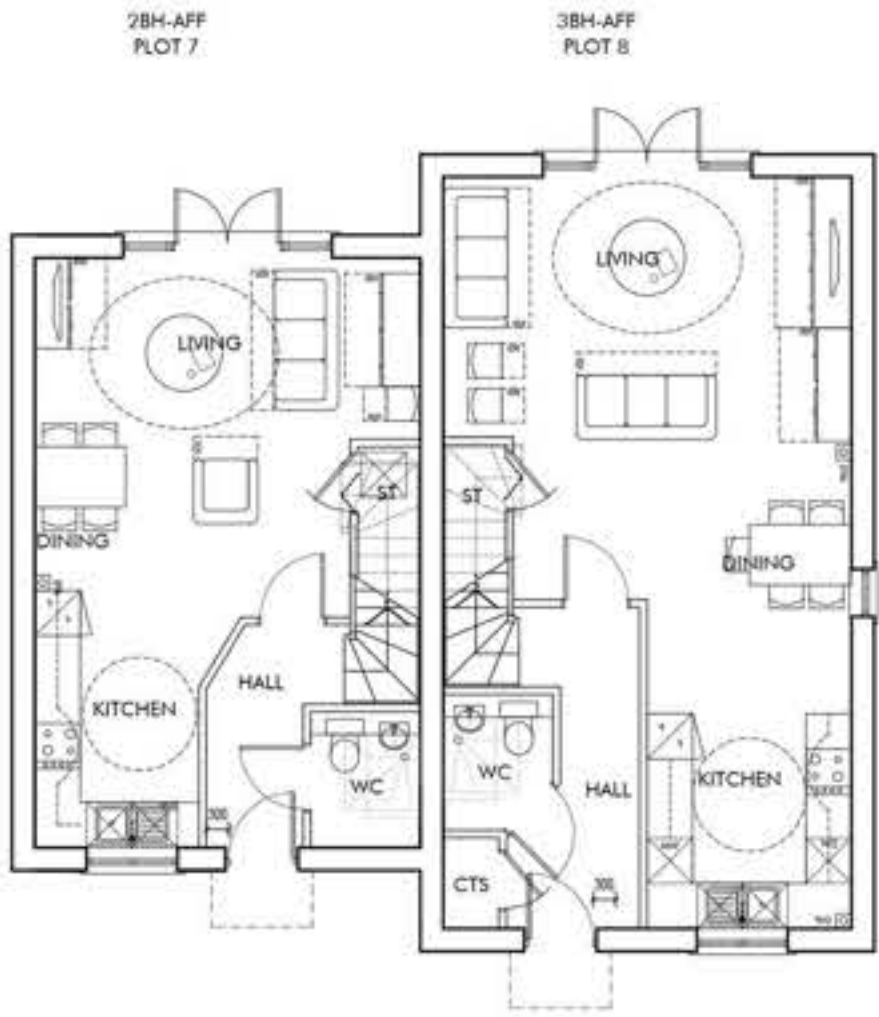
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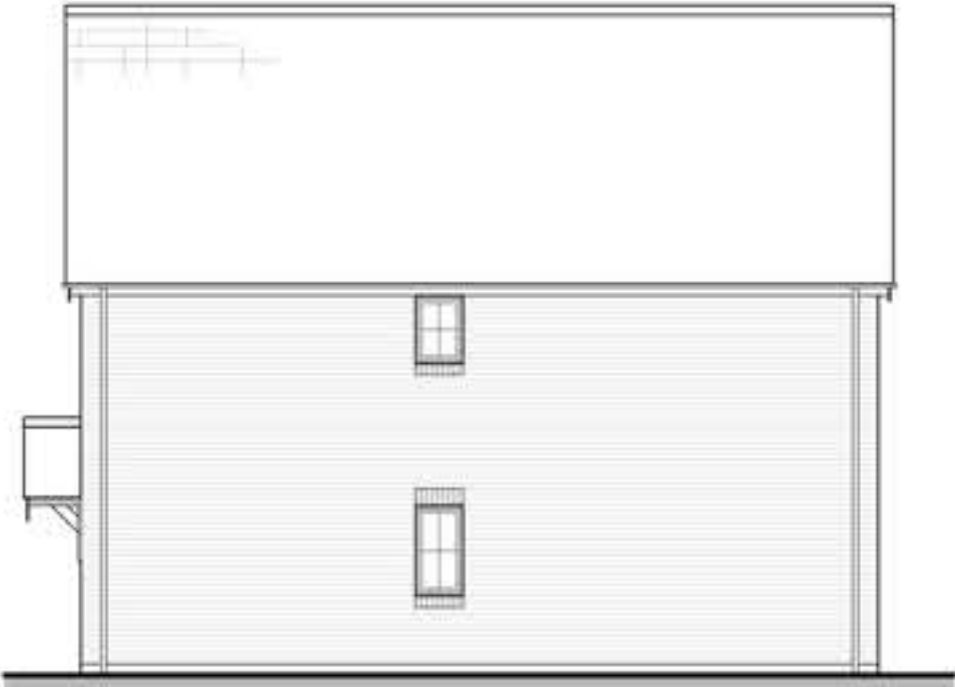
FIRST FLOOR PLAN



GROUND FLOOR PLAN



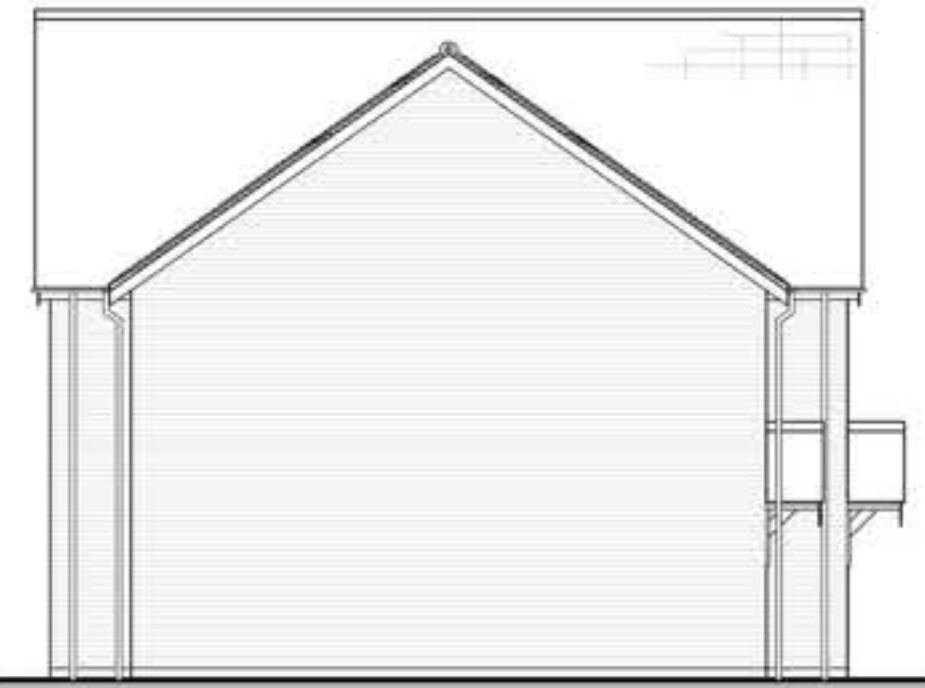
FRONT ELEVATION A



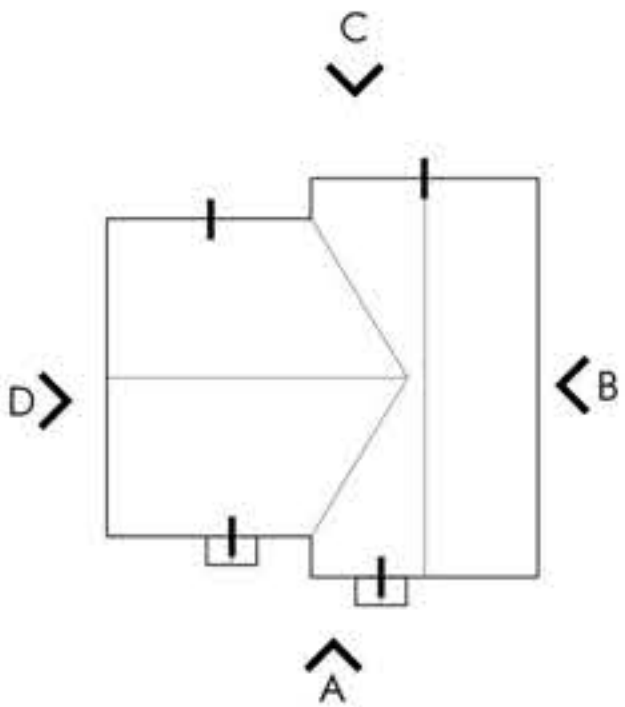
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
8	3BH-AFF	107.43	1156
7	2BH-AFF	79.60	857

2 BEDROOM HOUSE, 4 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (79m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m²	✓

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓



The Fearn Barn, 124 Manor Road North, Thomas Dittus, KT7 0BH  
T: 01372 470 313 W: www.omega-architects.co.uk

Client:

Earlswood Homes

Project:

Haroldsea Drive, Horley

Drawing Title:

2BH-AFF & 3BH-AFF - Plots 7-8  
Floor Plans and Elevations

Scale:	Revision	Drawn	Check	Date
1:100 @ A1	A	RB/AC	TJ	04.03.22

Project No:	Class	Orig Plot	Status	Rev
2992	C	3006	PL	A

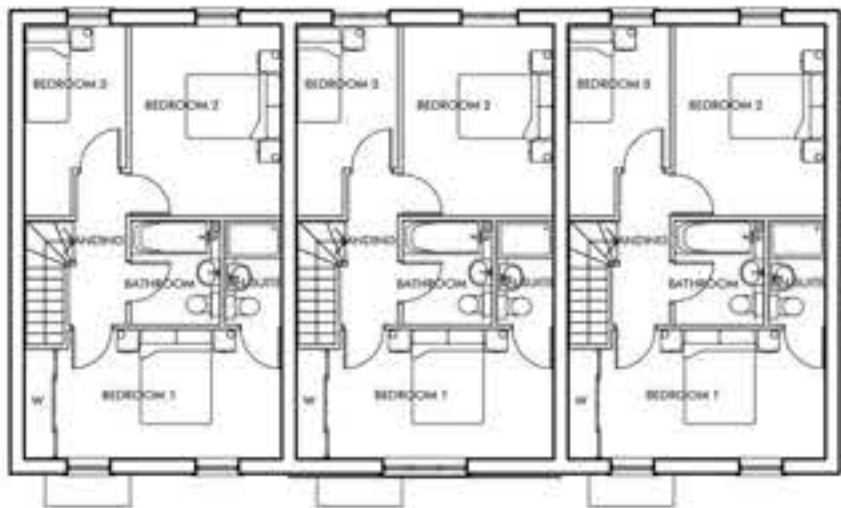
Drawn by: J. DAVIES, A. BAKER & M. HARRIS  
Checked by: J. DAVIES, A. BAKER & M. HARRIS  
Designed by: J. DAVIES, A. BAKER & M. HARRIS  
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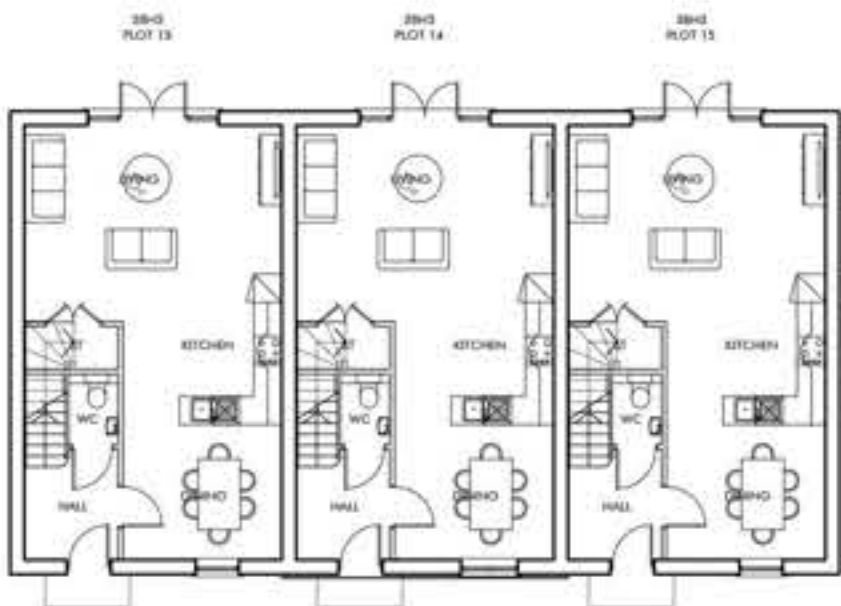
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
13, 14, 15	3BH3	100.28	1079

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓



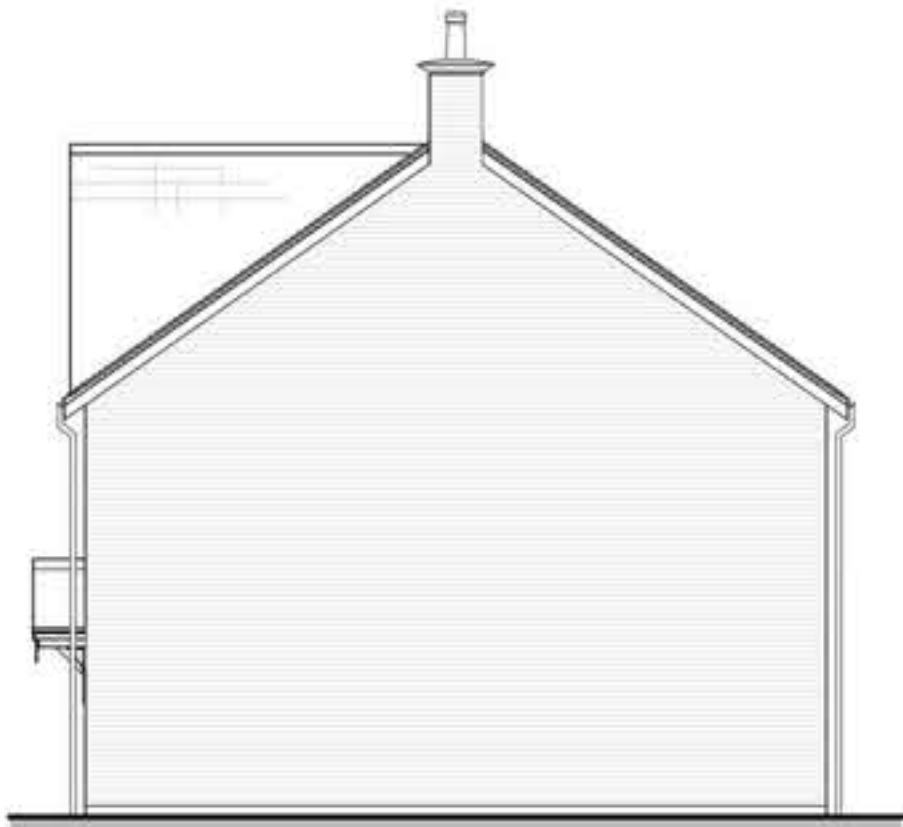
FIRST FLOOR PLAN



GROUND FLOOR PLAN



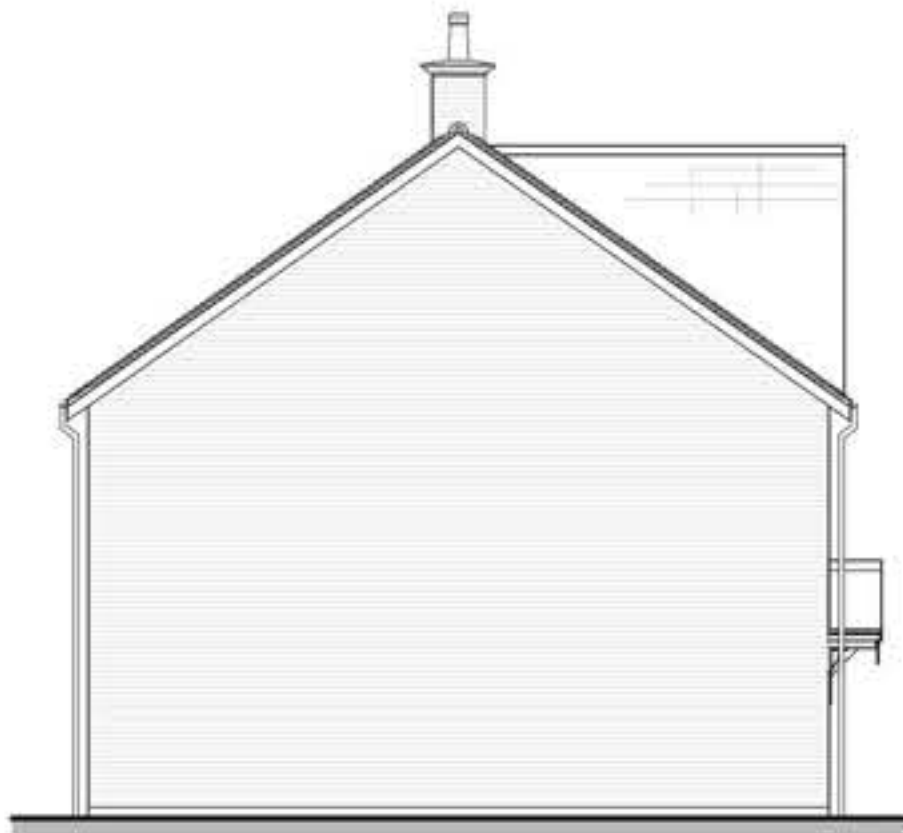
FRONT ELEVATION A



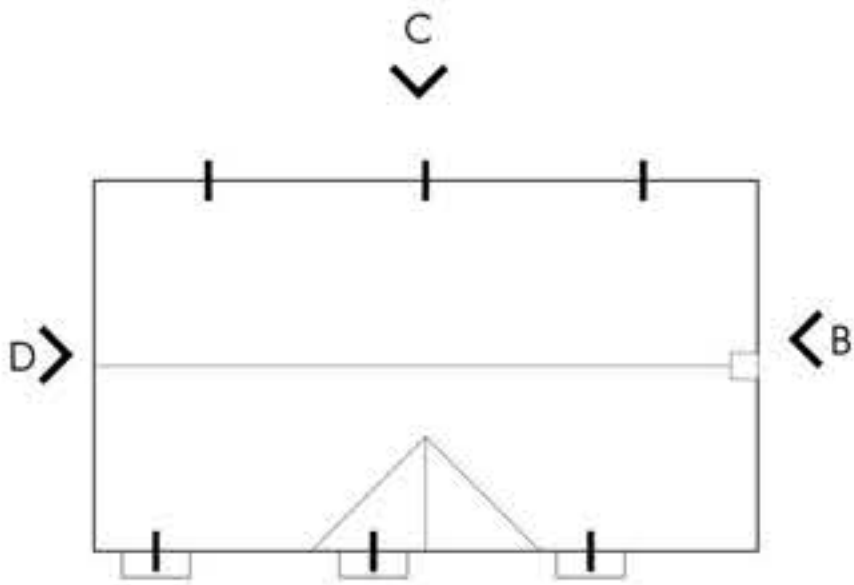
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN - 1:200



SCALE



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T: 01372 470 313 W: www.omega-architects.co.uk

Client:  
**Earlwood Homes**

Project:  
**Haroldsea Drive, Horley**

Drawing Title:  
**3BH3 x3 - Plots 13-15  
Floor Plans & Elevations**

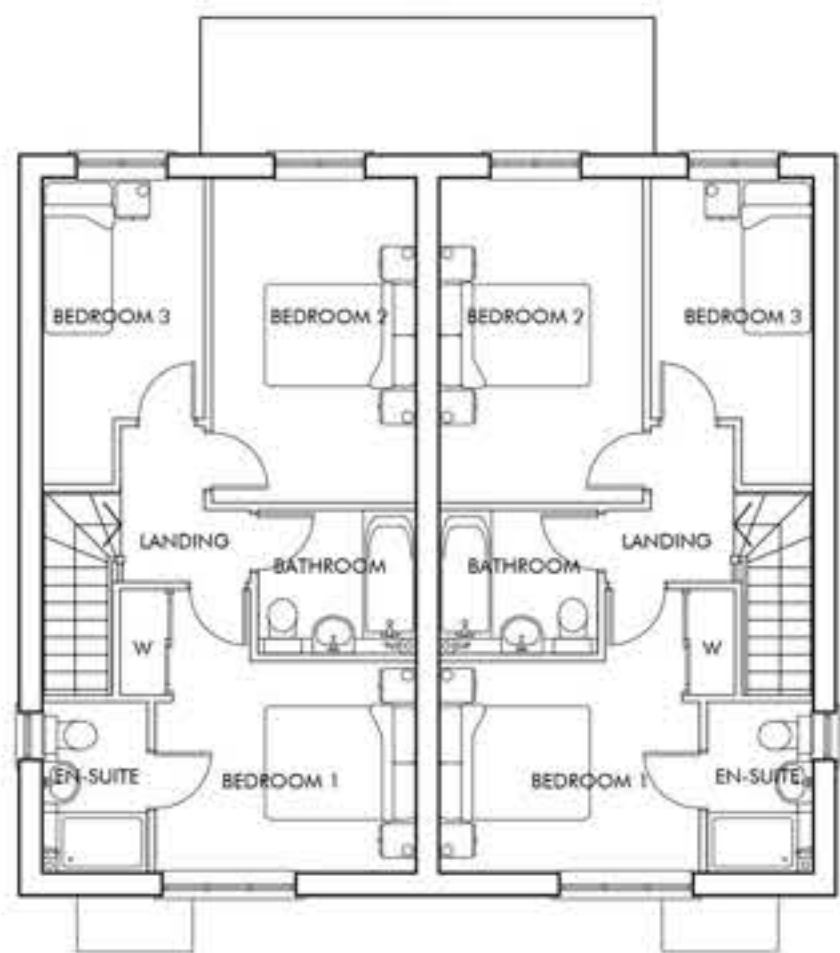
Scale	Revisions	Drawn	Checked	Date
1:100 @ A1	A	AC	TJ	04.03.22

Project No	Class	Design No	Status	Rev
2992	C	3013	PL	A

Drawn: C. CONNELL & M. A. SMITH  
Checked: M. A. SMITH  
Designed: M. A. SMITH  
Project: 3BH3 x3 - Plots 13-15  
Drawing: 3BH3 x3 - Plots 13-15 Floor Plans & Elevations  
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Date: 04.03.22



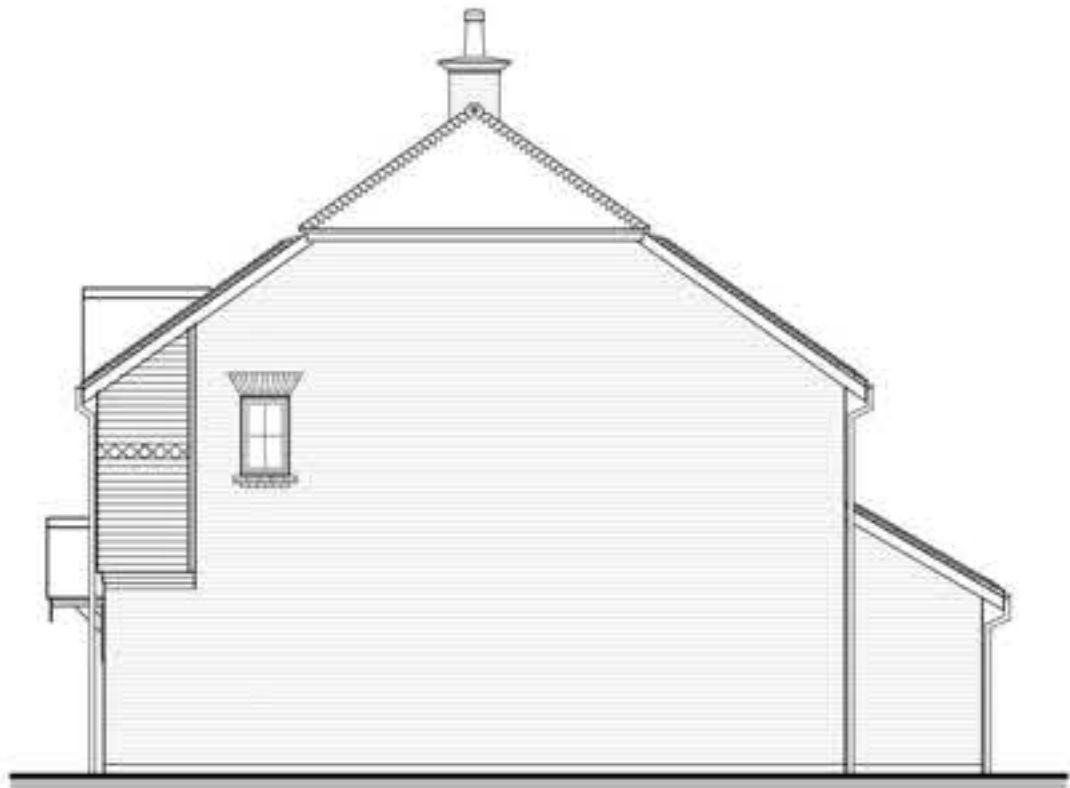
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
21-22, 23-24, 33-34, 35-35	3BH2	95.73	1030



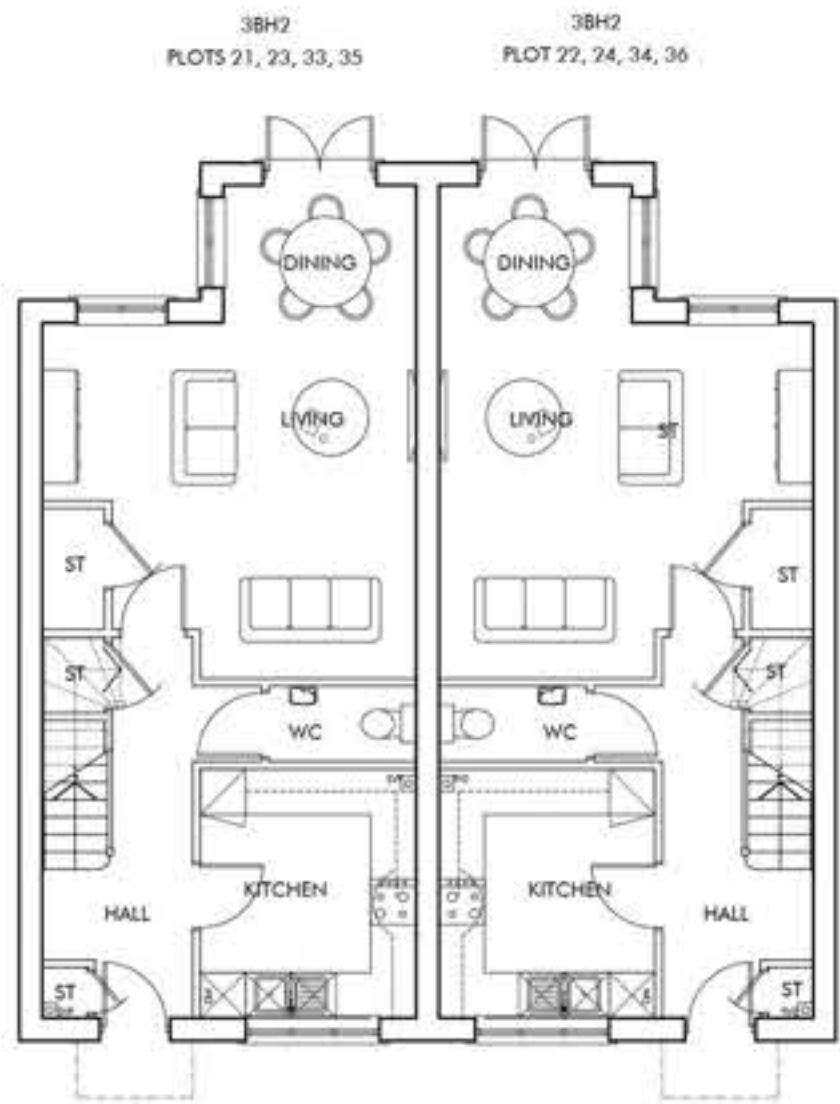
FIRST FLOOR PLAN



FRONT ELEVATION A



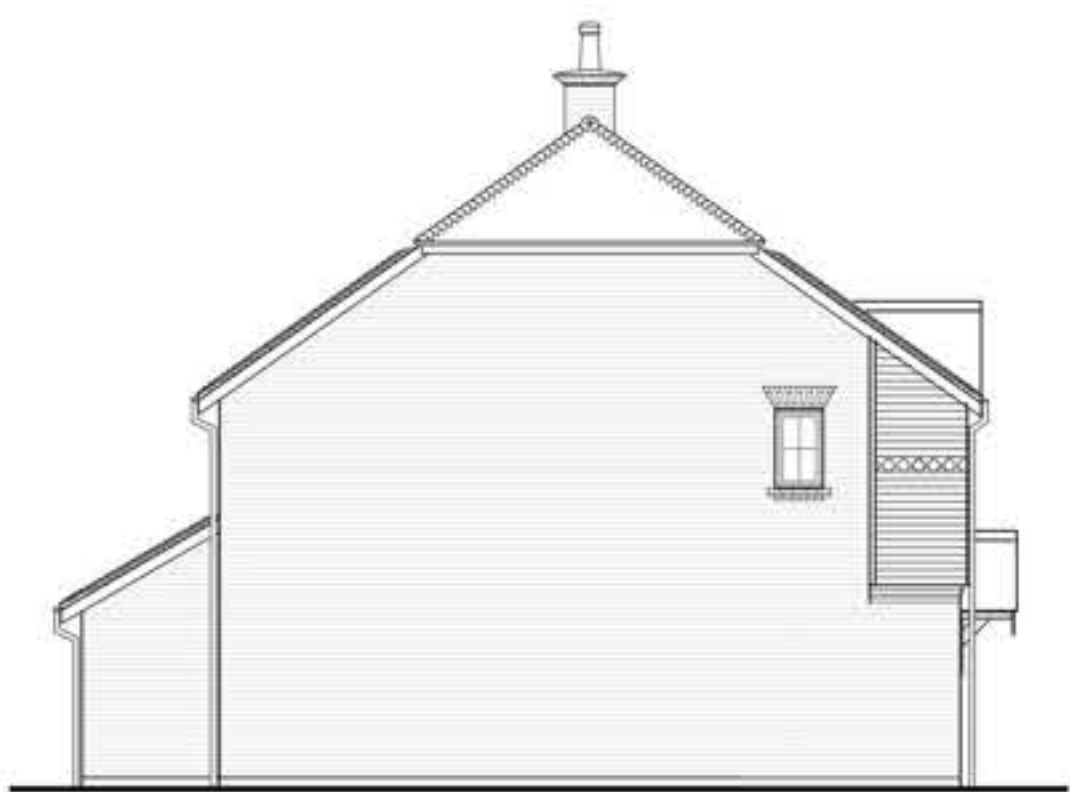
SIDE ELEVATION B



GROUND FLOOR PLAN



REAR ELEVATION C



FRONT ELEVATION D

3 BEDROOM HOUSE, 5 PERSONS  
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m³	✓





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Client:  
**Earlswood Homes**

Project:  
**Haroldsea Drive, Horley**

Drawing Title:  
**3BH2 - Plots 21-24, 33-36  
Floor Plans**

Scale:	Revision	Drawn	Check	Date
1:100 @ A1	A	RB/AC	TJ	04.03.22

Project No:	Class	Dwg No:	Status	Rev
2992	C	3020	PL	A

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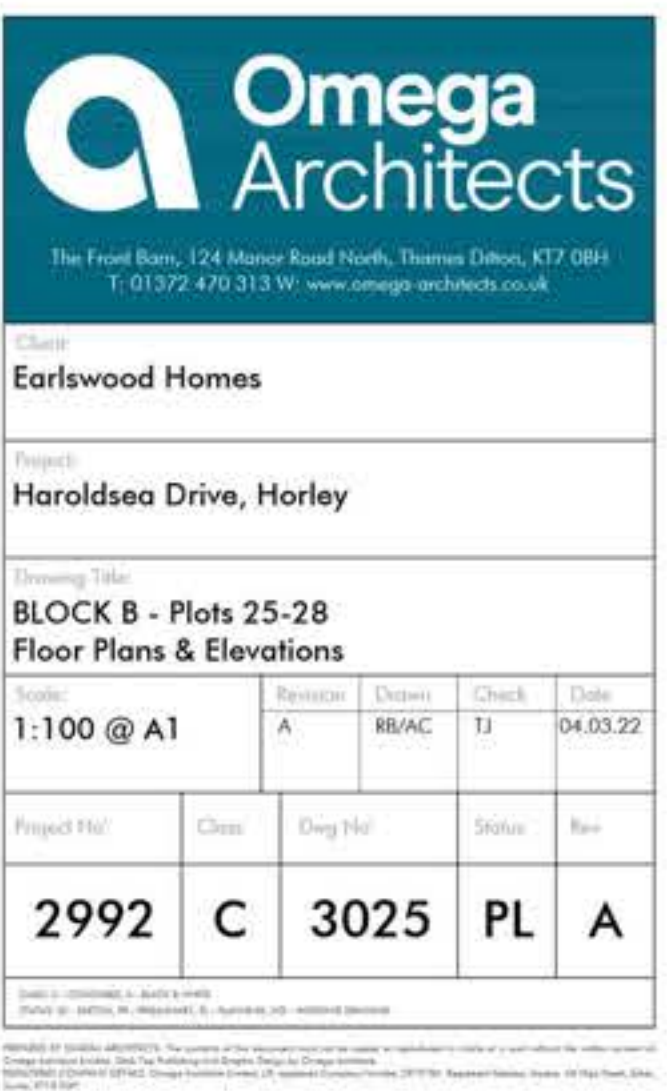
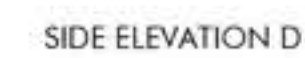
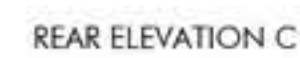




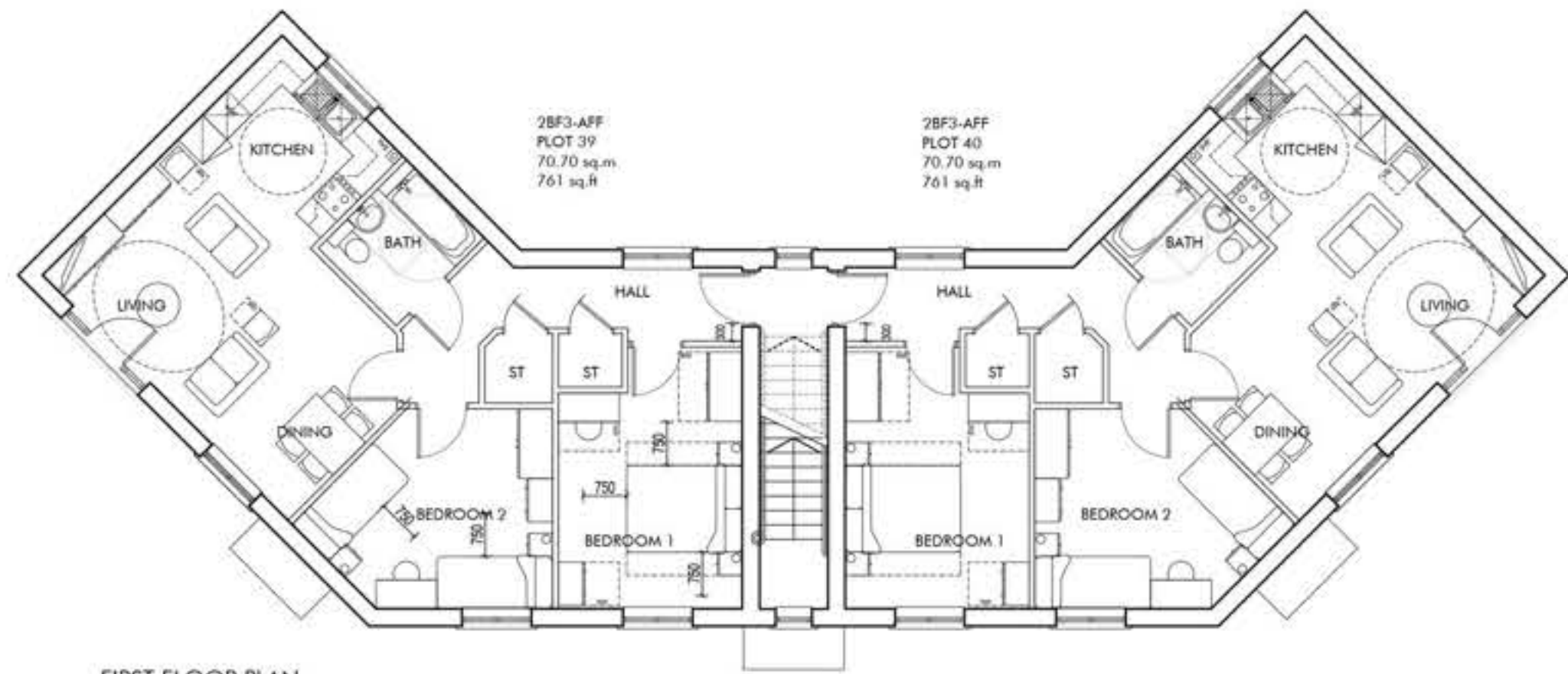


1-BEDROOM FLAT, 2 PERSONS2-BEDROOM FLAT, 3-PERSONS

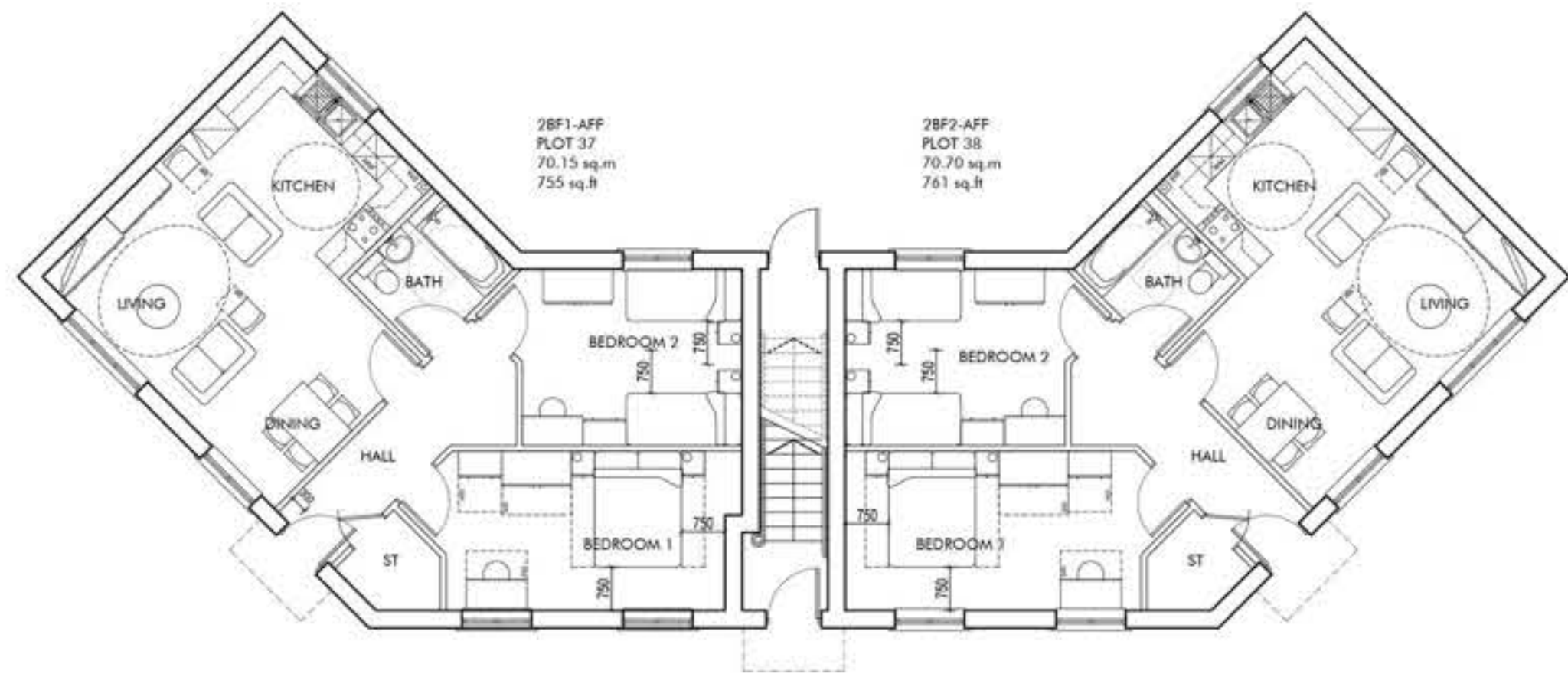
FIRST FLOOR PLAN







FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION A



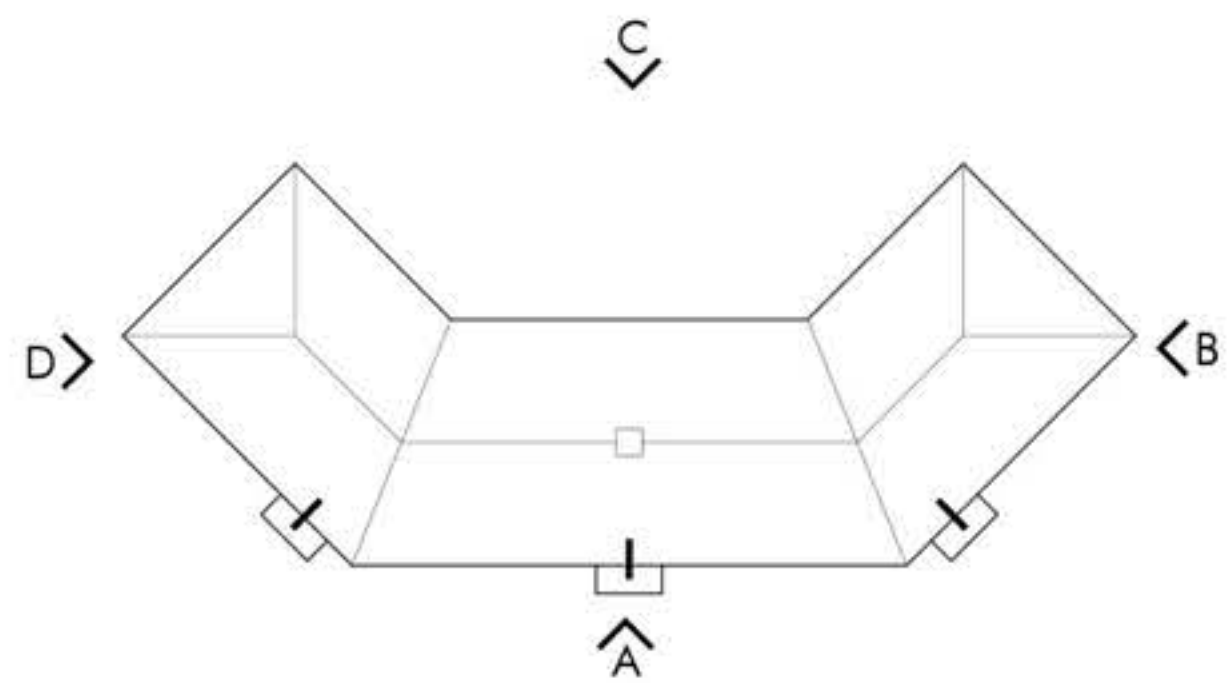
REAR ELEVATION C



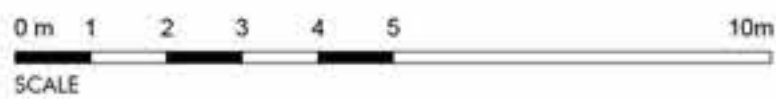
SIDE ELEVATION D



SIDE ELEVATION B



ROOF PLAN SCALE 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
37	2BF1-AFF	70.15	755
38	2BF2-AFF	70.70	761
39, 40	2BF3-AFF	70.70	761

2-BEDROOM FLAT, 4-PERSONS

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (70m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	n/a
Min. width 2.15m	n/a
Minimum storage 2.0m²	✓



The Front Room, 124 Manor Road North, Thomas Dittus, KT7 0BH  
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Client:

Earlwood Homes

Project:

Haroldsea Drive, Horley

Drawing Title:

Block C-AFF - Plots 39-40  
Floor Plans & Elevations

Scale:	Revision	Drawn	Check	Date
1:100 @ A1	A	RB/AC	TJ	04.03.22

Project No:	Class	Dwg No:	Status	Rev
2992	C	3065	PL	A

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