

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	21/02000/F
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Hollie Marshall
	<b>TELEPHONE:</b>	01737 276010
	<b>EMAIL:</b>	Hollie.marshall@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> Chipstead, Kingswood and Woodmansterne

<b>APPLICATION NUMBER:</b>	21/02000/F	<b>VALID:</b>	30 <sup>th</sup> July 2021
<b>APPLICANT:</b>	Axiom Land Limited	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>LAND TO THE REAR OF 260, 262 AND 264 CHIPSTEAD WAY AND TO THE REAR OF KITA, SUNNYFIELDS AND PADDOCK WOODMANSTERNE SURREY SM7 3LH</b>		
<b>DESCRIPTION:</b>	<b>Redevelopment of the site to deliver seven residential units with associated landscaping and private gardens, parking and internal access road. As amended on 18/10/2021, 20/10/2021, 28/10/21, 01/11/2021, 25/11/2021, 13/12/2021, 03/03/2022, 08/03/2022, 17/06/2022, 04/07/2022, 21/07/2022, 30/08/2022, 30/09/2022 and on 19/10/2022.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

This is a full application for a development of 7 residential dwellings with associated landscaping, parking and access road. The site is occupied by a single two storey detached house at 264, Chipstead Way and comprises part of the rear gardens of 260 and 264, Chipstead Way and land to the rear of a number of properties in Outwood Lane, which was formerly part of the rear gardens. The development would comprise the formation of an access road to the side and rear of 264, Chipstead Way and the erection of 7 two storey dwellings, comprising 5 x detached and 2 semi-detached houses, each with parking in the form of garages and open spaces and private rear gardens.

The application follows a previous proposal for 9 dwellings (20/02659/F) refused for a number of reasons including harm to character and appearance of the locality, failure to provide an appropriate mix of dwelling sizes, noise and disturbance, harm to neighbour amenity, future pressure to fell or prune trees, insufficient outdoor amenity space for future occupants, inadequate parking and inadequate provision for accessible and sensitively designed and located waste and recycling bin storage.

This application seeks to overcome these issues with a revised design approach and reduction in the number of dwellings from 9 to 7. The reduced number of dwellings and reduction in depth of the dwellings has resulted in a more spacious form of development, considered to address the previous concerns in regard to harm to character, harm to neighbour amenity, future pressure to fell or prune trees and insufficient outdoor amenity space for future occupants. No objection has been raised to the proposed housing mix from the Council's Policy Team and plans have been submitted that show access is available into the site for the refuse and recycling lorries to collect bins from outside each of the dwellings. The proposal exceeds the minimum parking standards therefore this issue has also been addressed.

Overall, it is considered the revised layout would be acceptable in terms of impact upon the character of the area. The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Chipstead Way and in the wider area fronting both Outwood Lane and Court Hill. However, there is some variety in the streetscene, and they would nonetheless be proportionate to the size of the dwellings and commensurate with plot widths within the area, with the shallow garden depths not readily appreciable in wider character terms. The spacing between the detached dwellings would be similar with the pattern of development in Chipstead Way. Therefore, the development would broadly reflect the pattern of development in the area and not result in an unacceptable increase in density or loss of the spacious character. Gaps to site boundaries are adequate to avoid harm to neighbour amenity and the proposal is considered to have an acceptable relationship to the surrounding residential properties.

The scheme would provide 17 parking spaces, exceeding the Council's adopted minimum parking standards. No objection has been raised by Surrey County Council in relation to highway safety and capacity.

Subject to conditions the scheme is considered acceptable with regard to quality of accommodation for future residents, drainage, ecology, trees, and sustainable construction.

The scheme is considered to meet the requirements of the Development Plan and guidance set out within the NPPF. The scheme would provide a contribution to the housing needs of the borough and follow the "urban areas first" approach set out within the Core Strategy. The scheme would also provide economic benefits to the borough during construction and an ongoing spend in the local economy once occupied.

The application is recommended for approval.

### **RECOMMENDATION(S)**

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

**Consultations:**

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

Neighbourhood Services: Provided comments on their requirements for refuse collection. No objection raised to scheme. Concern expressed regarding access – See Refuse and Recycling section.

Noise Consultants: The predicted noise levels show a negligible impact on the most sensitive receptor R1 (adjacent dwelling) and this is policy compliant.

Policy Team – Comments received regarding policy DES4 – See Housing Mix section

Woodmansterne Green Belt and Residents Association – Objects on the grounds of cramped overdevelopment, harm to wildlife habitat, hazard to highway safety, inadequate access for refuse or delivery vans, insufficient parking

Chipstead Residents Association – objects on the grounds of cramped overdevelopment, out of character with surrounding area, hazard to highway safety, harm to wildlife habitat, bin store hazard to highway safety, harm to neighbouring amenity

Outwood Lane Residents Association – Objects on the grounds of overdevelopment, harm to character of the area, inadequate access arrangements, inadequate refuse collection facilities, inadequate parking, loss of/harm to trees, noise and pollution

Housing – no comments received

Sutton and East Surrey Water Company – no comments received

Environmental Health – no comments received

Environment Agency – ‘As they intend to connect to mains for foul drainage we have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.’

Surrey Wildlife Trust – Recommendations for conditions and consideration of biodiversity net gain and impact upon SSSI – See Ecology section

Surrey County Council Minerals and Waste Policy Team – no objection subject to RBBC being satisfied that the development includes adequate facilities for household waste storage and recycling and a condition requiring a waste management plan that should demonstrate that waste generated during construction, demolition and excavation phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated is maximised.

Representations:

Letters were sent to neighbouring properties on 3<sup>rd</sup> August 2021. Neighbours were re-notified on the revised plans commencing 8<sup>th</sup> March 2022 and 12<sup>th</sup> July 2022.

203 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Crime fears	See paragraph 6.18 and condition 19.
Drainage/sewage capacity	See paragraph 6.49 and conditions 15 and 24
Flooding	See paragraph 6.49
Harm to Conservation Area	See paragraph 6.55
Harm to Green Belt/countryside	See paragraph 6.55
Harm to wildlife habitat	See paragraph 6.30 – 6.37 and condition 14
Hazard to highway safety	See paragraph 6.38 – 6.47 and conditions 4 - 10
No pavement within the site	See paragraph 6.43 and Condition 10
Inadequate parking	See paragraph 6.43 and condition 5
Inconvenience during construction	See paragraph 6.15 and condition 11
Increase in traffic and congestion	See paragraph 6.43
Loss of/harm to trees	See paragraph 6.29 and condition 12
No need for the development	See paragraph 6.1
Noise & disturbance	See paragraph 6.15 – 6.16
Out of character with surrounding area	See paragraph 6.4 – 6.10
Overdevelopment	See paragraph 6.4 – 6.10
Light pollution	See paragraph 6.18 and condition 14
Overbearing relationship	See paragraph 6.12 – 6.13
Overlooking and loss of privacy	See paragraph 6.12
Overshadowing	See paragraph 6.12
Alternative location/ proposal preferred	See paragraph 6.56

Poor design	See paragraph 6.10
Property devaluation	Not a material planning consideration
Harm to listed building	See paragraph 6.56
Health fears	See paragraph 6.18
Set a precedent	See paragraph 6.56
Refuse collection point	See paragraph 6.45 – 6.46
Increased demand to utilities and services with no infrastructure proposed	See paragraph 6.59 – 6.60
No need for the development	Each scheme must be assessed on its own planning merits
Alternative scheme preferred	Submitted scheme must be assessed on its own planning merits
Loss of private view	Not a material planning consideration

## **1.0 Site and Character Appraisal**

- 1.1 The site is occupied by a single two storey detached house at 264, Chipstead Way and comprises part of the rear gardens of 260 and 264, Chipstead Way and land to the rear of a number of properties in Outwood Lane, which was formerly part of the rear gardens.
- 1.2 The existing property at 264, Chipstead Way has two points of access onto the highway, one of which would be used by the proposed development in this case. Chipstead Way rises up from the east to the west and the site itself has a slope and a significant step approximately half way through its length where it rises higher towards the western boundary. The site is typical of a mature garden with a mixture of lawns and mature planting. There is a number of small mature trees on the site, whilst the western boundary is marked by a large number of tall mature trees located in neighbouring properties.
- 1.3 The wider area of land lies on a slope, sloping uphill from east to west. The adjoining site to the east has recently been developed for a scheme of retirement apartments, set at a lower level.
- 1.4 Apart from the retirement apartments recently constructed on the corner of Chipstead Way and Outwood Lane, and the block of apartments immediately to the south of the site on Outwood Lane, the majority of surrounding development comprises mostly detached two storey houses (with some accommodation in the roofspace) within plots of a reasonable size characterised by plenty of mature tree planting that is visible from the adjacent highway through gaps in the housing.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Improvements secured during the course of the application: During the course of the application amended plans have been sought to address concerns over the proposed layout, impact upon neighbour amenity and further information has been submitted in response to comments received from the County Highways Authority.
- 2.3 Further improvements to be secured through the use of conditions: Conditions regarding materials, landscaping, tree protection, ecology and drainage would be attached to a grant of planning permission.

## 3.0 Relevant Planning and Enforcement History

- 3.1 20/02659/F                      Redevelopment of the site to deliver                      Refused  
9 residential units with associated                      17<sup>th</sup> February 2021  
landscaping and private gardens,  
parking and internal access road. As  
amended on 21/12/2020.
- 3.2 Application 20/02659/F was refused for the following reasons:
1. The proposal, by virtue of backland development in a locality typified by spaciouly laid out frontage properties, its obtrusiveness, bulk and massing, inadequate spacing and prominence of the vehicular access and parking, would be incongruous and cramped, out of keeping with and harmful to the character and appearance of the locality and contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF.
  2. Due to the number of dwellings proposed and density of the layout, and the amount of hardstanding proposed, the development proposed would prevent the introduction of meaningful landscaping that will benefit the local landscape and canopy cover. As a result, the proposal represents poor design which would cause harm to the character and appearance of the area, contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and the NPPF.
  3. In the absence of any evidence to the contrary, the proposed development would fail to provide an appropriate mix of dwelling sizes, with a lack of small units on the site, thereby contrary to policy DES4 of the Reigate and Banstead Development Management Plan 2019.

4. The location of the proposed access drive in close proximity to the retained dwelling would lead to a form of development which would cause significant noise and disturbance from comings and goings of traffic along the access drive, to residents in the existing property contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and the NPPF.
5. The development would be detrimental to the amenities of the adjoining residential properties at Sunnyfield and Paddock by virtue of the overbearing and dominant effect of the dwelling on plot 9, contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF.
6. The proposed development would result in the potential loss of the offsite trees along the western boundary which are established specimens and part of the local landscape. The trees would be at risk because of undue proximity to the proposed development causing excessive shading levels resulting in pressure from occupants to fell or unacceptably prune these trees. The development would therefore be contrary to policy NHE3, NHE9 and DES3, of the Reigate and Banstead Development Management Plan 2019 and advice in British Standard 5837:2012 "Trees in Relation to design, demolition and construction".
7. Due to the number of units proposed and the layout shown, a large number of the dwellings would be provided with small rear garden areas which, due to the location of off-site trees along the western would generally suffer from significant overshadowing and which would fail to provide sufficient private outdoor amenity space for future residents of the family houses, leading to a sub-standard form of development, contrary to Policy DES5 of the Reigate and Banstead Development Management Plan and the provisions of the NPPF.
8. The proposed development, by virtue of the insufficient level of off-street parking, including the provision of garages of inadequate size and the lack of freely available visitor parking spaces, would likely give rise to significant additional demand for, and strain on, on-street parking, which would be harmful to the residential character and amenity of the surrounding area, contrary to the objectives of the NPPF and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.
9. The proposals do not make adequate provision for accessible and sensitively designed and located waste and recycling bin storage in accordance with the Council's guidance document 'Making Space for Waste' and therefore conflict with policy DES1 (part 7) of the Reigate and Banstead Development Management Plan 2019.

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

- 4.1 This is a full application for redevelopment of the site to deliver seven residential units with associated landscaping and private gardens, parking and internal access road. The development would comprise the formation of an access road to the side and rear of 264, Chipstead Way and the erection of 7 two storey dwellings, comprising 5 x detached and 2 semi-detached houses, each with parking in the form of garages and open spaces and private rear gardens.
- 4.2 The proposed access would run along the eastern side boundary of the site with four detached dwellings, plots 1 – 4, orientated to front the access road. Towards the rear of the site three dwellings are proposed in the form of a pair of semi-detached houses and one detached.
- 4.3 The design of the dwellings would be traditional, all with fully pitched roof forms. Parking would be arranged mostly within the front garden driveways and within attached/integral garages to plots 1 – 4. Two visitor bays are proposed to the front of plots 6 – 7 and parking for these two dwelling would be to the east of plot 7 where 4 spaces are proposed to serve these two houses.
- 4.4 Areas of landscaping are proposed along parts of the access road on the eastern side as well as areas for soft landscaping within the front gardens of all the houses.
- 4.5 Minor alterations are proposed to the donor dwelling, 264 Chipstead Way, in the form of changes to windows on the east side elevation.
- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as: 'The wider village of Chipstead offers a range of unit types which include large detached family homes, typically two storeys high with integrated garages but also more dense developments including apartments. Immediately adjacent to the site are 28 retirement apartments under construction to the east of the site which will be accommodated in a 3 storey building, and 14 apartments on the southern boundary of the site, also 3 storeys high.
------------	---



	The local materials palette includes stock brick, usually at half-height, with white render or hung tile. Mock Tudor style homes incorporate timber details to provide a characterful street scene, and roofs mainly feature red clay tiles. Porches, bay windows and gables are common features, as well as catslide roofs and dormer windows.
	Site features meriting retention are listed as : Retention of trees within the site where possible and houses located a suitable distance from the western boundary to ensure no encroachment on roots. 3 on-site trees will be removed.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were informed by the previous reasons for refusal.

4.8 Further details of the development are as follows:

Site area	0.36 hectares
Proposed parking spaces	17
Parking standard	16 (minimum)
Net increase in dwellings	7
Existing site density	6 dwellings per hectare 264, 262, 260 Chipstead Way
Proposed site density	22 dwellings per hectare
Density of the surrounding area	11 dwellings per hectare 267 – 275 Chipstead Way 93 dwellings per hectare (Goldfinch House) 20 dwellings per hectare 37 – 55 Pine Walk (odd)

**5.0 Policy Context**

5.1 Designation

Urban area  
Parking Standards – Medium accessibility

## 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)

## 5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES2, DES4, DES5, DES7, DES8,
Landscape & Nature Conservation	NHE2, NHE3
Infrastructure	INF3
Transport, Access and Parking	TAP1
Climate Change Resilience and Flooding	CCF1

## 5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Vehicle and Cycle Parking Guidance 2018
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 Conservation of Habitats and Species Regulations 2010

## 6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.
- 6.2 There is no objection in principle to a potential redevelopment of the site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. However, the principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need

to provide additional housing, and its resultant benefit. The following report sets out the key considerations.

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Housing mix
- Amenity for future occupants
- Impact on trees
- Ecology
- Highway matters
- Refuse and recycling
- Drainage matters
- Sustainable construction
- Other matters
- Affordable Housing
- Community Infrastructure Levy
- Infrastructure contributions

Design appraisal

6.4 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.

6.5 Policy DES2 of the Reigate and Banstead Development Management Plan 2019 relates to the development of residential garden land, including infilling schemes and development on back garden land. It states that development should be designed to respect the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness and be of a height, bulk, mass, and siting to ensure the development is in keeping with the existing street scene. For infilling, development should incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality and provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties. The policy states that development should retain mature trees and hedges, and other significant existing landscape features, and include grass verges and street planting that supports wildlife and maintains green corridors and demonstrate they have been carefully designed to ensure a good standard of amenity for all existing and future occupants; and not create an undue disruption to the character and appearance of an existing

street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.

- 6.6 In general terms, it is considered that the proposed layout would be acceptable and the proposed spread of development across the site would accord with the wider pattern of development. The surrounding area is characterised by a mixture of detached dwellings in relatively spacious plots and more recent infill development of large flatted blocks. In comparison to the previous application, the number of dwellings has been reduced from 9 to 7. This has reduced the number of dwellings sited along the access road from 5 to 4, and at the rear part of the site, this has reduced from 4 to 3. The proposed dwellings have been reduced in depth, would have gaps of over 2m between them, and the layout includes space for landscaping around the site and along the access road.
- 6.7 The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Chipstead Way and in the wider area fronting both Outwood Lane and Court Hill. However, there is some variety in the streetscene, and they would nonetheless be proportionate to the size of the dwellings and commensurate with plots within the area. For example 256 Chipstead Way has a rear garden depth of approximately 10.5m and the proposed plot depths would be similar to this and 267, 269, 273 and 275 on the north side of Chipstead Way, given this and the fact the depths would not be readily appreciable outside the site, the layout is considered acceptable. The dwellings would have gaps of between 2.1 – 2.7m between them. Plot 7 would be set away from the side boundary with the rear of Kita and Sunnyfield, Outwood Lane, by 8m and plot 5 would be set away from the side boundary with the rear of Pilgrims Cottage, Court Hill, by 3.5m. The spacing between the detached dwellings would be similar with the pattern of development in Chipstead Way. Therefore, the development would broadly reflect the pattern of development in the area and not result in an unacceptable increase in density or loss of the spacious character.
- 6.8 The proposed new access road would be sited to the south eastern side of the donor dwelling, 264 Chipstead Way. Plots 1 – 4 have been sited further north westwards and reduced in depth to create space for landscaping along the access road when compared to the previous application. A strip of landscaping is also proposed along the side boundary of the donor dwelling. Views into the site would be softened by these areas of landscaping, creating space between the road and the donor property's flank wall and the south eastern site boundary. This would accord with the landscaped frontages in the streetscene.
- 6.9 A bin presentation point was proposed at the front of the site, however given that swept path analysis drawings have been received that show a refuse lorry can access the site, turn and leave in forward gear (discussed later in report in greater detail), it is considered that this area is not required for this purpose. The removal of this element of the proposal would benefit views at the front of the site and increased soft landscaping can be achieved in its place. A condition (condition 21) is recommended to secure these details.

- 6.10 Within the site the proposed dwellings would be two storey in height and designed in a traditional form with brick, tile hanging and render to the main elevations and tiles to the hipped and gable roofs. The external appearance of the dwellings would not be out of character. The overall bulk and mass, which includes accommodation over the attached garages, together with the gaps between the dwellings, would be acceptable. When compared to the previous application, the reduction in the number of units, the reduction in depth of the dwellings, and increased gaps between dwellings and to site boundaries are such that it is considered the proposal would respect the character of the existing area and would accord with policies DES1 and DES2.

#### Neighbour amenity

- 6.11 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.
- 6.12 The site is located on land which rises from the east to the west sloping up from the properties on Outwood Lane. Proposed plots 1-4 would be positioned facing east with rear elevations facing to the west towards the rear gardens of properties in Court Hill. However, there would be a gap of approximately 41 - 44m between the front elevations of the proposed dwellings on the plots 1-4 and the rear facing elevations of properties in Outwood Lane, which would be sufficient to prevent any overlooking or a loss of privacy, overbearing or overshadowing impact. To the west, the gap to dwellings in Court Hill would exceed 70m.
- 6.13 Plots 5-7 would be located on a north-south axis on the site. During the course of the application amendments have been secured to increase the separation distance between the flank wall of plot 7 and the site boundary, and this has increased to a gap of 8m. The roof would be hipped on this side with a front facing gable roof. Despite the rising land level, the level of separation is considered to be sufficient to avoid an overbearing impact on the rear garden of the neighbouring properties at Sunnyfield and Paddock.
- 6.14 The additional vehicles that would result from the development and access road would run in close proximity to the flank wall of the existing dwelling. Since the previous application, amendments are now proposed to the donor dwelling to remove 3 ground floor windows on this flank wall. These windows are all secondary to front and rear facing reception rooms that are served by front and rear facing windows also, and therefore this change is not considered to result in a harmful impact in terms of loss of light or outlook.
- 6.15 The Council's Noise Consultants have been consulted upon the proposal and considered the impact upon this dwelling. They state the key issue to note here is the speed of the passing vehicle at 15mph would result in noise 14 seconds thus for 5 vehicle movements this represents a total time of disturbance of around 1 minute in the busiest hour. The Consultants conclude that the

predicted noise levels show a negligible impact at the most sensitive receptor (264 Chipstead Way) and this is policy compliant. It is therefore considered that the proposal would not cause a significant level of noise and disturbance to the donor or neighbouring dwellings and would be acceptable in this regard.

- 6.16 Objection has been raised from neighbouring properties regarding inconvenience during construction, noise and disturbance, pollution, crime and health fears. Some inconvenience may occur during the construction of the proposal, however this is part and parcel of development and would not form a sustainable reason for refusal. Statutory nuisance legislation does however exist to control any significant harm that may occur and a construction method statement would be secured by planning condition were the application to be approved.
- 6.17 The proposed development may result in some additional noise and disturbance; however, the development would be in residential use and this would not be significant enough to warrant refusal of the application.
- 6.18 The proposal would result in the redevelopment of rear gardens, new boundary treatments proposed, and the development is not considered to cause crime issues. No significant health or pollution issues are considered to arise as a result of the planning application. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to light pollution or nuisance from headlights. The separation distances to neighbouring dwellings is satisfactory so as to avoid a harmful impact in terms of outlook or an oppressive appearance.

#### Housing mix

- 6.19 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, the scheme would provide 5 x 4 bedroom dwellings and 2 x 3 bedroom dwellings and would not accord with the terms of the policy.
- 6.20 The Council's Policy Team were consulted and provided the following comments:

'This application follows a previous application 20/02659/F for nine residential units which has been refused on several grounds. One of the reasons for refusal was in relation to the proposed housing mix of dwelling sizes, stating:

*3. In the absence of any evidence to the contrary, the proposed development would fail to provide an appropriate mix of dwelling sizes, with a lack of small units on the site, thereby contrary to policy DES4 of the Reigate and Banstead Development Management Plan 2019.*

Planning Policy's comments are being sought in regard to the compliance of the latest planning application 21/02000/F with the DMP Policy DES4: 'Housing mix'.

DMP Policy DES4, criterion 1 states:

1. *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:*
  - a. *Meet the requirements set out (2) below;*
  - b. *Respond appropriately to any other relevant evidence of local need and demand for different sizes and types of housing, including the Council's most recent Strategic Housing Market Assessment (or similar); and*
  - c. *Address any site specific requirements contained in this or other relevant local plan documents, including the requirements of the Affordable Housing SPD.*

DMP Policy DES4, criterion 2 then states that:

2. *Provision of market housing should meet the following requirements unless it can be demonstrated that it is not financially viable or technically feasible to do so, that there would be no need or market demand for a particular size of homes (as may be the case for certain types of specialist accommodation), or that doing so would have an adverse impact on the character of the surrounding area.*

Criterion 2 (i) specifies that *borough-wide (except for town and local centres), on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes.*

The proposal is for seven new residential dwellings, consisting of a mix of 3-bedroom and 4-bedroom homes, which is not in line with the DMP Policy DES4, criterion 2(i). There are however several considerations that should be taken into account when assessing the proposal.

#### Local Housing Need

DMP Policy DES4, criterion 1 (b) states that housing mix must respond appropriately to any evidence of local housing need and demand, including the Council's most recent SHMA (or similar).

The most recent 2019 Housing Needs Assessment was published by the Council in January 2020, recommending the following mix of market housing.

	Market Housing
1 bedroom	5%
2 bedrooms	25%
3 bedrooms	40%
4+ bedrooms	30%

The Housing Needs Assessment does not suggest that these prescriptive figures should necessarily be provided on each site but rather that they should be used to inform the mix required as part of new developments.

The latest evidence published in the 2021 Housing Monitor suggests there is currently a significant over delivery of smaller 1 and 2 bedroom units in the borough. Within the last monitoring period (01 April 2020 – 31 March 2021), 70.8% of market housing completions and 72.1% of new permitted (gross) dwellings were 1 and 2 bedroom units. This high percentage is due to several high capacity flat redevelopments, including those permitted via permitted development rights.

Given the current oversupply of smaller properties, the proposal for the development of three and four bedroom units would be acceptable, in this instance, under the DMP Policy DES4, criterion 1 (b).

#### **Other evidence**

DMP Policy DES4, criterion 2 states that provision of market housing should meet the criteria specified in criterion 2(i), unless it can be demonstrated that it is not financially viable or technically feasible to do so, that there would be no need or market demand for a particular size of homes, or that doing so would have an adverse impact on the character of the surrounding area.

The applicant provided a letter prepared by Eastons Estate Agents in support of this application. The letter states, that:

- *The site is appropriate for houses, rather than flats, due to the character of the area and the demand from buyers in the area.*
- *Buyers with this location preference require properties with gardens and these lend themselves to family homes of 3 - 4 bedrooms.*
- *Whilst there are some 1 and 2 bed flats available locally and they do sell, they will only sell at a lower selling price per metre squared compared to 3 & 4 bedroom houses thus the introduction of 1 & 2 bedroom properties – particularly flats, I would conclude, would make the scheme unviable. This is especially pertinent when this is in the face of general pressure from the LPA and local residents to reduce density.*

Although this short assessment in itself would not necessarily provide sufficient evidence, combined with the fact that the Council's Housing monitor shows that the current supply of smaller one and two bedroom properties in the borough significantly outweighs the need identified in the 2019 Housing Needs Assessment, the Planning Policy team would consider the proposal to be acceptable under the DMP Policy DES4.

Given the above reasons, the Planning Policy team would not object to the proposal on the grounds of an appropriate housing mix as required by the DMP Policy DES4.'

- 6.21 On this basis, it is considered that the proposal for 3 and 4 bedroom dwellings would be acceptable in this instance.



Amenity for future occupants

- 6.22 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.
- 6.23 In this case, each proposed dwelling would be of sufficient size to meet the minimum standard. The policy also requires new development to make adequate provision for outdoor amenity space, including balconies and roof terraces, and/or communal outdoor space. Each of the dwelling houses would be provided with private gardens of adequate size.
- 6.24 During the course of the previous application, objection was raised by the on the grounds the proposed rear gardens would generally suffer from significant overshadowing and would fail to provide sufficient private outdoor amenity space for future residents of the family houses, leading to a sub-standard form of development, contrary to Policy DES5 of the Reigate and Banstead Development Management Plan and the provisions of the NPPF.
- 6.25 During the course of the Application the Tree Officer was consulted and noted the updated arboricultural report dated May 21 makes reference to an overshadowing report which shows the gardens will receive at least 2 hours of direct sunlight on 21st March and 21st June and therefore meets the BRE guidelines. Whilst this goes part way to address his original concern, a combination of the density of the scheme and size of the gardens for plots 1-5 is likely to result in the further pressure to remove the trees as they mature.
- 6.26 Since this time, the number of dwellings has been reduced and the Tree Officer has since commented he would not object to the proposal and recommends a tree protection condition and landscaping condition were the application to be approved.
- 6.27 Given the increased areas of rear gardens, the proposal is considered to have overcome earlier concerns and would provide a satisfactory level of amenity for future occupants.
- 6.28 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary, it is considered that such a requirement would be viable for the applicant and therefore a condition is recommended to secure adequate accessible housing in accordance with policy DES7.

Impact on trees

- 6.29 The tree officer has been consulted on the proposals in order to assess the proposed development against impact upon existing trees and vegetation. No objection has been raised to the amended layout and the Tree Officer commented if it is not possible for structural planting to be incorporated into the layout, a native hedgerow next to the driveway could be acceptable. Subject to tree protection and landscaping conditions, the development would therefore comply with policies NHE3, NHE9 and DES3, of the Reigate and Banstead Development Management Plan 2019 and advice in British Standard 5837:2012 "Trees in Relation to design, demolition and construction".

### Ecology

- 6.30 The application is supported by a Preliminary Ecological Assessment which notes that the gardens that comprise the development area are intensively maintained with regularly mown lawns and areas of ornamental garden landscape planting, and these provide limited opportunities for significant nature conservation interest as habitat for notable or protected wildlife species. In general, replacement of these gardens with the proposed residential development scheme will have no potential for significant adverse ecological impacts.
- 6.31 Ornamental garden trees that will be removed to accommodate the proposed development were inspected for their potential to provide bat roosting habitat. As no trees with bat roosting potential are present in any of the gardens their removal as part of pre-development site clearance would not have any significant adverse impacts on the conservation status of roosting bats in the locality.
- 6.32 Whilst the proposal would result in the redevelopment of rear gardens, it is not considered likely to result in significant impact on existing wildlife habitats and may provide opportunities to incorporate features into the design which are beneficial. Measures to enhance biodiversity within the site could be designed in-to the development in accordance with para 118 of the NPPF and secured by planning conditions, in the event that planning permission was to be granted.
- 6.33 Surrey Wildlife Trust were consulted upon the application and confirm that the location of the development site is not within any area designated for its special nature conservation interest, therefore avoids the risk of significant direct adverse impacts of the proposed development on the nature conservation value of any designated nature conservation sites. They comment that it is not clear how this proposed development can be assessed as providing biodiversity net gain. There is the potential for ecological enhancements, as set out in the submitted response note, however, this should be viewed in the context of the headline summary results from the biodiversity metric. On this basis they seek the LPA to ensure that the possibility of on-site BNG has been explored and ruled out.  
They comment that the Landscape Strategy Plan in the response note shows the proposed location of 'species rich wildflower grass' however, the proposed location appears to be mainly under the canopy of mature trees. The potential

for consistent and heavy shading may significantly impact the success of the proposed habitat. The LPA may require the Applicant to either re-consider the location of the species rich wildflower grass or justify with the Landscape and Environmental Management Plan how this location maximises the likelihood of successful habitat creation.

- 6.34 The site lies approximately 170m (as the crow flies) beyond the Chipstead Downs Site of Special Scientific Interest. The report notes *‘As extensive areas of urban development land separate the proposed development site from designated nature conservation sites, this avoids the risk of significant indirect adverse impacts of the proposed development on the intrinsic nature conservation value of these sites. As the proposed development site and adjacent areas comprise intensively managed domestic gardens and an active development site, it is highly unlikely that these areas would contain features that could support significant populations of notable or legally protected species.’*
- 6.35 This did not form a reason for refusal in the previous application and given the location of the site and in view of the conclusions above, it is considered the proposal would not result in a harmful impact in terms of the Chipstead Downs SSSI.
- 6.36 In terms of net gain in biodiversity the submitted documents show that the scheme will not provide a net gain. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. Currently the Council has no mechanism to allow for an off-site contribution, with no projects or sites currently identified for this. It is noted that the NPPF (para 180 d) requires that when determining planning application Local Planning Authorities should apply the following principle “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” However the NPPF does not require a measurable net gain and policy NHE2 5b. states that schemes will be expected to “be designed, wherever possible, to achieve a net gain in biodiversity.” In this case the applicant has set out that it is not possible to achieve a net gain in biodiversity and given the national and local policy position it is not considered that this could form a reasonable reason for refusal. The proposal does however include a number of on-site enhancement measures and the LEMP condition recommend by SWT would secure further details of these measures as well as future maintenance.
- 6.37 Subject to the conditions discussed it is considered that the scheme would comply with policy NHE2 of the DMP.

#### Highway matters

- 6.38 The application proposes access to the site from Chipstead Way. The proposed development has been considered by the County Highway Authority

who having assessed the application on safety, capacity and policy grounds, recommends the conditions be imposed in any permission granted.

- 6.39 The first recommended condition requires the development not to commence unless and until the access to Chipstead Way has been constructed and provided with visibility zones in accordance with the approved Clague Architects plan numbered 100 Revision Y and TTP Consulting plan numbered 2020 3937 AT 105 3 Rev J and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.
- 6.40 The second recommended condition requires the development not to be first occupied unless and until space has been laid out within the site in accordance with the approved Clague Architects plan numbered 100 Revision Y 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 purpose.
- 6.41 Thirdly, no development shall be commenced until a pedestrian inter-visibility splay of 2m by 2m has been provided on the west side of the access in accordance with the approved plan numbered 2020/3837/SK01, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 6.42 Further conditions are recommended to secure a Construction Transport Management Plan, fast charge sockets for each dwelling, a requirement for pedestrian refuge points along the access road to be provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, and a Travel Information Pack for future occupants.
- 6.43 These comments were received following amended information submitted by the Applicant, submitted to seek to overcome concerns raised by the CHA during the course of the application. The CHA were re-consulted following receipt of amended information and now raise no objection subject to the above conditions. The CHA commented:

*'The developer is proposing two number three bed houses and five number four or more bed houses. The developer is proposing 14 car parking spaces, comprising a mix of garages and surface parking spaces across the site and two visitor parking spaces. This complies with Reigate and Banstead parking Standards. Each spaces has minimum dimensions which are adequate to support parking of cars.*

*The access road has adequate space for a refuse or emergency vehicles with space along sections of it for a car to pass.*

*The developer has provided turning overlays to show that refuse vehicles, box vans, and cars can enter and leave the site in forward gear. No turning overlay has been provided for an emergency vehicles. But given a refuse vehicle car turn, I would imagine an emergency vehicle can turn too.*

*The developer has provided TRICS data showing the proposed 7 dwellings would produce one vehicle in and two vehicle out movements during the morning peak and three vehicles in and two vehicles out movements during the evening peak with a forecast total daily trip count of 31 movements at the access. However the sites that this data has been derived from mostly includes sites with travel plans which would produce lower traffic generation. I have carried out my assessment using sites from edge of town and suburban locations with no travel plans and before COVID restrictions were imposed. This produces two arrivals and five departures during the morning peak and five arrivals and three departures during the evening peak with a total of 55 movements during the entire day being possible. This amount of movement would still be accommodated by a shared surface which is what the developer is proposing.'*

- 6.44 Subject to the recommended conditions, the proposal is considered to be acceptable in this regard.

Refuse and recycling

- 6.45 The application proposed a refuse collection point to be located at the front of the site, to the front of 264 Chipstead Way. The application was also supported by swept path analysis plans that shows it is possible for a refuse vehicle to enter and leave the site in forward gear. The County Highways Authority has commented above a refuse vehicle can enter and leave the site in forward gear and the Council's Neighbourhood Services Team have commented:

*There is to be no parking outside of the designated parking bays....., as this is the designated turning head for safe refuse collection vehicle access. In particular, vehicles or other obstacles should not be parked outside of the spaces provided below for P4, P6, P7 and visitor bays. We would recommend suitable signage, markings and enforcement by the property manager to prevent inappropriate parking, as failure in this regard which prevents safe vehicle access will result in the council requiring residents to present bins at the collection point as mentioned in 1 above (at entrance to the new development).*

- 6.46 Subject to vehicles parking within the designated parking spaces, refuse lorry can access the site, turn and leave in forward gear.
- 6.47 The Neighbourhood Services Team raised concern that vehicle parking is not restricted in the vicinity of the bell mouth driveway entrance, either side and opposite. A vehicle(s) parked in these areas can make access awkward, one directional or simply not possible. The County Highways Authority have not raised objection on this basis or recommended any conditions in this regard. Rule 243 of the Highway Code states do not stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space. If access were to become an issue in the future, there are separate mechanisms to restrict on street parking in order to resolve access issues.

- 6.48 On this basis, a condition is recommended to secure a site layout plan that shows the bin presentation point removed and replaced with landscaping to improve street scene views into the site. The Applicant has provided an indicative plan that shows this layout.

#### Drainage

- 6.49 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. A condition is recommended to secure a suitable surface water drainage scheme for the development to ensure the final drainage design does not increase flood risk on or off site.

#### Sustainable construction

- 6.50 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.
- 6.51 The application includes a Sustainability and Energy Statement by Bluesky Unlimited. The report demonstrates that through the use of construction standards, and installation of Solar PV panels the scheme would achieve an average reduction of between 19.37%. The report also states that the Water consumption would be limited to below 110 l/p/d (107.10) by incorporating water saving measures and equipment.
- 6.52 If the application were to be approved, a condition would be attached to make the scheme compliant with the climate change mitigation policy CCF1 which requires water efficiency targets to be met. Efficiency targets for the building fabric and energy use are now controlled to a higher level (than local planning policy) by Building Regulations and so there is no longer a need for a planning condition for the building efficiency.
- 6.53 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.
- 6.54 As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

#### Other matters

- 6.55 The site is not within nor adjacent to a Conservation Area or land designated Metropolitan Green Belt. Accordingly, the proposal is not considered to result in a harmful impact in this regard. Objection was also received on the ground of harm to a listed building. The site does not contain, nor is adjacent to a listed building and therefore no harm is considered to result in this regard.

- 6.56 Objection was received on the grounds of an alternative location/proposal preferred and setting of a precedent. The application must be determined upon its own merits.

#### Affordable Housing

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

#### Community Infrastructure Levy (CIL)

- 6.59 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

#### Infrastructure Contributions

- 6.60 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

## **CONDITIONS**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Plans	30103A_506	F	17.06.2022
Proposed Plans	30103A_505	G	17.06.2022
Detailed Technical Plan	2020-3937-AT-105(1) J		04.07.2022
Section Plan	30103A_200	H	21.07.2022
Site Layout Plan	30103A_106	E	21.07.2022
Block Plan	30103A_100	Z1	21.07.2022
Proposed Plans	30103A_501	B	21.07.2022
Proposed Plans	30103A_504	F	08.03.2022
Proposed Plans	30103A_502	F	03.03.2022
Proposed Plans	30103A_503	F	03.03.2022
Location Plan	30103A_10	B	22.07.2021
Proposed Plans	30103A_515	A	22.07.2021
Elevation Plan	30103A_516	A	22.07.2021
Proposed Plans	30103A_517	B	22.07.2021
Elevation Plan	30103A_518	B	22.07.2021
Proposed Plans	30103A_501	B	19.10.2022
Proposed Plans	30103A_502	F	19.10.2022
Proposed Plans	30103A_503	F	19.10.2022
Proposed Plans	30103A_504	F	19.10.2022
Proposed Plans	30103A_505	G	19.10.2022
Street Scene	30103A_200.3	A	19.10.2022
Proposed Plans	30103A_506	F	19.10.2022
Street Scene	30103A_200.2	A	19.10.2022

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.

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

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



4. The development shall not be commenced unless and until the access to Chipstead Way has been constructed and provided with visibility zones in accordance with the approved Clague Architects plan numbered 100 Revision Y and TTP Consulting plan numbered 2020 3937 AT 105 3 Rev J and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

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

5. 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 Clague Architects plan numbered 100 Revision Y 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 purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access , and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. No development shall be commenced until a pedestrian inter-visibility splay of 2m by 2m has been provided on the west side of the access in accordance with the approved plan numbered 2020/3837/SK01-, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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

7. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway

(i) before and after construction condition surveys of the highway and a commitment

(k) on-site turning for construction vehicles

(l) a communications plan to keep local residents informed

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

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

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

9. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and details of public transport within 400 metres of the site and the destinations they serve including to the closest rail station to the site has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to residents of the proposed development upon first occupation.

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

10. The development shall no be occupied until details of pedestrian refuge points along the access road have been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy

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

11. No development shall commence until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.
  - e) a waste management plan that should demonstrate that waste generated during construction, demolition and excavation phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated is maximised.

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.

12. 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 and DES2 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

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

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

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, DES1 and DES3 of the Reigate and Banstead 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 Ecology Assessment dated May 2021 and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the

development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

k) Sensitive lighting strategy

l) Measures to enhance habitats for protected species and species of conservation concern.

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

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

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

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

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

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

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

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

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

18. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to

be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area 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.

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

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

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

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

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

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

21. Notwithstanding the approved plans, prior to the first occupation full details of a landscaping scheme for the front entrance to the site shall be submitted to and approved in writing by the Local Planning Authority.

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.

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 and DES3 of the Reigate and Banstead Development Management Plan 2019.

22. 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

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.

23. 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.

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

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

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

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

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

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. 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](https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;



- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
7. The 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.
8. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural

landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

9. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
10. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
11. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
13. 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.
14. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of

any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway. 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.

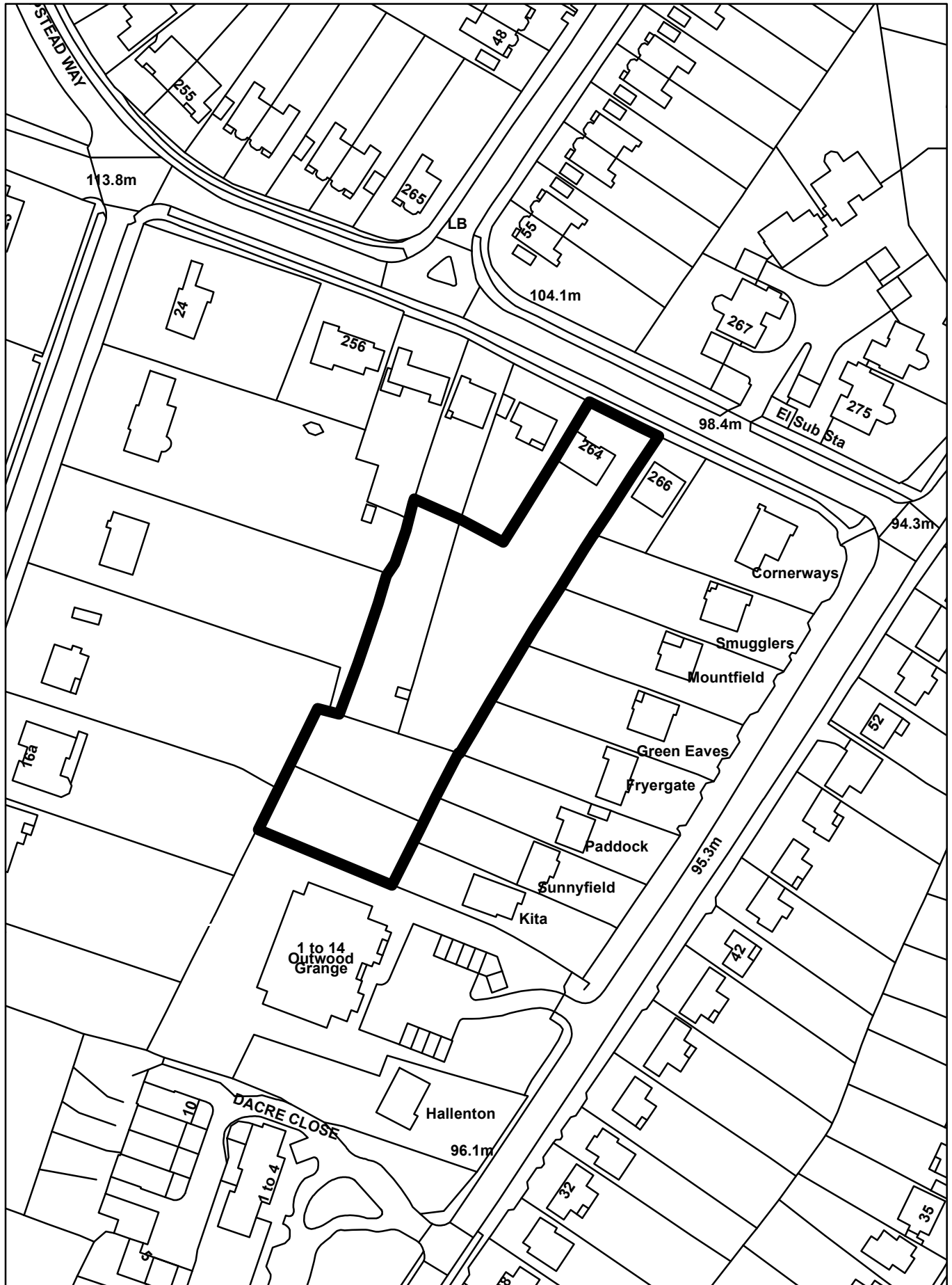
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, DES2, DES4, DES5, DES7, DES8, NHE2, NHE3, INF3, TAP1, CCF1 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.

# 21/02000/F - Rear Of 260, 262 & 264 Chipstead Way & Rear Of Kita, Sunnyfields And Paddock, Woodmansterne



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.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Key

	Red Boundary Line
--	-------------------

Project Title  
**Proposed Development at  
 Chipstead Way  
 Surrey**

Drawing Description  
**Site Block Plan**

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

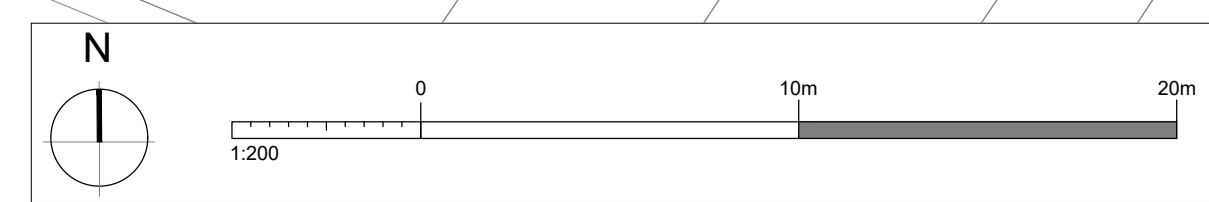
**CLAGUE ARCHITECTS**

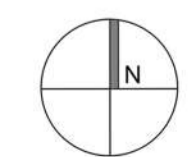
62 Burgate, Canterbury Kent CT1 2BH	01227 762060
2 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street London SE1 1JF	0203 597 6112

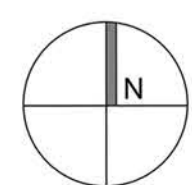
CANTERBURY    LONDON    HARPENDEN

Drawing Number <b>30103A_100</b>	Revision <b>Z1</b>
-------------------------------------	-----------------------

Proposed Residential Development





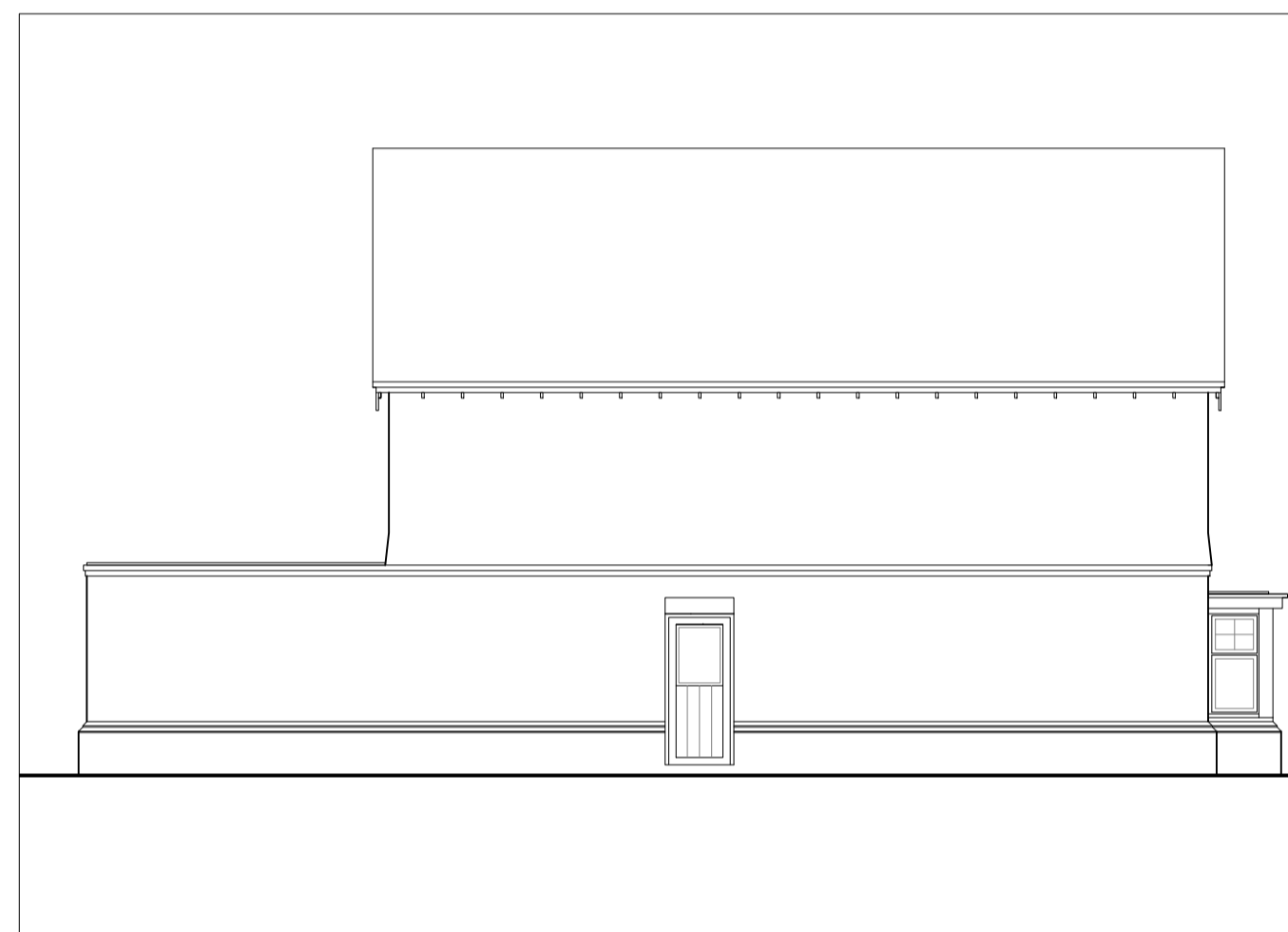


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



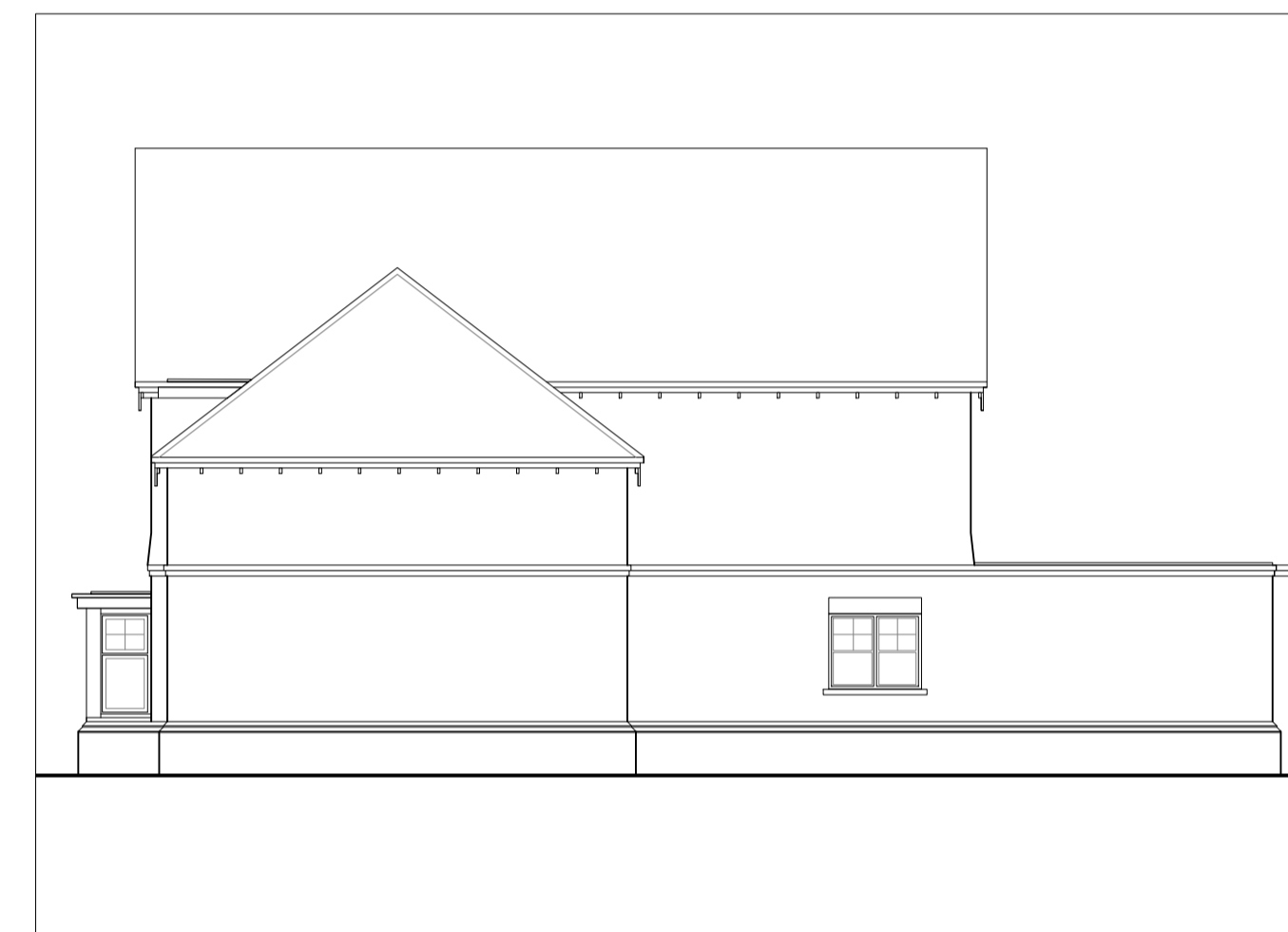
Front Elevation



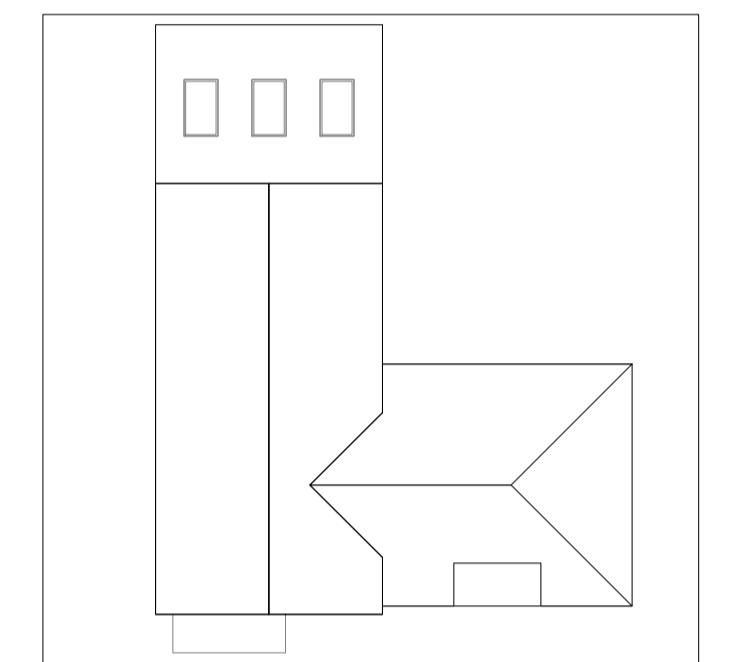
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 80.3m<sup>2</sup>

First floor: 96.60m<sup>2</sup>

Total area: 176.9m<sup>2</sup>  
 (excl garage)

Project Title  
**Proposed Development**  
**Chipstead Way**  
**Surrey**

Drawing Description

**Elevations & Plans**  
**Plot 1**

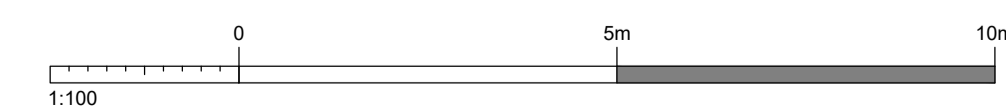
Scale  
 1:100 @A1  
 Date  
 November 2021  
 Drawn by  
 NS  
 Checked by  
 CSS

**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  
**30103A\_501**  
 Revision  
**B**



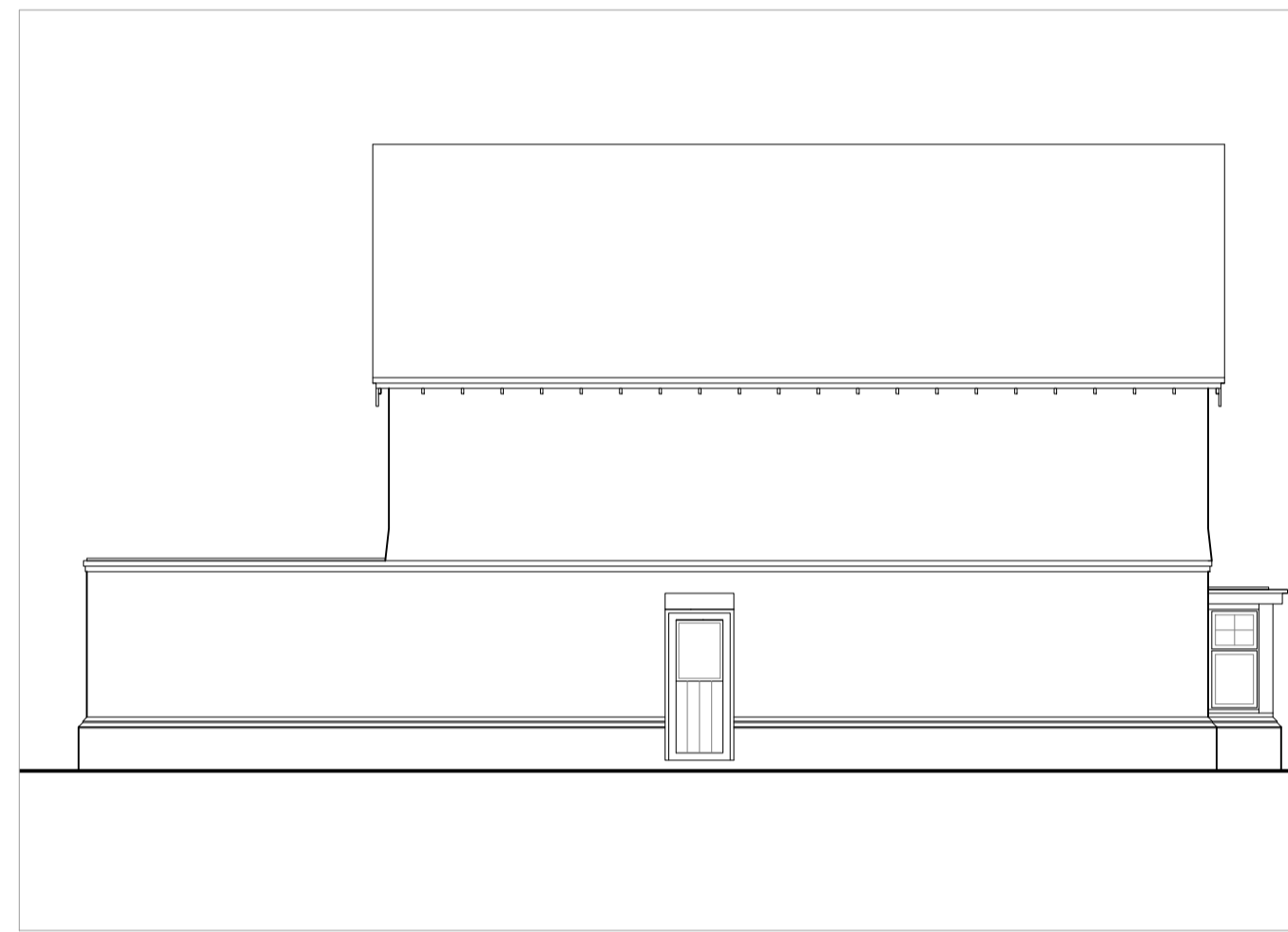


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



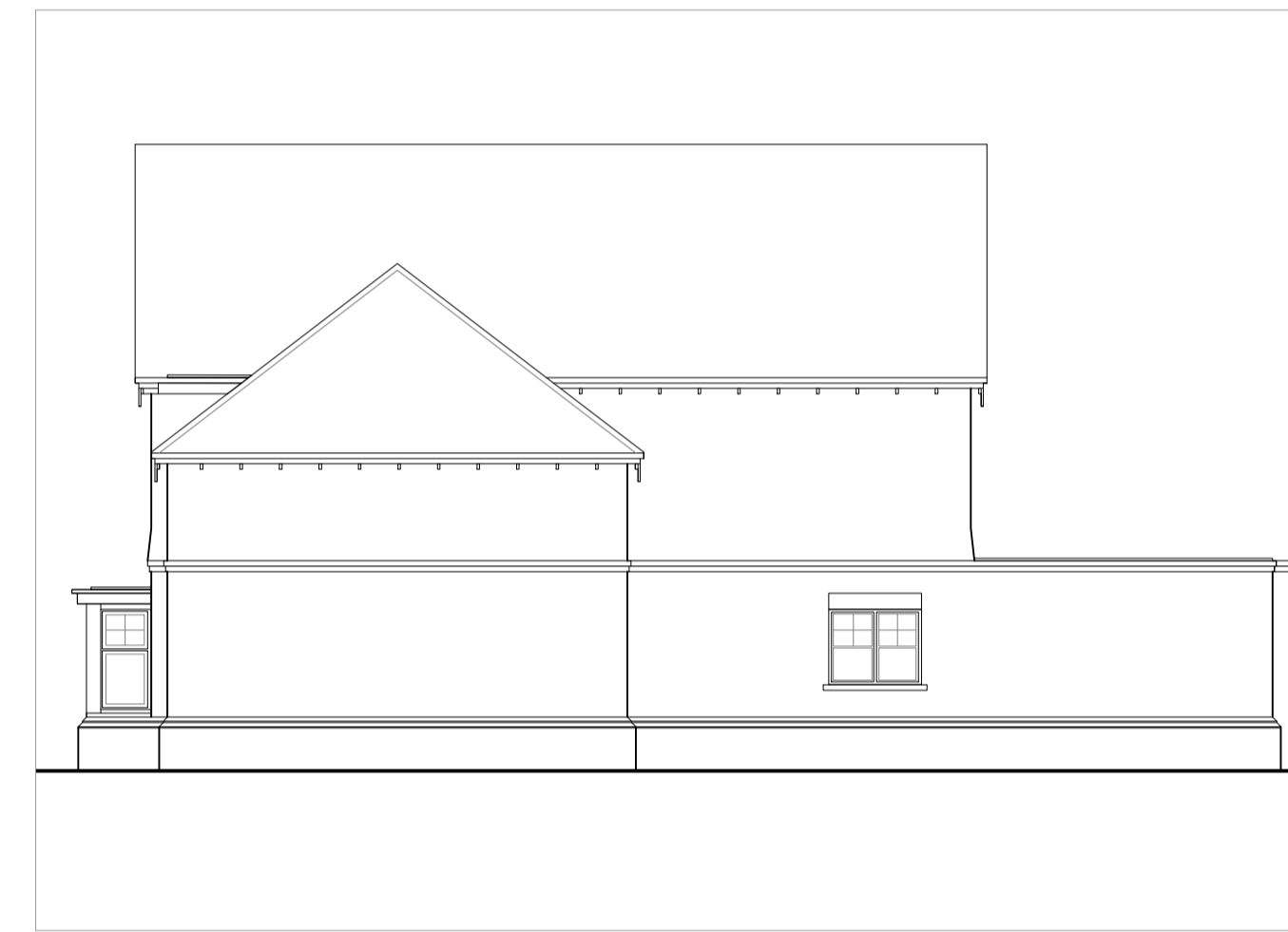
Front Elevation



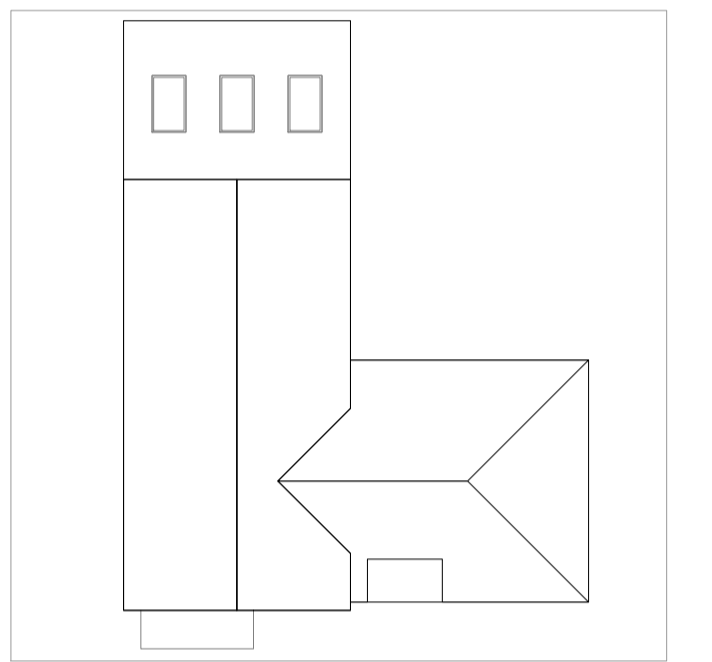
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 80.3m<sup>2</sup>

First floor: 94.8m<sup>2</sup>

Total area: 175.1m<sup>2</sup>

Project Title  
**Proposed Development**  
**Chipstead Way**  
**Surrey**

Drawing Description

**Elevations & Plans**  
**Plot 1**

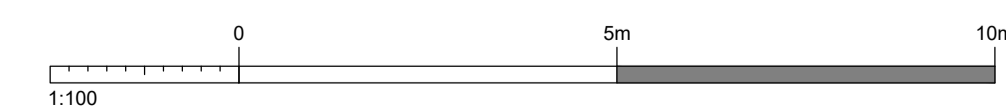
Scale  
 1:100 @A1  
 Date  
 November 2021  
 Drawn by  
 NS  
 Checked by  
 CSS

**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  
**30103A\_501**  
 Revision  
**A**

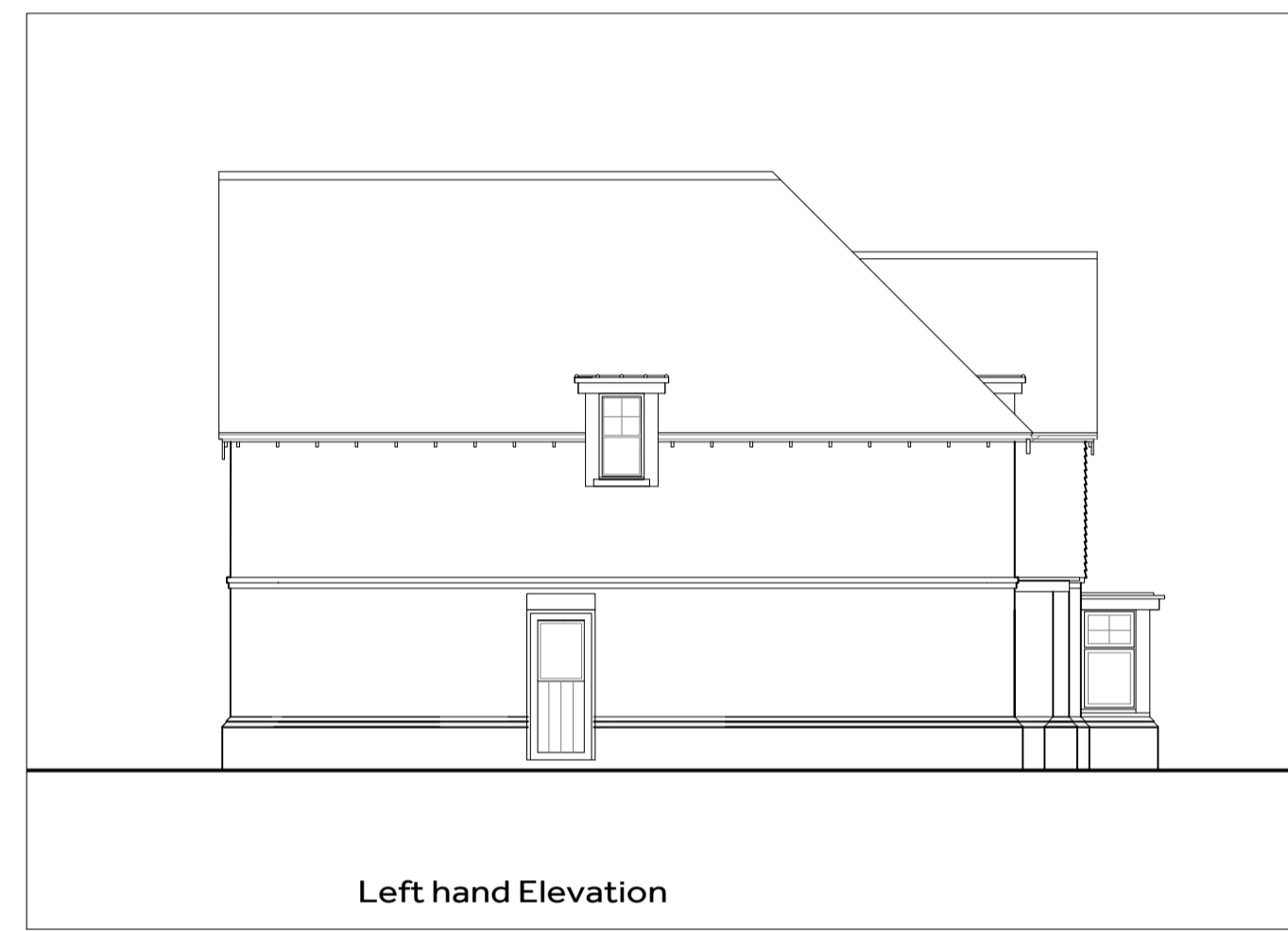


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



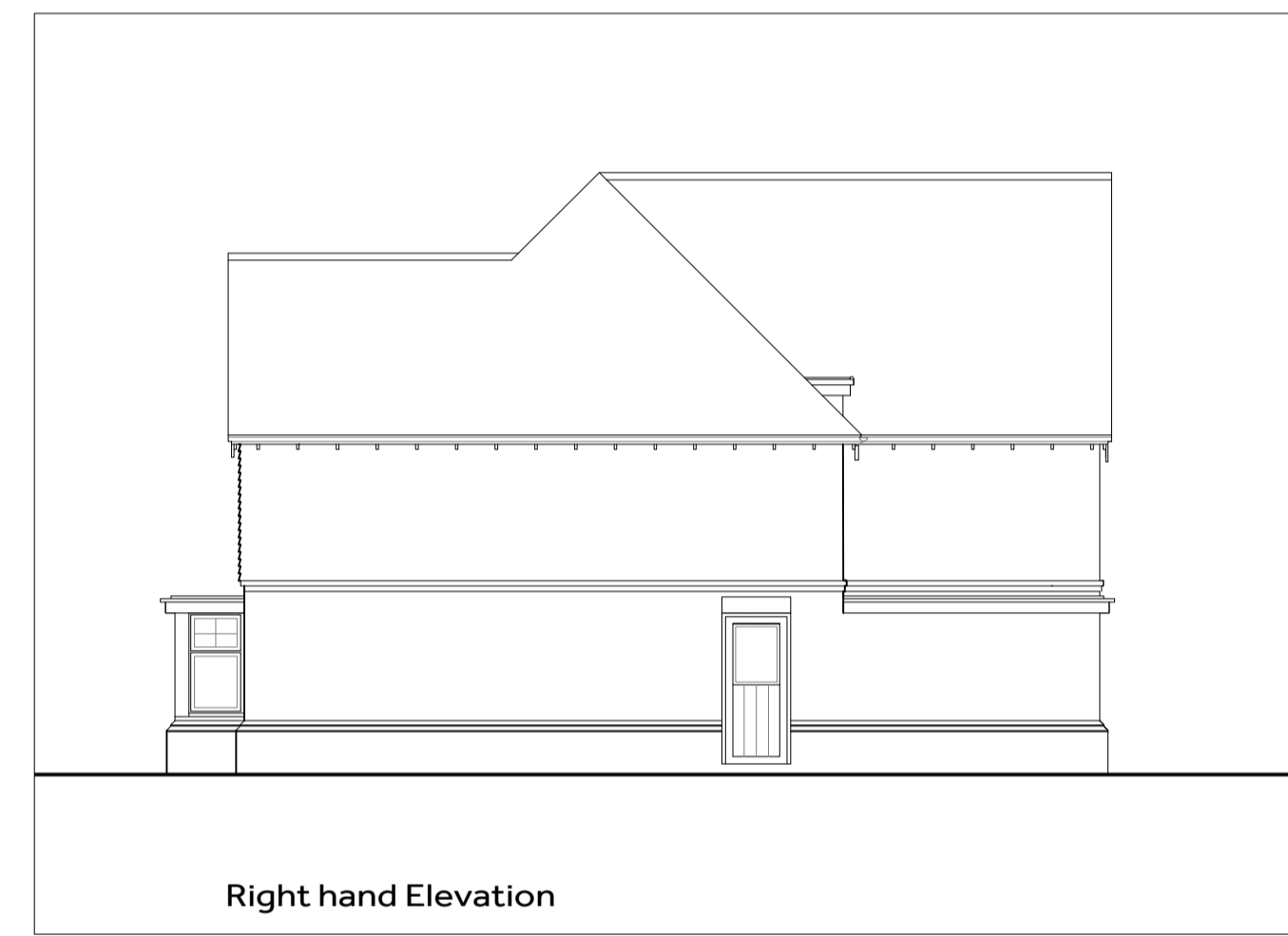
Front Elevation



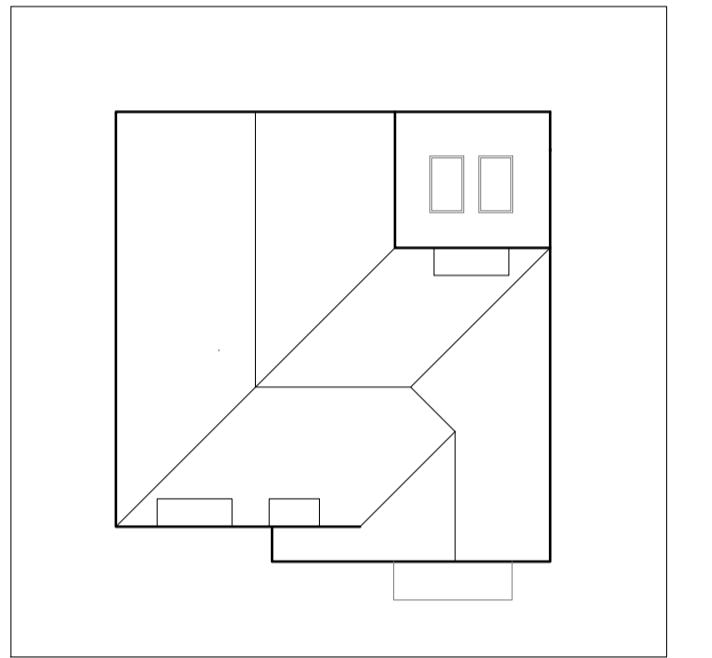
Left hand Elevation



Rear Elevation



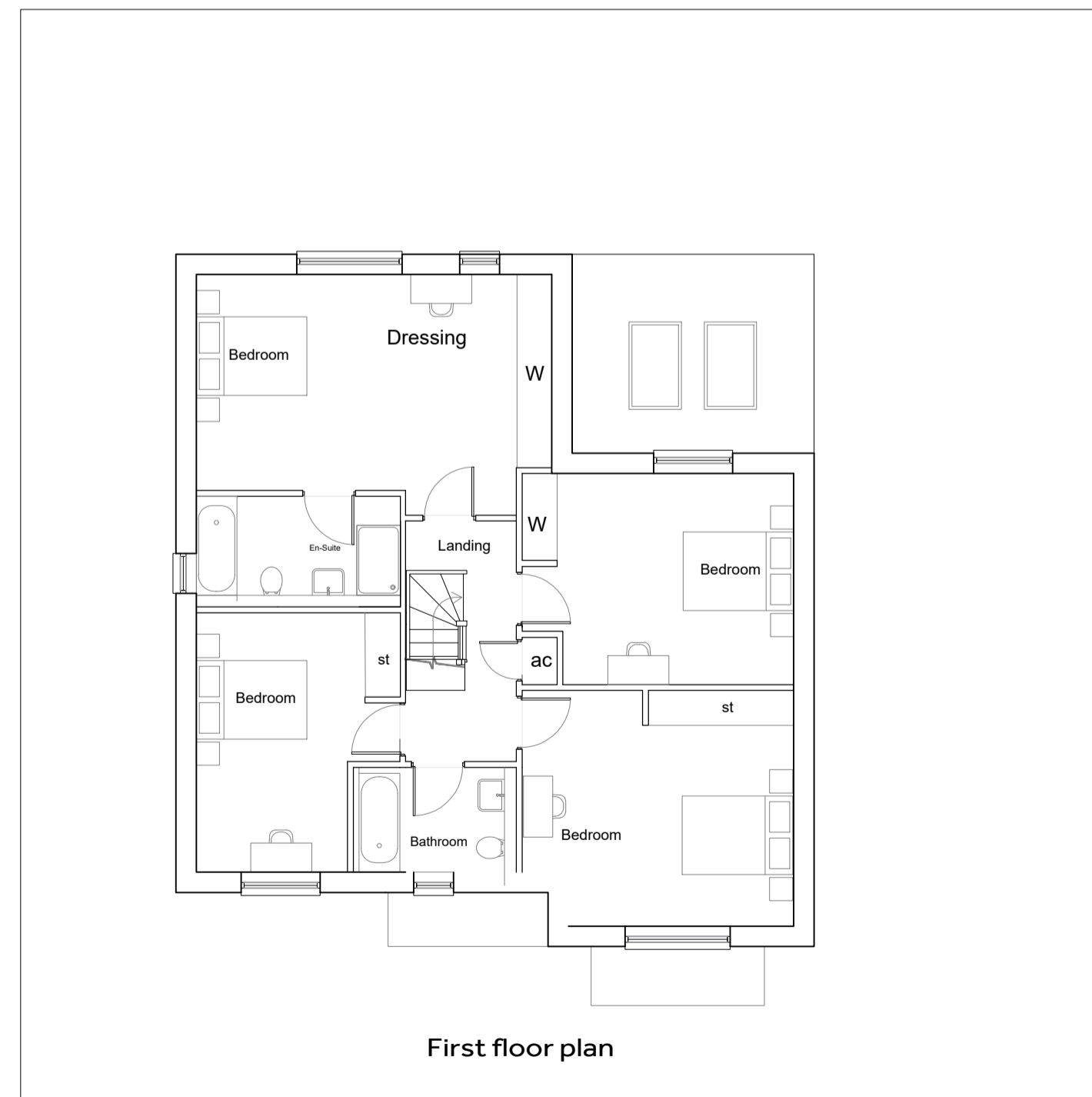
Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 86.5m<sup>2</sup>

First floor: 96.8m<sup>2</sup>

Total area: 183.3m<sup>2</sup>

Project Title  
**Proposed Development**  
 Chipstead Way  
 Surrey

Drawing Description

**Elevations & Plans**  
 Plot 2

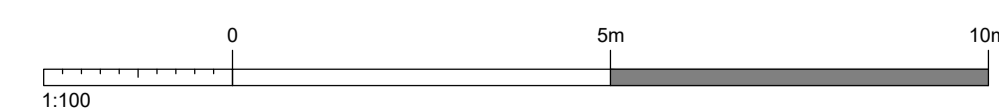
Scale  
 1:100 @A1  
 Date  
 December 2021  
 Drawn by  
 NS  
 Checked by  
 CSS

**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

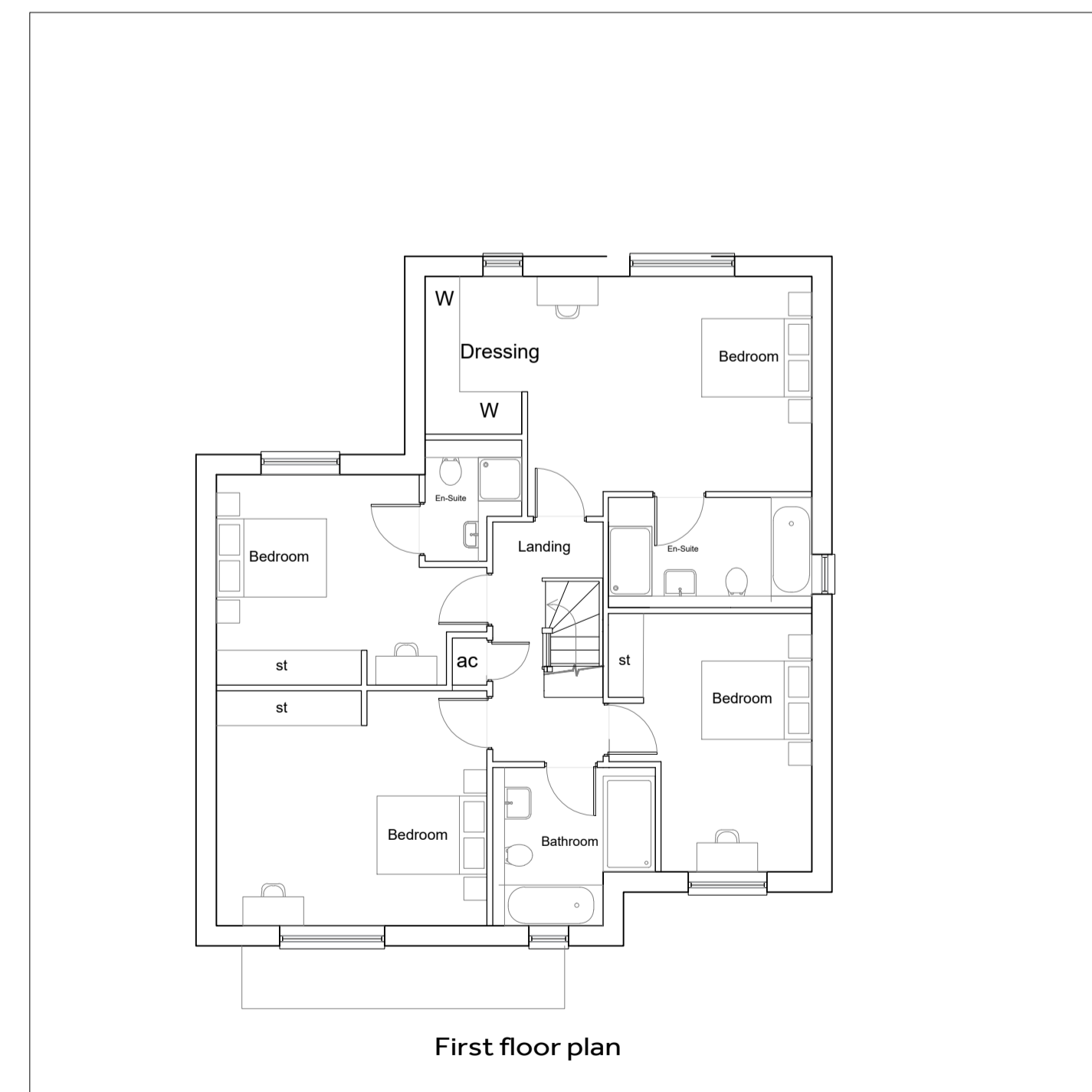
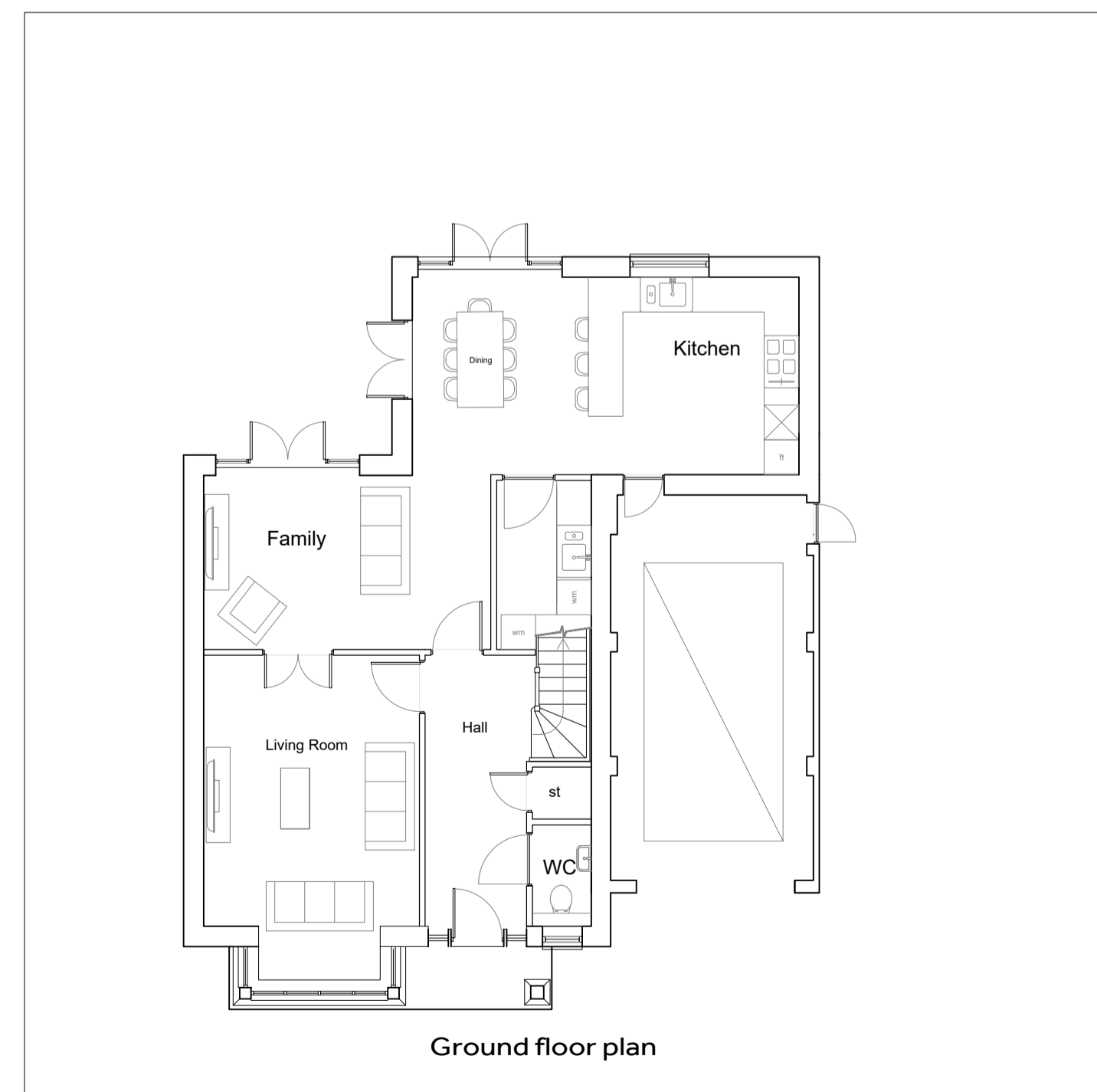
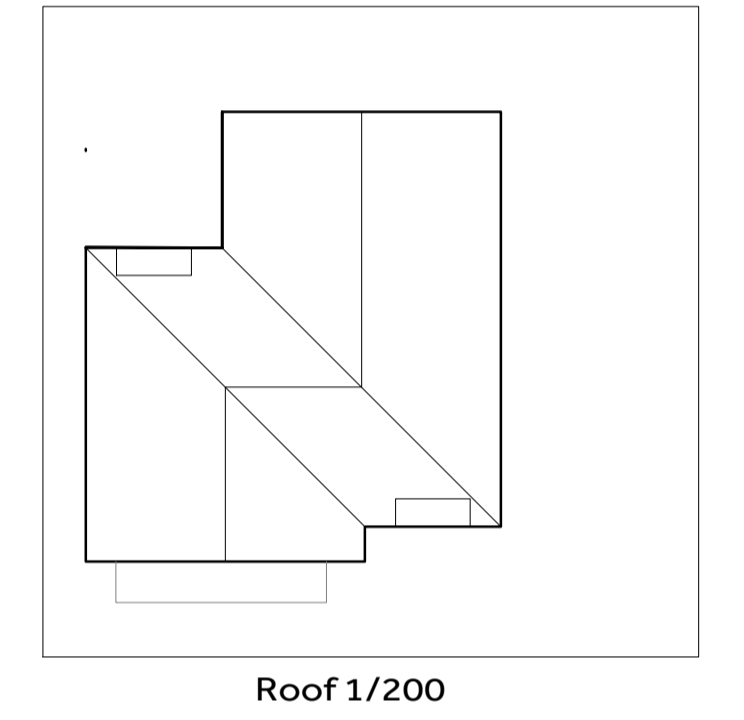
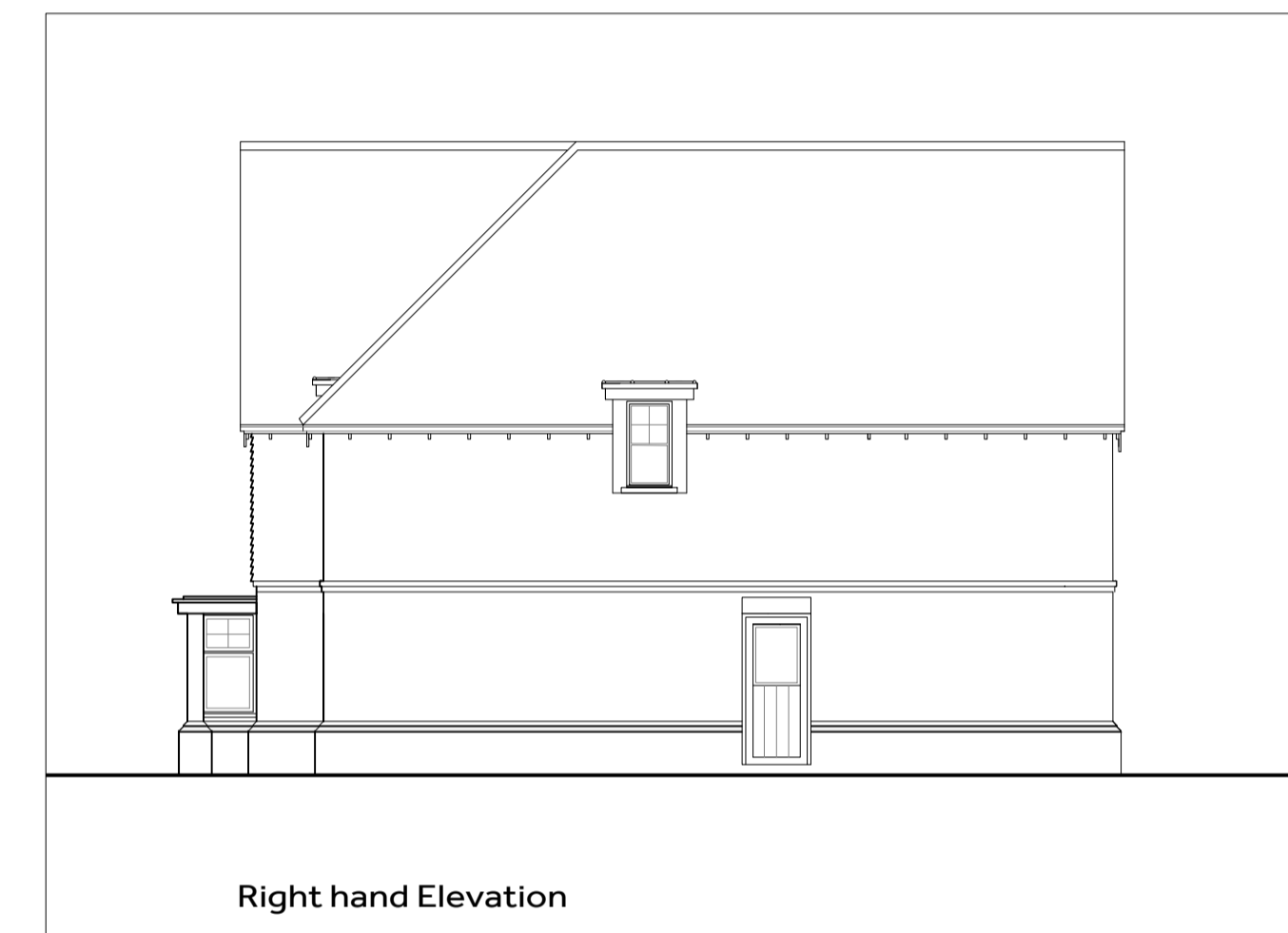
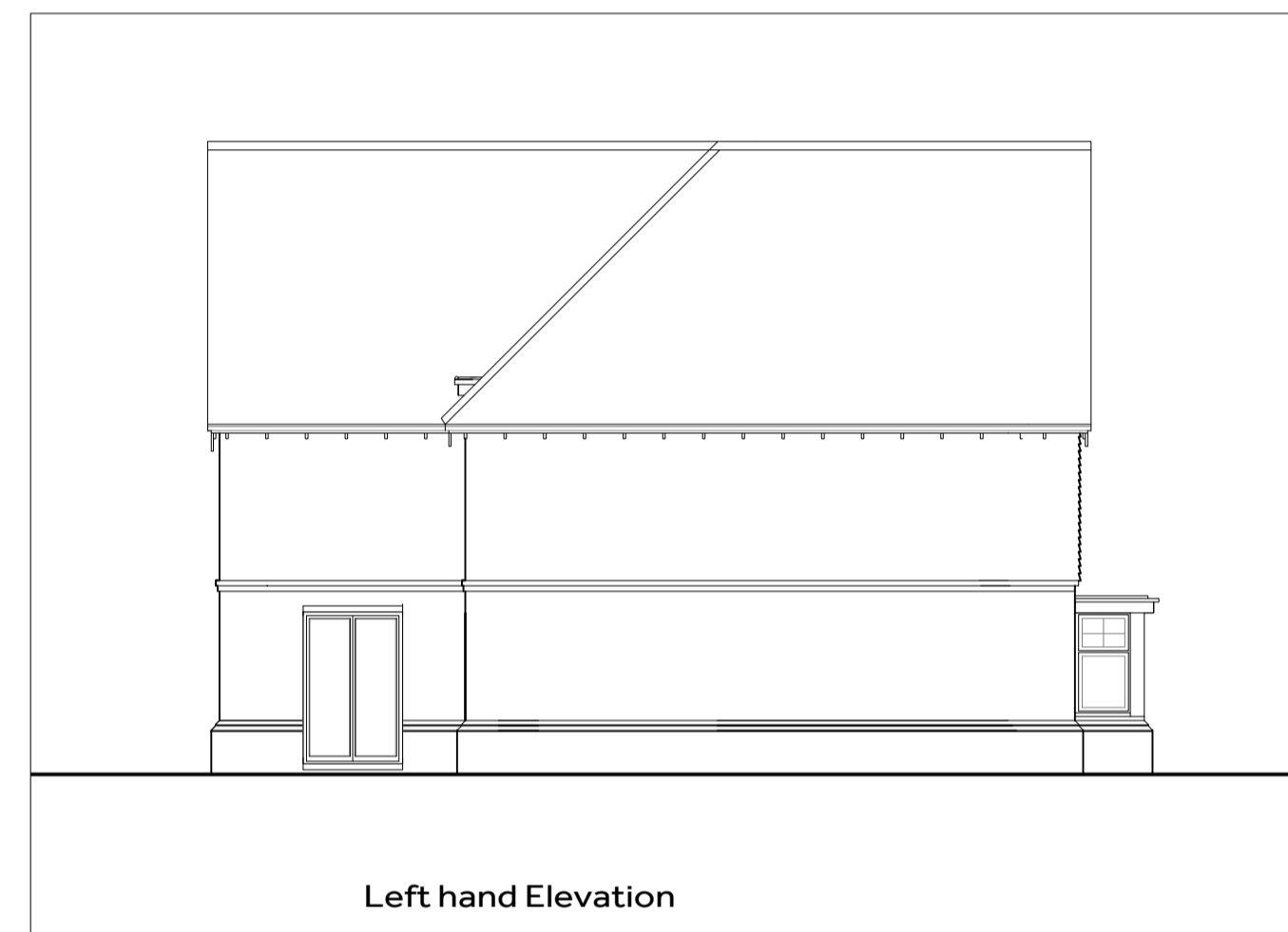
CANTERBURY LONDON HARPENDEN

Drawing Number  
**30103A\_502**  
 Revision  
**F**



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.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



Ground floor: 76.9m<sup>2</sup>

First floor: 99.4m<sup>2</sup>

Total area: 176.3m<sup>2</sup>

Project Title  
**Proposed Development**  
 Chipstead Way  
 Surrey

Drawing Description

**Elevations & Plans**  
 Plot 3

Scale  
 1:100 @A1  
 Date  
 November 2021

Drawn by  
 NS  
 Checked by  
 CSS

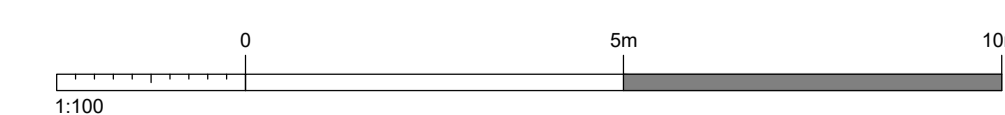
**CLAGUE ARCHITECTS**

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  
**30103A\_503**

Revision  
**F**

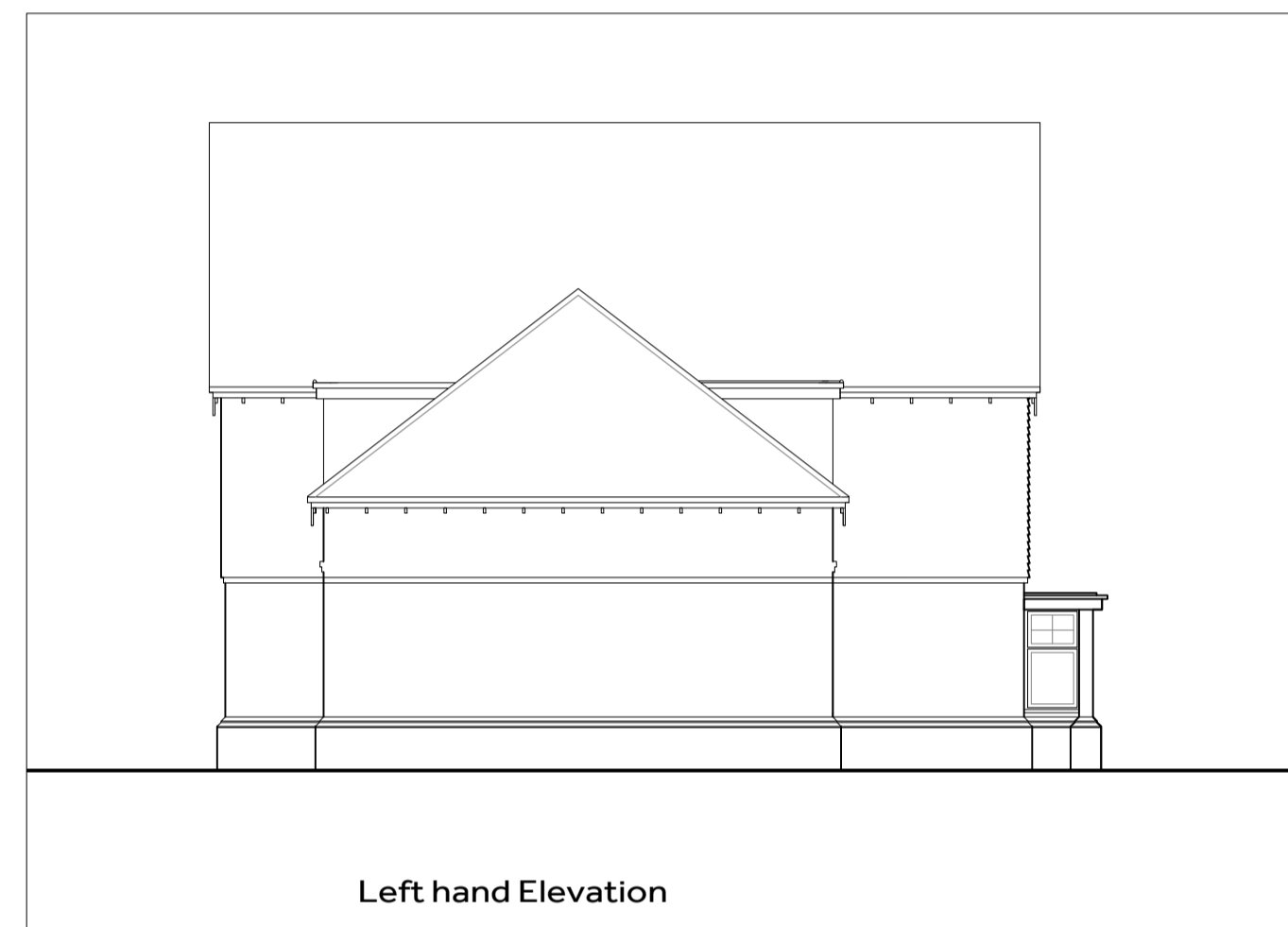


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



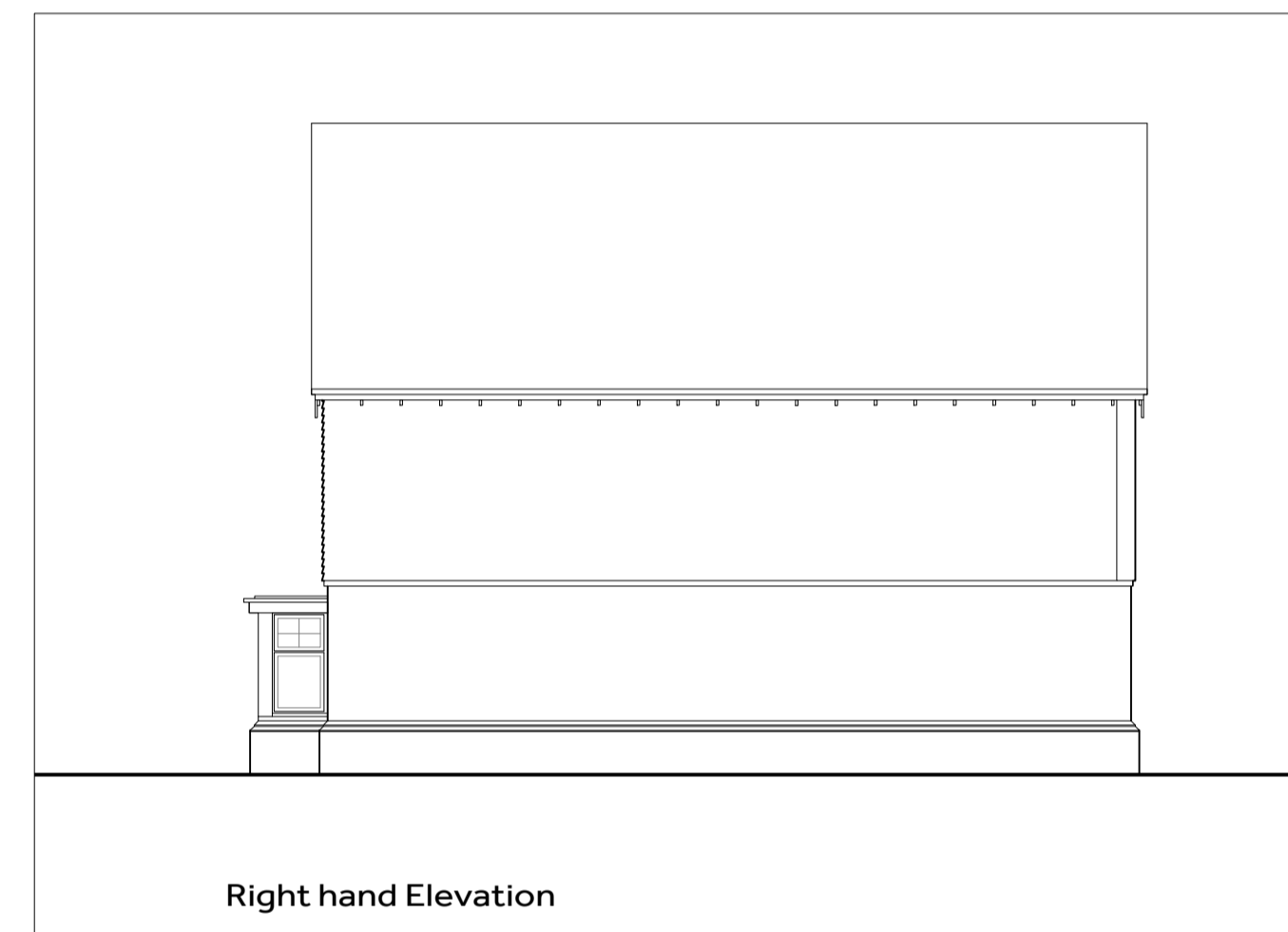
Front Elevation



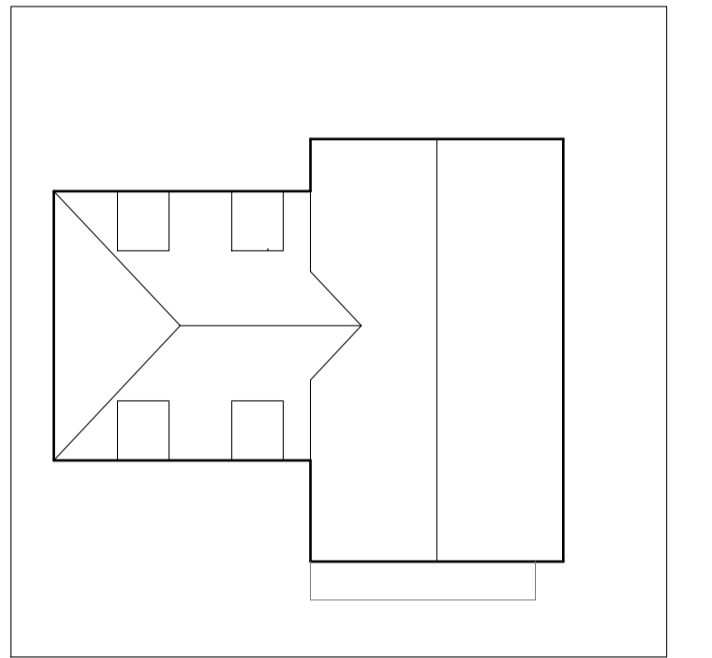
Left hand Elevation



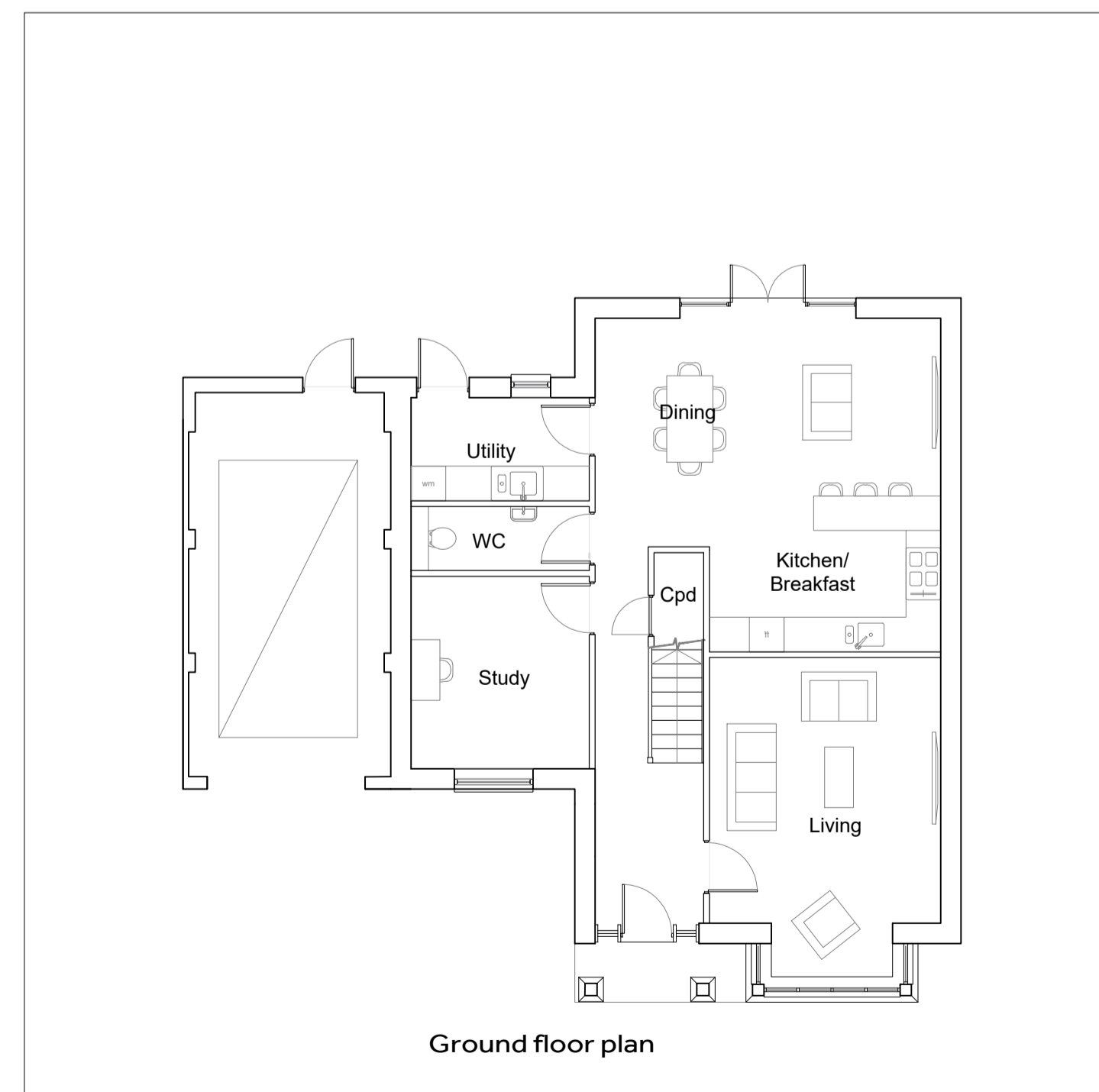
Rear Elevation



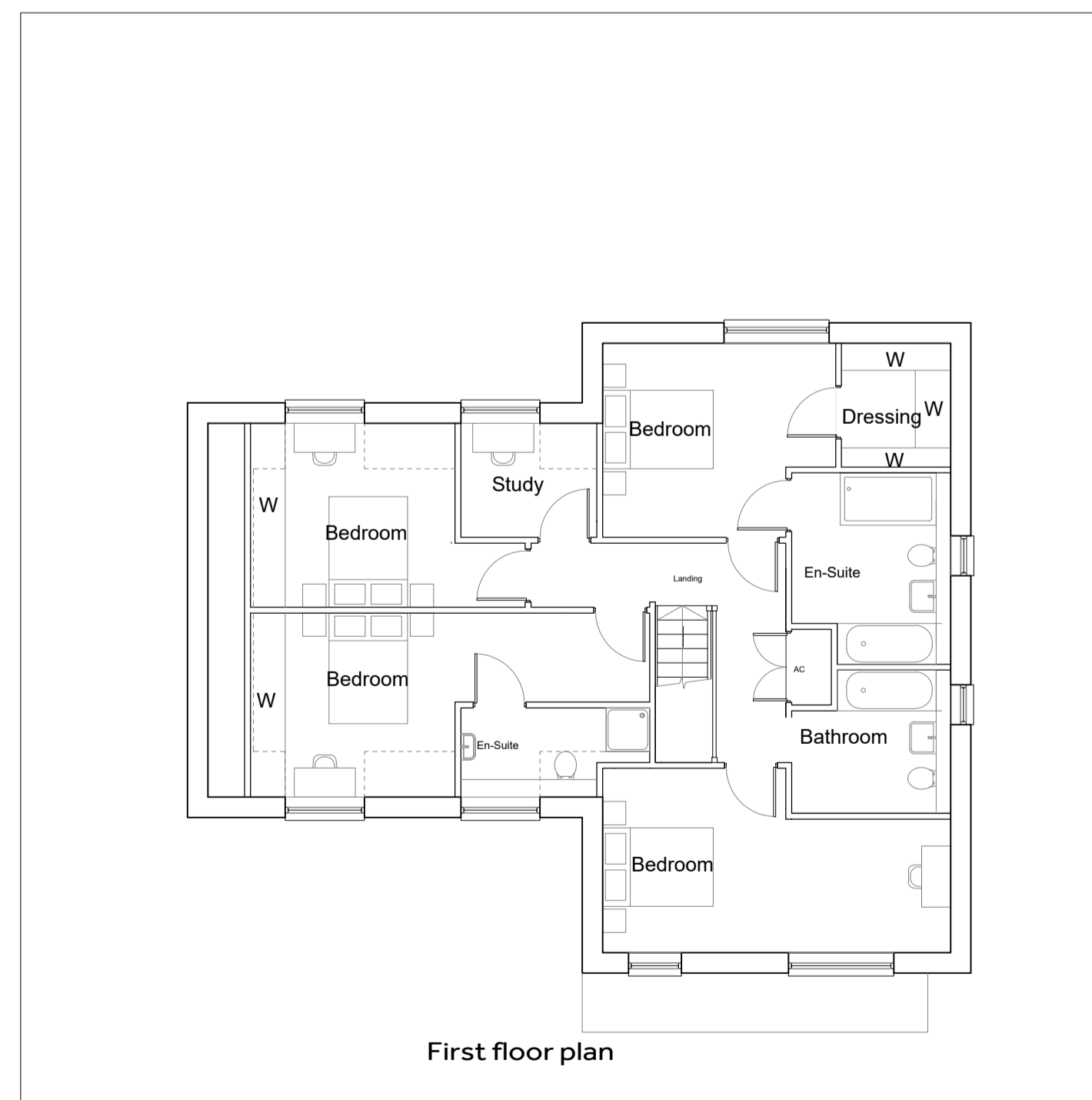
Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 85.1m<sup>2</sup>

First floor: 96.1m<sup>2</sup>

Total area: 181.2m<sup>2</sup>

Project Title  
**Proposed Development**  
 Chipstead Way  
 Surrey

Drawing Description

**Elevations & Plans**  
 Plot 4

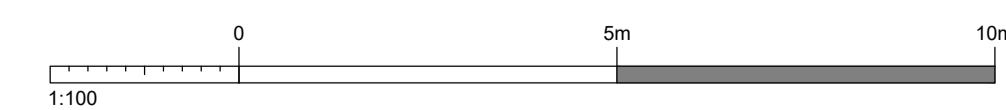
Scale  
 1:100 @A1  
 Date  
 November 2021  
 Drawn by  
 NS  
 Checked by  
 CSS

**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  
**30103A\_504**  
 Revision  
**F**

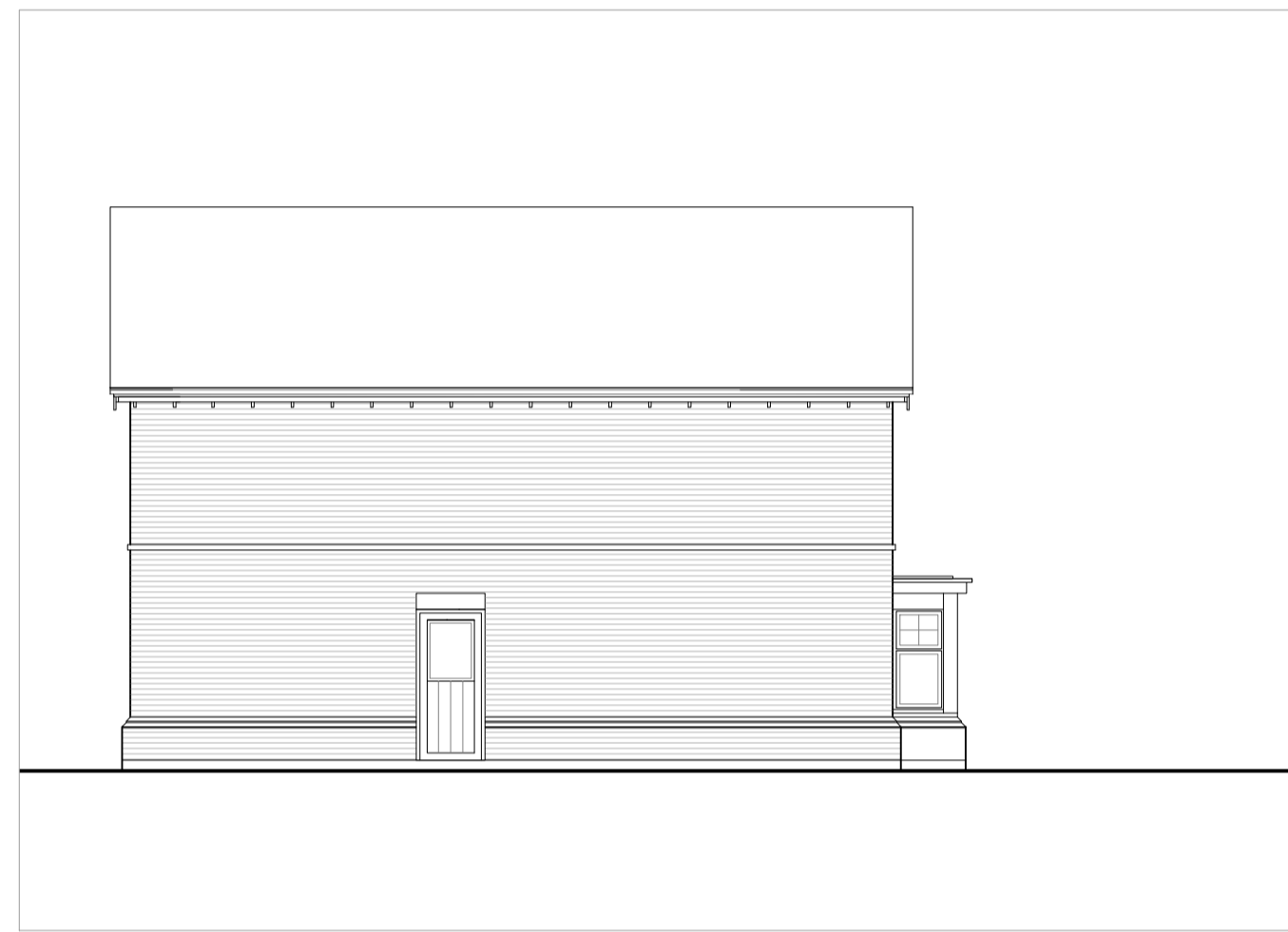


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



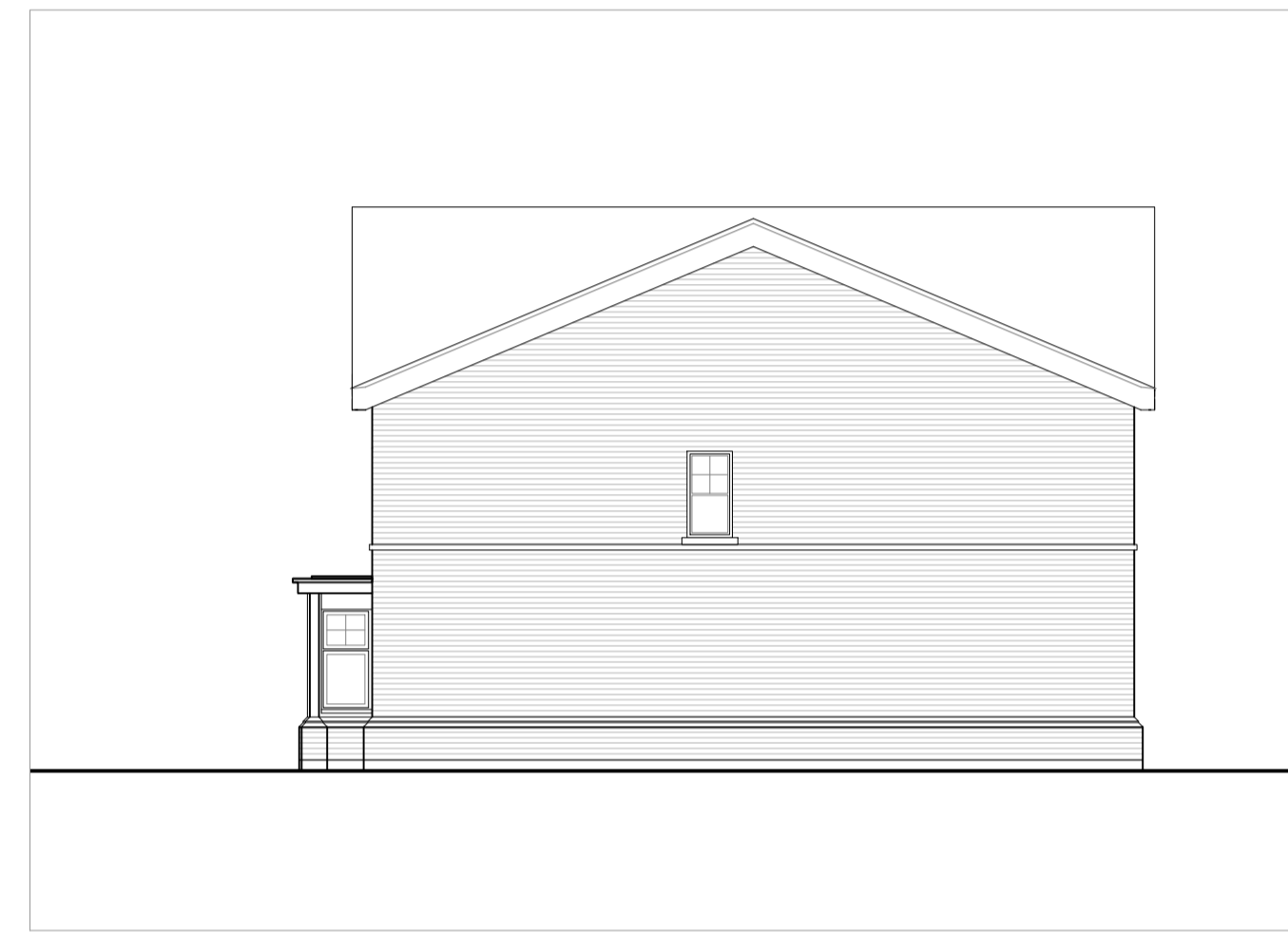
Front Elevation



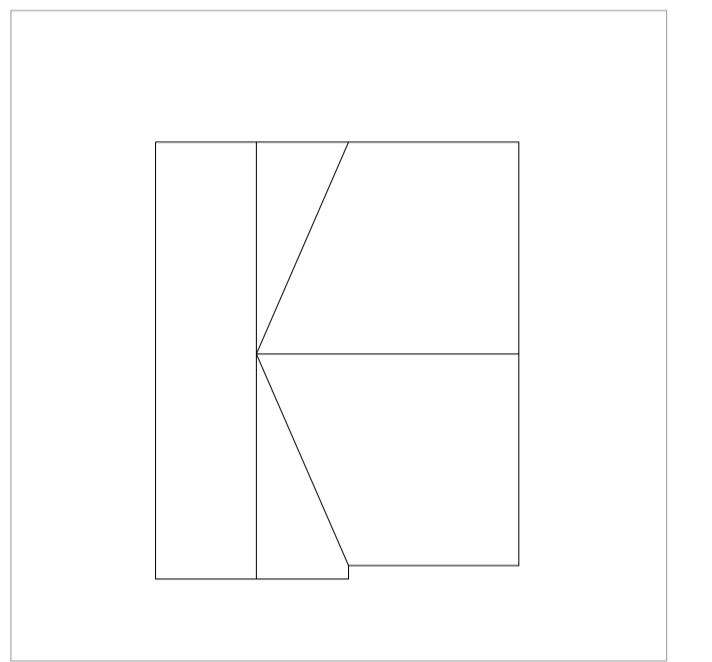
Left hand Elevation



Rear Elevation



Right hand Elevation



Roof 1/200



Ground floor plan



First floor plan

Ground floor: 85.3m<sup>2</sup>

First floor: 84m<sup>2</sup>

Total area: 169.3m<sup>2</sup>

Project Title  
**Proposed Development**  
**Chipstead Way**  
**Surrey**

Drawing Description

**Elevations & Plans**  
**Plot 5**

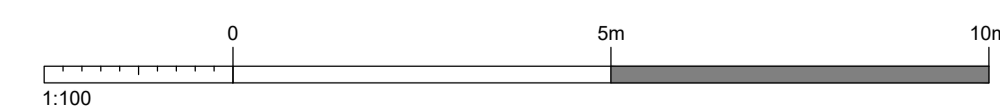
Scale  
**1:100 @A1**  
 Date  
**June 2022**  
 Drawn by  
**NS**  
 Checked by  
**CSS**

**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  
**30103A\_505**  
 Revision  
**G**

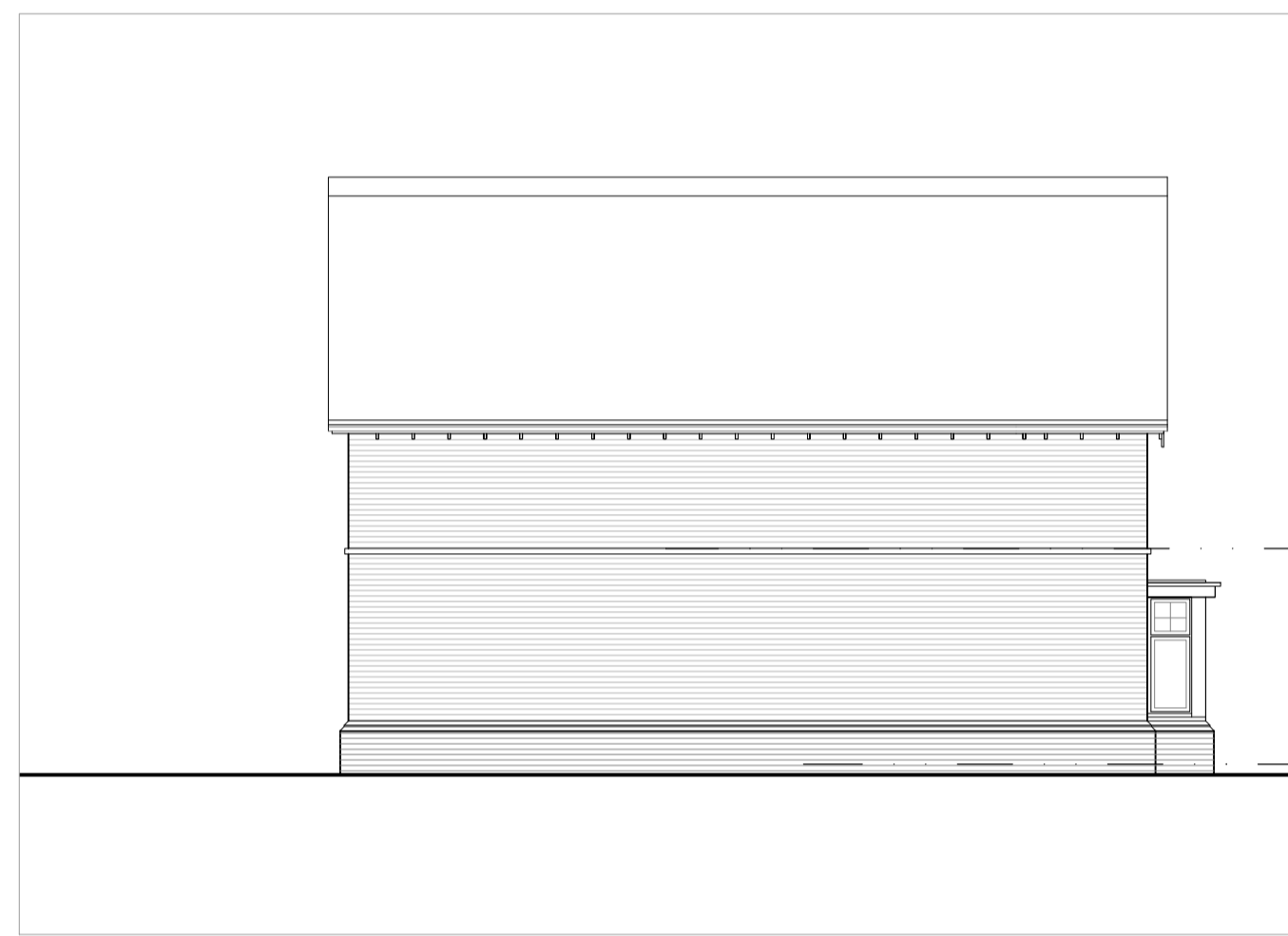


NOTES:  
 Do Not Scale.  
 Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.  
 For all specialist work, see relevant drawings.  
 This drawing and design are copyright of Clague LLP  
 Registration number OC335948.

Rev	Date	Description
-----	------	-------------



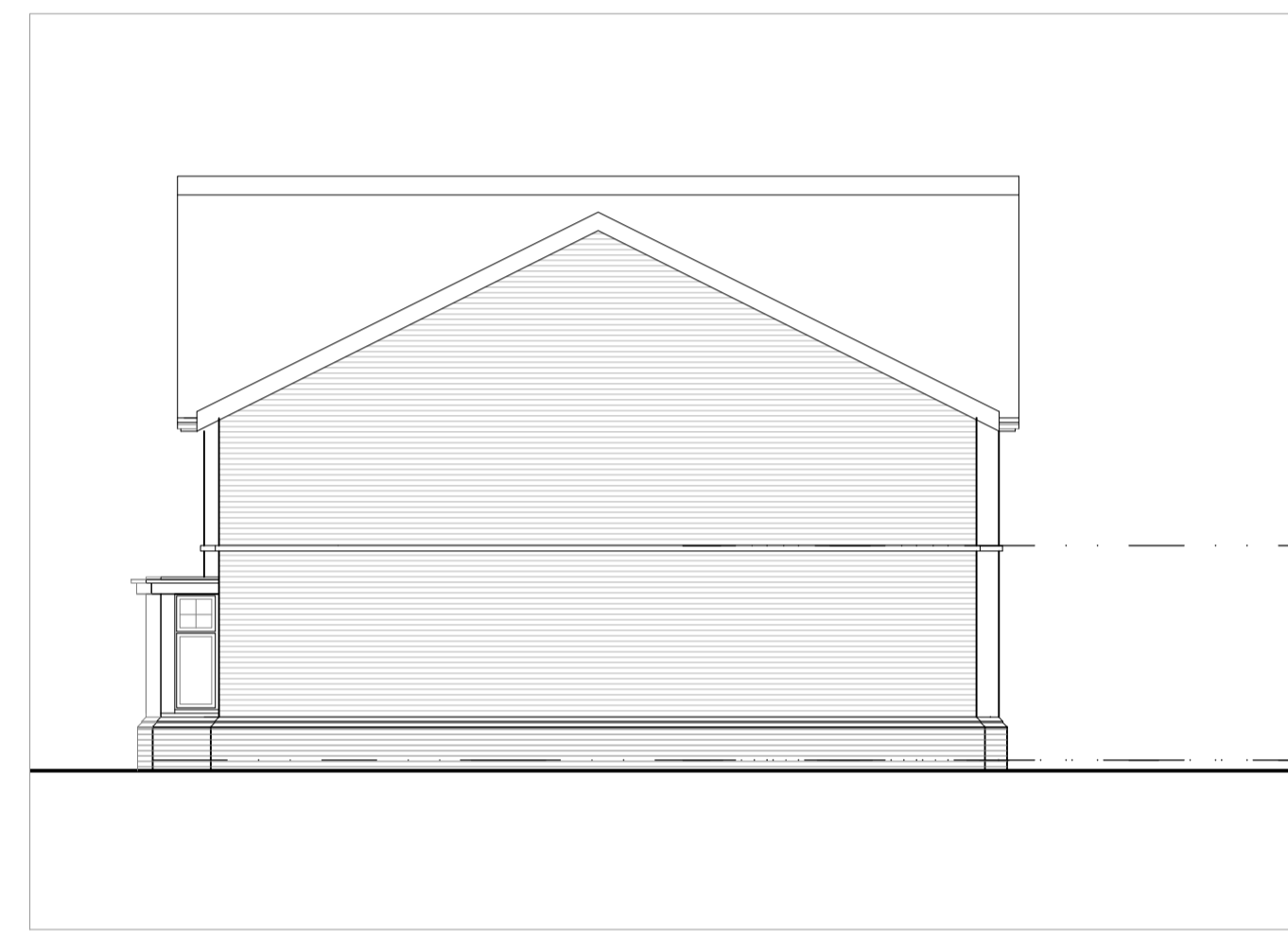
Plot 7 Front Elevation Plot 6



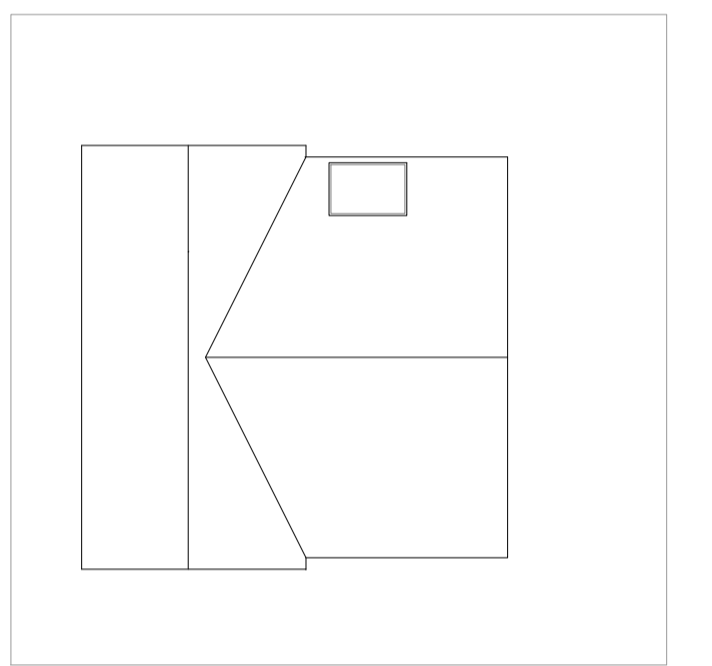
Left hand Elevation



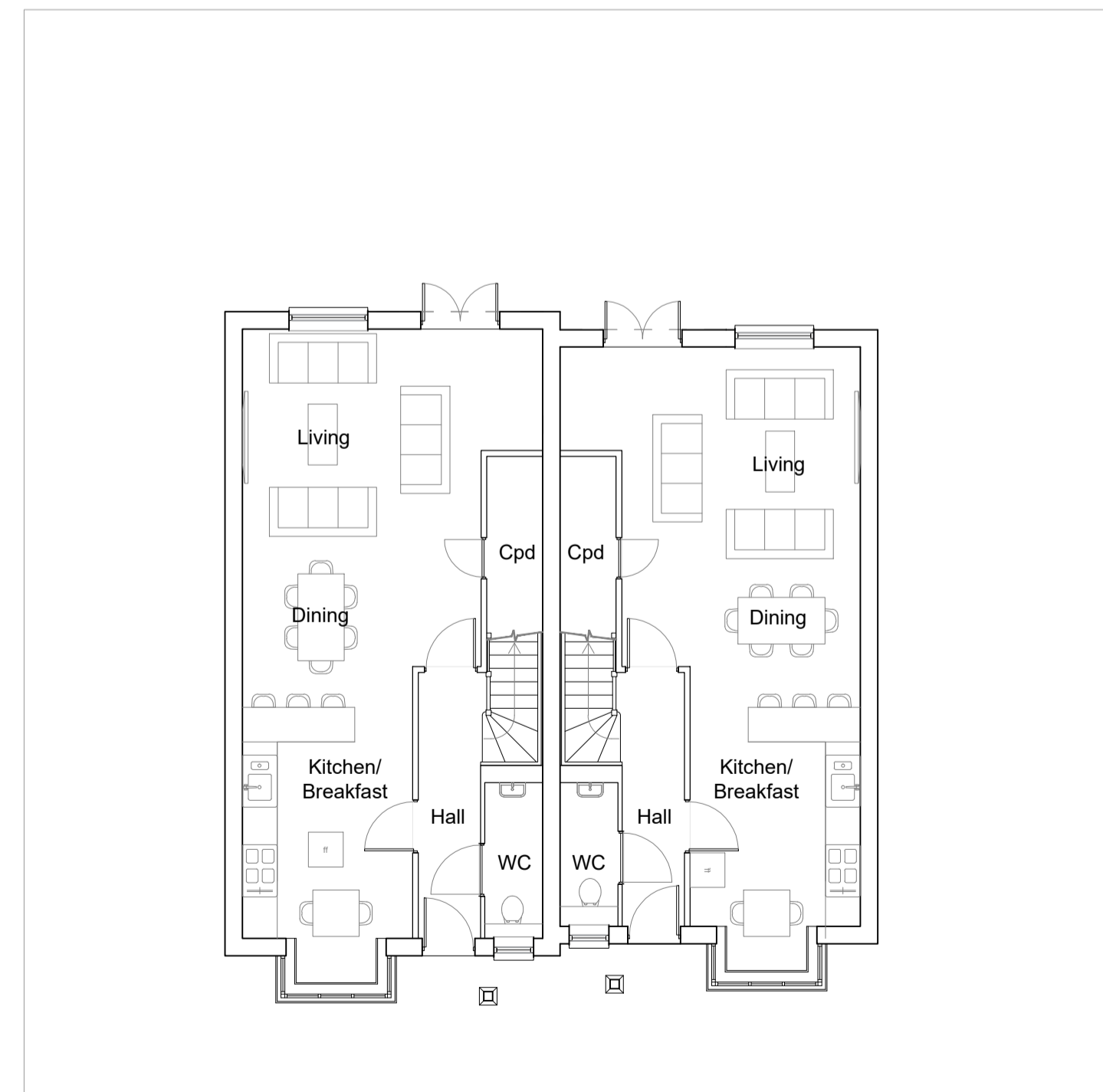
Rear Elevation



Right hand Elevation



Roof 1/200



Plot 7 Ground floor plan Plot 6



Plot 7 First floor plan Plot 6

Plot 6  
 Ground floor: 53m<sup>2</sup>  
 First floor: 51.7m<sup>2</sup>  
 Total area: 104.7m<sup>2</sup>  
 Plot 7  
 Ground floor: 55.6m<sup>2</sup>  
 First floor: 54.4m<sup>2</sup>  
 Total area: 110m<sup>2</sup>

Project Title  
**Proposed Development**  
 Chipstead Way  
 Surrey

Drawing Description  
**Elevations & Plans**  
 Plot 6 & 7

Scale  
 1:100 @A1  
 Date  
 June 2022  
 Drawn by  
 NS  
 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  
**30103A\_506**  
 Revision  
**F**

