 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 th July 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Hollie Marshall
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AGENDA ITEM:	7	WARD: Meadvale and St Johns


APPLICATION NUMBER:	21/03215/F	VALID:	21 December 2021
APPLICANT:	Aquinna Homes Plc	AGENT:	
LOCATION:	REDHILL AMBULANCE STATION PENDLETON ROAD REDHILL SURREY RH1 6JU		
DESCRIPTION:	Demolition of existing ambulance station and ancillary buildings, construction of 8 dwelling houses with associated access and parking. As amended on 31/01/2022 and on 30/05/2022.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This item was deferred from the 6th July Planning Committee for consideration of reasons for refusal.

The addendum items have been incorporated into the report and shown in italics.

RECOMMENDATION(S)

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

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	6 th July 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Hollie Marshall
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SUMMARY

This is a full application for demolition of the existing ambulance station and ancillary buildings and the construction of 8 new houses with associated access and parking. The proposed houses include 2 x 2 bedroom houses, 2 x 3 bedroom house, 1 x 4 bedroom house and 3 x 5 bedroom houses. A total of 22 parking spaces would be proposed within the layout, this includes parking within garages.

Whilst the proposed development would result in the loss of the current Make Ready Centre(MRC)/ambulance station; a community facility and therefore the requirements of policy INF2 apply, the development is part of the wider MRC strategy, which includes the redevelopment of SECAMB's site in Banstead as an MRC and regional HQ. The Council has already granted planning permission for the new facility, and the Applicant has confirmed works are underway and at an advanced stage. As a result, it is agreed that there will be no loss of the ambulance service, and therefore the proposed closure of the ambulance station in Redhill would not result in a shortfall of local provision of this type and that improved provision is to be made in a suitable location. In this regard, there would be no conflict with DMP Policy INF2.

The pattern of development and plot sizes proposed would be commensurate with that of Cotland Acres, which wraps around the site to the east, west and north. There would be variety in the design of the dwellings however a cohesive appearance in terms of the traditional style that would integrate well with that of Cotland Acres. The open area of land to the western side of the access road would help mitigate the visual impact of the proposal and compliment the design of the new development. This open area of land would include the retention of the protected veteran oak tree, which contributes highly to the visual amenities of the area. A tree protection condition, that must also include a management plan for the retained protected veteran oak tree, is recommended to secure its protection during and after works.

Amended plans have been secured through the application process to improve the relationship with neighbouring properties such that it is now considered acceptable in this regard.

The proposal would exceed the Council's parking standards as set out within the Development Management Plan. The County Highways Authority have raised no objection to the proposal subject to recommended conditions.

7

RECOMMENDATION(S)

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

Consultations: -

Sutton and East Surrey Water Company: no comments received

Surrey Wildlife Trust: no objection subject to recommended conditions

Ramblers Association: no comments received

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to condition.

Contaminated Land Officer: There is some potential for contamination to be present on and or in close proximity to the applicant site. As such conditions to deal with contaminated land and an informative to provide additional guidance is recommended.

Representations:

Letters were sent to neighbouring properties on 22nd December 2021. Neighbours were re-notified on the revised plans for a 14 day period commencing 6th and 14th June 2022

10 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.19 – 6.20 and conditions 22 and 23
Increase in traffic and congestion	See paragraph 6.20
Hazard to highway safety	See paragraph 6.20
Inconvenience during construction	See paragraph 6.17 and condition 5
Out of character with surrounding area	See paragraph 6.5 – 6.11
Overdevelopment	See paragraph 6.10
Overbearing relationship and loss of outlook	See paragraph 6.12 – 6.15
Overshadowing	See paragraph 6.12 – 6.15
Overlooking and loss of privacy	See paragraph 6.12 - 6.16
Loss of / harm to trees	See paragraph 6.30 - 6.34 and condition 6
Noise & disturbance	See paragraph 6.18
Poor design	See paragraph 6.5 – 6.11
Drainage/sewage capacity	See paragraph 6.38 and conditions 17 and 18

Loss of private view

Not a material planning
consideration

1.0 Site and Character Appraisal

- 1.1 The application site is located on the north-western side of Pendleton Road and is currently occupied by the Redhill Ambulance Station, a large single storey building located centrally within the site with areas of parking and hardstanding around the building. The site has its own access directly from Cotland Acres which leads off Pendleton Road.
- 1.2 The area around the site is primarily in residential use although the southern side of Pendleton road is open forming part of Earlswood Common. The site has residential development to the north-west and south, in the form of two storey detached dwellings of relatively modern vintage.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council (PAM/20/00464). Advice was provided regarding layout and a reduction in the number of units (9 proposed).
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought to the layout, number of units, and scale to address concerns over impact on trees, neighbour amenity and character of the area.

3.0 Relevant Planning and Enforcement History

There is no relevant planning history. Planning history for land adjacent to the application site includes:

- | | | | |
|-----|------------|---|--|
| 3.1 | 88/07550/F | Pendleton Road Redhill land to the south of Earlswood mount adjacent to existing ambulance station | Approved with conditions 27 October 1988 |
| | | Demolition of existing house known as Kilbranan 60 new dwellings comprising of 2 bedroomed apartments three four and five bedroomed house | |

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing ambulance station and ancillary buildings and the construction of 8 new houses with associated access and parking. The proposed dwellings would comprise:

- Plot 1 – 4 bedroom 7 person 198sqm
- Plot 2 – 3 bedroom 5 person 109smq
- Plot 3 – 3 bedroom 5 person 124sqm
- Plot 4 – 2 bedroom 4 person 80sqm
- Plot 5 – 2 bedroom 4 person 80sqm
- Plot 6 – 5 bedroom 8 person 193sqm
- Plot 7 – 5 bedroom 10 person 192sqm
- Plot 8 – 5 bedroom 10 person 193sqm

- 4.2 A new 'T' shaped access road would be created into the site with three dwellings sited towards to west along the road, and then five dwellings sited around the end of the road towards the rear of the site. The dwellings would be a mix of detached and semi-detached and would be two storey in height. Plots 6, 7, and 8 would have accommodation in the roof space.
- 4.3 Plots 2, 3, 4 and 5 would have two parking spaces each, two of those would be within attached garages. Plots 1, 6, 7, and 8 would have three spaces each, one of those sited within a garage serving each of the dwellings. There would also be two visitor parking spaces within the site.
- 4.4 The dwellings would all have rear garden areas as well as small areas of landscaping to the front. The existing mature protected oak tree at the front of the site would be retained in an open area of land, outside the curtilage of any of the houses.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as primarily of residential use, although the southern side of Pendelton Road is open forming part of Earlswood Common and the Redhill & Reigate Golf Course. The site has residential development to the north, west and south, in the form of two and three storey detached, semi and terraced form all of relatively modern vintage.
	Site features meriting retention are listed as the protected oak tree.

Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	<p>The applicant's reasons for choosing the proposal from the available options were listed within the objectives for the development as follows:</p> <p>Creating positive identity, ensuring the development response to its topography. • Securing site boundaries by locating rear gardens adjacent existing boundary features and retaining structures. • Working with existing landscape and landscape assets by retaining and enhancing local features and adding new ones where possible. • Quality of life, with homes for local need, space to live and play, good access to facilities and a place for people to be proud</p> <p>The statement goes on to say:</p> <p>The Planning Layout intends to comprise the following key features: • 9 new homes over a development area of 0.32ha. • An average density of 28dph. • New area of open space adjacent to retained feature tree. • Enhance planting within the site. • Storm water drainage dealt with through S.U.D.S. design. • A mix of house types suitable for this part of the town.</p>

4.7 Further details of the development are as follows:

Site area	0.32 hectares
Existing use	Ambulance station Make Ready Facility
Proposed use	Residential
Existing parking spaces	20
Proposed parking spaces	22
Parking standard	20 minimum
Net increase in dwellings	8
Proposed site density	25 dwellings per hectare
Density of the surrounding area	30 dwellings per hectare [Cotland Acres]

5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order RE574 - Oak
Parking standards – low accessibility

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing) DES1, DES4, DES5, DES8, DES9,

Landscape & Nature Conservation NHE2, NHE3, NHE4
Employment EMP4
Infrastructure INF3
Transport, Access and Parking TAP1
Climate Change Resilience and Flooding CCF1, CCF2

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Householder Extensions and
Alterations
Affordable Housing

Other Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and
Species Regulations 2010

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.

6.2 The main issues to consider are:

- Principle of development
- Design appraisal
- Neighbour amenity
- Highway matters
- Amenity for future occupants
- Housing mix
- Biodiversity
- Impact on trees
- Sustainable construction
- Drainage
- Affordable Housing
- Community Infrastructure Levy
- Infrastructure contributions

Principle of development

6.3 The use of the site as an ambulance station Make Ready Centre (MRC) is considered to comprise a community use for the purposes of planning policy. Development Management Plan Policy INF2 relates to Community facilities and states as follows:

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

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

6.4 Whilst the proposed development would result in the loss of the current MRC/ambulance station, as described above, the development is part of the wider MRC strategy, which includes the redevelopment of SECAMB's site in Banstead as an MRC and regional HQ. The Council has already granted planning permission for the new facility, and the Applicant has confirmed works are underway and at an advanced stage. As a result, it is agreed that there will be no loss of the ambulance service, and therefore the proposed closure of the ambulance station in Redhill would not result in a shortfall of local provision of this type and that improved provision is to be made in a suitable location. In this regard, there would be no conflict with DMP Policy INF2.

Design appraisal

- 6.5 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.6 The proposal would see the demolition of the existing ambulance station and the erection of 8 dwellings. A new access road would be created from Cotland Acres into the site.
- 6.7 As you enter the site, three detached dwellings would be sited along the access road. During the course of the application amendments have been sought to reduce the scale of these dwellings to avoid a cramped appearance. The front facing dormers have been removed from plots 7 and 8 and reductions to the scale of these dwellings made so they now sit more spaciouly within the proposed plots. The dwellings would have detached garages between them, set back from the front elevations, creating visual separation between these houses.
- 6.8 At the rear of the site, four dwellings are proposed along the northern boundary, and one house towards the south western side boundary. The four at the rear of the site would comprise a pair of semi-detached houses. These would have a hipped roof, there would be a small section of flat roof, however this is relatively modest and not considered to result in a bulky appearance in this instance. There would also be a pair of linked detached houses, both would have attached garages to their western side. There is a change in levels, raising towards the north and east. The dwellings would follow the contours of the land, with plot 2 sited lower than 3, 4 and 5.
- 6.9 Plot 1 would be sited towards the south western side boundary of the site. This dwelling would face towards the access road, with the north western elevation being the front and the rear garden facing south eastwards. To the rear of plot 1, and to the western side of the access road, there would be an open area of land where the protected oak tree would be retained. This would provide a pleasant, spacious entrance to the development, which sits in close proximity to Earlswood Common. The oak tree is a very significant protected tree, and the layout has been amended to ensure the tree can be retained in the long term without future pressures to cut it back.
- 6.10 The pattern of development and plot sizes proposed would be commensurate with that of Cotland Acres, which wraps around the site to the east, west and north. There would be variety in the design of the dwellings however a

cohesive appearance in terms of the traditional style that would integrate well with that of Cotland Acres. The open area of land to the western side of the access road would help mitigate the visual impact of the proposal and compliment the design of the new development.

- 6.11 Overall, it is considered the proposed development would be acceptable in terms of its design and impact upon the character of the wider area and complies with policy DES1 of the Development Management Plan.

Neighbour amenity

- 6.12 The site is bounded by neighbours in Cotland Acres to the east, west and north. To the east of the site, the nearest neighbour is 18 Cotland Acres. This dwelling occupies a higher land level than the application site. During the course of the application amendments have been sought to the nearest plots to No. 18 (plots 4 and 5). The roof of these dwellings has been changed from a gable to a hipped roof. This results in less bulk at roof level for these dwellings, reducing the visual impact. There would be a separation distance of approximately 10m between these dwellings (at the closest point), however due to the change in levels and juxtaposition between the dwellings, the proposal is not considered to result in a harmful impact upon the amenities of this dwelling.
- 6.13 To the north of the site lies 16, 14 and 12 Cotland Acres, the nearest being No 16, orientated at 90 degrees to the application site. The rear elevations of plots 2, 3 and 4 would look towards the side elevation of this dwelling and the rear garden. The gardens of plots 2, 3 and 4 would be between 10.8m and 12.2m in length. In view of the level of separation and juxtaposition between the dwellings, the proposal is not considered to result in a harmful impact upon the amenities of this dwelling or those neighbouring at 14 and 12 Cotland Acres.
- 6.14 To the west of the site the neighbouring dwellings include 6 Cotland Acres. This dwelling would face towards the flank elevation of plot 2. During the course of the application amendments were sought to reduce the scale of this dwelling to avoid an overbearing or dominating impact. The level of the dwelling has been lowered and the roof of the main dwelling has been amended from a side facing gable to a front facing one. The roof the garage has been hipped. The amended plans are considered to have addressed initial concerns and the proposal is not considered to result in harmful an overbearing or dominating impact. Plans submitted show the proposal would pass the 25 degree assessment and therefore the proposal is not considered to result in a harmful impact in terms of loss of light.
- 6.15 To the west of plot 1 is 2 Cotland Acres. There would be a separation distance of approximately 6.5m between the dwellings and the new dwelling at Plot 1 would extend approximately 3m beyond the rear elevation of No. 2. Given the level of separation and relatively modest depth beyond the rear elevation of No. 2, this element of the proposal is not considered to give rise to a harmful impact upon neighbour amenity.

- 6.16 A condition is recommended to ensure that first floor side facing windows would be obscure glazed to avoid issues of overlooking and loss of privacy.
- 6.17 Objection has been raised from neighbouring properties regarding inconvenience during construction and noise and disturbance. Some inconvenience may occur during the construction of the proposal, however this is part and parcel of development and would not form a sustainable reason for refusal. Statutory nuisance legislation does however exist to control any significant harm that may occur and a construction method statement would be secured by planning condition were the application to be approved.
- 6.18 The proposed development may result in some additional noise and disturbance; however, the development would be in residential use and this would not be significant enough to warrant refusal of the application. Loss of a private view is not a material planning consideration.

Highway matters

- 6.19 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2 spaces for each 2 and 3 bedroom houses and 2.5 spaces for 4+ bedroom houses. The application's site layout would accord with the minimum parking standards and includes a total of 22 parking spaces. Annex 4 of the Council's DMP states garages and car ports counted towards parking provision must have minimum internal dimensions of 3.25 metres wide by 6 metres long. The garages proposed meet the minimum internal spaces standards and therefore count towards the parking provision, a condition is recommended to secure the retention of the garages for their designated purpose. The garages would create a row of three cars were future occupants to have three vehicles. This would mean residents having to manage their parking with car movements to allow cars in or out. Tandem parking is a typical layout for residential parking and the position of the garage to the rear of these two parking spaces is not untypical. Two visitor parking spaces are proposed, this would also accord with the minimum parking standards for a development of this size. Additional spaces parking spaces within the development would be at the loss of landscaping areas whereby additional areas of planting support the creation of habitat for wildlife. Given the proposal exceeds the minimum number of parking spaces, the proposal is considered acceptable in this regard.
- 6.20 The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to conditions. The CHA noted the proposed development includes adequate space for vehicles to be parked, exceeding minimum parking standards. Furthermore the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear.

Amenity for future occupants

- 6.21 The NPPF provides that planning decisions should provide a high standard of amenity for future users. DMP Policy DES5 relates to the delivery of high quality homes and requires, inter alia, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.22 All the proposed units would exceed the minimum space standards. Habitable rooms would be served by front or rear facing windows providing light and outlook to these spaces. The dwellings would occupy reasonable plots with areas of outdoor amenity space and the proposal is therefore considered to comply with the requirements of policy DES5.

Housing mix

- 6.23 Policy DES4 requires on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case two of the eight dwellings would be two bedroom houses which equates to 25%. On this basis, the proposal complies with the requirement.

Biodiversity

- 6.24 Trees, hedges and woodland areas make a particularly valuable contribution to the character and visual amenity of the borough, both in the townscape and the landscape. They can also be valuable for biodiversity, providing important habitats for local wildlife and as part of wildlife corridors. The National Planning Policy Framework (NPPF) makes it clear (para 170) that "Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Paragraph 174 requires the promotion of "the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity".
- 6.25 The application was submitted with an Ecological Impact Assessment ref: AQU23390 Rev. B. Surrey Wildlife Trust were consulted upon the information and raise no objection to the proposal.
- 6.26 SWT note based on the survey, the presence of a bat roost in the building was assessed as being likely absent. A soprano pipistrelle roost was recorded in the veteran tree on the proposed development site, however, the Ecological Impact Assessment sets out that this tree will be retained and protected during all phases of the project. SWT strongly advise that the Applicant ensures the adequate protection of the tree, in line with the recommendations provided by ACD Environmental in the Ecological Impact Assessment.

- 6.27 SWT recommend conditions to secure a construction environmental management plan be submitted and an appropriately detailed landscape and ecological management. A further condition is recommended in regard to lighting.
- 6.28 The report also includes enhancement measures which include:
- Each new unit will support an integrated woodcrete swift *Apus apus* nesting box such as Schwegler Lightweight Sift box Type 1A
 - In addition to installing bird boxes, each new unit will be fitted with an integrated bat box.
 - Soft landscaping plans will use wildlife friendly planting throughout the scheme which wherever possible will prioritise native species.
 - Invertebrate boxes will be installed in sunny areas with pollinator friendly planting.
- 6.29 A further condition would be added to ensure the development is completed in accordance with these enhancement measures.

Impact on trees

- 6.30 There is a veteran oak tree nearby the front of the site which is protected by way of tree preservation order ref: RE574. During the course of the application concern was expressed over the impact upon this tree. This is a very significant protected tree, even so, there are issues with it. On the proposed layout the T1 tree is shown with part of its north side canopy overhanging more than half of the rear gardens of plots 1 & 2. This was not sustainable and will lead to understandable and reasonable requests to heavily reduce or even remove the tree – requests that may prove difficult to resist based on the drawing. Further to that though, even if the canopy is not so extensive, the tree will still sit on the south side of these plots and cast a lot of shade and inhibit sunlight and daylight to these houses for much of the day.
- 6.31 Another very important point on the location of these gardens is the condition of the tree. The tree has not been inspected by the LPA, but the tree survey details in this submission list many of the common features of a tree like this – historic large stem cavity, heartwood decay, fungal brackets. This is a tree that needs space to be properly retained without introducing new sensitive areas that it may fall down on. Veteran trees with hollow stems are well known for their durability but, they do also collapse and fall over. Not only that, it is also likely that before such an event happened that the new occupants of the plots next to the tree will be concerned about its condition and again make reasonable requests to remove it because it is regarded as ‘un-safe’. This is a serious point as the proposed layout will be introducing and keying up such a risk and this must be avoided instead.
- 6.32 Regarding the other areas of the site, it is pragmatic to remove the line of diseased ash trees along the southeast border of the site and replacing these

with more suitable species will be a positive change. However, the proposed layout plans do not show sufficient space to plant a line of compensatory trees to grow to maturity without likely conflict with the rear gardens and rear of the plots at this point. Any ash trees retained in this line as their crown condition does not have, or has less advanced, ash dieback may not be retained as such for long.

- 6.33 These concerns were communicated to the Applicant and an amended site layout plan was submitted. The new layout shows one dwelling where the previous two were proposed, and this dwelling has been sited further northwards, away from the tree, as well as the proposed rear garden boundary being moved northwards as well.
- 6.34 The Tree Officer has reviewed the amended site layout plan and has recommended a tree protection condition, this includes the requirement for the the Arboricultural Method Statement (AMS) to also include a management plan for the retained protected veteran oak tree. This management plan should be maintained by the future duty holder of the site and tree. The management plan must include details of a suitable inspection regime for the tree, any current and potential future works programs and be in accordance with recognized industry standards on veteran tree management

Sustainable construction

- 6.35 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. However, this has been overtaken by the 2022 Building Regulations whereby Part L now requires a 30% improvement on emission rates compared to the previous standard, in effect superseding this aspect of the policy.
- 6.36 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.
- 6.37 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% (*2 dwellings in this instance*) of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary it is considered that such a requirement would be viable for the applicant and therefore a condition is recommended to secure adequate accessible housing in accordance with policy DES7.

Drainage matters

- 6.38 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. A condition is recommended to secure details of the proposed drainage for the site and to make use of SuDS

so the development will not create an increased risk of flooding from surface water to the development site and the surrounding area.

Affordable Housing

- 6.39 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.40 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Community Infrastructure Levy (CIL)

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

Infrastructure Contributions

- 6.42 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, no such 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 begun before the expiration of three years from the date of this permission.

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

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

Plan Type	Reference	Version	Date Received
Street Scene	P1803.SS.01	F	09.06.2022
Section Plan	P1803.SEC.01	E	09.06.2022
Combined Plan	P1803.D1.04	G	09.06.2022
Elevation Plan	P1803.D1.03	C	09.06.2022
Site Layout Plan	P1803.02	F	09.06.2022
Location Plan	P1803.01	G	09.06.2022
Elevation Plan	P1803.H.02	B	30.05.2022
Proposed Plans	P1803.GAR.03		30.05.2022
Elevation Plan	P1803.H.03	B	30.05.2022
Proposed Plans	P1803.H.01	B	30.05.2022
Other Plan	P1803.GAR.02	B	30.05.2022
Elevation Plan	P1803.G.02	B	30.05.2022
Elevation Plan	P1803.F.03	B	30.05.2022
Proposed Plans	P1803.F.01	B	30.05.2022
Proposed Plans	P1803.GAR.01	B	30.05.2022
Proposed Plans	P1803.G.01	B	30.05.2022
Elevation Plan	P1803.F.02	B	30.05.2022
Elevation Plan	P1803.G.03	B	30.05.2022
Elevation Plan	P1803.C.02	B	30.05.2022
Elevation Plan	1803.A.02	B	30.05.2022
Proposed Plans	1803.A.01	B	30.05.2022
Elevation Plan	P1803.D.02	C	30.05.2022
Site Layout Plan	P1803.07	D	30.05.2022
Site Layout Plan	P1803.06	D	30.05.2022
Proposed Plans	P1803.C.01	B	30.05.2022
Proposed Plans	P1803.D.01	F	30.05.2022
Site Layout Plan	P1803.05	D	30.05.2022
Site Layout Plan	P1803.03	D	30.05.2022
Other Plan	P1803/DR/01		16.12.2021
Survey Plan	21/128/01		21.12.2021
Site Layout Plan	7500-EXT-001		21.12.2021

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

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

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

4. 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 within the vicinity of the site and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

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

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

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

6. No development shall commence, including any partial demolition or ground works preparation until a detailed, scaled and finalized Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground

protection and any construction activity that may take place within the Root Protection Areas (RPAs) of trees, shown to scale on the TPP. This must include details of all service routes, materials and methodology for any excavation and construction within the RPA of retained trees and a schedule of arboricultural supervision and reporting. All works must be carried out in strict accordance with these details when approved.

The Arboricultural Method Statement (AMS) must also include a management plan for the retained protected veteran oak tree. This management plan should be maintained by the future duty holder of the site and tree. The management plan must include details of a suitable inspection regime for the tree, any current and potential future works programs and be in accordance with recognized industry standards on veteran tree management.

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

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

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

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

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

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

8. The development shall be carried out in accordance with the impact avoidance, mitigation measures and enhancements set out within sections 6 and 7 of the Ecological Impact Assessment ref: AQU23390 rev. B dated 17.06.2022.

Reason: To ensure that any potential impact to protected species is adequately mitigated and 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.

9. No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP should 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

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.

10. No development shall commence on site until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The LEMP should include, but not be limited to:
- 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

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. 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 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.

12. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

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

13. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment

criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

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

14. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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

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

B. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance

document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

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

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

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

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

17. No development shall commence until a strategy for the disposal of surface and foul water is 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 works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

18. 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, it must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls).

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

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

19. 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.

20. No development above slab level shall take place until details setting out how the applicant will ensure that *at least 2 dwellings*, unless otherwise agreed in writing, meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

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

21. No part of the development shall be occupied unless and until 30 metres of the proposed access road has been provided in accordance with the approved plan numbered P1803.01 Reb B.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

22. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans numbered P1803.05 Rev B and 22 011 001 Rev A for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear, all shall be permanently retained and maintained for their designated purposes.

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

2021 and Policy TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

23. The development hereby approved shall not be first occupied unless and until the proposed garages with minimum dimensions of 3.25 metres wide by 6 metres deep with 6 metres aisles *to the rear of parking spaces in front of garages* have been laid out within the site in accordance with the approved plans, all shall be permanently retained and maintained for their designated purposes.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

24. Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport 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, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Information Pack shall be distributed upon first occupation of each unit.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

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

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

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

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

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

28. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

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

29. 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.

30. No external lighting shall be installed on the building 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 and timings/method 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, neighbouring residential amenities and to ensure that any potential impact to protected species is adequately mitigated with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

31. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

32. 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 first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Development Management Plan policy DES1.

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.

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. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

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
7. 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 BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'
8. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
9. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
10. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even

enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. The 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).
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.

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/permits-and-licences/traffic-managementpermit>- 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/flooding-advice.

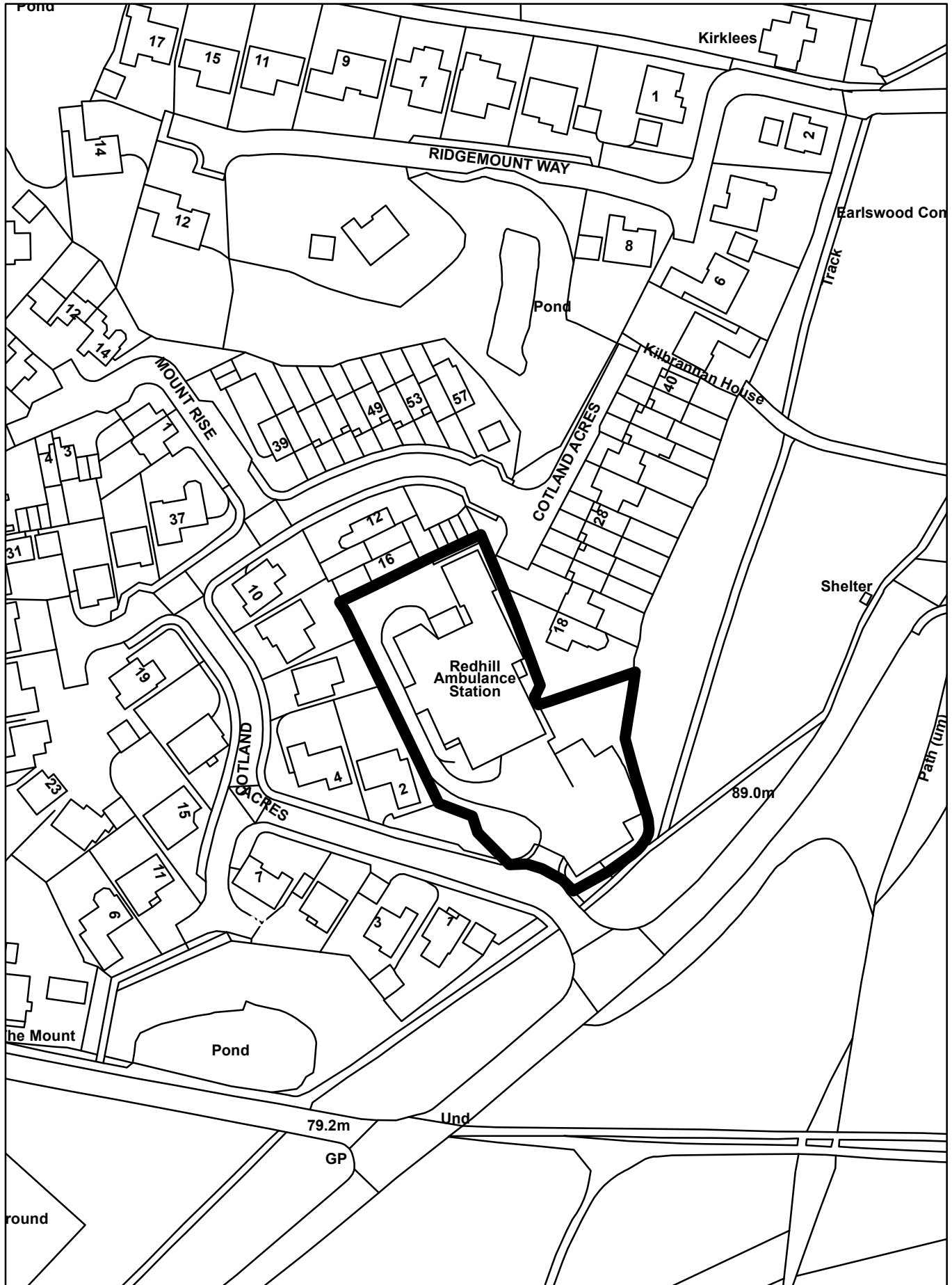
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, DES9, NHE2, NHE3, NHE4, EMP4, INF3, TAP1, CCF1, CFF2 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

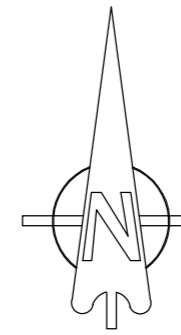
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

21/03215/F Redhill Ambulance Station Pendleton Road Redhill RH1 6JU





SITE LAYOUT 1:500



KEY

	SINGLE STOREY BUILDINGS
	ONE & HALF STOREY UNITS
	TWO STOREY UNITS
	TWO & HALF STOREY UNITS

Rev.	Date	Description	Drawn	Checked
D	20-05-22	Updated in line with Planning Layout.	DGP	DGP
C	12-05-22	Updated in line with Planning Layout.	DGP	DGP
B	18-02-22	Updated in line with Planning Layout.	DGP	DGP
A	31-01-22	Updated in line with Planning Layout.	DGP	DGP

Client  

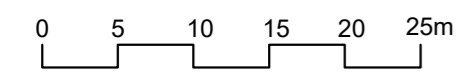
Project
**Redhill Ambulance Station, Pendleton Road,
 Redhill, Surrey RH1 6JU**

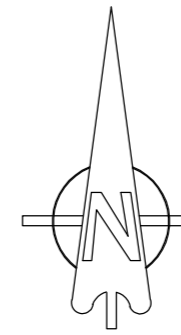
Drawing Title
Building Heights Layout

Scale **1:500 @ A2** Drawn **BAS** Checked **DGP**
 Date **July 2021** File **P1803 Layout** Drawing Status
 Drg.No. **P1803.03** Rev. **D** **PLANNING**

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KEY	
	Brick - Orange
	Tile hanging
	Tile - Red

SITE LAYOUT 1:500

Rev.	Date	Description	Drawn	Checked
F	08-06-22	Updated in line with Planning Layout.	VR	DGP
E	25-05-22	Updated in line with Planning Layout.	DGP	DGP
D	20-05-22	Updated in line with Planning Layout.	DGP	DGP
C	12-05-22	Updated in line with Planning Layout.	DGP	DGP
B	18-02-22	Updated in line with Planning Layout.	DGP	DGP
A	31-01-22	Updated in line with Planning Layout.	DGP	DGP

Client  

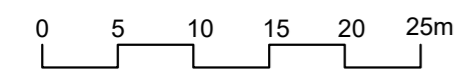
Project
**Redhill Ambulance Station, Pendleton Road,
 Redhill, Surrey RH1 6JU**

Drawing Title
Materials Layout

Scale **1:500 @ A2** Drawn **BAS** Checked **DGP**
 Date **July 2021** File **P1803 Layout** Drawing Status
 Drg.No. **P1803.02** Rev. **F** **PLANNING**

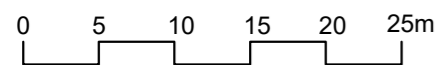
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SITE LAYOUT 1:500



REFUSE STRATEGY:

Private Refuse Storage for houses is located in rear gardens and moved by residents on collection day, to kerbside (on curtilage) or collection points.

Private Refuse Collection is from kerbside, adjacent to the dwelling boundary or from collection points.

Communal Refuse Storage is provided for apartments.

- Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.
- Kerbside refuse collection points for individual houses.

Travel Distances

- - - - - Operatives - Generally 3-5m (25m max.)
- - - - - Residents - Generally <30m

Refuse Provision for Houses

- One 240 ltr. Wheeled Bin (Refuse)
- One 240 ltr. Wheeled Bin (Recycling)
- One 25 ltr. Kitchen Bin (Not Shown)

Rev.	Date	Description	Drawn	Checked
D	20-05-22	Updated in line with Planning Layout.	DGP	DGP
C	12-05-22	Updated in line with Planning Layout.	DGP	DGP
B	18-02-22	Updated in line with Planning Layout.	DGP	DGP
A	31-01-22	Updated in line with Planning Layout.	DGP	DGP

Client



AQUINNA HOMES



aap
architecture




Project
**Redhill Ambulance Station, Pendleton Road,
 Redhill, Surrey RH1 6JU**

Drawing Title
Refuse Layout

Scale	1:500 @ A2	Drawn	BAS	Checked	DGP
Date	July 2021	File	P1803 Layout	Drawing Status	
Drg.No.	P1803.06	Rev.	D	PLANNING	



SITE LAYOUT 1:500

KEY	
	14 ALLOCATED DRIVEWAY PARKING SPACE
	6 ALLOCATED GARAGE PARKING SPACE
	2 UNALLOCATED PARKING SPACE
22 Spaces Total	

Rev.	Date	Description	Drawn	Checked
D	20-05-22	Updated in line with Planning Layout.	DGP	DGP
C	12-05-22	Updated in line with Planning Layout.	DGP	DGP
B	18-02-22	Updated in line with Planning Layout.	DGP	DGP
A	31-01-22	Updated in line with Planning Layout.	DGP	DGP

Client  

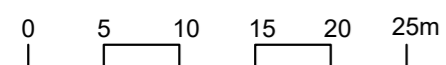
Project
**Redhill Ambulance Station, Pendleton Road,
 Redhill, Surrey RH1 6JU**

Drawing Title
Parking Layout

Scale **1:500 @ A2** Drawn **BAS** Checked **DGP**
 Date **July 2021** File **P1803 Layout** Drawing Status
 Drg.No. **P1803.05** Rev. **D** **PLANNING**

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SITE LAYOUT 1:500

KEY	
	1.8m CLOSE BOARD FENCE
	1.8m CLOSE BOARD FENCE ON EXISTING 2m RETAINING WALL
	GATE

Rev.	Date	Description	Drawn	Checked
D	20-05-22	Updated in line with Planning Layout.	DGP	DGP
C	12-05-22	Updated in line with Planning Layout.	DGP	DGP
B	18-02-22	Updated in line with Planning Layout.	DGP	DGP
A	31-01-22	Updated in line with Planning Layout.	DGP	DGP

Client  

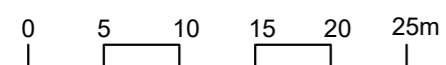
Project
**Redhill Ambulance Station, Pendleton Road,
 Redhill, Surrey RH1 6JU**

Drawing Title
Enclosures Layout

Scale **1:500 @ A2** Drawn **BAS** Checked **DGP**
 Date **July 2021** File **P1803 Layout** Drawing Status
 Drg.No. **P1803.07** Rev. **D** **PLANNING**

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PLOT 1
TYPE F



PLOT 2
TYPE D1

PLOT 3
TYPE D

PLOT 4
TYPE C

PLOT 5
TYPE C



PLOT 6
TYPE A

PLOT 7
TYPE G

PLOT 8
TYPE H

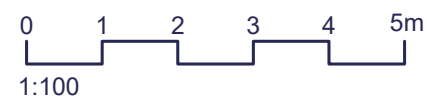
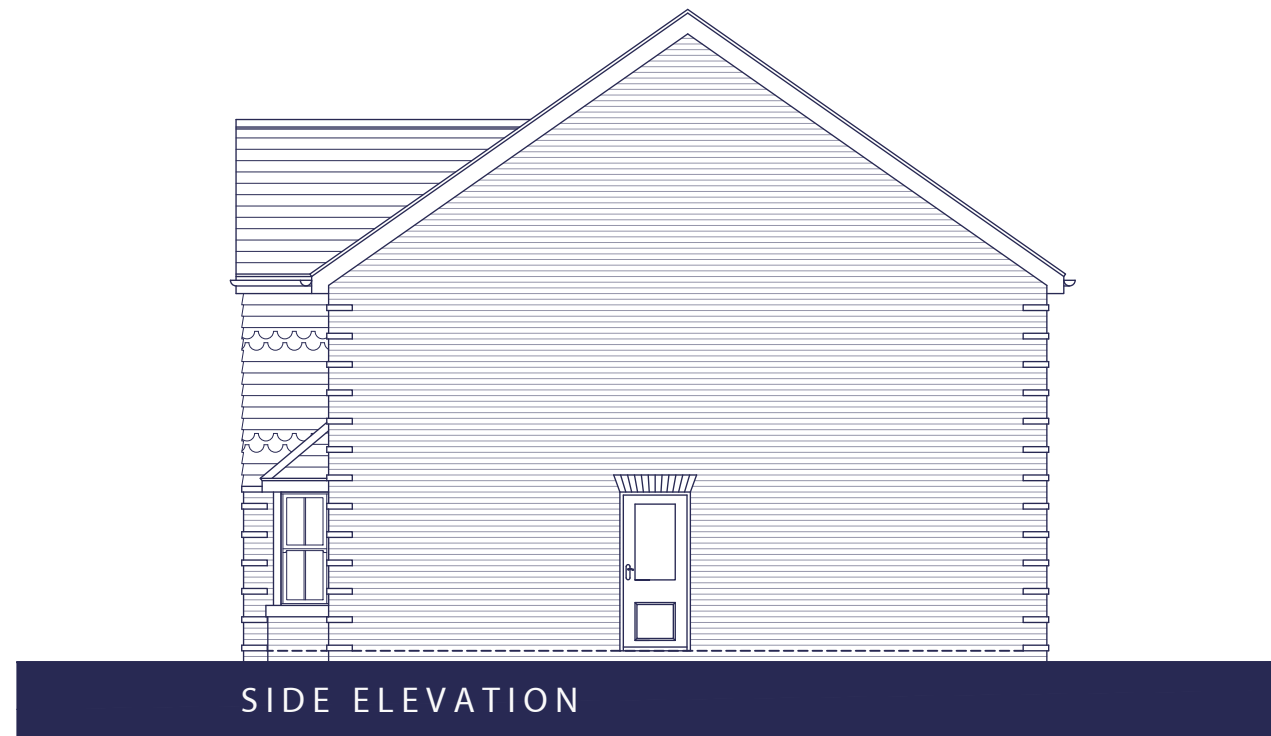
Rev.	Date	Description
F	08.06.22	Plot 2 amended
E	24.05.22	Plot 2 amended
D	23.05.22	Updated in line with planning layout
C	12.05.22	Updated in line with planning layout
B	05.05.22	Updated in line with planning layout
A	28.01.22	Updated in line with planning layout

Drawn	Checked
VR	DGP
VR	DGP
VR	DGP
VR	DGP
VR	DGP
VR	DGP
VR	DGP

Client	 AQUINNA HOMES	Scale	1:200 @ A3	Drawn	ACG	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Date Pendleton Road, Redhill, RH16JU.		September 2021	File	StreetScenes		
Drawing Title	StreetScenes	Drg.No.	P1803.SS.01	Rev.	F	Drawing Status	PLANNING



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Rev.	Date	Description
B	19.05.22	Bay windows and Tile Hanging added.
A	12.05.22	Updated in line with clients comments.

MCN	DGP
VR	DGP
Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Type F		
Drawing Title	Type F Front & Side Elevations	Drg.No.	P1803.F.02	Rev.	B	Drawing Status	PLANNING



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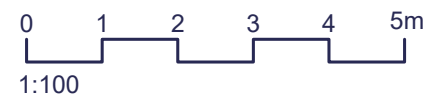
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REAR ELEVATION



SIDE ELEVATION



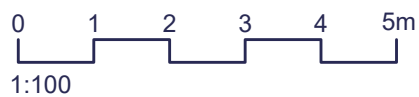
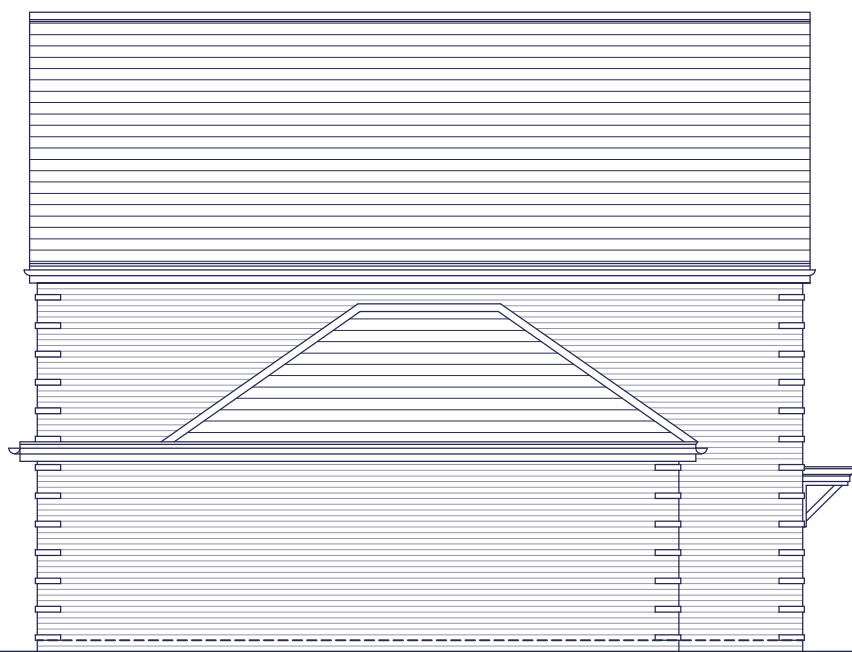
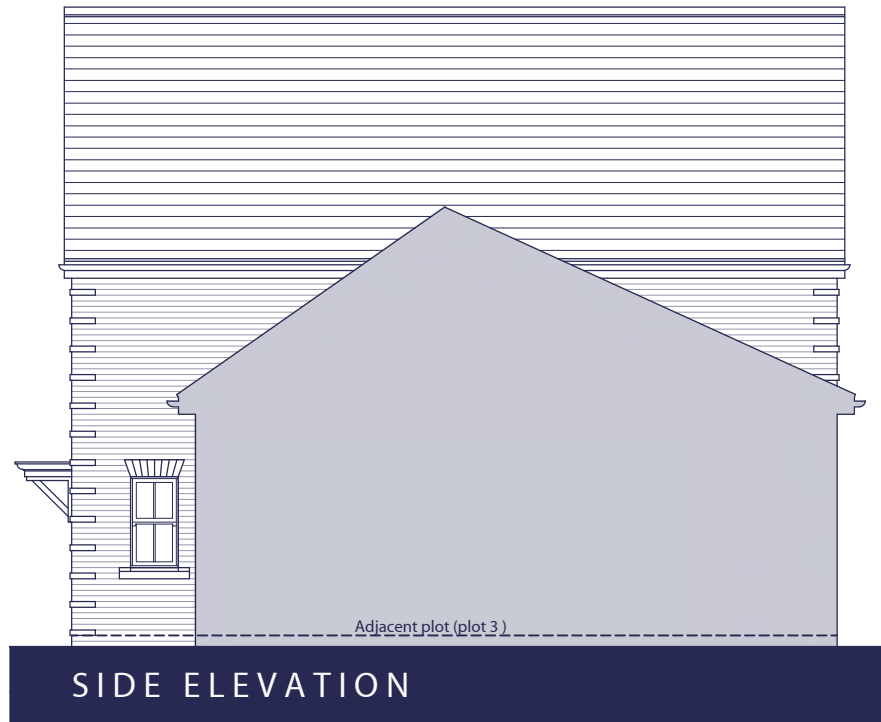
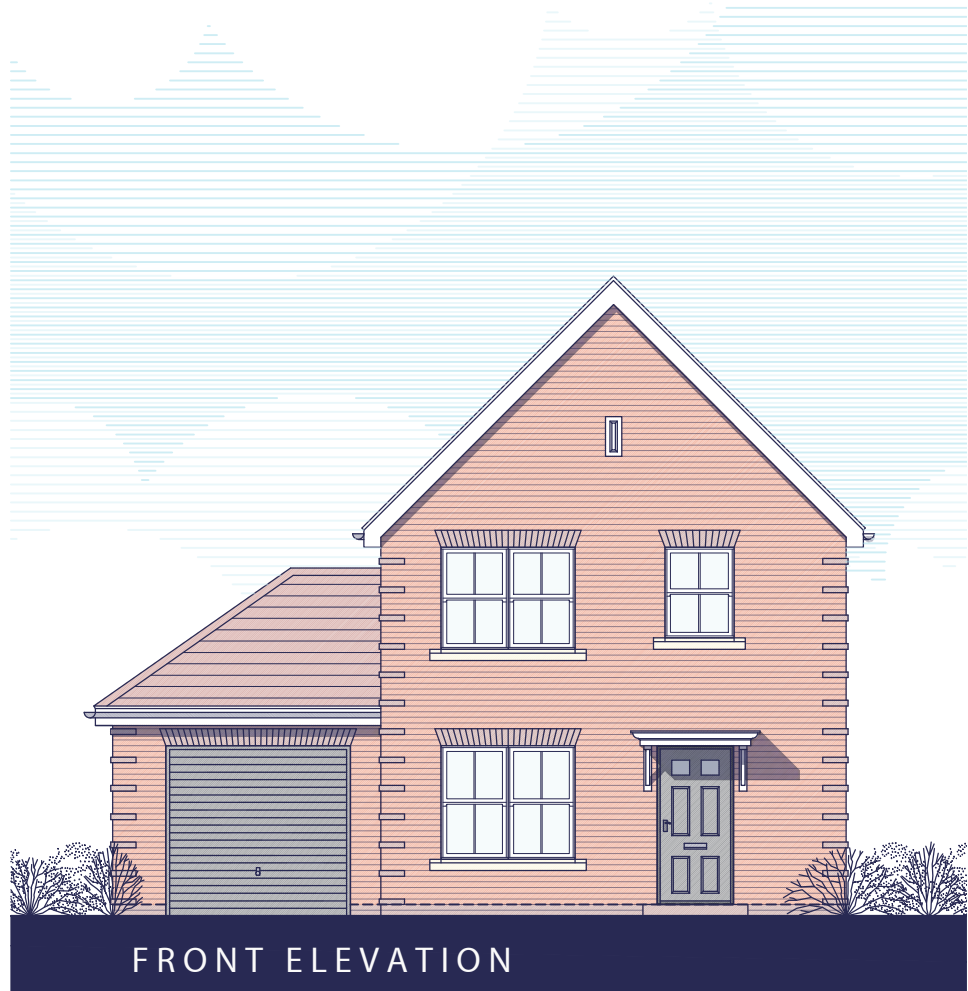
Rev.	Date	Description
B	19.05.22	Bay windows and Tile Hanging added.
A	12.05.22	Updated in line with clients comments.

MCN	DGP
VR	DGP
Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Type F		
Drawing Title	Type F Rear & Side Elevations	Drg.No.	P1803.F.03	Rev.	B	Drawing Status	PLANNING



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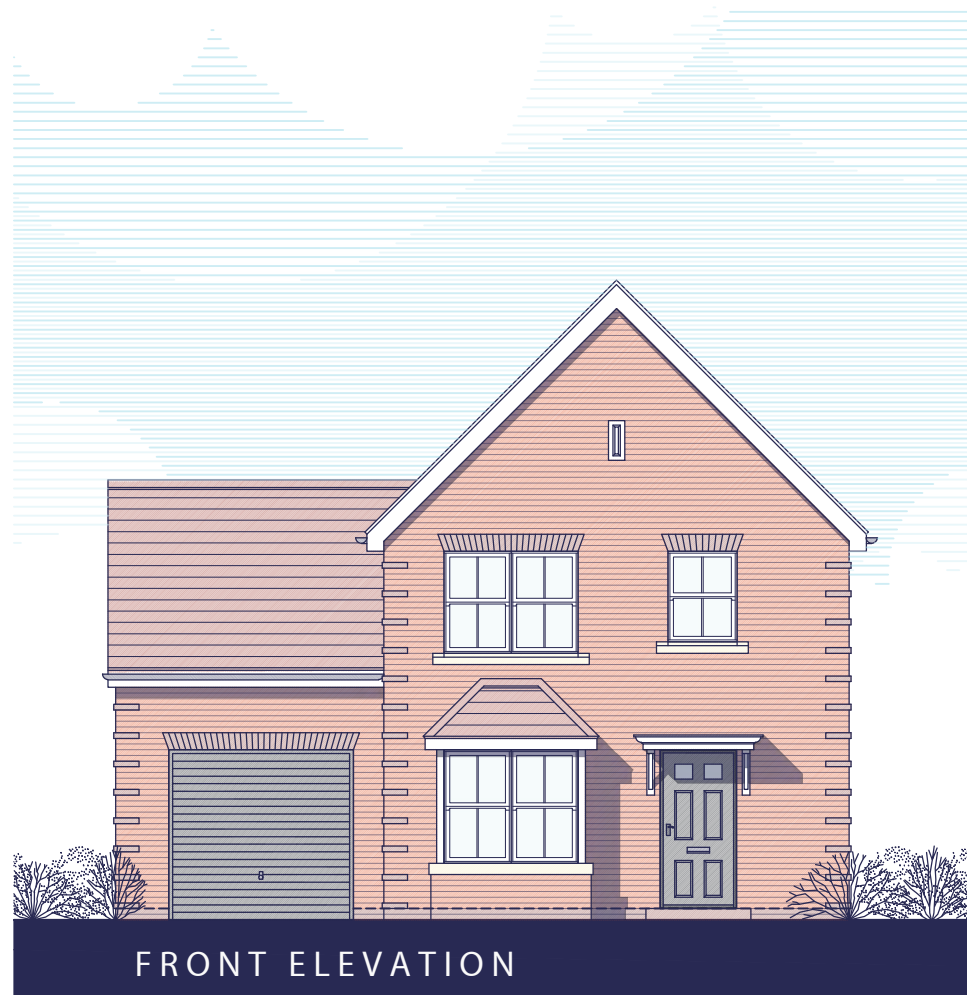
Rev.	Date	Description
G	08.06.22	Garage roof amended.
F	24.05.22	Barn hip added
E	05.05.22	Roof amended to clients comments
D	27.01.22	Garage enlarged to 3.25m.
C	20.09.21	Grey roof changed to red.
B	13.09.21	Garage and home office increased. Rear door amended.
A	06.09.21	Bi-fold door added. 1st floor redesigned.

Drawn	Checked
VR	DGP
VR	DGP
VR	DGP
VR	DGP
ACG	DGP
ACG	DGP
ACG	DGP

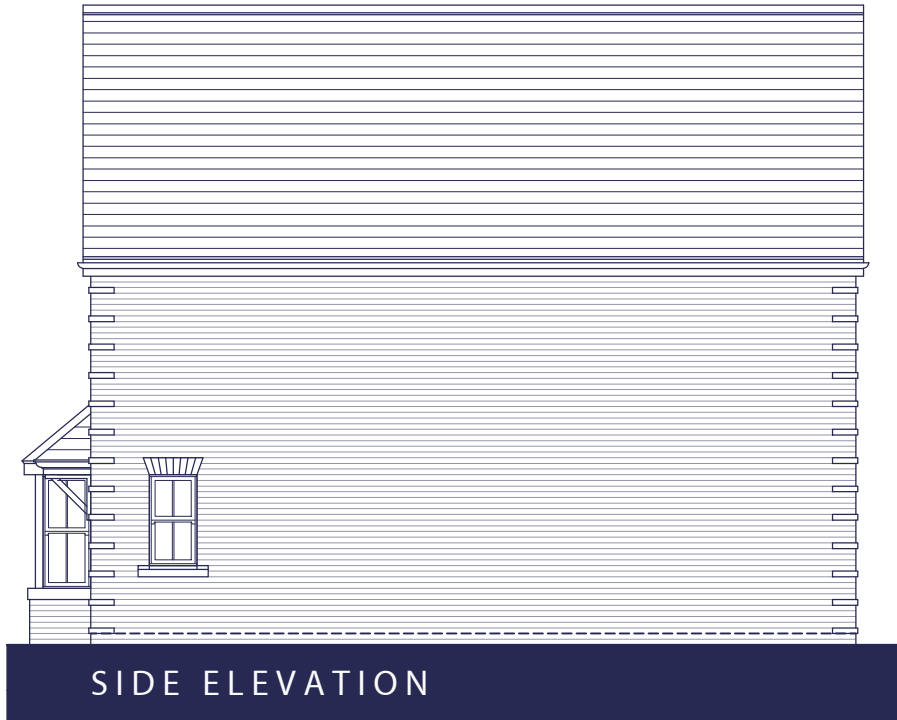
Client	AQUINNA HOMES	Scale	1:100 @ A3	Drawn	ACG	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	August 2021	File	Type D	Drawing Status	PLANNING
Drawing Title	Type D1 Floor & Roof Plans	Drg.No.	P1803.D1.04	Rev.	G		



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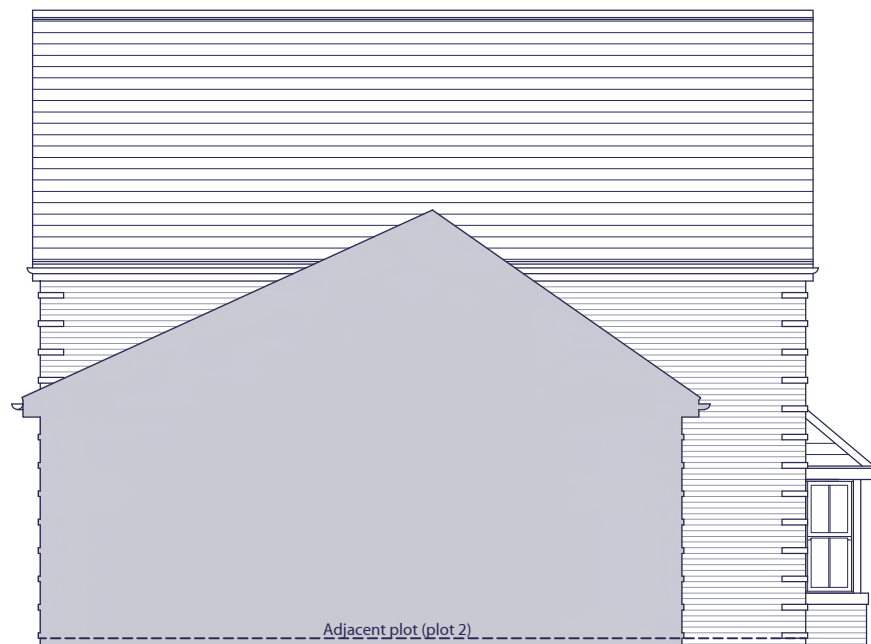
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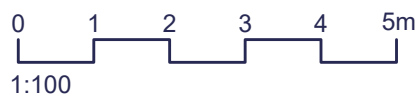
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Description
C	20.05.22	Bay added to front elevation.
B	05.05.22	Roof amended to clients comments
A	27.01.22	Garage enlarged to 3.25m.

Drawn	Checked
VR	DGP
VR	DGP
VR	DGP

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	ACG	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	September 2021	File	Type D		
Drawing Title	Type D Floor & Roof Plans	Drg.No.	P1803.D.02	Rev.	C	Drawing Status	PLANNING



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FRONT ELEVATION



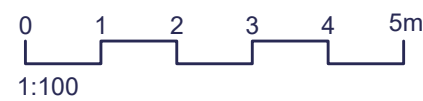
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Description
B	19.05.22	Amended to clients comments
A	05.05.22	Roof amended to clients comments

VR	DGP
VR	DGP
Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	ACG	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Date Pendleton Road, Redhill, RH16JU.	Date	August 2021	File	Type C		
Drawing Title	Type C Floor & Roof Plans	Drg.No.	P1803.C.02	Rev.	B	Drawing Status	PLANNING



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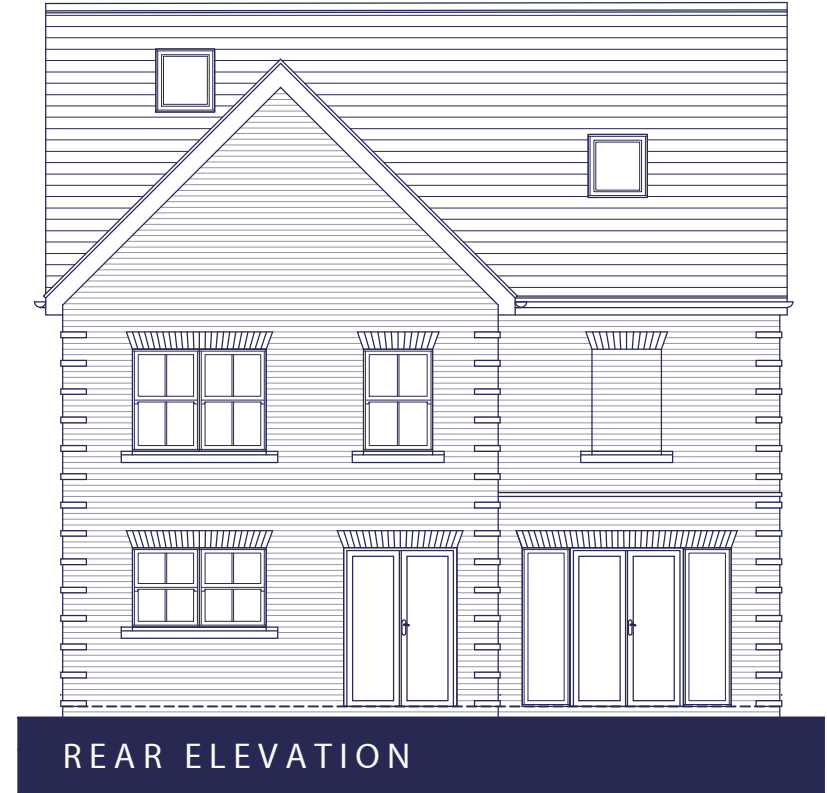
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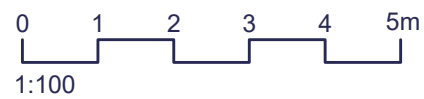
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Description
B	20.05.22	Bays added to front elevation.
A	12.05.22	Updated in line with clients comments.

Drawn	Checked
VR	DGP
VR	DGP

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	ACG	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	August 2021	File	Type A		
Drawing Title	Type A Elevations	Drg.No.	1803.A.02	Rev.	B	Drawing Status	PLANNING



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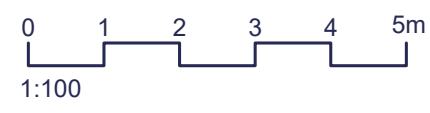
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FRONT ELEVATION



SIDE ELEVATION



Rev.	Date	Description	Drawn	Checked
B	20.05.22	Updated in line with clients comments.	MCN	DGP
A	12.05.22	Updated in line with clients comments.	VR	DGP
			Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Types G & H		
Drawing Title	Type G Front & Side Elevations	Drg.No.	P1803.G.02	Rev.	B	Drawing Status	PLANNING



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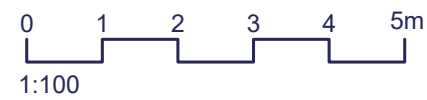
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REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Description
B	20.05.22	Updated in line with clients comments.
A	12.05.22	Updated in line with clients comments.

MCN	DGP
VR	DGP
Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Types G & H		
Drawing Title	Type G Rear & Side Elevations	Drg.No.	P1803.G.03	Rev.	B	Drawing Status	PLANNING



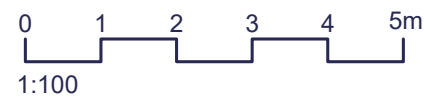
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FRONT ELEVATION



SIDE ELEVATION



Rev.	Date	Description
B	20.05.22	Updated in line with clients comments.
A	12.05.22	Updated in line with clients comments.

Drawn	Checked
MCN	DGP
VR	DGP

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Types G & H		
Drawing Title	Type H Front & Side Elevations	Drg.No.	P1803.H.02	Rev.	B	Drawing Status	PLANNING



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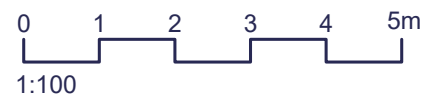
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REAR ELEVATION




SIDE ELEVATION



Rev.	Date	Description
B	20.05.22	Updated in line with clients comments.
A	12.05.22	Updated in line with clients comments.

MCN	DGP
VR	DGP
Drawn	Checked

Client	 AQUINNA HOMES	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
Project	Redhill Ambulance Station, Cotland Acres, Pendleton Road, Redhill, RH16JU.	Date	May 2022	File	Types G & H		
Drawing Title	Type H Rear & Side Elevations	Drg.No.	P1803.H.03	Rev.	B	Drawing Status	PLANNING



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