 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	28 September 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: <i>Banstead Village</i>

APPLICATION NUMBER:	22/00669/F	VALID:	06/04/2022
APPLICANT:	Oakford Homes	AGENT:	Armstrong Rigg Planning (Arp) Armstrong
LOCATION:	ROSEACRE HOLLY HILL DRIVE BANSTEAD SURREY SM7 2BD		
DESCRIPTION:	Demolition of vacant care home and erection of 8 dwellings. As amended on 28/07/2022 and on 24/08/2022.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of vacant care home and erection of 8 dwellings

The dwellings would be in the form of two pairs of semi-detached properties which would consist of a pair of 2-bed units and a pair of 3-bed units; and four detached 4 bed units. The properties would be positioned broadly in a U-shape layout, built around a central courtyard which would be served by one vehicular access which makes use of the existing access on to Holly Hill Drive. The parking would be provided as a mixture of garaging and surface parking spaces. A total of 18 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 20 spaces.

The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber frame and facing brickwork on the walls and clay tiles to the roofs

The site comprises a former residential care home with a specialist unit caring for people living with dementia (referred to as the High Dependency Wing). It is understood that the home could accommodate a maximum of 40 residents.

The building has two storeys but with two single storey wings and is surrounded by gardens, being located at the far end of Holly Hill Drive. It was constructed as an

residential home for the elderly in the 1960s and has not undergone any major extensions since that time.

The site is on the edge of the urban area and the southwest boundary of the site adjoins woodland which is within the Metropolitan Green Belt and designated as an Area of Great Landscape Value. Holly Hill Drive is characterised by large, detached houses and a predominance of mature planting and trees. The site is relatively flat. There are some mature trees beyond the southwest boundary which could be affected by the proposed development.

In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining good levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and good size gardens (ranging from 11m to 19m deep).

The traditional form, design and materials of the proposed dwellings would reflect the arts and craft character of the properties within the Holly Hill Park and Drive area. The different house types and layout adds character and interest to the scheme and plot 8 has been designed so that it faces the entrance to provide an active frontage. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties in Holly Hill Park. It is considered that the result is a sensitive and good quality design approach which would fit comfortably within the site and would not be out of keeping with the character of the surrounding area. The good quality layout and design also adequately addresses the issue of setting of AGLV and transition to green belt and heritage matters.

Overall, it is considered that the proposed development would be of appropriate scale and design and would be in keeping with the street scene of Church Lane and the character of the wider locality and would provide an acceptable level of amenity for future occupants.

The proposal would not have a significant adverse effect upon existing neighbouring properties. The proposal would provide parking in excess of the DMP parking standards and would subject to conditions be acceptable with regard to the impact on trees, ecology, drainage and sustainable construction.

The proposal would make efficient use of this previously developed site for new housing without harming the amenities of neighbouring properties and are considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: no objection subject to conditions securing implementation of access and parking, CTMP, and electric charging points

Banstead Village Resident's Association: advise that many of the concerns raised when the application was first submitted have been addressed by the amended plans. However still query:

- Lack of details about boundary treatment in the north-east corner [Officer note: a boundary treatment condition is recommended to address this.
- Lack of details about a management company [Officer note: this is not a planning matter]
- No detail of water run off [Officer note: see drainage section below]

Surrey Hills AONB Planning Adviser: the application site is within the built up area but adjoins the AGLV. It is a considerable distance from the AONB such that its setting is not an issue.

From a desktop exercise I do not consider that the proposed development would necessarily harm the largely wooded neighbouring AGLV provided that the boundary trees are retained and possibly reinforced with additional planting.

Surrey Wildlife Trust: no objection raised. Recommend a number of conditions to secure mitigation and enhancement measures.

Council's Drainage Consultant (Patrick Parsons): no reason to refuse on ground or flood risk or drainage. The information is detailed, recommend an implementation condition.

Representations:

To date 17 representations have been received, 12 objections, 1 support, and 4 neither objecting or supporting

Issue	Response
Hazard to highway safety	See paragraph 6.26-6.29
Health fears	See paragraph 6.44-6.45
Small garden size	See paragraph 6.8-6.19
Inadequate parking	See paragraph 6.26-6.29
Inconvenience during construction	See paragraph 6.45
Increase in traffic and congestion	See paragraph 6.26 to 6.29
Loss of/harm to trees	See paragraph 6.30 to 6.32
Noise and disturbance	See paragraph 6.20 to 6.25 and 6.45

Out of character with surrounding area	See paragraph 6.8 to 6.19
Overdevelopment	See paragraph 6.8 to 6.19
Overshadowing	See paragraph 6.20 to 6.25
Overbearing relationship	See paragraph 6.20 to 6.25
Loss of private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraph 6.20 to 6.25
Drainage/Sewerage capacity	See paragraph 6.37 to 6.38
Harm to wildlife habitat	See paragraph 6.32 to 6.36
Flooding	See paragraph 6.37 to 6.38
Impact on local services	See paragraph 6.42 to 6.43

Support

Benefit to housing need

Reduction in traffic

Visual amenity benefits

1.0 Site and Character Appraisal

- 1.1 The site comprises a former residential care home with a specialist unit caring for people living with dementia (referred to as the High Dependency Wing). It is understood that the home could accommodate a maximum of 40 residents.
- 1.2 The building has two storeys but with two single storey wings, and is surrounded by gardens and located at the far end of Holly Hill Drive. It was constructed as an old people's home in the 1960s and has not undergone any major extensions since that time.
- 1.3 The site is on the edge of the urban area and the southwest boundary of the site adjoins woodland which is within the Metropolitan Green Belt and designated as an Area of Great Landscape Value. Holly Hill Drive is characterised by large, detached houses and a predominance of mature planting and trees. The site is relatively flat. There are some mature trees

beyond the southwest boundary which could be affected by the proposed development.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00444, which proposed a residential development of 14 dwellings. Concerns were raised regarding scale of development and potential impact on neighbouring properties. The applicant was also advised that they would have to justify the loss of the care home use.
- 2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations;
- Reduction in scale of development and mix of scheme to include smaller units so that the scheme is now for 8 instead of 9 units and the mix includes 2 x 2 bed units, 2 x 3 bed and 3 x 4 bed units. Also development moved away from south-eastern boundary and western corner of the site.
- 2.3 Further improvements to be secured through conditions:
The following conditions are recommended to be attached to the permission:
- Materials and design measures
 - Drainage
 - Tree Protection
 - Landscaping
 - Ecology
 - Sustainability measures
 - Highway conditions

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|------------------|
| 3.1 | 19/00832/F | Single storey extension to elderly person's residential home. As amended on 16/05/2019 and on 10/06/2019 | Approved |
| 3.2 | 92/04730/F | Amendments to existing old peoples home construction of enclosure for disabled persons lift and an extension to the sitting room. | Approved |
| 3.3 | 76P/0068 | Detached boiler room to house 2 new gas boilers | Approved |
| 3.4 | 61/248 | Erection of Old People's Home, land adjoining 'Holly Hill', Holly Hill Drive, Banstead. | Approved |
| 3.5 | 58/304 | Old Peoples Home (for 40 people) land at Holly Hill, Holly Lane, Banstead. | Outline approved |

4.0 Proposal and Design Approach

- 4.1 This is a full planning application for the demolition of vacant care home and erection of 8 dwellings.
- 4.2 The dwellings would be in the form of two pairs of semi-detached properties which would consist of a pair of 2-bed units and a pair of 3-bed units; and four detached 4 bed units. The properties would be positioned broadly in a U-shape layout, built around a central courtyard which would be served by one vehicular access which makes use of the existing access on to Holly Hill Drive. The parking would be provided as a mixture of garaging and surface parking spaces. A total of 18 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 20 spaces.
- 4.3 The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber frame and facing brickwork on the walls and clay tiles to the roofs.
- 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	Pages 10 to 24 of the applicant's DAS considers the context of the application including the design and materials of site and the surrounding area, tree and highway considerations and the available design policy/guidance and consideration of local precedents and characteristics of the surrounding area.
Involvement	The applicant undertook a public consultation through an exhibition of a scheme for 12 dwellings
Evaluation	The DAS sets out the design evolution from the 14 dwelling scheme to current 8 dwelling scheme and the rationale to the changes.
Design	Pages 30-42 of the DAS set out the design strategy of the current scheme including layout, unit mix, parking, highways, refuse and fire access and consideration of the mass and form of the dwellings.

- 4.6 Further details of the development are as follows:

Site area	0.5ha
Existing use	Care Home (C2 use)
Proposed use	8 Residential dwellings(C3 use) 2x 2 bed 2x 3 bed 4x 4 bed
Existing parking spaces	Not known
Proposed parking spaces	20 (including 2 visitor)
Parking standard	16 (including 2 visitor)
Number of affordable units	0
Net increase in dwellings	8
Proposed site density	16 dph
Density of the surrounding area	13 dph (Holly Hill Drive and Holly Hill Park) 25 dph (Chalk Pit Road and Thornfield Road)

5.0 Policy Context

5.1 Designation

Urban Area

Parking Accessibility Score - Medium (majority of the site has a score of 6, and is therefore within the medium area)

Adjacent to AGLV and Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)

CS2 (Valued Landscapes and Natural Environment)

CS4 (Valued townscapes and the historic environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
OSR2 (Open Space in new developments)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE1 (Landscape Protection)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE9 (Heritage Assets)
INF2 (Community facilities)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
(NPPF)

National Planning Practice Guidance
(NPPG)

Nationally Described Space Standards
(NDSS)

Supplementary Planning Guidance

Surrey Design 2002
Local Character & Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
SCC Vehicle and Cycle Parking
Guidance 2018
SCC Transportation Development
Planning Good Practice Guide 2016
Householder Extension & alterations
SPG

Other

Human Rights Act 1998
Community Infrastructure
Regulations 2010

6.0 **Assessment**

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development however the proposal would result in the loss of the care home use. Subject to the loss being adequately justified the provision of residential properties on this site would be acceptable in principle. The application would also have to address design specific matters including design and character, highways issues including car parking,

neighbour amenity, impact on trees and ecology, flooding and drainage and sustainable construction.

6.2 The main issues to consider are:

- Loss of care home
- Design appraisal and heritage impacts
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Flooding/drainage
- Sustainable Construction
- Community Infrastructure Levy

Loss of care home

6.3 The proposal would result in the loss of a care home facility. Core Strategy Policy CS14 Housing needs of the community and DMP Policy DES7 Specialist accommodation recognise the need to provide specialist housing. DMP Policy DES7 Para 2b states that: 'The loss of existing care homes, housing for older people and housing for people with support needs will be resisted unless adequate alternative provision is provided locally, or evidence is provided that there is no longer a need for the facilities or it is not viable for continued care home use.'

6.4 The applicant outlines their case within the submitted Planning Statement and they argue that justification rests on a combination of all three circumstances required to meet DES7 and is summarised as follows:

- As will be noted when the case officer undertakes their site visit the current 1960s building is significantly dilapidated and the cost of upgrade and repairs to a standard acceptable to the Care Quality Commission and other licensing bodies would make the facility unviable;
- Partially resultant of the unattractive and degraded environment provided by the aging building residency levels had declined to a serious extent with only one permanent client at the point of the home's closure in 2021. The closure of the home did not result in the loss of their accommodation as there was sufficient capacity at the operator's other facility – Roseland – which lies around 0.5 miles from the application site; and
- Due to a combination of these circumstance and its own broader financial considerations and duty of care to residents the operator took the strategic decision to dispose of the site to allow reinvestment in improving the offer and range of facilities at Roseland.

6.5 Having visited the site it is accepted that the site is in a poor state and the facilities are dated. Whilst no detailed viability information has been provided given the condition of the site and the letter from the operator which closed the facility to concentrate on their other facility it is accepted that the site is unlikely to be viable for continued care home use.

- 6.6 In addition the applicant has provided a document evidencing applications in the last 5 years which have resulted in the loss or gain of care home or retirement living scheme which come under Class C2 uses. This document shows a net gain of 185 care home beds and 461 retirement living units. The majority of the information has been taken from the Council's own planning policy team and on review it is considered that the majority of the information submitted is accurate and reflects the recent planning permissions within the borough. The document does include the Sandcross Lane application which is currently undetermined and does not take in to account a planning application (ref. 21/01996/F), which resulted in the loss of care home with approximately 24 beds to enable a residential development. However even taking this in to account the evidence still shows that over the last 5 years there has been a net gain in both care home provision (96) and retirement living accommodation (461) even with a number of care homes closing. In the Banstead area the evidence shows that there has been a net gain of 83 care beds. It would therefore appear from this evidence that there is adequate alternative provision within the Banstead area and there is not a strong need for the retention of this site. This is further backed up by the operator's own letter which states that the remaining occupants of Roseacre were able to be accommodated in their other facility at Roseland, which is only 0.5 miles from the application site.
- 6.7 Having regard to the information provided in relation to the local care home supply and demand, and the economic viability of the specific site it is considered that there is sufficient evidence to demonstrate that there is not an ongoing need for a care home facility at this site and that it has also been demonstrated that the property is unviable for continued use as a care home. Accordingly, the proposal would accord with Policy DES7 of the DMP.

Design appraisal and heritage impacts

- 6.8 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.9 The site comprises a former care home development. As set out in the submission documents and apparent on the site visit the existing building is in a poor state and has limited architectural merit. The building is not listed and the site is not located in conservation area. As such there is no objection to the demolition of the existing building.
- 6.10 The site adjoins the AGLV and Metropolitan Green Belt to the south-west. The proposal must therefore satisfactorily transition to the countryside. The

site is also within the former grounds and approach to the locally listed building, 1-6 & 9 Holly Hill Park, and the related designated historic park and garden, which is located to the north-east of the site within the Holly Hill Park development. The impact on the setting of these heritage assets must therefore be considered.

- 6.11 In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining good levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and good size gardens (ranging from 11m to 19m deep). Whilst the plots are smaller than the more generous plots within Holly Hill Park the density at 16dph is considered to be low and is not significantly higher than Holly Hill Park and Holly Hill Drive (13dph) and compares favourably to the residential development to the west of the site (25dph). The proposal does include some semi-detached properties which is not a feature of the Holly Hill Park and Drive area but the proposed units are required to address the Council's own housing mix requirements and they are designed so as to appear more like a detached dwelling than a row of semi-detached units. The site also adjoins terrace housing to the west. The proposed development is therefore considered to strike an acceptable balance between addressing the lower density housing to the east and north whilst making best use of the site.
- 6.12 The proposed form, design and materials of the dwellings would be traditional in nature and reflect the arts and craft character of the properties within the Holly Hill Park and Drive area. The different house types and layout adds character and interest to the scheme and plot 8 has been designed so that it faces the entrance to provide an active frontage as you enter the site. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties in Holly Hill Park. It is considered that the result is a sensitive and good quality design approach which would fit comfortably within the site and would not be out of keeping with the character of the surrounding area.
- 6.13 The good quality layout and design also adequately addresses the issue of setting of AGLV and transition to green belt and heritage matters. The proposed built form generally follows the footprint of the existing care home building along the western and south-western boundary. This, combined with the fact that the built form is more broken up along the south-western boundary than the existing care home, ensures that the development maintains a good level of separation to the boundary with the AGLV and has a spacious character. The proposed boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. The land to the south-west of the site is also heavily wooded and therefore the site will not readily be visible from the wider AGLV and AONB. The Surrey Hills AONB Advisor has raised no concerns with the scheme.
- 6.14 In terms of heritage matters the Council's Conservation Officer requested enhanced tree screening near the entrance (to the front of plot 8), the change in the roof design of the garage for plot 8 to reduce its roof span and the

introduction of tile hanging to the side gables. The amended plans have addressed these requirements and the Conservation Officer now has no objection in terms of the setting of the locally listed building.

- 6.15 Given the above factors it is considered that the proposal would not result in unacceptable harm to the character and scale of the site and surrounding area and is considered therefore that the proposals comply with the provisions of DMP Policy DES1, NHE2 and NHE9.
- 6.16 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix 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, two houses would be 2 bedroom dwellings in line with the policy requirements.
- 6.17 DMP Policy DES5 relates to the delivery of high quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.18 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden sizes (ranging from 11-19m deep), orientation of the dwellings and distance from the boundary trees would ensure that the units would receive acceptable levels of sunlight and daylight to the main habitable rooms and garden areas and the occupants would be afforded acceptable outlook and levels of private amenity space (both indoor and outdoor).
- 6.19 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene or the character of the wider locality including the AGLV and setting of the locally listed building, and would provide an acceptable level of amenity for future occupants. Conditions are recommended to secure further details of the proposed external materials, boundary treatments and means of enclosure and external lighting to ensure that the scheme is of any acceptable quality.

Neighbour amenity

- 6.20 In addition to the comments noted above 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.

- 6.21 There are no adjoining properties to the south of the site and therefore no concerns in this regard.
- 6.22 The site adjoins residential development on three sides, to the north, west and east. To the north plot 8 would be located over 16m from the nearest element of The Coach House and the two storey element would be located over 7m from the site boundary. There would be a garage closer to the boundary but this would be single storey. To the east plots 1 and 2 would be located over 14m from the boundary with no.14 Holly Hill Park. The single storey garage would be closer at approximately 6.8m, but the garage would be single storey and aligned with the side elevation of no.14. Plot 3 would be located over 32m from the nearest know part of the rear elevation of no.13 Holly Hill Park and the side garage over 25m from the same elevation.
- 6.23 It is therefore considered that the proposed dwellings have been positioned sufficient distance away from the nearest properties on all three side so as to ensure that there would not be unacceptable harm to the occupants of these properties with regard to overbearing impact, loss of privacy and loss of light.
- 6.24 In terms of the proposal and potential noise, disturbance and pollution. It is considered unlikely that there would be a detrimental increase in the activity at the site given that the former use would likely have generated more traffic and the residential nature of the proposal. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied.
- 6.25 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.26 The proposed development has been reviewed by the County Highway Authority (CHA), with regard to highway safety, capacity and policy matters. The CHA has advised that the proposal is likely to lead to less or similar vehicle movements when compared to the care home use. As such the CHA raises no objection to the proposal.
- 6.27 The site is located in an area which is assessed as having a medium accessibility rating. In such areas, the Council's adopted parking standards require the provision of 1 space for each two bedroom dwelling and 2 spaces for each of the 3 and 4 bedroom dwellings and two spaces are required for visitors. Thus, a total of 16 spaces would be required. In this case, a total of 20 spaces are proposed. Therefore the proposal is providing above the minimum requirements for parking ensuring provision for visitors or additional parking for residents. Cycle storage is shown to be provided either within the larger garages or small outbuilding to the rear gardens. Further details of the final design of the storage can be secured by condition.

- 6.28 In terms of refuse collection and access for larger vehicles the application documents include swept path analysis showing that it is possible for a refuse truck and fire engine to enter and exit the site in forward gear. As the refuse truck will be able to enter the site, bin collection would be from the kerbside on collection days. There is ample space for refuse storage to be in the rear gardens of the properties.
- 6.29 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.30 The applicant has included an arboricultural report in their submission. The report states that there will be no trees removed as a result of the development. Two trees will however require crown lifting (T34 and T35). The Tree Officer has made the following comments with regard to the current application:
“The proposed development incorporates the existing trees which have been heavily reduced recently. Retaining them will benefit the local landscape but will require on going maintenance to control the regrowth, and quite possibly result in some of them being removed overtime. To ensure the local canopy cover is not diminished and detailed landscape scheme is required to demonstrate trees can be planted and enhance this scheme.”
- 6.31 Based on the Tree Officer’s comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and a condition which secures further details of the landscaping.

Ecology

- 6.32 The applicant has provided a number of ecology related documents including an arboricultural report, a Preliminary Ecological Appraisal (PEA), bat survey and Biodiversity net gain assessment.
- 6.33 The PEA found that the site is not considered to have any significant effect on any designated site. The habitats on site are considered to have potential for birds, bats and badgers and therefore mitigation measures are recommended to ensure no harm will occur. An invasive non-native species was also found to be present and measures are recommended to prevent it spreading off-site. The required further bat survey found no evidence of bats being present or recent activity but there is potential for transient bat roosting and so a precautionary approach is recommended.
- 6.34 Surrey Wildlife Trust (SWT) has considered the submitted information and has advised that adequate information has been submitted to enable the decision maker to fully assess the potential impact and determine the application. SWT make a number of recommendations in relation to further surveys being required prior to development works including bat and badger surveys and further mitigations measures for reptiles, birds and lowland

mixed deciduous woodland which should be implemented as part of the development. SWT recommend that these details can be secured through a Construction Environmental Management Plan (CEMP), which can be secured by condition.

- 6.35 In terms of biodiversity enhancements a number of recommendations are set out within the submitted documents. The Biodiversity Net Gain assessment concludes that the total net % change for the proposed development area when applying the Biodiversity Metric 3.0 is +0.15% (habitat units) and +73.43% (hedgerow units) which indicates a net gain in biodiversity as a result of the Scheme. It is recommended that finalised details of the proposed enhancement measures can be secured by condition.
- 6.36 Officers are therefore satisfied that the proposal, subject to the recommended conditions, would not result in unacceptable harm to protected species or habitats and would be able to secure a net gain in biodiversity.

Flooding/drainage

- 6.37 The site is located within flood zone 1, the areas lowest risk of flooding. As such no concern is raised with regard to fluvial flooding. The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company.
- 6.38 In terms of drainage, detailed drainage information has been provided at the application stage. The surface water drainage strategy has been designed to accommodate a 1 in 100 year storm event plus 40% climate change. Discharge from the site in to the water sewer network will be restricted to 2 l/sec as required by Thames Water. The strategy also includes a maintenance plan. The Council's Drainage Consultants have considered the submitted information and they are satisfied that the information is detailed and acceptable as submitted. A condition is recommended to secure implementation.

Sustainable Construction

- 6.39 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.
- 6.40 The application is supported by a Sustainability and Energy Statement by Bluesky Unlimited dated 19 July 2022. The report sets out that the dwellings would achieve a 40.66% reduction over and above the TER targets through the use of energy efficiency measures and the installation of air source heat pumps (ASHP). The report also states that the Water consumption would be limited to below 110 l/p/d (109.49) by incorporating water saving measures and equipment. In the event that planning permission is to be granted, a condition would be imposed to secure the implementation of the

recommended measures and further details of the location and specification of the ASHP in order to comply with DMP Policy CCF1.

- 6.41 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL)

- 6.42 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.
- 6.43 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, affordable housing provision is required in line with the details set out in the report. No other contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

Other Matters

- 6.44 Concern has been raised about a potential health and safety issue due to the lack of a proposed fence between plot 1 and the north-east boundary which could result in children getting into difficulty. This is really an issue for the developer, future occupants of plot 1 and the owners of Holly Hill Park. However further details of boundary treatments are to be secured by condition so further information of boundary fencing can be provided at this stage.
- 6.45 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement which would require further information regarding working hours and methods to reduce impacts of matters such as dust and noise. It is noted that concerns have been raised about potential impact on

water supply to neighbouring properties during work. This is not within the control of planning.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Landscaping Plan	FLA-ROS-LS-001	F	28.07.2022
Street Scene	30127A 302	D	28.07.2022
Street Scene	30127A_301	E	28.07.2022
Street Scene	30127A_300	E	28.07.2022
Street Scene	30127A 303	D	28.07.2022
Proposed Plans	30127A 674	A	28.07.2022
Proposed Plans	30127A 673	A	28.07.2022
Proposed Plans	30127A 672	A	28.07.2022
Proposed Plans	30127A 671	A	28.07.2022
Proposed Plans	30127A 670	A	28.07.2022
Floor Plan	30127A_521	A	28.07.2022
Elevation Plan	30127A_525	B	28.07.2022
Floor Plan	30127A_524	A	28.07.2022
Elevation Plan	30127A_523	C	28.07.2022
Floor Plan	30127A_522	C	28.07.2022
Floor Plan	30127A_521	F	28.07.2022
Elevation Plan	30127A_520	G	28.07.2022
Elevation Plan	30127A_520.2	E	28.07.2022
Floor Plan	30127A_503	F	28.07.2022
Elevation Plan	30127A_520	H	28.07.2022
Floor Plan	30127A_501	F	28.07.2022
Elevation Plan	30127A_500	H	28.07.2022
Proposed Plans	30127A_205	B	28.07.2022
Proposed Plans	30127A_204	E	28.07.2022
Site Layout Plan	30127A_150	AF	28.07.2022
Proposed Plans	30127A_675	A	28.07.2022
Elevation Plan	30127A_700	A	06.04.2022
Floor Plan	30127A_701	A	06.04.2022
Floor Plan	30127A_702	A	06.04.2022
Location Plan	30127A_10	F	21.03.2022

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

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

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

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

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

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

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

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

5. The works shall be carried out in accordance with the submitted Surface Water Drainage Strategy prepared by SDP Consulting Engineers (ref. OAK110/E21-056 dated August 2022, Issue 2).

Prior to the first occupation of the development a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme, or detail any minor variations, it must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls).

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

Reason: To ensure the drainage system is constructed in accordance with the agreed strategy in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

6. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the arboricultural report compiled by Marcus Foster Arboricultural Design & Consultancy AIA/MF/003/22_RevB dated July 2022

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 policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

7. Notwithstanding the approved plans no development above slab level shall commence on site until a scheme for the soft and hard landscaping and tree planting of the site has been submitted and approved in writing by the local planning authority. The Landscaping scheme shall be in accordance with the principles in the submitted Proposed Indicative Landscape Strategy (dwg. FLA-ROS-LS-001 Rev F) and include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

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

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

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

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

8. 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.

The CEMP shall be based on and include all measures set out within the submitted ecology documents (Preliminary Ecological Appraisal (PEA), bat survey and Biodiversity net gain assessment) and recommendations set out by the Surrey Wildlife Trust.

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.

9. No development above ground level shall commence until a scheme to provide biodiversity net gain, informed by the submitted Preliminary Ecological Appraisal (PEA), bat survey, Biodiversity net gain assessment and indicative landscape strategy, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

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

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

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

11. Prior to the first occupation of the development hereby approved details of bin storage for each dwelling, including the location and type of storage including the design of any proposed outdoor storage units, shall be submitted to and agreed in writing by the Local Planning Authority. The refuse storage for each dwelling shall be implemented and made ready for use in accordance with the approved details 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.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered 30127A 150 Rev AF 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 (including garages) and turning areas shall be retained and maintained for their designated purposes and no other purposes.

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

13. Prior to the first occupation of the development finalises details of covered and secure cycle storage for each dwelling, including the location and type of storage including the design of any proposed outdoor storage units, shall be submitted to and agreed in writing by the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/storage 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.

14. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket

(current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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.

15. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including walls, fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

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

16. Notwithstanding the indicative landscape strategy hereby approved the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be retained and erected, both around (including the north east boundary between plot 1 and Holly Hill Park) and within the site, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the first occupation of the development hereby permitted.

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

17. 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 lighting strategy shall also consider the potential impacts on bats.

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

18. The development shall be implemented so that plots 3 and 4 meet the Building Regulations requirements for 'accessible and adaptable dwellings'

(Part M4(2)) prior to their first occupation unless an alternative scheme is submitted to and agreed in writing by the Local Planning Authority.

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

19. The development hereby approved shall be carried out in accordance with the Sustainability and Energy Statement by Bluesky Unlimited dated 19 July 2022 to not be first occupied unless and until an Energy and Water Efficiency Statement to ensure that the development:
- a) Restricts potential water consumption by occupants of each new dwelling to maximum of 110 litres per person per day
 - b) Achieves not less than a 40% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

Details of the final siting and positioning and model/make of the proposed Air Source Heat Pumps (ASHP) shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development.

Thereafter, the ASHP shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual and neighbouring amenity of the site and surrounding area with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 and DES1 of the Reigate & Banstead Development Management Plan 2019.

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

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the 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
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
7. 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).
8. 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.
9. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial

planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

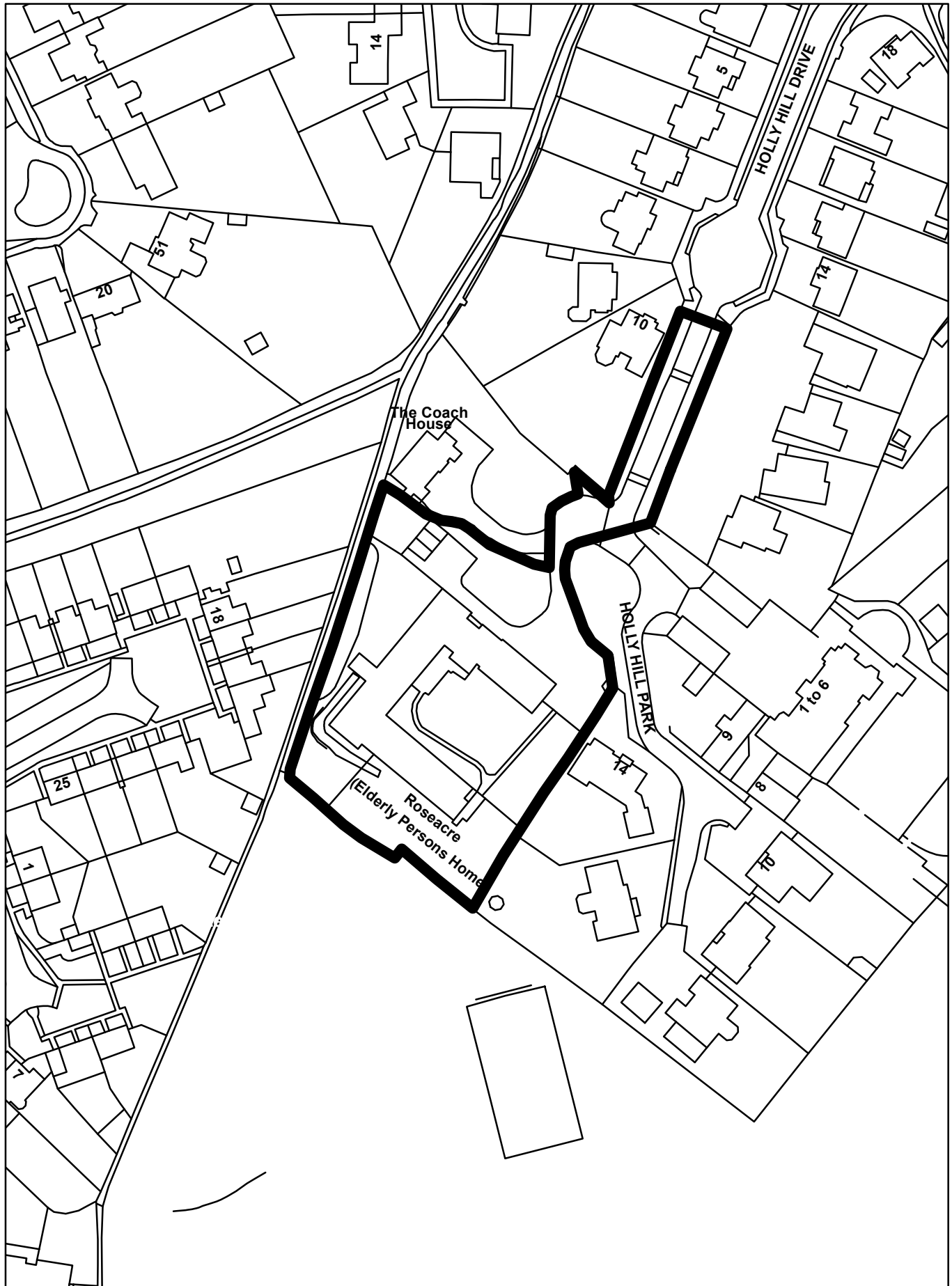
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, C4, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES7, DES8, DES9, OSR2, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE9, INF2, INF3 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.

22/00669/F Roseacre Holly Hill Drive
Banstead Surrey SM7 2BD





NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
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 For all specialist work, see relevant drawings.
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Rev	Date	Description
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-  Existing Carehome
-  Root Protection Area

Project Title

Proposed Residential Development

Drawing Description

Proposed Site Layout
 8 Units
 Option-2

Scale	1:200 @A1	Drawn by	NS
Date	July 2022	Checked by	CSS

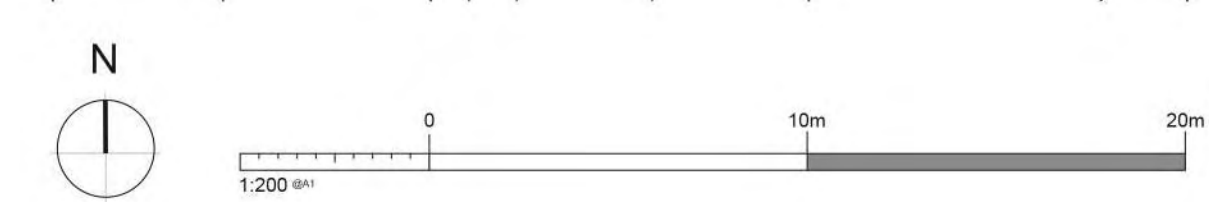
CLAGUE ARCHITECTS

62 Burgate, Canterbury Kent CT1 2BH	01227 762060
1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	30127A_150	Revision	AF
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Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



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Rev	Date	Description
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Project Title
Proposed Residential Development

Drawing Description
Street Scenes AA

Scale
1:200 @A1

Drawn by
NS

Date
July 2022

Checked by
CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762060

1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765102

8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

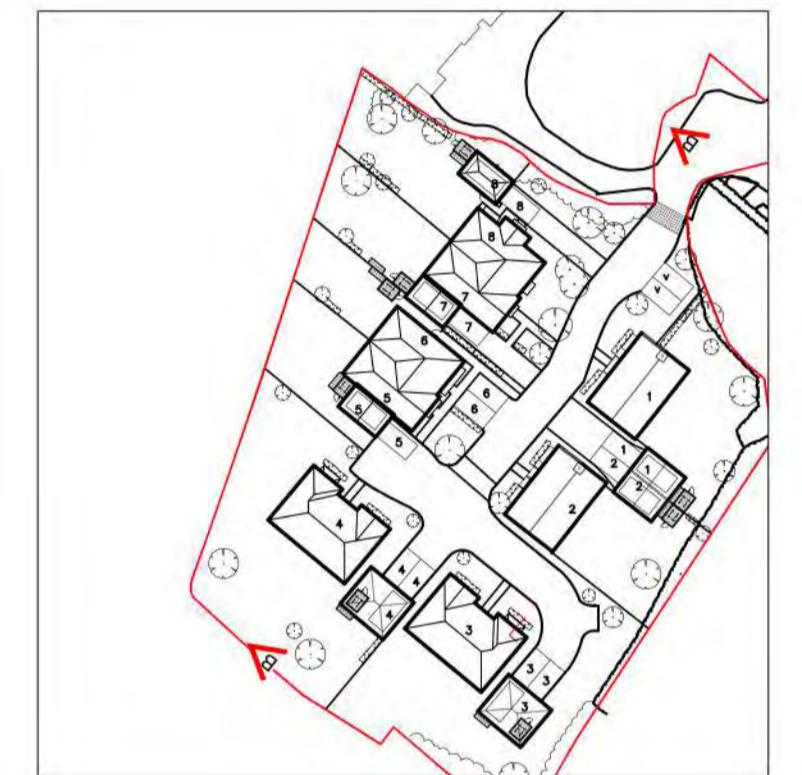
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30127A_300

Revision
E



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Rev	Date	Description
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Project Title

Proposed Residential Development

Drawing Description

Street Scenes BB

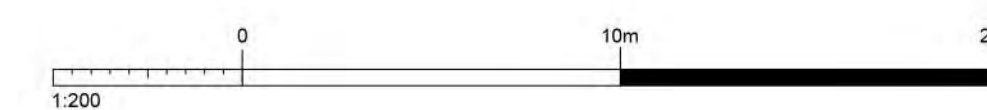
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Date	Checked by
July 2022	CSS

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CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_303	D



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Rev	Date	Description
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Project Title

Proposed Residential Development

Drawing Description

Street Scenes CC

Scale	Drawn by
1:200 @A2	NS
Date	Checked by
July 2022	CSS

CLAGUE ARCHITECTS

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1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8 Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_301	E



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Rev	Date	Description
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Site Boundary Line

Site Boundary Line



159m

154m

Plot 1

Plot 2

Proposed Street Scene DD

Project Title	Proposed Residential Development	
Drawing Description	Street Scenes DD	
Scale	Drawn by	NS
1:200 @A3	Checked by	CSS
Date	July 2022	

CLAGUE ARCHITECTS

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8, Driney Street, London SE1 1JF	0203 697 6112
CANTERBURY	LONDON
HARPENDEN	

Drawing Number	Revision
30127A 302	D

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey

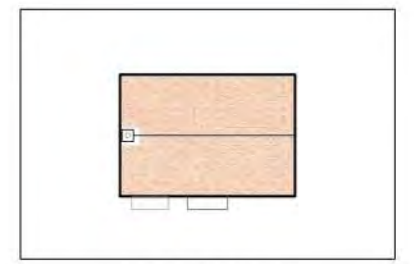






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Rev	Date	Description
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Roof Plan

Plot 1 Total Area :
 158.75m²/ 1708sq ft

Project Title
 Proposed Residential Development

Drawing Description
 Plot 1
 Elevations

Scale	Drawn by
1:100 @A3	NS
Date	Checked by
January 2022	CSS

CLAGUE ARCHITECTS

62 Burgate, Canterbury
 Kent CT1 2BH 01227 762090
 1 Kinsbourne Court, Luton Road,
 Harpenden, Hertfordshire AL5 3BL 01582 765102
 8, Disney Street
 London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30127A_500	H



Front Elevation



Right Side Elevation

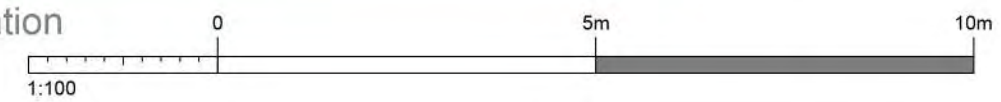


Rear Elevation



Left Side Elevation

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



NOTES:
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 For all specialist work, see relevant drawings.
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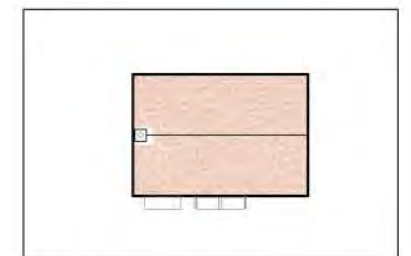
Rev	Date	Description
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Front Elevation



Right Side Elevation

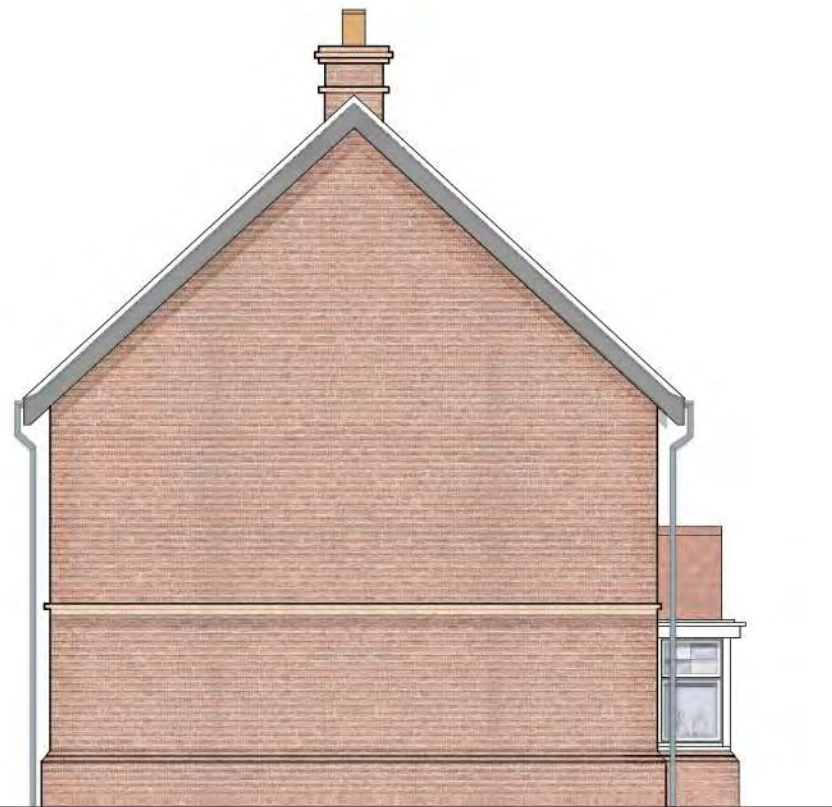


Roof Plan

Plot 2 Total Area :
 158.75m²/ 1708sq ft



Rear Elevation



Left Side Elevation

Project Title

Proposed Residential Development

Drawing Description

Plot 2
 Elevations

Scale	Drawn by
1:100 @A3	NS
Date	Checked by
January 2022	CSS

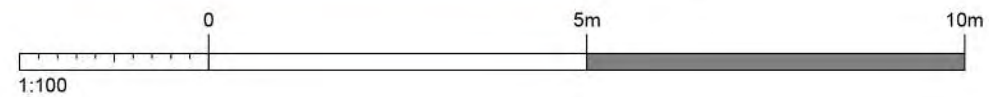
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Drawing Number	Revision
30127A_502	H

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



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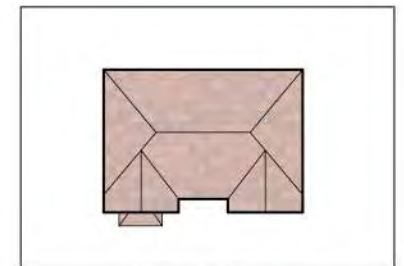
Rev	Date	Description
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Front Elevation



Right Side Elevation



Roof Plan



Rear Elevation

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Left Side Elevation

Plot 3 Total Area:
 213.84m²/ 2301.75sq ft

Project Title
 Proposed Residential Development
 Applicable to Plot: 3

Drawing Description
 Plot: 3
 Elevations

Scale
 1:100 @A3
 Date
 July 2022

Drawn by
 NS
 Checked by
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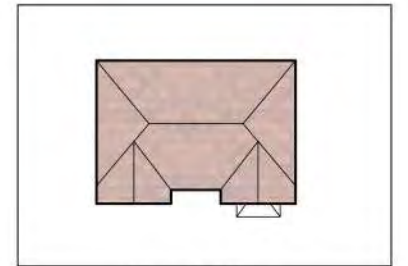
Rev	Date	Description
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Front Elevation



Right Side Elevation



Roof Plan



Rear Elevation



Left Side Elevation

Plot 4 Total Area:
 213.84m²/ 2301.75sq ft

Project Title
 Proposed Residential Development
 Applicable to Plot: 4

Drawing Description
 Plot: 4
 Elevations

Scale
 1:100 @A3
 Date
 July 2022

Drawn by
 NS
 Checked by
 CSS

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CANTERBURY LONDON HARPENDEN

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Drawing Number
 30127A_520.2

Revision
 E

Oakford Homes

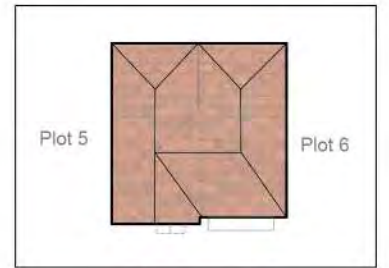
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Rev	Date	Description
		Plot 5 Total Area: 116.4m ² / 1252sq ft
		Plot 6 Total Area: 114.4m ² / 1231sq ft



Front Elevation

Right Side Elevation



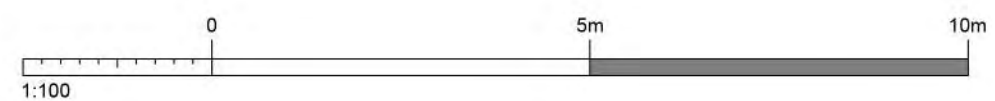
Roof Plan



Rear Elevation

Left Side Elevation

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey



Project Title
 Proposed Residential Development

Drawing Description
 Plot 5 & 6
 Elevations

Scale	Drawn by
1:100 @A3	NS
Date	Checked by
July 2022	CSS

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Drawing Number	Revision
30127A_523	C

Oakford Homes

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Plot 7 Total Area:
 116.4m²/ 1252sq ft

Plot 8 Total Area:
 123.4m²/ 1328 sq ft

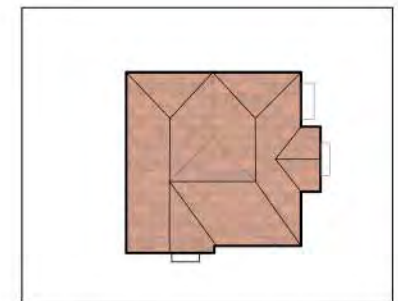
Rev	Date	Description
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Front Elevation



Right Side Elevation



Plot 7 Plot 8
 Roof Plan



Rear Elevation



Left Side Elevation

Project Title

Proposed Residential Development

Drawing Description

Plot 7 & 8 Elevations

Scale: 1:100 @A3
 Date: July 2022
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Drawing Number: 30127A_525
 Revision: B

Proposed Residential Development on Land at Roseacre, Holly Hill drive, Banstead, Surrey

