 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 <sup>th</sup> July 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	10	<b>WARD:</b> <i>Banstead Village</i>


<b>APPLICATION NUMBER:</b>	21/03311/F	<b>VALID:</b>	20/01/2022
<b>APPLICANT:</b>	Proceed Capital Ltd	<b>AGENT:</b>	Fredrick Adam Ltd
<b>LOCATION:</b>	<b>ALVIS HOUSE PARK ROAD BANSTEAD SURREY SM7 3EF</b>		
<b>DESCRIPTION:</b>	<p>A change of use of land to class c3, the removal of the existing areas of hardstanding, retention and restoration of bunker 4, the demolition of the remaining structures, and redevelopment to provide ten detached dwellings accessed via an internal circuit road framing a central water body. To include associated works for the purpose of landscaping. As amended on 25/03/2022 and on 12/04/2022.</p>		
<p><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></p>			

This item was deferred from the 6 July Planning Committee as there was not enough time to hear the item.

There is no change to the proposal or previous committee report.

### **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 <sup>th</sup> July 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	11	<b>WARD:</b> <i>Banstead</i>

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## SUMMARY

The proposed development seeks planning permission for the removal of the existing areas of hardstanding, retention and restoration of bunker 4, the demolition of the remaining structures, and redevelopment to provide ten detached dwellings – on the site which is within the Metropolitan Green Belt between Banstead and Chipstead.

Permission was granted in 2017 under application ref. 16/01013/F for the redevelopment of the site for 9 detached houses. All relevant pre-commencement conditions were discharged and demolition works have already taken place on the site with the majority of the existing bunkers already removed. As such officers are satisfied that this site application has been lawfully commenced and is therefore an extant permission which is a material consideration.

In view of the case presented by the applicant, including the 2003 Lawful Development Certificate, and an inspection of the site, and the extant permission it is considered to be previously developed for the purposes of the National Planning Policy Framework (NPPF). In these circumstances, the provisions of paragraph 149 of the NPPF are engaged; this allows for limited infilling or the partial or complete redevelopment of previously developed land (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater

impact on the openness of the Green Belt than the existing development. The development is therefore appropriate in principle subject to it not having a greater impact on the openness of the Green Belt and the assessment of all other planning issues.

Overall, the proposal would bring about a reduction in the overall footprint, volume and number of buildings and structures present on the site. The scheme would also significantly reduce the extent of hardstanding, with large areas given back over to soft landscaping, albeit as part of sub-divided private curtilages. Development will also bring an end to the vehicle storage operations on the site which in themselves are considered harmful to the Green Belt. It is therefore considered that, on balance, in accordance with paragraph 149 of the Framework, the development of this brownfield site would not have a greater impact on the openness of the Green Belt than the existing development. Conditions are recommended to secure further details of the extent of the proposed garden areas, the extent and design of the proposed boundary treatments and also landscaping to ensure that the visual impact of the proposal are as expected and to limit the impact on openness of the proposed garden areas.

The loss of all but 1 of the original eight Second World War ammunition store bunkers and some associated paraphernalia were considered in detail during the consideration of the 2016 application as well as the potential archaeological impacts. Under the 2016 application the loss of all but one of the bunkers was approved subject to the reinstatement of the bunker and an undertaking to enable public access to the bunker and the relocation of two air raid shelters. Following the granting of the 2016 permission demolition works were carried out which have removed all but the 1 retained bunker. The current application also proposes to retain the bunker in line with the agreed details under the 2016 application. The Conservation Officer has raised no objection to the proposals subject to the re-imposition of the conditions on the 2016 which secure the retention and reinstatement of the retained bunker. The County Archaeologist has confirmed that there are no further archaeology requirements or concerns at this site.

The design and layout of the site is considered to be acceptable and would create a distinctive and high quality development which fits into its landscaped, woodland setting. Whilst contemporary in nature, the design approach is considered to be appropriate, particularly in view of the unique position of the site and the contained nature and character of the site. A Landscape and Visual Evidence and Appraisal (LVEA) has been submitted to support the application. This considers the impact of the proposed higher dwellings and their design (including light spill) on the wider area taking in to account the topography of the surrounding area and the proposed tree works and replacement landscaping. The report demonstrates that whilst trees are being removed the impact on longer views and wider landscape is acceptable and the proposed replacement planting will ensure that, in the longer term, there is a neutral to minor beneficial impact.

The relationship of the development to, and separation distances with, neighbouring properties are such that the proposed development would have no adverse impact on the amenity of neighbouring properties.

The site is separated from the built up area, albeit in reasonable proximity to services and facilities in Banstead Town Centre. It is however acknowledged that due to the nature of the site residential development would be unlikely to promote sustainable travel choices and that occupants would be reliant on private car. In this respect there would be some conflict with policy which weighs against the scheme; however, the harm arising is not considered to be so significant and prejudicial as to outweigh the positive benefits arising from a development which is compliant with local and national policy in other respects. This was also the conclusion reached for the 2016 scheme which proposed 9 dwellings. The current scheme for 10 dwellings is therefore materially very similar in this respect.

The scheme is considered to be acceptable, subject to conditions, with regard to highway safety, impact on trees and ecology, crime, surface water drainage, contamination and sustainable construction measures.

The proposed development is therefore considered to strike a balance between retaining and restoring the heritage interest of the site in a way which is consistent and appropriate with its significance and providing housing through the effective redevelopment of a brownfield site in a way which is appropriate to its location within the Green Belt.

## **RECOMMENDATION**

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

## **Consultations:**

Highway Authority: No objection on highway safety or capacity grounds but does have concerns regarding sustainability/accessibility grounds

Minerals and Waste Planning Authority: No objection subject to adequate waste storage facilities

Surrey County Council Lead Local Flood Authority (LLFA): satisfied that the proposed drainage scheme meets the requirements of the NPPF, accompanying nPPG and the Non-Statutory Technical Standards for sustainable drainage systems.

Surrey Police – Request that a condition be imposed for require Secured by Design accreditation for the development.

Environmental Protection Officer – require contamination conditions due to historic use of the site.

Neighbourhood Services – No concerns raised subject to the access being constructed to Surrey Highway Standards, correct access being provided if gate added to entrance and adequate provision of bins to residents

Park Road Residents Association – in principle no objection but make comments in relation to pedestrian safety and the preservation of the bunker, including provision of an information board

Surrey County Council Archaeological Officer – Confirms that no additional recording or investigation will be required. Supports the proposals to secure the repair and reinstatement of the retained bunker and relocation of metal air raid shelters.

Surrey Wildlife Trust – No objection subject to conditions in relation to Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP)

## **Representations:**

None received to date

### **1.0 Site and Character Appraisal**

- 1.1 The application site is the former Banstead Anti-Aircraft Ammunition Depot together with the long private access road linking the site to Park Road.
- 1.2 The site consists of the Second World War military storage bunkers along with a number of more recent agricultural/industrial structures and extensive hardstanding which has until recently been lawfully used for vehicle storage. The bunkers and the site generally, are somewhat in a state of disrepair.

- 1.3 The site is well screened by tree cover on the outer boundaries, giving the site a secluded and largely isolated feel and surrounded by open fields. Adjacent to the site and served by the same shared access road are three detached properties.
- 1.4 To the south on Park Road are a number of substantial detached properties set within large plots. Further north on Park Road is the Park Road/Mint Road Conservation Area, including Mint Cottages, the public house and the Queen Elizabeth Foundation Rehabilitation complex. The site is distinct from the wider locality.
- 1.5 As a whole, the main Courtlands Farm site, excluding the access road, comprises a site area of approximately 2.85ha.
- 1.6 Permission was granted in 2017 under application ref. 16/01013/F for the redevelopment of the site for 9 detached houses. All relevant pre-commencement conditions were discharged and demolition works have already taken place on the site with the majority of the existing bunkers already removed. As such officers are satisfied that this site application has been lawfully commenced and is therefore an extant permission which is a material consideration.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00294. Concerns were raised regarding the impact on openness due to spread of development and also heritage matters with regard to retention of retained bunker and its setting. The pre-application response also set out details of the required technical details for any subsequent application.
- 2.2 Improvements secured during the course of the application: further information provided regarding heritage matters and surface water drainage.
- 2.3 Further improvements could be secured: Condition would control landscaping, materials and other improvements as well as ensuring the restoration and maintenance of the bunker are secured in full accordance with the submitted details.

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

03/00700/CLE	For an existing use of land, excluding former ammunition bunkers and buildings hatched on 'document 2', for a mixed use of agriculture and the storage of motor vehicles and caravans, not including repairs or dismantling	Approved 23 May 2003
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03/01952/OUT	Demolition of emergency ammunition bunkers and storage buildings. Erection of 76 new dwellings plus new internal access road and parking	Refused 24 November 2003 Appeal dismissed
07/01743/OUT	Demolition of the existing buildings and erection of 12 x two storey detached dwelling and 2 x chalet style bungalows	Refused 19 October 2007 Appeal dismissed
16/01013/F	Removal of hardstanding and buildings, erection of 9 detached houses and retained bunker with associated access, parking and landscaping. As amended on 21/10/2016 and as amended on 7/12/2016.	Approved 20 January 2017
19/01811/S73	Removal of hardstanding and buildings, erection of 9 detached houses and retained bunker with associated access, parking and landscaping. Variation to condition 10 of permission 16/01013/f. Amendment to demolition of the bunkers.	Approved 21 November 2019

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

- 4.1 This is full application for the change of use of land to class c3 (residential), the removal of the existing areas of hardstanding, retention and restoration of bunker 4, the demolition of the remaining structures, and redevelopment to provide ten detached dwellings accessed via an internal circuit road framing a central water body. To include associated works for the purpose of landscaping.
- 4.2 The mix of dwellings would be 3 x 4 bedroom units and 7 x 5 bedroom units. The dwellings would be two storeys and have a modern design 3 x mono-pitched roofs and 7 x asymmetrical pitched roofs. The top floors would be cantilevered and finished in timber cladding. The ground floor elements would be finished in brick. The garages would have sedum roofs. Each property would have two external off street car parking spaces and an integral garage which provides space for 1 car and bike storage.
- 4.3 The layout proposes the 10 units to be positioned in a circular fashion around a central green space, which includes a pond. Bunker 4 located in the north-western part of the site would be reinstated and repaired to ensure its long term retention as well as providing the opportunity for members of the public

to visit the site. 4 parking spaces are provided outside the bunker which provide parking for visitors to the site and the bunker. Two existing air raid shelters are also proposed to be re-located to

4.4 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.

4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The DAS includes a detailed assessment of the site context, analysis of the site including climate, man-made features, access, visibilities, opportunities and constraints. It also include an assessment of the extant permission.
Involvement	No evidence of community consultation is known to have taken place.
Evaluation	The DAS states that the new proposal “draws from the existing conditions and layout of the site; the principles of the extant permission; and the needs of the client to create a scheme that is befitting of the site whilst also being financially viable. The resultant proposal is an example of high quality contemporary architecture which defines a new future for Courtlands Farm whilst embracing the vernacular and heritage of its context.
Design	The DAS sets out the key details of the proposals including masterplan, site layout, house types, typical floor plans and elevations and appearance/materiality. More details is then given regarding house types, sustainability and landscape and ecology.  The DAS also including a comparison of the scheme against the site as it existed prior to demolition and against the extant permission.  Lastly the DAS provide a number of visualisations to show what the scheme is likely to look like if implemented

4.6 Further details of the development are as follows:



Site area	2.85
Existing use	Mixed agricultural, commercial and vehicle storage
Proposed use	Residential (10 x 4+bed dwellings)
Proposed parking spaces	34 (3 spaces per residential unit, 4no visitor)
Parking standard	27 (25 for residential, 2no visitor)
Number of affordable units	0
Net increase in dwellings	10
Proposed site density	4 dph
Density in surrounding area	Park Road (south of site) – 2 dph Park Road/Yewlands Close – 18 dph

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Locally Listed Building  
Site of Archaeological Importance  
Parking accessibility score – 1 (low)

### 5.2 Reigate and Banstead Core Strategy (CS)

CS1 (Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment)  
CS3 (Green Belt)  
CS4 (Valued townscapes and the historic environment)  
CS5 (Valued People/Economic Development),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Infrastructure Delivery),  
CS13 (Housing delivery)  
CS14 (Housing Needs)  
CS17 (Travel Options and accessibility)

### 5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

DES1 (Design of new development)  
DES4 (Housing mix)  
DES5 (Delivering high quality homes)  
DES8 (Construction Management)  
DES9 (Pollution and contamination land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)

CCF2 (Flood Risk)  
INF3 (Electronic communication networks)  
NHE2 (Protecting and Enhancing Biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
NHE5 (Development within the Green Belt)  
NHE9 (Heritage Assets)

#### 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  
Vehicle and Cycle Parking  
Guidance 2018  
Affordable Housing

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

#### 6.0 **Assessment**

6.1 The application site comprises a previously developed site within the Green Belt which is identified as a locally listed building and designated as a site of archaeological importance. The site is not adjacent to the existing built-up area.

6.2 The main issues to consider are therefore:

- Impact upon the Metropolitan Green Belt
- Effect on the historic interest of the site and design considerations
- Housing mix and standard of accommodation
- Accessibility, parking and traffic implications
- Effects on the amenity of neighbouring properties
- Flooding and surface water drainage matters
- Trees and ecology
- Contamination
- Energy, sustainability and broadband
- Crime
- Community Infrastructure Levy (CIL)

Impact upon the Metropolitan Green Belt

- 6.3 Being within the Green Belt, paragraph 149 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed land (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. The site meets the definition of previously developed land by virtue of the extent of non-agricultural use of several of the structures and the significant areas of hardstanding (as confirmed by the 2003 lawful development certificate). This is the position taken by the Council during its consideration of the extant 2016 permission.
- 6.4 The test is therefore whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. In this regard, the site comprised a number of buildings, some which are substantial in size and scale, the bunker structures and significant areas of hard landscaping. In addition, until recently, the site was lawfully used (granted in 2003 under 03/00700/CLE) for open storage of a significant number of vehicles, a use which in itself, represents an intrusion on the openness of the Green Belt. Overall, the existing buildings and lawful use are considered to have a significant impact on the openness of the Green Belt, albeit it is relatively well screened from view by tree cover.
- 6.5 There is no definitive test by which to consider the openness of the Green Belt. The National Planning Practice Guidance published advice on the assessment of openness in the Green Belt in July 2019. It states that “assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:
- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
  - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
  - the degree of activity likely to be generated, such as traffic generation.”
- 6.6 As set out in the submitted DAS documents when compared to the extant scheme the proposal would be larger on a number of measures including overall volume (1,460m<sup>3</sup> compared to 12,293m<sup>3</sup>), gross internal area (3,008.12sqm compared to 3,514.35sqm), max height (+158.55m (AOD) compared to +158.1) and hardstanding (7,846.76 sqm compared to 5,131.18sqm). The scheme is however smaller in terms of footprint (2,077sqm compared to 2,319sqm). The proposed scheme is also quite different in approach compared to the extant scheme with a greater spread of buildings across the site but with an increase in landscaping and openness within the centre of the site. It is therefore difficult to compare the two schemes. It must also be remembered that the assessment is not whether the proposed scheme is larger than the extant scheme but whether taking in

to account all the factors the proposal would have a greater impact on the Green Belt than the existing bunker development and collection of agricultural buildings.

- 6.7 A number of factors are considered to be relevant and these are discussed below.
- 6.8 In this instance the applicants have provided an assessment with regard to the existing and proposed buildings in terms of volumetric and footprint calculations, which demonstrates that the removal of existing structures and replacement with the ten detached dwellings results in an overall decrease in volume of buildings (from approximately 16,217m<sup>3</sup> to around 14,630m<sup>3</sup>) and footprint (from 4,141m<sup>2</sup> to 2,390m<sup>2</sup>). Whilst, volumetric and footprint calculations alone do not necessarily translate into an actual reduction in openness; they are informative in the overall consideration of the scheme. It is also important to note that some of the existing buildings will have been associated with agricultural use and therefore fall outside of the definition of previously developed land; however in terms of footprint there would still be a small reduction of 115m<sup>2</sup> if you exclude the agricultural buildings. In terms of proposed volume, whilst the amount of volume would be greater if the agricultural buildings were excluded, given that these structure form part of the redevelopment of the site these are still buildings which impact on openness and are relevant to the overall consideration.
- 6.9 In addition to a reduction in built structures, the proposed development would also bring about a significant reduction in the extent and spread of hardstanding and hard landscaping on the site with a reduction from 15,051m<sup>2</sup> to 7,847m<sup>2</sup> – a reduction of 47%. The layout concentrates the built form within the general footprint of the existing bunkers ensuring that the built form would not encroach beyond the parts of the site where there was built form. In addition, whilst the spread of buildings would be greater than the extant scheme due to the reduction in hardstanding and the soft landscaped nature of the central part of the site the increase in openness throughout the site adequately counters this greater spread. Analysis by the applicant shows that the areas of the site covered by buildings, hard surface and the like would be reduced from 19,191m<sup>2</sup> to 10,236m<sup>2</sup> meaning a reduction from 67% coverage to only 37% coverage, with the equivalent to 0.9 hectares given back over to soft landscaping. Whilst it is acknowledged that the majority of this additional open land would be within the form of sub-divided private rear gardens (which reduces the benefit somewhat), there is nonetheless considered to be a net benefit to the openness of the Green Belt. The proposed boundary treatment proposed for the gardens would be a natural approach with the use of a bund, timber post and wire stock fencing and native hedging which would cause less impact to openness than standard close boarded fencing. It is also considered that the extent of private rear gardens can be appropriately secured by condition to ensure that the gardens do not extend fully up to the site boundary and also controls over the type and extent of boundary treatments.

- 6.10 Furthermore, the redevelopment proposals would secure cessation of the vehicle storage activities which have previously been lawfully carried out on the site. The proposed residential use is considered to be an improvement over the vehicle storage which, both in terms of the intensity of activity/movements and the visual impact, is considered to be more harmful to the openness and purposes of the Green Belt.
- 6.11 From a visual impact point of view whilst the maximum height of the buildings would be higher than the extant and existing buildings the proposal has limited the impact by lowering the ground levels within the site ensuring that the building would only be marginally higher (+158.55 mAOD compared to existing +157.77mAOD and extant +158.1mAOD) and proposing a modern design with wooden cladding at first floor. The site will also continue to be well screened around its boundaries by the existing trees and a number of replacement trees. The result as demonstrated by the submitted Landscape and Visual Evidence and Appraisal (LVEA) report is that in the long term the visual impact would be neutral to minor beneficial compared to the existing built form.
- 6.12 The conclusions reached by the Inspector determining the 2007 appeal in respect of the Green Belt are noted and a consideration in this case. However, the situation now both in terms of the nature of development now proposed and changes in national policy since that decision, are such that it is not unreasonable to reach a different conclusion in this instance.
- 6.13 Overall, the proposal would bring about a reduction in the overall footprint, volume and number of buildings and structures present on the site. The scheme would also significantly reduce the extent of hardstanding, with large areas given back over to soft landscaping, albeit as part of sub-divided private curtilages. Development will also bring an end to the vehicle storage operations on the site which in themselves are considered harmful to the Green Belt. It is therefore considered that, on balance, in accordance with paragraph 149 of the Framework, the development of this brownfield site would not have a greater impact on the openness of the Green Belt than the existing development. Conditions are recommended to secure further details of the extent of the proposed garden areas, the extent and design of the proposed boundary treatments and also landscaping to ensure that the visual impact of the proposal are as expected and to limit the impact on openness of the proposed garden areas.
- 6.14 For these reasons, the development would not be inappropriate development and would therefore accord with Policy NHE5 of the Development Management Plan 2019, Core Strategy Policy CS3 and the NPPF. Given the specifics of the case where on balance the case is not considered to have a greater impact on the openness of the Green Belt than the existing development subject to the site being well contained and the residential curtilages and associated boundary treatments being sensitively laid out it is considered that it is necessary and reasonable in this case to retain control over future extensions and outbuildings to ensure that the development

continues to have an acceptable impact on the openness of the green belt and visual amenities of the site and surrounding area.

Effect on the historic interest of the site and design considerations

- 6.15 Courtlands Farm is the former Banstead Anti-Aircraft Ammunition Depot of 1938. The depot is Locally Listed and Site of Archaeological Importance, with land surrounding the site also a Site of High Archaeological Potential.
- 6.16 The loss of all but 1 of the original eight Second World War ammunition store bunkers and some associated paraphernalia were considered in detail during the consideration of the 2016 application as well as the potential archaeological impacts. Under the 2016 application the loss of all but one of the bunkers was approved subject to the reinstatement of the bunker and an undertaking to enable public access to the bunker and the relocation of two air raid shelters. Following the granted of the 2016 permission demolition works were carried out which have removed all but the 1 retained bunker. The current application also proposes to retain the bunker in line with the agreed details under the 2016 application.
- 6.17 The Council's Conservation Officer has comments as follows: "The locally listed bunker is the sole surviving bunker of the former Banstead Anti Aircraft Ammunition Depot of 1938 and the proposal is to restore this. It is the only surviving bunker of its type in the London area, and would have been used in the Battle of Britain, the Blitz and against the Flying Bombs, covering supply for both South London and briefly the South East. Conditions 11 (retention) 12 (restoration) 13 (management) and 14 (air raid guardhouses) of 16/01013 should be carried forward to the present application. The information provided in the application is satisfactory for determination purposes though is now out of date and further details will be required by condition." Therefore subject to the reimposition of the conditions from the 2016 permission the impact on the locally listed heritage asset is considered to be acceptable.
- 6.18 In terms of archaeology this was considered under the 2016 application and as part of the already carried out demolition works the then applicant carried out archaeological recording (report by Archaeology South East). As this has already been carried out and submitted with this application the County Archaeologist has confirmed that there are no additional archaeological recording or investigations required under this current application.
- 6.19 The proposal is therefore, subject to the recommended conditions, considered to comply with the requirements of NHE9 and the NPPF.
- 6.20 In terms of design and impact on the wider landscape character of the area the site is accessed by a long sweeping access road and well screened by landscaping and trees on the boundary such that it does not have a strong physical or visual relationship with development in the surrounding area. Given this, there is no immediate context for the development to follow in terms of architectural and stylistic conventions, form or grain of development. There is therefore scope for the site to derive its own character, albeit, there

within the parameters of the requirement to reflect and reinforce local distinctiveness in accordance with local and national policies.

- 6.21 The buildings would be arranged so that the 10 dwellings would be located around a central looping road. The houses would face on to the looping road with their rear gardens extending out towards the perimeter of the site. Inside the looping road would be a soft landscaped area with a pond. The frontages of the houses would include good sized areas of soft landscaping. The proposed boundary treatment is proposed to be a bund, with a timber and post and wire stock fence with native hedging and would measure 2m in height. The main access loop will be constructed to meet highways standards to enable access by refuse and maintenance vehicles, this will be dressed in a buff/golden rolled stone to provide a more rural aesthetic. The driveways themselves will use a permeable build up with a similar buff/golden rolled stone finish.
- 6.22 The design of the proposed dwellings would be contemporary in nature, with either low pitched asymmetrical roofs or mono-pitched roofs and modern detailing. The first floor would be timber clad while the ground floor would have facing brickwork. The use of this roof form assists in keeping the volume and bulk of the new buildings down and combined with the softer timber cladding finish enable the buildings to fit more sensitively within the site and woodland setting than a traditional build development. It should be noted that the design approach is one that has been found acceptable on the recently approved applications for Alvis House and the former Courtlands Farm site. In terms of light spill whilst the dwellings would include large areas of glazing however all of the large windows have large areas of overhang or are well recessed which limits the light spill.
- 6.23 The variation in roof designs and the spaced out nature of the buildings also helps to break up the bulk and massing of the scheme and limits its visual impact from wider viewpoints. As does the fact that the new dwellings are to be erected at a lower ground level. To further evidence the acceptability of the proposals in terms of a wider landscape impact the applicant has submitted a Landscape and Visual Evidence and Appraisal (LVEA). This considers the impact of the proposed higher dwellings and their design (including light spill) on the wider area taking in to account the topography of the surrounding area and the proposed tree works and replacement landscaping. The report demonstrates that whilst trees are being removed the impact on longer views and wider landscape is acceptable and the proposed replacement planting will ensure that, in the longer term, there is a neutral to minor beneficial impact. The report concludes that "It is not considered that the proposed development of the former munitions depot at Courtlands Farm will be out of character within the surrounding landscape or that it will differ significantly from the existing situation. The site is well contained by mature vegetation, both on the site's boundaries and within the surrounding landscape, and this, along with the size, scale, appearance and design of the proposed buildings, will limit any possible adverse landscape and visual effects of the development. It is considered that the proposals are compliant with policy by conserving the character, special qualities,

distinctiveness, biodiversity and ecosystem service functions of the site and its surroundings.”

- 6.24 I have considered the applicant’s submission and concur with its conclusions. As noted above the site is previously developed land with a good degree of tree cover and higher ground level to the site’s boundaries which will help to contain the proposed development. This in combination with the sensitively design dwellings and layout and modest quantum of development will result in an appropriate impact on the character of the site and wider landscape.
- 6.25 The comments of the Conservation Officer are noted where he has raised concerns regarding the larger scale and top heavy cantilevered design of the dwellings, light spill, the reduced amount of proposed landscaping and the suburbanising impact this would have on the area and local distinctiveness. However for the reasons set out above the scheme is considered to meet the policies of the DMP and would result in high quality development with a distinctive, high character which would be appropriate to the landscape and historic setting of the site and in my view a better designed scheme than the extant 2016 scheme.
- 6.26 As set out above conditions are recommended to secure further details of the extent of the proposed garden areas, the extent and design of the proposed boundary treatments and also landscaping to ensure that the visual impact of the proposal are as expected and to limit the impact on openness of the proposed garden areas. A condition is also recommended to secure further details of any proposed external lighting for the same reason.

#### Housing Mix and Standard of Accommodation

- 6.27 The submitted plans shows a total of 10 properties with a mix of 3 x 4 bed units and 7 x 5 bed market dwellings.
- 6.28 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, the proposal provides no smaller units. Whilst this is not in line with policy given the location of the site, in a rural setting well away from public facilities and in an area which is characterised by large, detached dwellings it is considered that a scheme with smaller dwellings is likely to have low market demand and would be at odds with the character of the area. It is also important to note that the extant scheme allowed permission for 9 4+ bedroom properties. As such a scheme with no smaller homes is considered to be acceptable in this case.
- 6.29 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.

- 6.30 Each dwelling would have a floor area which is well in excess of the relevant standard in the Nationally Described Space Standards. All habitable rooms would have outlook either looking to the rear or front of their plots, with a number having secondary side facing windows, ensuring adequate outlook for the occupants. As such the units would provide good levels of sunlight and daylight to the main habitable rooms. The dwellings would all have ground floor patio areas and rear terrace areas. The proposed garden areas would be of an adequate size. The proposal would also have shared outdoor amenity space with the central landscaped area.
- 6.31 The terrace areas and outlook from any first floor windows is well located to prevent an unacceptable relationship between the proposed dwellings ensuring that the future occupants would not be unacceptable overlooked. The dwellings are also well spaced out to prevent overbearing impacts or loss of light.
- 6.32 The proposals is therefore considered to provide a good quality level of amenity for the future occupants.

#### Neighbour amenity

- 6.33 DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.34 As discussed above, the site is well screened by landscaping and for the most part is physically divorced from neighbouring properties. The closest properties to the development are Alvis House, The Former Courtlands Farm and Courtlands Farm Bungalow to the west of the site which are served by the same shared access drive as the development site.
- 6.35 The Former Courtlands Farm and Alvis House are closest to the site. However, both would be located well away from the proposed dwellings. In the case of The Former Courtlands Farm site at the closest point, the eastern elevation of the replacement dwelling recently approved there (under ref. 21/02432/F) would be over 15m to the side garden boundary with the new house and a further 6m away from the side elevation more than 35m at the closest point from the new dwelling and the relationship would be side to side. There would be side facing windows but these would be a significant distance to the Former Courtlands Farm boundary and would not overlook key amenity areas.
- 6.36 Alvis House would be located over 20 metres away from the closest point of the nearest proposed dwelling and the relationship would almost be side to side. In addition there would be significant existing and new boundary

landscaping between it and the new dwellings which would further reinforce the separation. The first floor balcony terrace area is designed with side facing solid walls preventing direct outlook towards Alvis House.

- 6.37 Courtlands Bungalow would be a considerable distance from the nearest of the proposed units such that the amenity of its occupants would not be materially altered. The dwelling is also significantly set back from the access road such that there would not be an unacceptable noise and disturbance impact arising from the vehicle movements to the new dwellings. At any rate, it is notable that the site was previously used for vehicle storage (a use which could lawfully be resumed), which would have generated significantly more vehicular movements.
- 6.38 All other neighbours along the Park Road frontage are considered to be sufficiently distant from the new units such that they would not experience any discernible change in amenity.
- 6.39 In terms of impact during construction the proposal would undoubtedly cause some disruption to the three nearby properties however the site is more than capable of containing all construction parking and activities within it and environmental health regulations exist if noise nuisance and other pollution issues became a problem during construction.
- 6.40 On this basis, the proposal would not have an unacceptable impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

Accessibility, parking and traffic implications

- 6.41 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location
- 6.42 The development would be accessed by the existing private driveway/access road which serves the Courtlands Farm complex, with no changes proposed to the present arrangements other than a slight change to the access road alignment as it approaches the site. Each dwelling would be served by two off-street parking spaces and would have a garage providing further opportunity for parking for at least 1 further car. The net result is a scheme which provides 5 parking spaces more for the proposed dwellings than the required minimum standards. The scheme would also include 4 visitor parking spaces, 2 above the minimum requirement. This would also act as visitor parking for the retained bunker when open to the public. Given the nature of the heritage feature the amount of visitor parking is considered appropriate. In addition each plot proposes ample external hardstanding which could easily accommodate more than the allocated 2 parking spaces. The level of parking provision is therefore considered to be in line with Policy TAP1 and more than adequate for its location.

- 6.43 The submission includes tracking which shows that a refuse truck of the size that the Council uses would be able to enter the site and manoeuvre/navigate within the site safely and efficiently to carry out bin collections. Neighbourhood services has confirmed they are happy with the proposal subject to the access road being to highway standards, which the applicant has confirmed it will. Therefore overall, the access and parking provision is considered to be appropriate.
- 6.44 The County Highway Authority has assessed the application and has raised no objection on highway safety/capacity grounds. However, they have advised of concerns regarding the accessibility of the proposal by modes other than private car. This matter therefore warrants further discussion.
- 6.45 The County Highway Authority response draws attention to the fact that the site is remote from key services and is not easily accessible by modes of transport other than the private car, with the nearest bus stop some distance from the site and no desirable or continuous cycleways/footpaths to the site. Reference is also made to a previously dismissed appeal on the site (for 14 units – 07/01743/OUT), in which the Inspector stated gave *“significant weight to the harm through housing in an unsustainable location”*.
- 6.46 These observations, and the previous Inspectors views, are undoubtedly material considerations in this case. Notwithstanding the CHA views, it is notable that the site is within 1km of Banstead Town Centre and as such future occupants would be an acceptable distance from a wide range of retail provision, services (health, dentist), community facilities and primary school provision. It is however accepted that, given the situation of the site, there would be a reliance on private car to access the town. Compared to the scheme before the Inspector at the previous appeal, the number of units has been reduced and as such the harm arising from this reliance on private car would be lessened by virtue of the fact that there would be fewer new residents on the site.
- 6.47 Both the Framework and local policy – chiefly Core Strategy Policy CS17 – seek to maximise accessibility to services and the use of sustainable travel modes. As the CHA note there are three dimensions to sustainable development - economic, social and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. On balance, whilst there would be some conflict with the accessibility requirements, given the scale of the development and the fact it is making use of vacant previously developed site, which will provide construction jobs and helps steer development away from greenfield land and will ensure the retention of a locally listed heritage asset and the historic uses of the site, which created more vehicle movements, it is not considered to be so harmful to the overall strategy for promoting and enabling sustainable development in the borough.

Flooding and Surface Water Drainage matters

- 6.48 The site according is located within Flood Zone 1 and is therefore at the least risk of fluvial flooding and does not require a site specific flood risk assessment or any further mitigation measures.
- 6.49 In terms of surface water flooding the additional drainage information submitted by the applicant has been considered by Surrey County Council as the Lead Local Flood Authority (LLFA). The LLFA, following the submission of additional information 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/verification.

#### Trees and Ecology

- 6.50 The existing tree stock provides screening and must continue to do so if the site is to be developed. With regard to the impact on trees the Council's Tree Officer has provided the following comments:  
"My comments are based on a desk top assessment of the arboricultural report by Barrell Tree Consultancy 21075-AAA-CA. The report identifies the trees to be removed, the majority being low quality but three moderate quality specimens are to be removed. Despite the removal mature trees, there is still a diverse selection of trees that are to be retained. The report has identified replacement trees to be planted which overtime will contribute to the local canopy cover. The buildings are located far enough away from the retained trees allowing them to grow without being exposed to post development pressures, such as undertaking excessive works, or complete removal.

Based on the proposed layout I raise no objections subject to the following conditions being attached [Full tree protection details and detailed landscaping proposals]."

- 6.51 As set out above the Landscape and Visual Evidence and Appraisal (LVEA) demonstrates that whilst trees are being removed the impact on longer views and wider landscape is acceptable and the proposed replacement planting will ensure that, in the longer term, there is a neutral to minor beneficial impact. Based on the comments of the Tree Officer and the findings of the LVEA it is considered that the impact on trees is acceptable. It is noted that there are not full landscape details submitted with the application and as such a condition is recommended to secure further finalised details. It is considered that further planting should be encouraged along the site boundaries, particularly the southern and western boundaries where there are gaps in the existing trees. It is considered that this can be further explored during the assessment of the future landscaping scheme.
- 6.52 In terms of ecology the applicant has submitted a Preliminary Ecological Appraisal, a Bat Emergence Report and Ecological Impact Assessment. Surrey Wildlife Trust (SWT) has assessed the submitted information and has advised that the reports are sufficient to support this application. SWT advise that the methodology and conclusions of the reports are sound and indicate that subject to appropriate mitigation measures through a Construction

Environmental Management Plan there should be no impact to protected habitats or species. The SWT advise that the CEMP should include precautionary measures for bat protection such as lighting management.

- 6.53 In terms of biodiversity net gain the Development Management Plan requires applications to provide it where practical. In this case the site is a previously developed site with limited ecological value. Therefore officers are of the view that net gain is a practical and achievable requirement. SWT has recommended a condition to secure a Landscape and Ecological Management Plan (LEMP) to secure further details of how a net gain in biodiversity will be achieved.
- 6.54 Therefore, subject to conditions to secure the recommended mitigation measures and enhancement measures the proposal is considered to be acceptable with regarding to ecology impacts and biodiversity.

#### Contamination

- 6.55 The Council's Environmental Protection Officer has reviewed the submitted documents and has identified the potential for ground contamination to the present on and/or in close proximity to the site due to the former use as farm land and as an ordnance store during the Second World War. As such a number of conditions are recommended to secure further investigation and if necessary mitigation. Subject to these conditions the proposal would be acceptable in relation to contamination.

#### Energy, Sustainability and Broadband

- 6.56 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.
- 6.57 The submission includes a commitment in the DAS to highly sustainable dwellings which will include passive design, a fabric first approach, non-fossil fuel heating systems and total water usage of not more than 110 litres per person per day. This sets out a general approach to the scheme but does not refer specifically to the policy requirements of CCF1.
- 6.58 In the event that planning permission is to be granted, a condition could be imposed to seek updated information to ensure the scheme complies with the required standards and its implementation prior to the first occupation of development. Car charging points are also recommended to be secured by planning condition to provide appropriate facilities for electric cars. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.59 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.

### Crime

- 6.60 Policy DES1 requires that: “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.”
- 6.61 Surrey Police recommend a condition in relation to Secure by Design to secure further details of security measures to be taken.

### Community Infrastructure Levy (CIL) and request contributions

- 6.62 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 any planning permission.
- 6.63 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.64 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. No such contributions have been requested in this case.

## **CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Elevation Plan	303449-SWH-XX-XX-DRC-0550-P02		25.03.2022
Location Plan	P001		29.12.2021
Site Layout Plan	P002		29.12.2021
Section Plan	P003		29.12.2021
Floor Plan	P004		29.12.2021
Section Plan	P005		29.12.2021
Floor Plan	P006		29.12.2021
Elevation Plan	P007		29.12.2021

Site Layout Plan	P102	29.12.2021
Site Layout Plan	P103	29.12.2021
Other Plan	P104	29.12.2021
Other Plan	P105	29.12.2021
Other Plan	P106	29.12.2021
Section Plan	P107	29.12.2021
Proposed Plans	P108	29.12.2021
Floor Plan	P120	29.12.2021
Floor Plan	P121	29.12.2021
Roof Plan	P122	29.12.2021
Floor Plan	P123	29.12.2021
Floor Plan	P124	29.12.2021
Roof Plan	P125	29.12.2021
Floor Plan	P126	29.12.2021
Floor Plan	P127	29.12.2021
Roof Plan	P128	29.12.2021
Elevation Plan	P130	29.12.2021
Elevation Plan	P131	29.12.2021
Elevation Plan	P132	29.12.2021
Elevation Plan	P133	29.12.2021
Elevation Plan	P134	29.12.2021
Elevation Plan	P135	29.12.2021
Arb / Tree Protection Plan	UNNUMBERED	29.12.2021

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.

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 finalised details of the proposed ground levels, including any changes to the garden areas, 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 the existing site and wider landscape, to safeguard the visual amenities of the locality and protect the openness of the Green Belt with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 NHE9 and NHE5 and requirements of the NPPF.

4. No development shall take place until a plan indicating the residential curtilages of the dwelling houses and the finalised 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 and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

Reason: To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 NHE9 and NHE5 and requirements of the NPPF.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

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

6. No development shall commence on site until a scheme for the hard and soft landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including specialised urban planting pits, 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, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.



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

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

7. 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.

8. 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9. 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. 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 in line with CIRIA C665 guidance.

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

11.
  - a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
  - b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable

future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

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

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

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

13. 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) Reptile and amphibian precautionary approach
  - h) Pre-commencement bat external and internal inspection of buildings and bunker 4
  - i) Preliminary ground level tree roost assessment prior to tree felling
  - j) Pre-commencement badger walkover
  - k) Hedgehog precautionary approach.

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.

14. 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 submitted 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) Biodiversity Net Gain Strategy

The agreed details shall be implemented before occupation of this development, unless otherwise stated in the agreed details or subsequently 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.

15. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical

Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) 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. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
- c) 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 1, unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- d) 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.
- e) Details of drainage management responsibilities and maintenance regimes or the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

16. 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 surface water 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/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order

revoking and re-enacting that Order with or without modification), no demolition of the retained bunker, identified as building no. 4 on the approved drawing number: 916D P002, permitted by Class B of Part 11 of the Second Schedule of the 2015 Order shall be undertaken without the prior written approval of the Local Planning Authority.

Reason: In the interests of safeguarding the identified historic fabric of the retained bunker with regard to Reigate and Banstead Borough Development Management Plan policy NHE9.

18. Before works commence a full specification and drawings for the restoration and repair of the retained bunker shall be submitted to and approved in writing by the LPA including reinstatement of the grass banks to the bunker, additional supporting walls required for this grass bank, a grille over the void between bunker and embankment, a metal roof covering to the main roof, treatment of the carbonation and any other repairs for the stabilising and full restoration of this bunker. All the repairs in the approved specification shall be carried out before any dwellings are occupied.

Reason: To preserve the historic interest of the site with regard to Reigate and Banstead Borough Development Management Plan policy NHE9.

19. Before works commence a full management plan shall be submitted to and approved in writing by the LPA and the retained bunker shall be retained, maintained and managed in accordance with this management plan unless otherwise agreed in writing by the LPA.

Reason: To preserve the historic interest of the site with Reigate and Banstead Borough Development Management Plan policy NHE9.

20. The two one person metal air raid shelters, also known as guard posts, shall be retained and relocated adjacent to the retained bunkers before works commence. Details of how these shelters shall be protected during their removal and details of their proposed new location shall be submitted to and approved in writing by the LPA before works commence.

Reason: To preserve the historic interest of the site with regard to Reigate and Banstead Borough Development Management Plan policy NHE9.

21. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces of the buildings, 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, NHE5 and NHE9.

22. The bin stores shown on the approved plans, unless otherwise agreed in writing, shall be erected and made ready for use (i.e. bins installed) prior to the first occupation of the development.

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

23. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes. This includes the garages which shall be retained to allow the parking for at least 1 car.

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

24. The development hereby approved shall not be first occupied unless and until the cycle stores have been fitted in accordance with the approved plans for at least 2 bicycles to be stored within the garage of each dwelling. Thereafter the cycle stores 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.

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: 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.

26. 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 and protect biodiversity with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

27. 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.

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 units 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 highquality electronic communications network in accordance



with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason: To enable the LPA to retain control over the enlargement of dwellings or new outbuildings in this rural area and Green Belt Location and taking in to account the specific facts of the case where the site is previously developed land with regard Reigate and Banstead Borough Development Management Plan policy NHE5 and the requirements of the NPPF.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no gates, fences walls or other structures under Class A of Part 2 of the Second Schedule of the 2015 Order shall be constructed forward of the proposed houses, between them and the access road, other than those allowed by this permission.

Reason: To ensure the openness of the development internally is maintained in the interests of the visual and residential amenities of the locality with regard Reigate and Banstead Borough Development Management Plan policy NHE5 and the requirements of the NPPF.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. 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](mailto:RC@reigate-banstead.gov.uk) . Please also note our website area for developers

[banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](http://banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).

4. 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)
5. 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).
6. 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.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down

stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

9. 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.
10. The applicant site is situated on land that may have historically comprised military land. As a result there is the potential for a degree of soil contamination to be present beneath part(s) of the site. In addition there is the potential for the presence of Unexploded Ordnance (UXO) to be present beneath part(s) of the site. Groundworkers should be made aware of the above so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified or suspect/actual UXO identified the Local Planning Authority should be contacted promptly for further guidance and in relation to UXO the Local Police should also be contacted. CIRIA C681: UXO a Guide to the Construction Industry (Guidance Document) can provide further information on UXO matters relating to construction.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above arboricultural tree and landscaping conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837. 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.

12. Neighbourhood Services - Please note that individual bin sets currently include:
  - a. 140L green refuse bin (possible upgraded to 2x140L, as detailed on council website)
  - b. 140L black/grey mixed recycling bin (possible upgrade to 240L, as detailed on council website)
  - c. 55L paper box (sometimes with accompanying cardboard to the side)
  - d. 23L food recycling caddy
  - e. 240L garden waste bin (subscription service, as detailed on council website)

Note that the council requires 3-6 weeks' notice when ordering bin sets, please see the following link [https://www.reigate-banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3)

The construction of the driveway access must be to Surrey highway standard for the council vehicles to access, so that at least a 26t vehicle as shown below can access the site and leave the site safely, and without damage to property or vehicle. In particular note the height and width (with mirrors) of the collection vehicle in relation to adjacent obstacles or vegetation ie trees, poles etc. Please confirm the specifications will meet with these requirements.

The plans indicate there are no gates provided on the driveway. If there are plans for gates, then they should be automatic or trade button operated Monday to Saturday 6am to 4pm. The council will not accept a fob or key entry system, though the council does have a code entry requirement. Please advise accordingly.

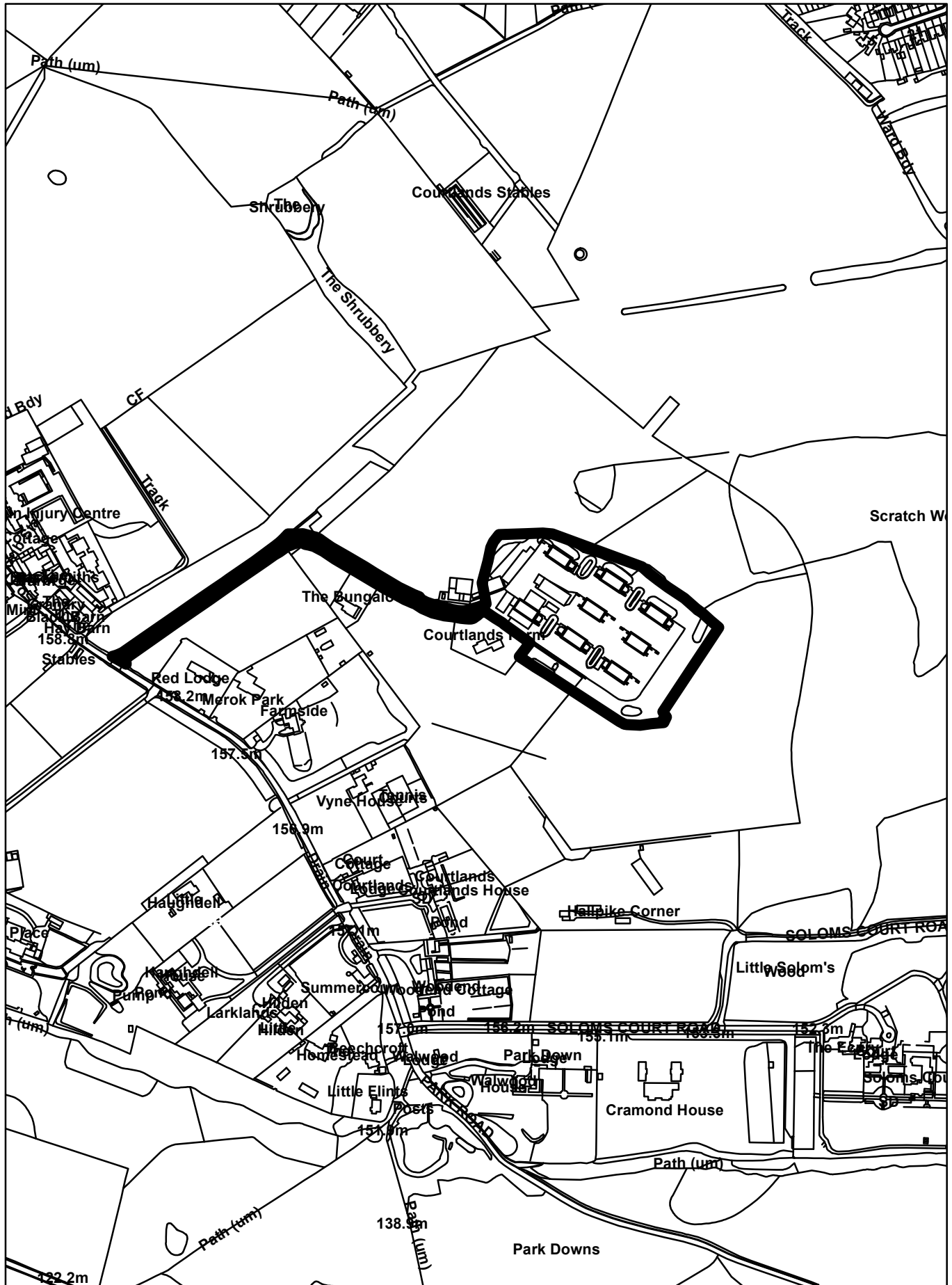
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against the relevant development plan policies set out in the report 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.

# 21/03311/F - Alvis House, Park Road, Banstead





PROPOSED MASTERPLAN				
HOUSE UNITS				
UNIT	TYPE	GEA	GIA	FOOTPRINT
1	B	348	301	195
2	A	376	330	202
3	B	348	301	195
4	A	376	330	202
5	A+	415	366	228
6	A+	415	366	228
7	A+	415	366	228
8	A	376	330	202
9	A	376	330	202
10	B	348	301	195
TOTAL		3793	3317.0	2077.0

TOTAL AREAS (M2)	
DEVELOPABLE AREA	28550.66 (7.05AD)
TOTAL FOOTPRINT AND HARDSTANDING	10236.86
PERCENTAGE OF HARDSTANDING	35.86

- HARD LANDSCAPING HIGHWAYS STANDARD
- PERMEABLE HARD LANDSCAPING



LEGEND	
AP	Anchor Post
AP	AP Wall
B	Boundary
B	Border
BT	Biton Section Cover
BT	Biton Wall Fence
CBV	Cable Television Cover
CTV	Cable Television Point
CF	Close Board Fence
CF	Cheshire Fence
CPS	Concrete paving area
CS	Clutch
DF	Downpipe
DPC	Down Pipe Course
DK	Drop Kerb
ED	Electricity Cover
EP	Electricity Pole
FL	Finished Floor Level
FR	Fire Risers
FP	Fence Post
GP	Gate Post
GU	Gully
GSF	Gate Section Stone
KS	Kerb Sided
LB	Letter Box
LP	Lamp Post
LPS	Lamp Post Shelter
M	Mortgage
MBF	Stone Mason Post
ODF	Open Wood Fence
PM	Parking Meter
PF	Post and Rail Fence
PF	Post and Wire Fence
RF	Road Sign
SC	Step Cook
SK	Skate Value
TSB	Telephone Call Box
TRF	Tree Trunk Fencing
TP	Telephone Pole
TS	Traffic Signal
TR	Top of Rail Height
UL	Utility to UB
UP	Wall Pipe
WR	Water Meter
WRF	Wire Mesh Fence

NOTE: Survey is relative to Ordnance Datum and is based on GPS Observations.  
 NOTE: Whilst no physical access is possible to all the and roof levels, the information is given in good faith. Any critical dimensions should be checked on site before construction. Physical features such as fences are not necessarily legal boundaries.  
 Tree species should be checked by an expert if identification is required.  
 Tree heights are by visual estimation and are not measured.

REPLACED GATES AND GATE POSTS TO LANDSCAPE ARCHITECTS DETAILS.

**Planning Only**

**AR DESIGN STUDIO LTD**  
 CALVE HOUSE  
 LITTLE MINSTER ST  
 WINCHESTER  
 SO23 9HB

T. 01962 864545  
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Client: **Courlands Farm - Phase Two**

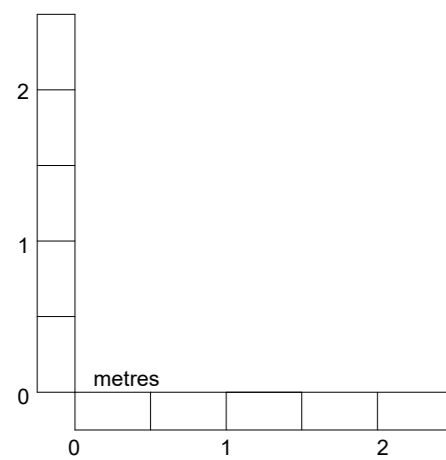
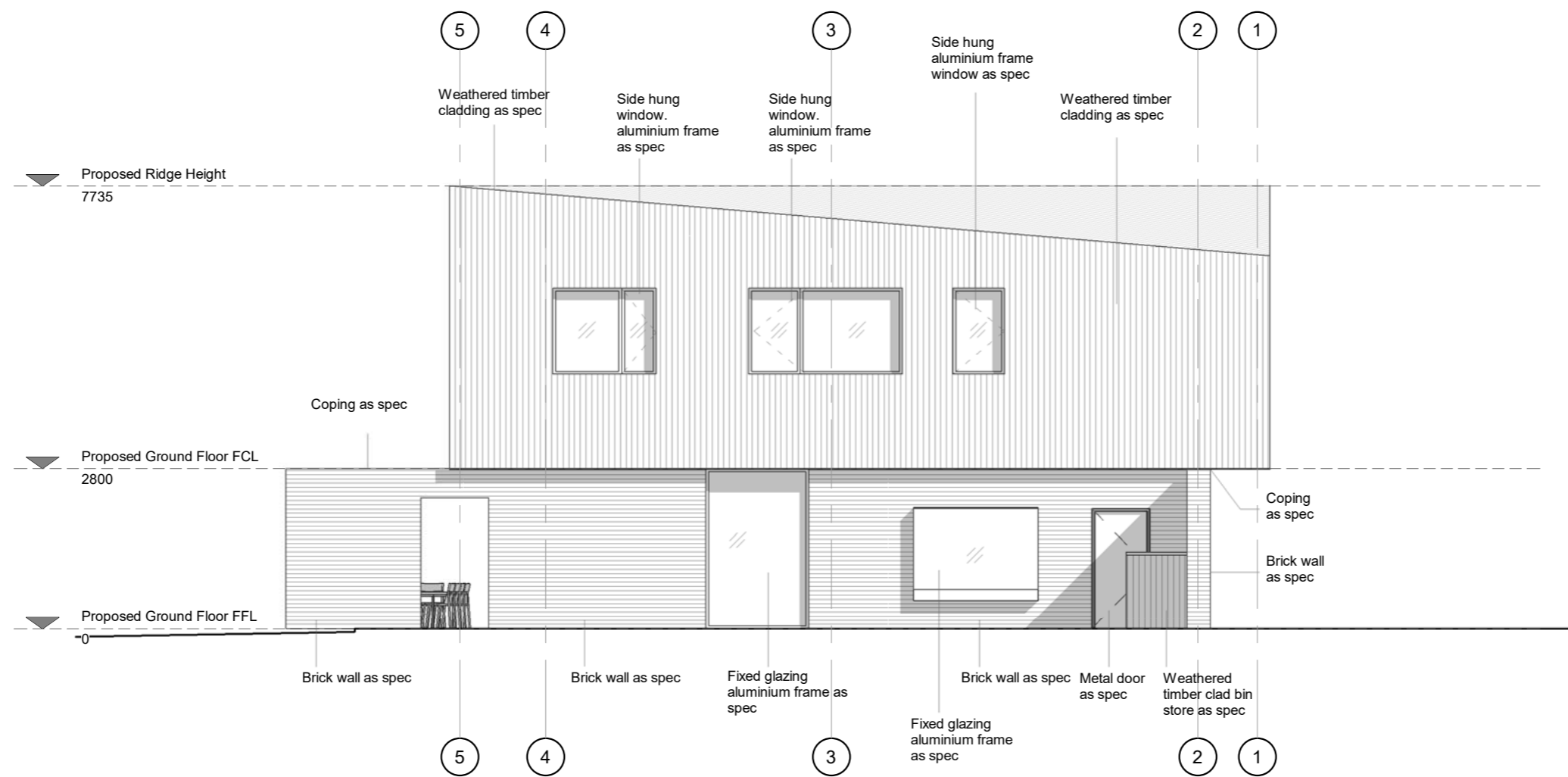
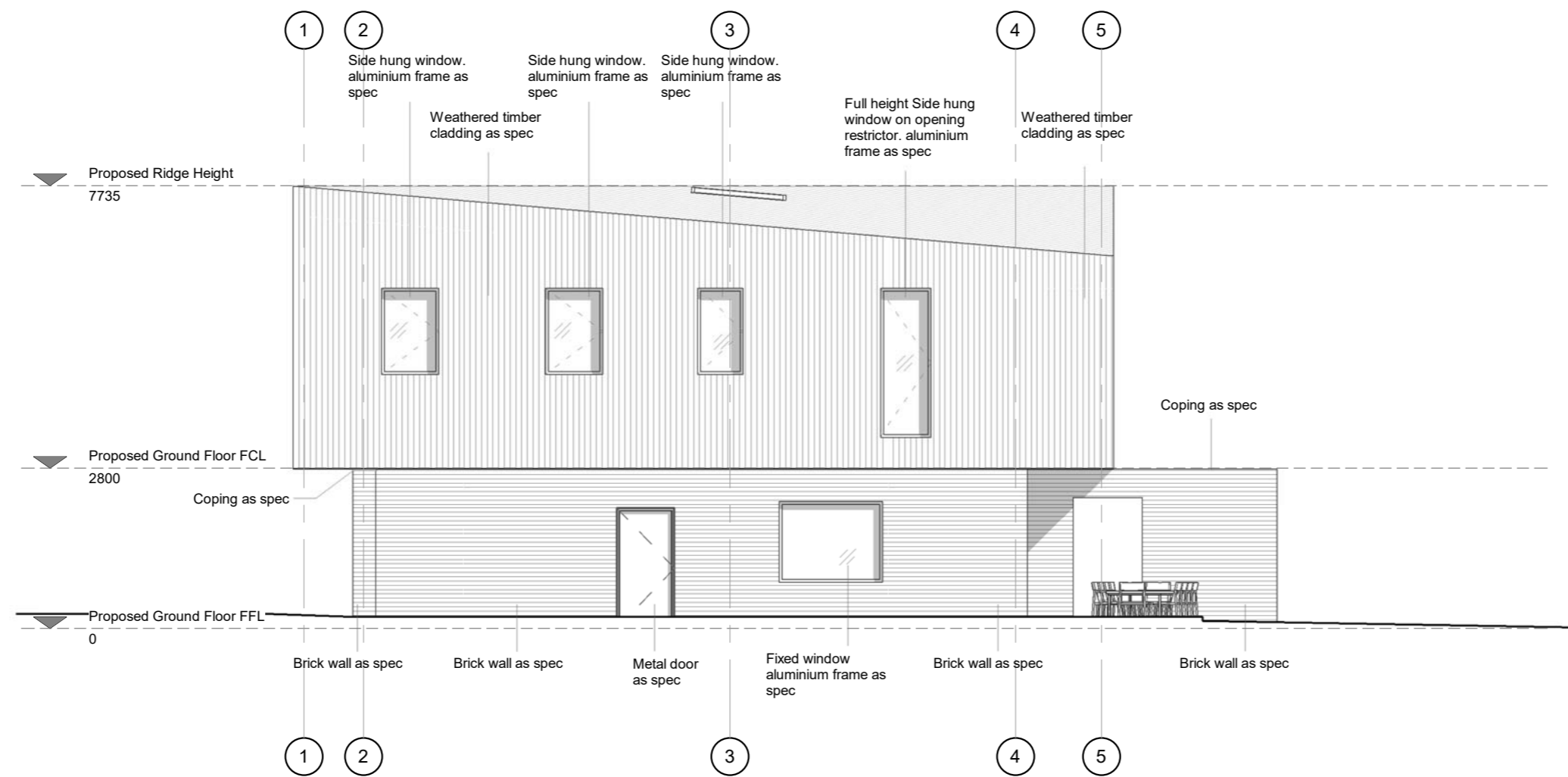
Drawing title: **Proposed Masterplan**

Discipline:	Drawn by:	Date:	Scale as:	Scale of:
Planning	JAK	Nov 21	1:500	AS1
CC:	JAK	Rev:	Revision:	
916 D	P103			









**Notes:**

These drawings relate to Houses 2, 4, 8 and 9.

Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

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 Winchester  
 Hampshire  
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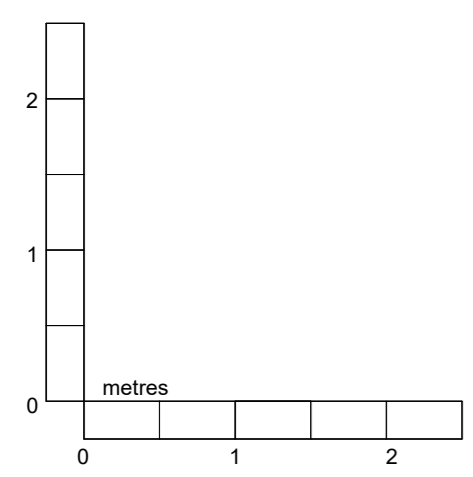
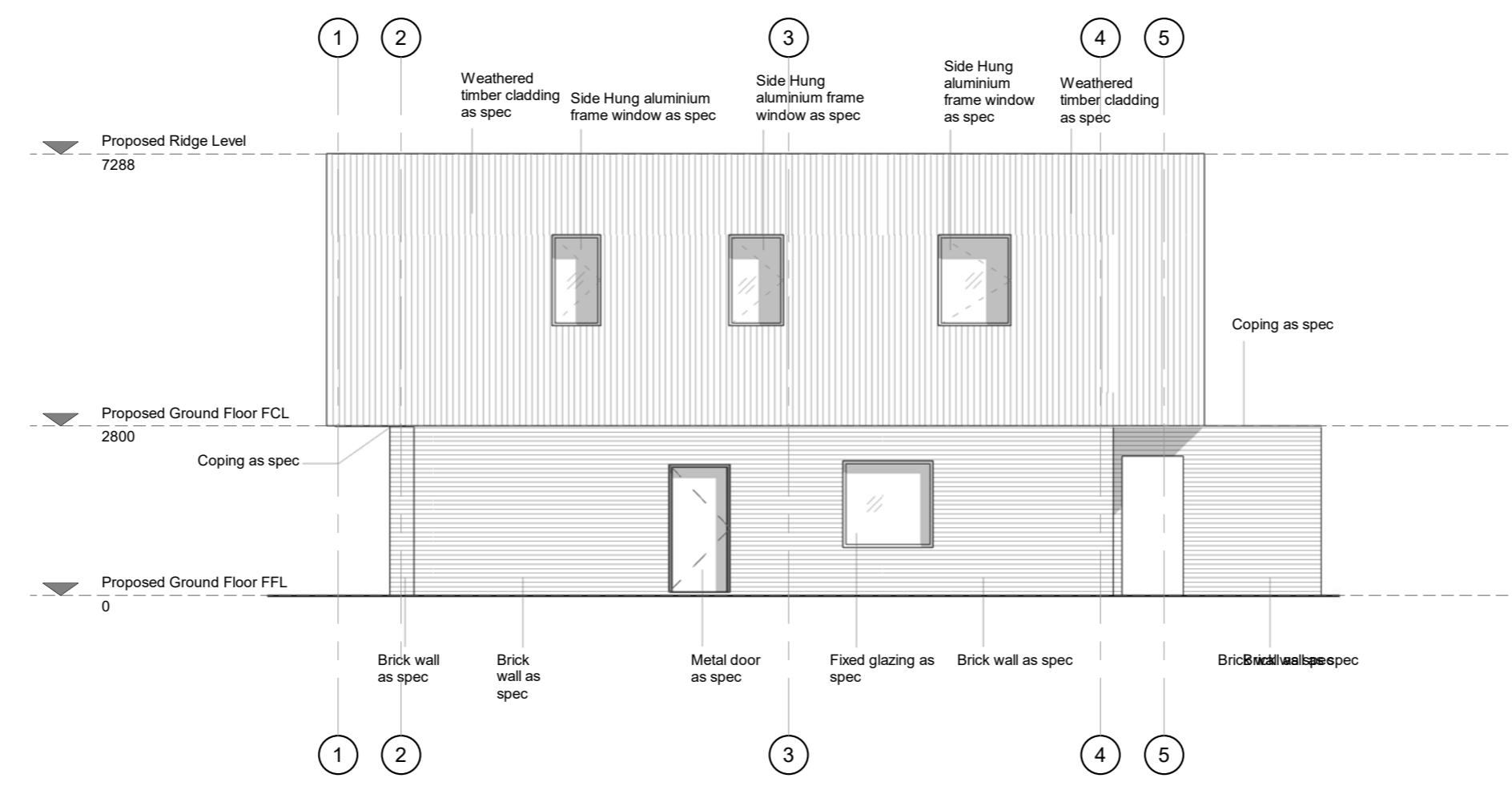
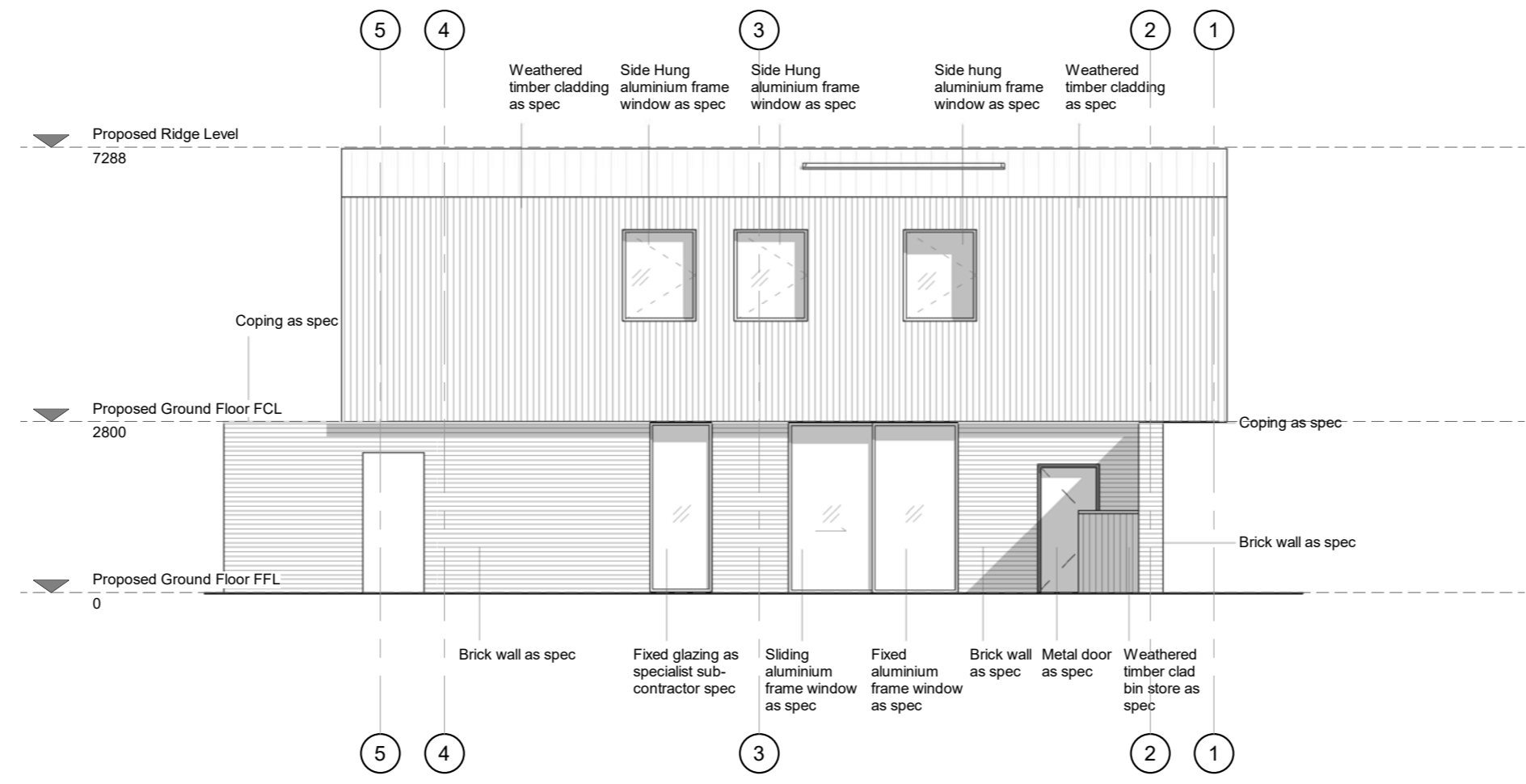


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PROJECT TITLE: <b>Courtlands - Type A</b>		
DRAWING TITLE: <b>Side Elevations</b>		
STATUS: <b>Planning</b>		
DRAWN BY: <b>CC</b>	CHECKED BY: <b>JMO</b>	DATE: <b>Nov 21</b>
JOB NO: <b>916D</b>	DRAWING NO: <b>P131</b>	SCALE A2: <b>1 : 100</b>
		REVISION: <b>-</b>

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**Notes:**

These drawings relate to Houses 1, 3 and 10  
 Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

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 Calpe House  
 Little Minster Street  
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PROJECT TITLE:  
**Courtlands - House Type B**

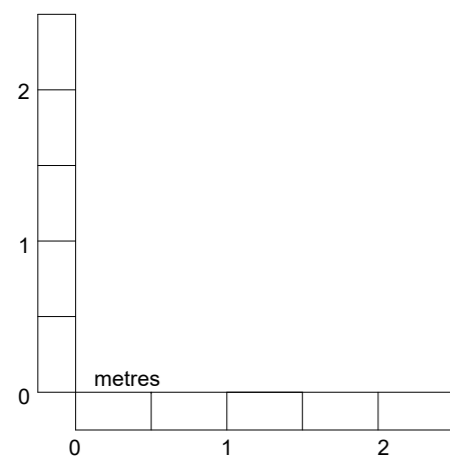
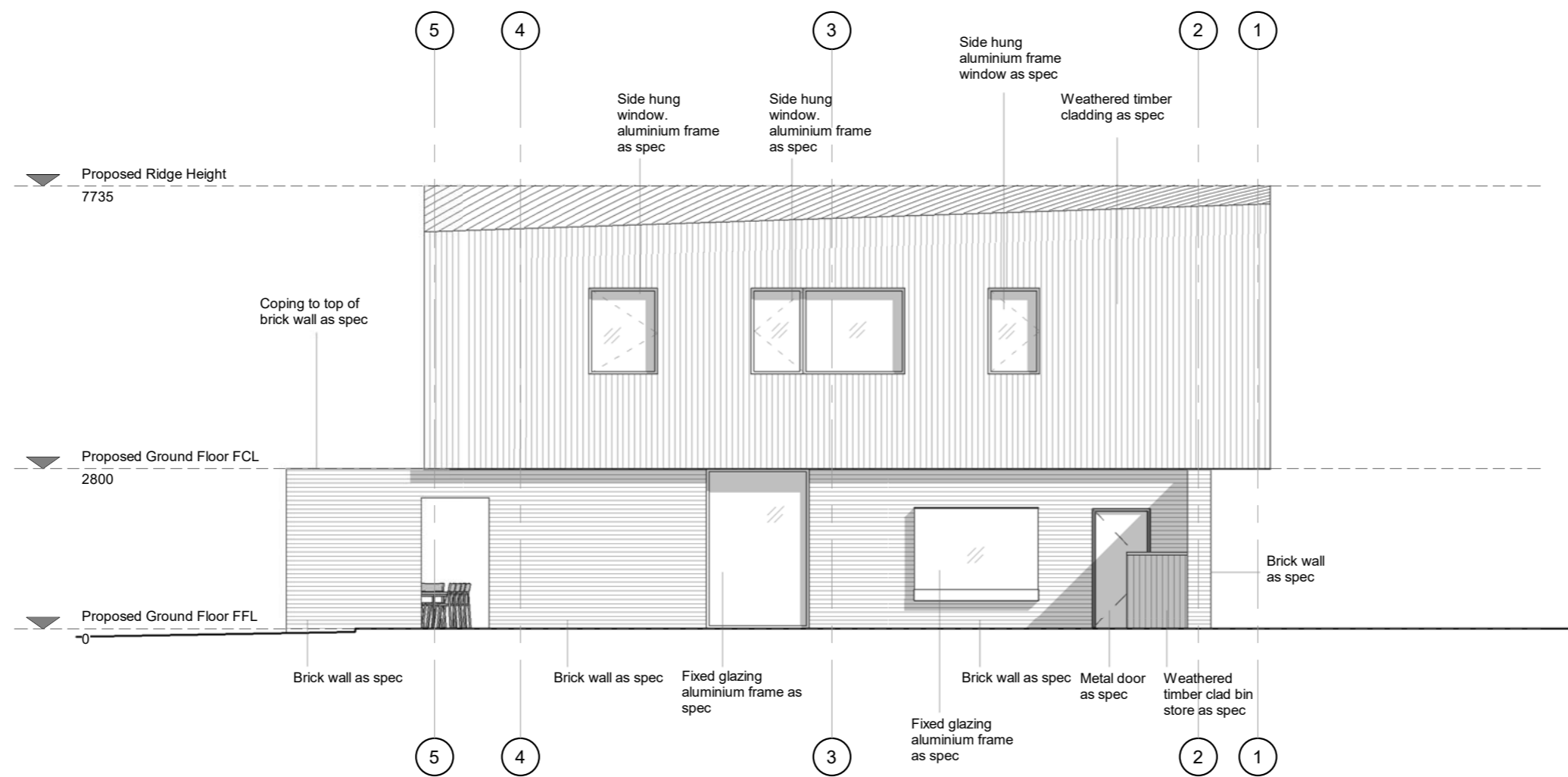
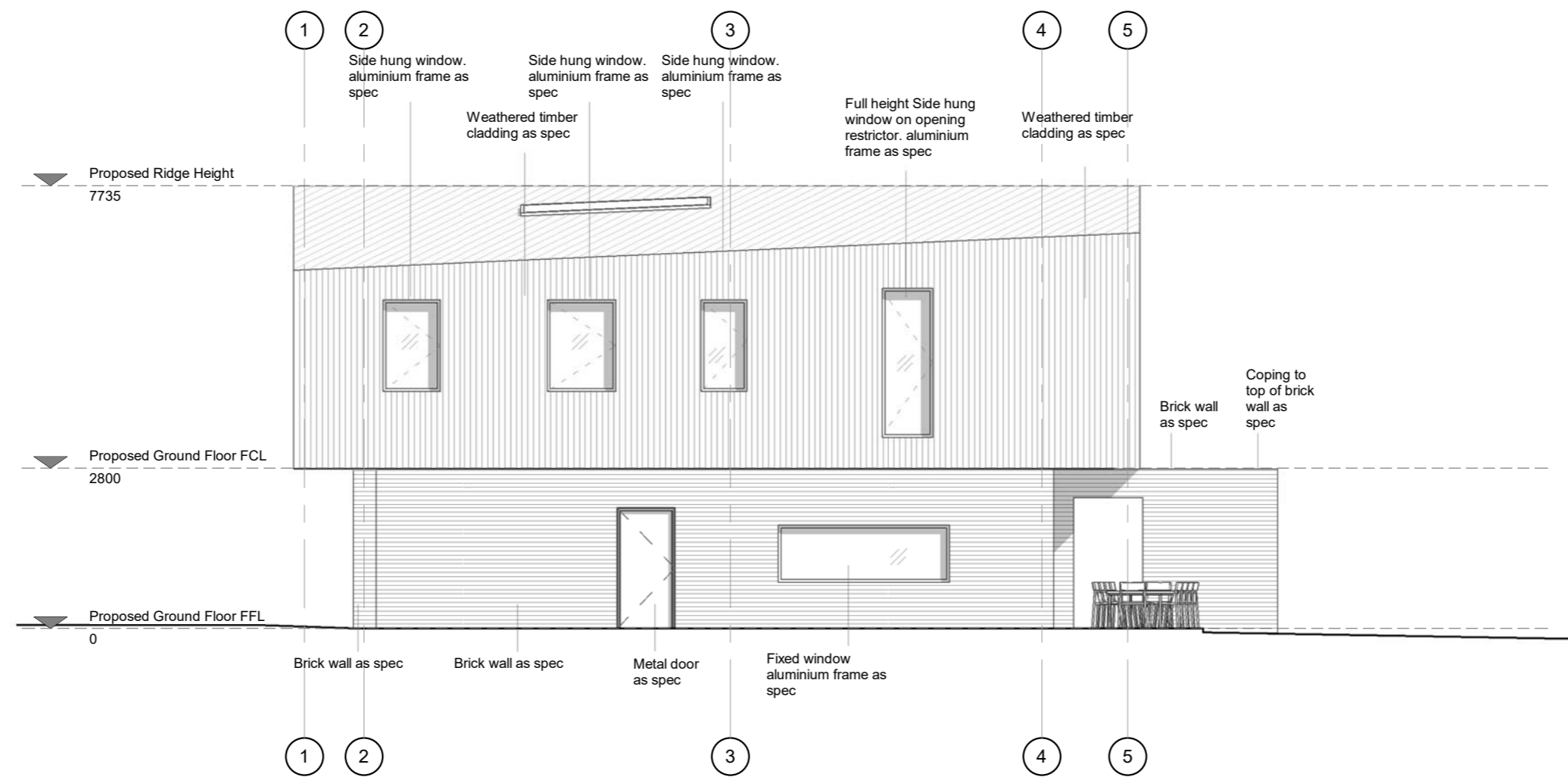
DRAWING TITLE:  
**Proposed Side Elevations**

STATUS:

DRAWN BY: CC  
 CHECKED BY: JMO  
 DATE: Nov 21  
 SCALE A2: 1 : 100

JOB NO: 916D  
 DRAWING NO: P133  
 REVISION: -

**PLANNING ONLY**



**Notes:**

These drawings relate to Houses 5, 6 and 7.

Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

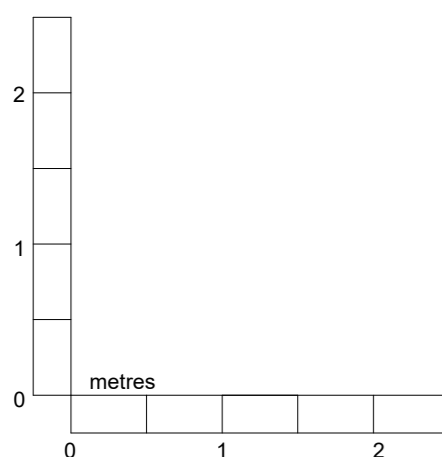
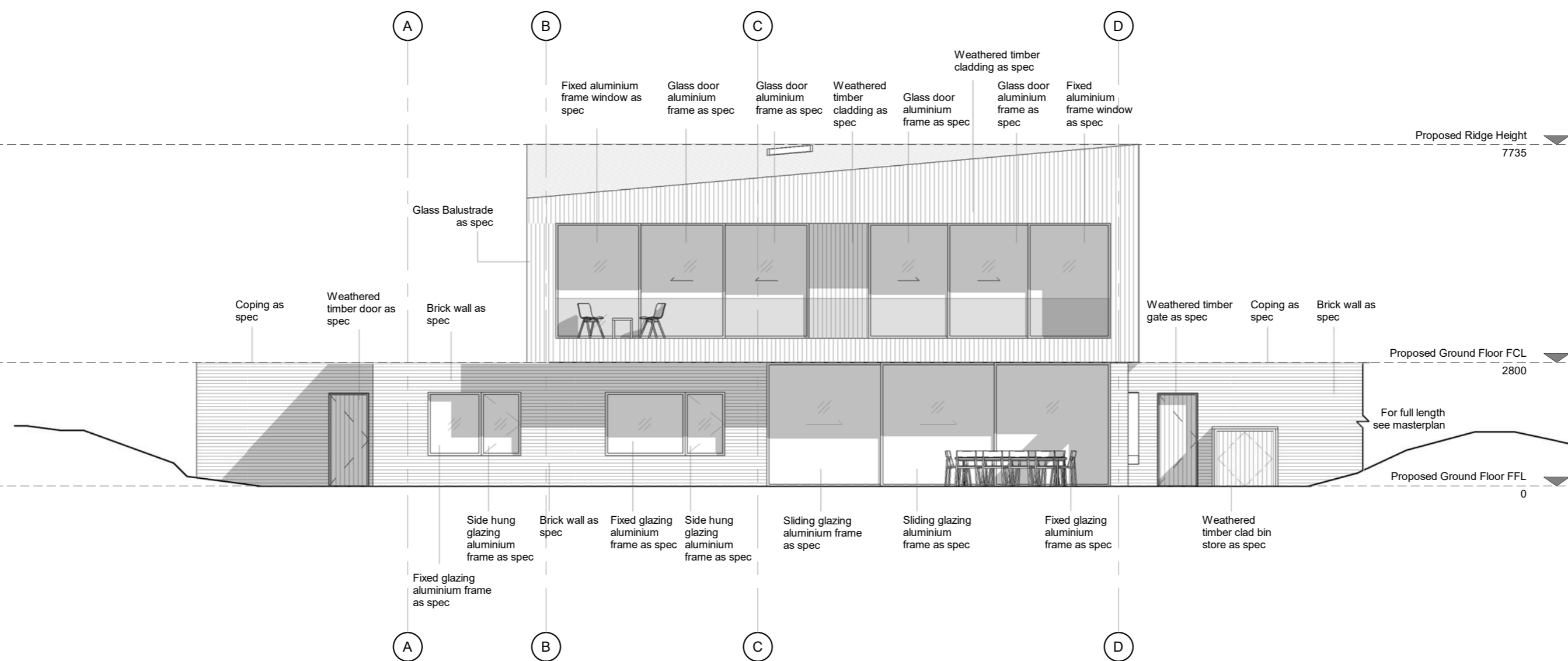
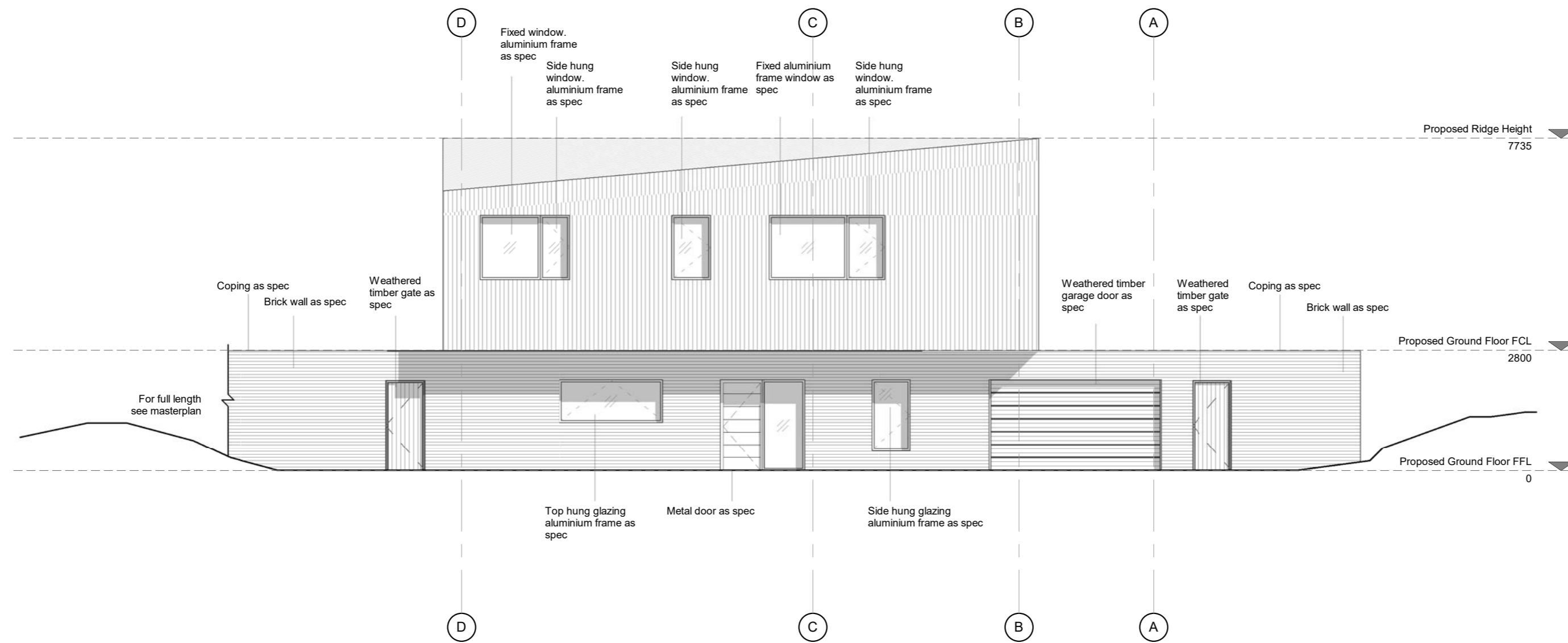
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PROJECT TITLE: <b>Courtlands - Type A+</b>		
DRAWING TITLE: <b>Side Elevations</b>		
STATUS: <b>Planning</b>		
DRAWN BY: <b>CC</b>	CHECKED BY: <b>JMO</b>	DATE: <b>Nov 21</b>
JOB NO: <b>916D</b>	DRAWING NO: <b>P135</b>	SCALE A2: <b>1 : 100</b>
		REVISION: <b>-</b>

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**Notes:**

These drawings relate to Houses 2, 4, 8 and 9.

Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

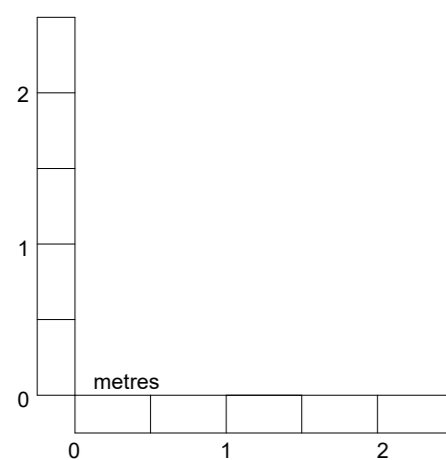
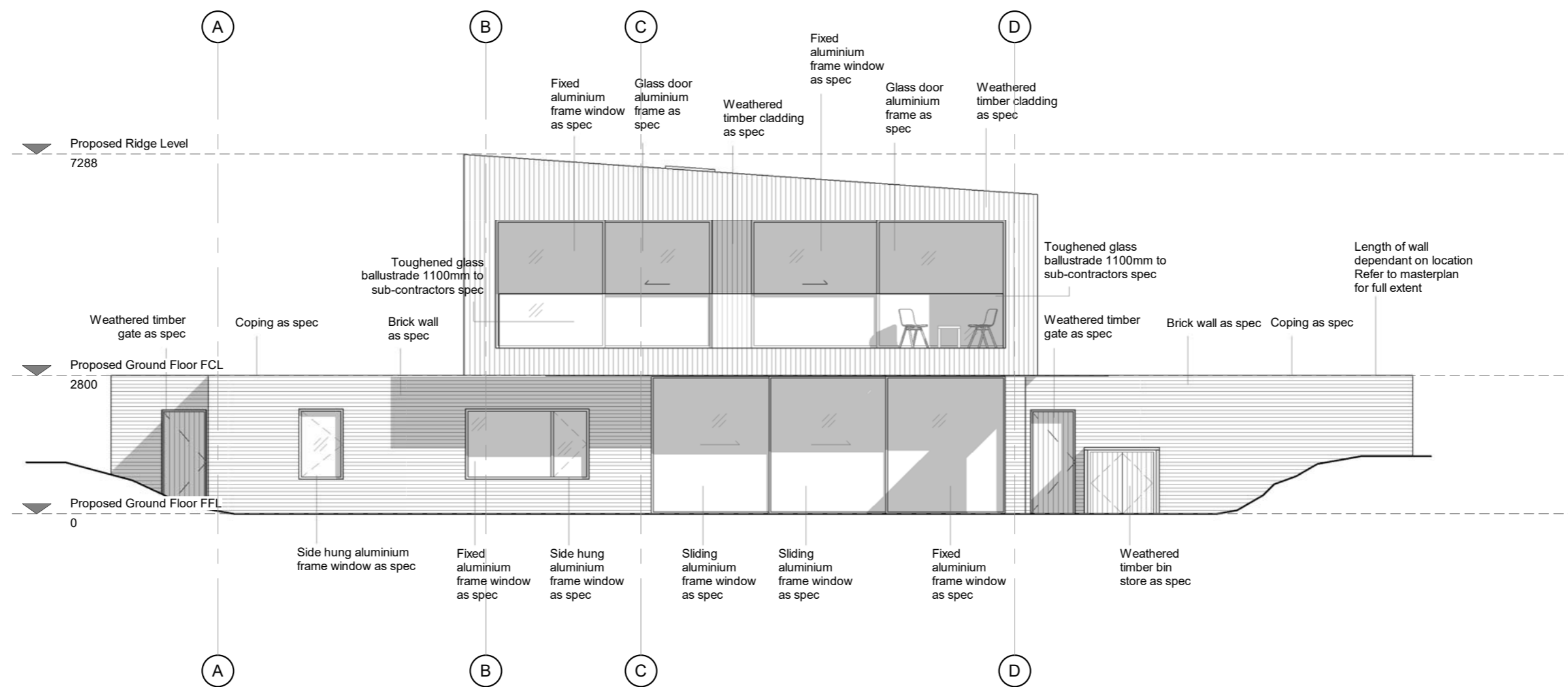
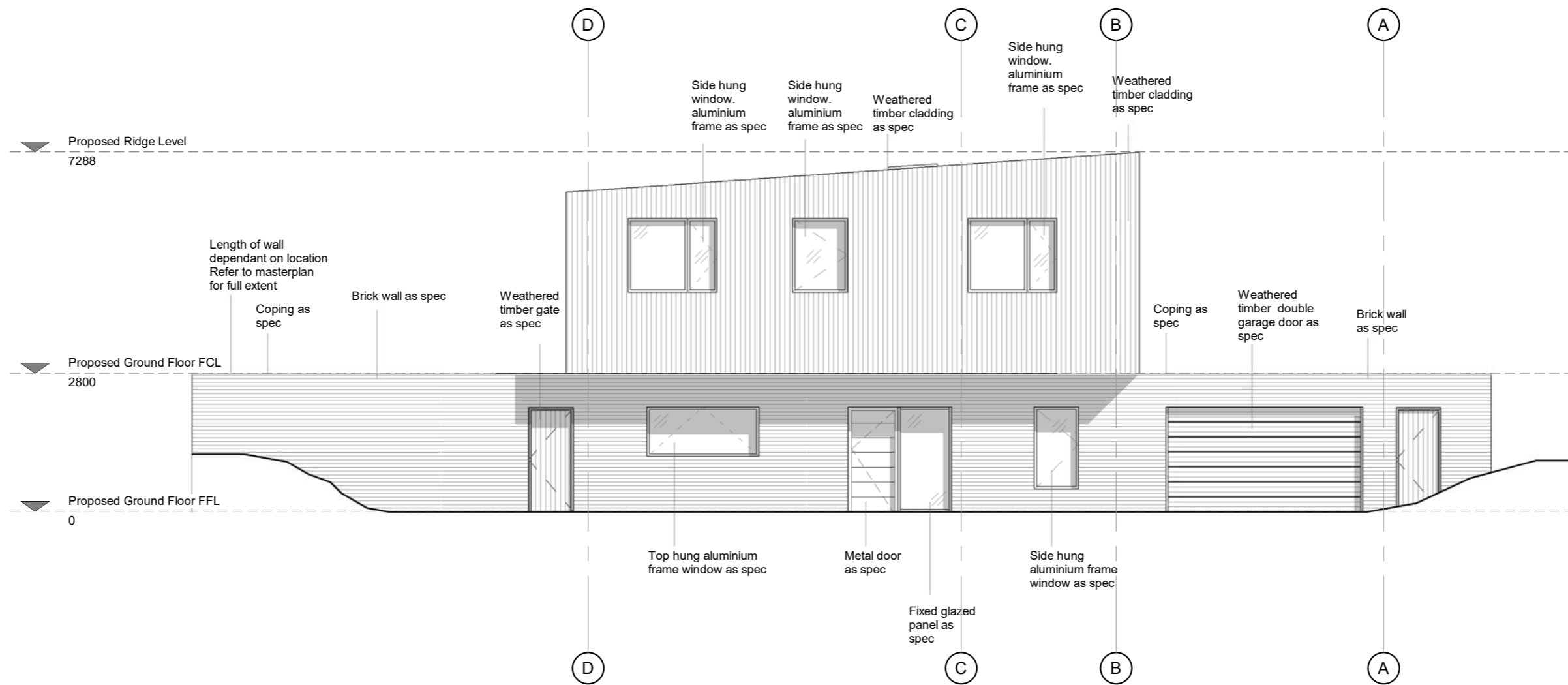
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PROJECT TITLE: <b>Courtlands - Type A</b>		
DRAWING TITLE: <b>Front and Rear Elevation</b>		
STATUS: <b>Planning</b>		
DRAWN BY: <b>CC</b>	CHECKED BY: <b>JMO</b>	DATE: <b>Nov 21</b>
JOB NO: <b>916D</b>	DRAWING NO: <b>P130</b>	SCALE A2: <b>1 : 100</b>
		REVISION: <b>-</b>

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**Notes:**

These drawings relate to Houses 1, 3 and 10  
Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

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Hampshire  
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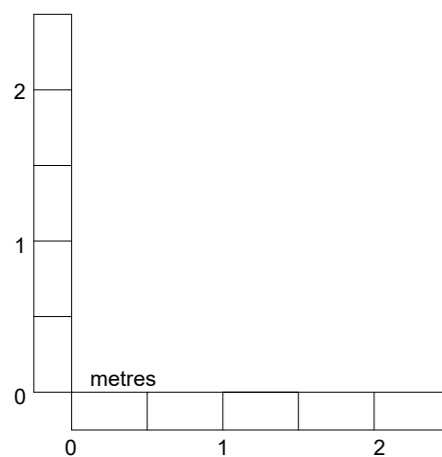
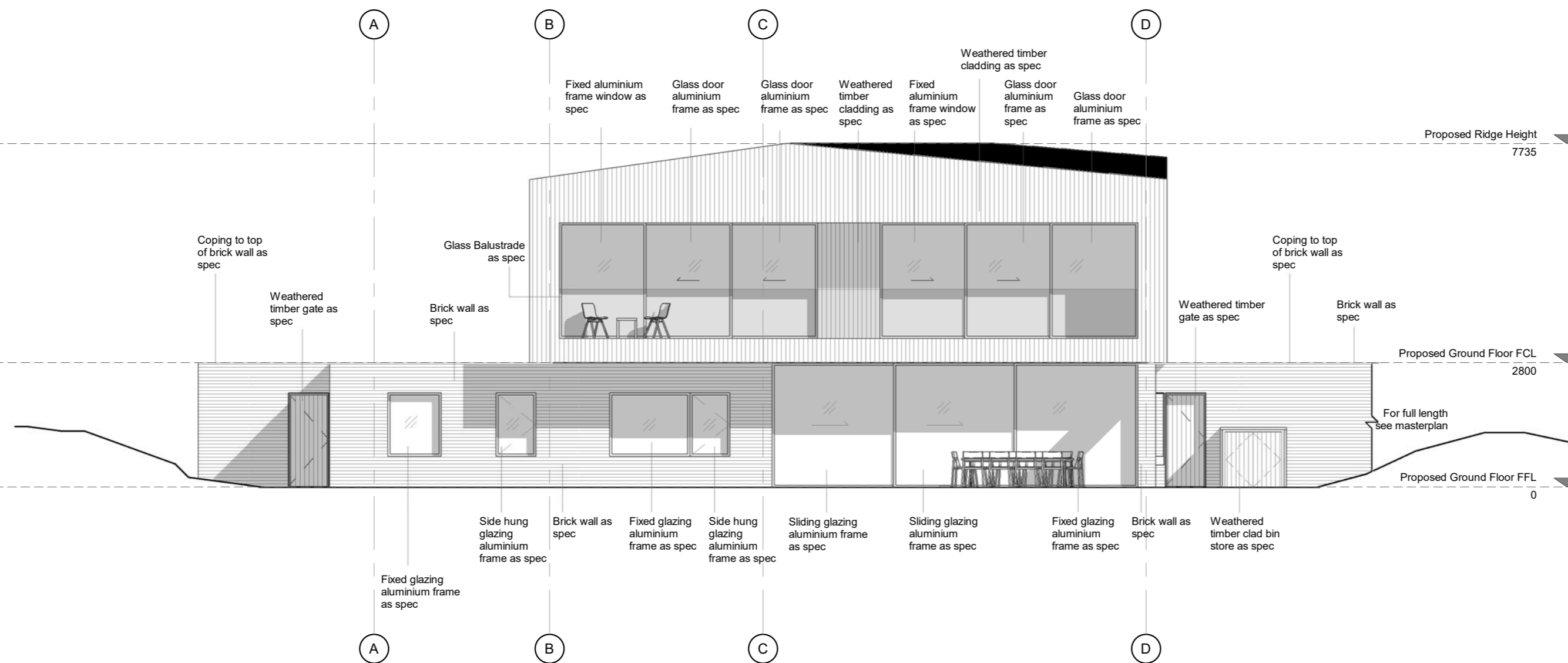
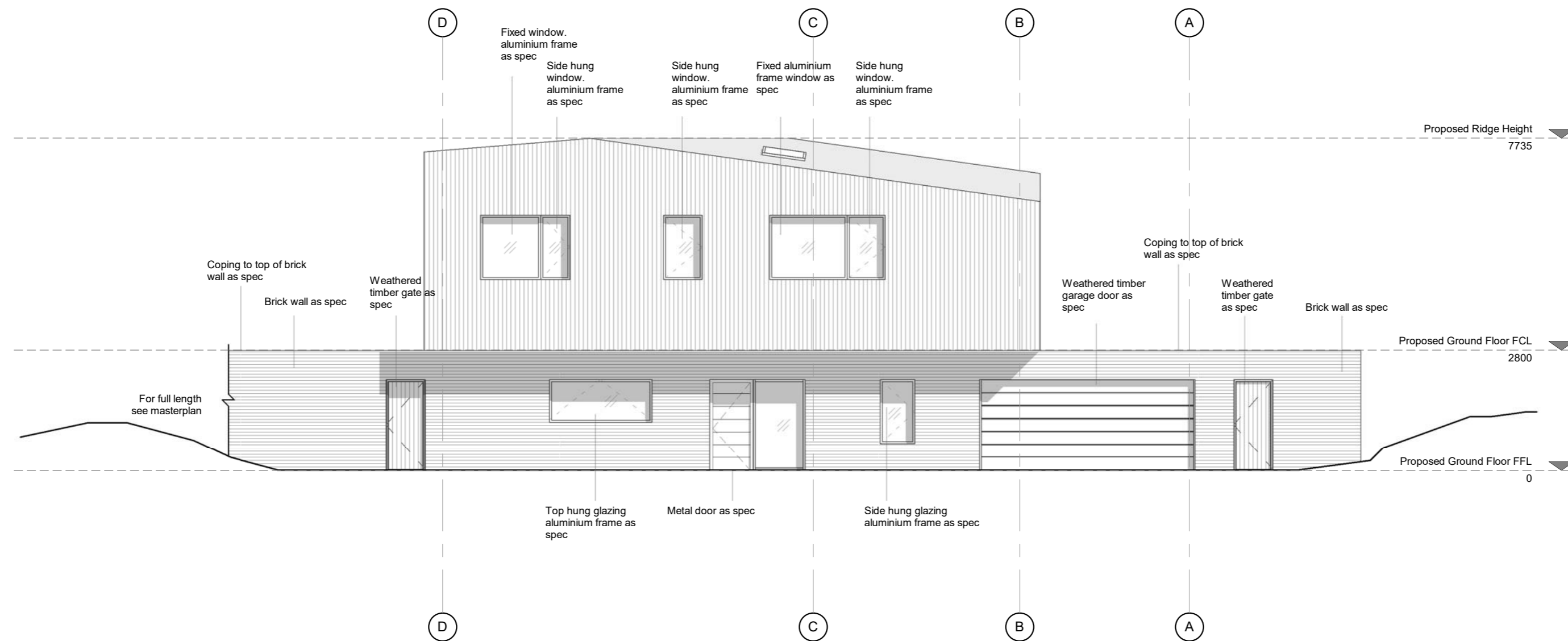
PROJECT TITLE:  
**Courtlands - House Type B**

DRAWING TITLE:  
**Proposed Front and Rear Elevations**

STATUS:  
**Planning**

DRAWN BY: CC	CHECKED BY: JMO	DATE: Nov 21	SCALE A2: 1 : 100
JOB NO: 916D	DRAWING NO: P132	REVISION: -	

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**Notes:**

These drawings relate to Houses 5, 6 and 7.

Houses have identical layout and form, but heights are dependant on site levels.

For ground floor levels and ridge heights please refer to masterplan drawing.

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 SO23 9HB  
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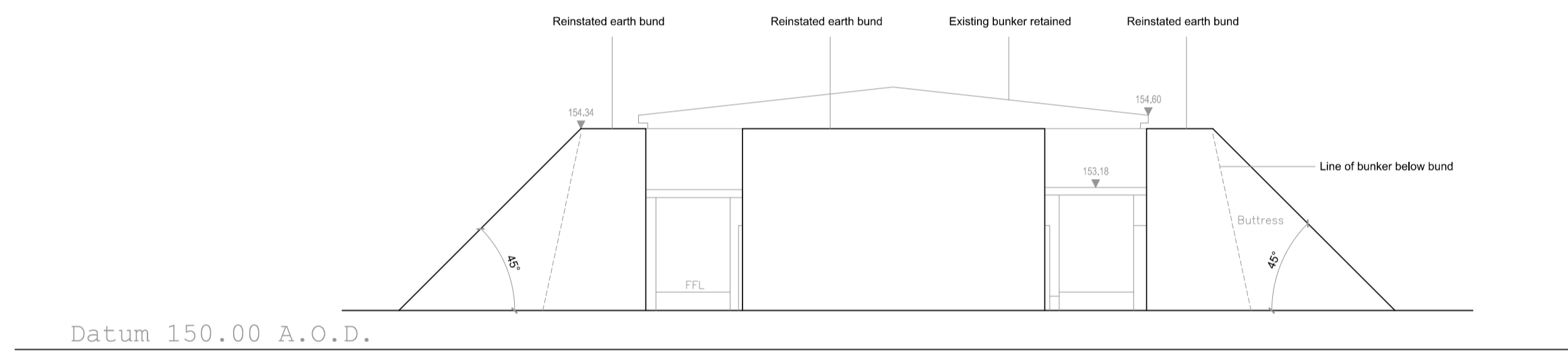
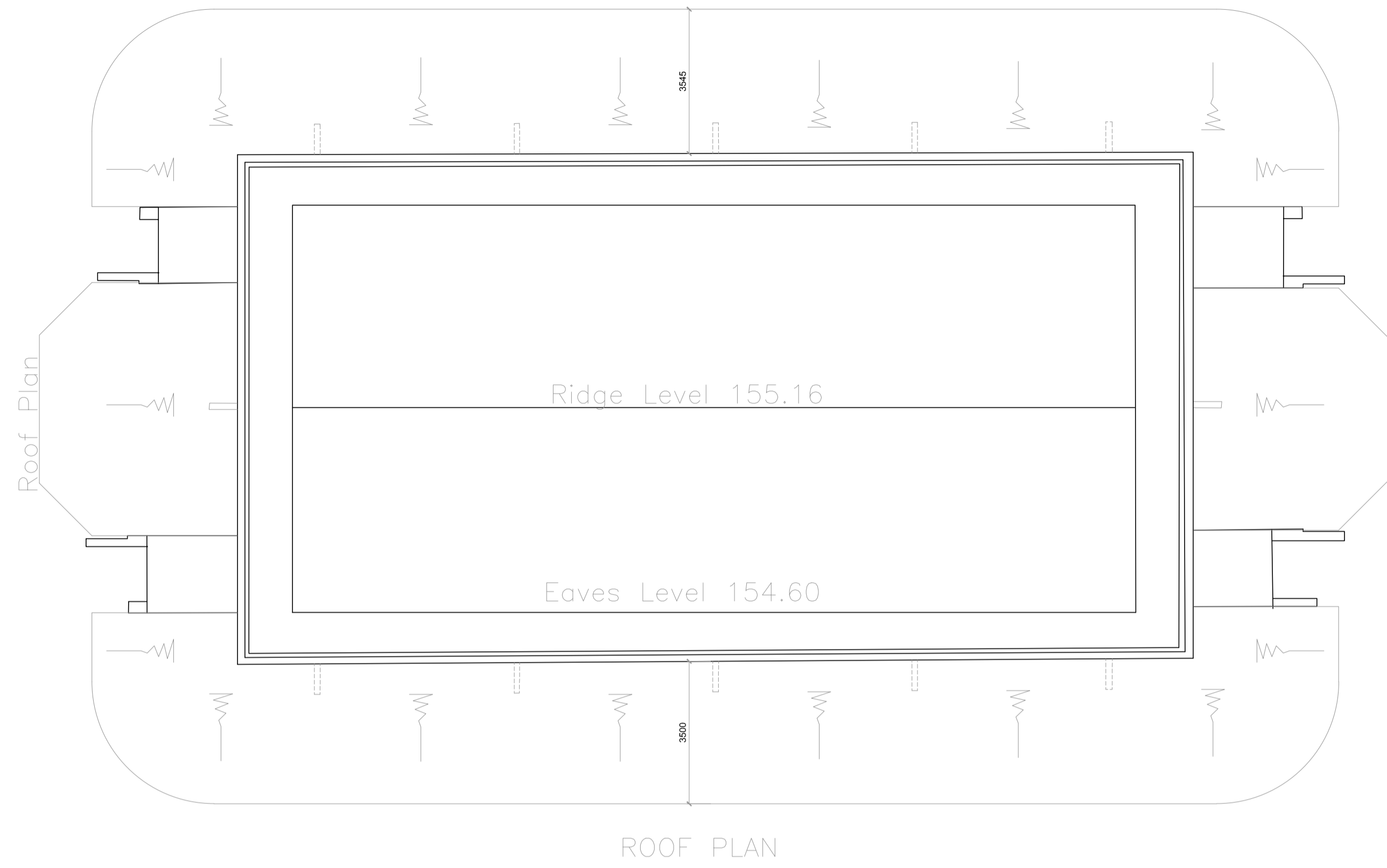
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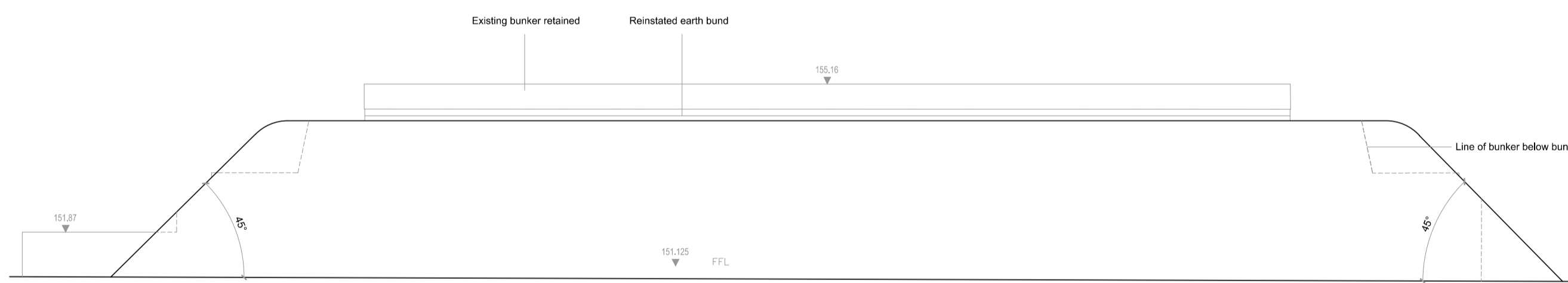
PROJECT TITLE: Courtlands - Type A+  
 DRAWING TITLE: Front and Rear Elevations  
 STATUS: Planning

DRAWN BY: CC	CHECKED BY: JMO	DATE: Nov 21	SCALE A2: 1 : 100
JOB NO: 916D	DRAWING NO: P134	REVISION: -	

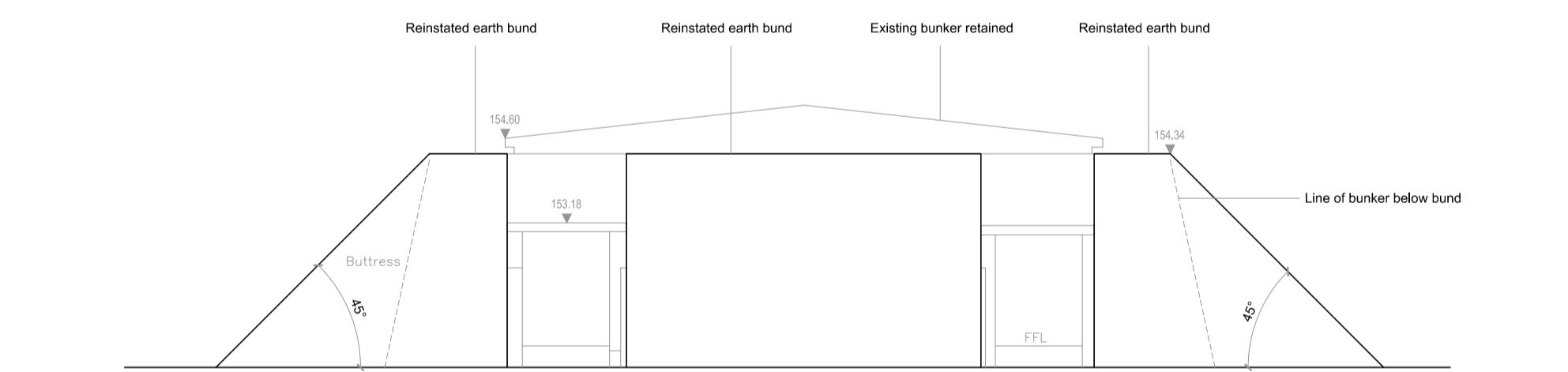
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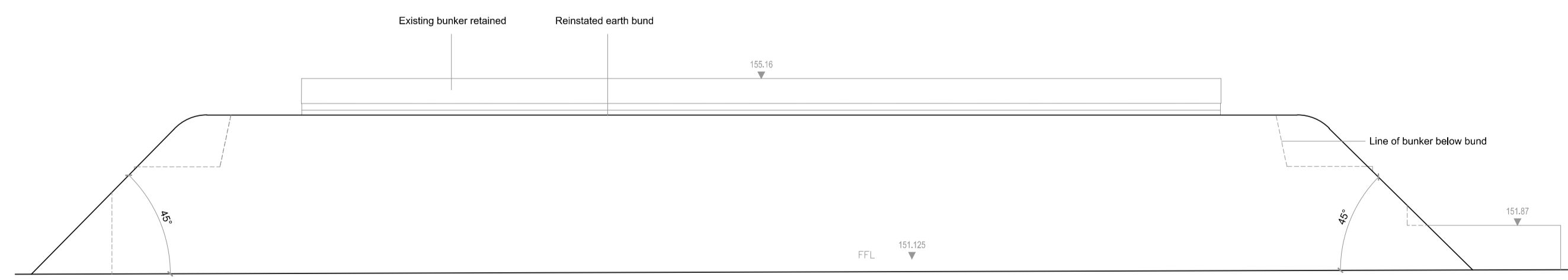
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

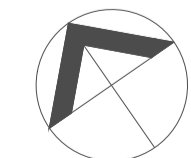
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 CALPE HOUSE  
 LITTLE MINSTER ST  
 WINCHESTER  
 SO23 9HB



T. 01962 864545  
 E. INFO@ARDESIGNSTUDIO.CO.UK  
 WWW.ARDESIGNSTUDIO.CO.UK

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Job title				
Courtlands				
Drawing title				
Proposed Bund Reinstatement				
Status				
PLANNING				
Drawn by	Checked by	Date	Scale at A1	Scale at A0
JMO	CC	August 2021	1:100	-
Job No.	Day No.	Revision		
916 D	P108	-		



Planning Only