

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	14 <sup>th</sup> December 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Reigate

<b>APPLICATION NUMBER:</b>	22/00271/F	<b>VALID:</b>	02/03/2022
<b>APPLICANT:</b>	Reigate Grammar School	<b>AGENT:</b>	Montagu Evans LLP
<b>LOCATION:</b>	<b>REIGATE GRAMMAR SCHOOL REIGATE ROAD REIGATE SURREY</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works. As amended on 07/03/2022, 17/03/2022, 30/06/2022, 14/09/2022 and on 05/10/2022.</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>			

**This application is referred to Committee in accordance with the Constitution as the application is for educational development which exceeds 250 sq. metres (gross external floorspace).**

### **SUMMARY**

The application seeks full permission for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works.

The reason for the proposal is set out within the submitted Heritage and Planning Statement (para 4.3-4.15). Essentially the argument is made that the existing sports hall is no longer fit for purpose and there is not scope to redevelopment the existing hall. Alternative locations at the Hartswood Sports ground and school campus have been considered but were not considered feasible due to planning policy and logistical reasons.

The proposal site is located in the south-east corner of the school campus which is currently occupied by the existing MUGAs and to the north the open grassed area which is used as an open play area. The site is within the designated Urban Area

and is partly within the Chart Lane Conservation Area. To the south of the site is the grounds of the Reigate Parish Church Primary School (RPCPS). Immediately adjacent to site within RPSCS is their MUGA which is at the same level as the existing MUGAs at Reigate Grammar. Beyond is the main school building, which is set at a lower ground level. To the east are residential properties within Blackborough Close. To the north and west are existing school buildings/land. A number are locally listed - Broadfield House and Leckhampstead East & West. Further to west beyond the school boundary is the cemetery and Grade II\* Listed St Mary Church.

There is no in principle objection to the scheme. Officers are satisfied that there is a need for a replacement sports hall facility within the school and that the proposal location is the most appropriate location. Sport England has raised no objection to the proposal in terms of need and size of facility subject to conditions to secure a community use agreement and further details of lighting and surfacing.

The Conservation Officer has identified harm to the designated and undesignated heritage assets. However, he has not raised an objection to the scheme, accepting that the amendments have addressed the majority of his concerns and that there is a need for a replacement facility and this location is the least worst location. The outstanding issue in relation to the hedging to the Broadfield Car park can be addressed through a condition securing an updated landscaping scheme.

Taking these considerations into account the proposal would not cause unacceptable harm to the character and appearance of the wider area and whilst less than substantial harm has been identified to heritage assets it is considered that the benefits of providing improved facilities for the school pupils and wider community would outweigh the harm in this case and the proposal would comply with policy NHE9 and the requirements of the NPPF.

It is considered that the separation distances to the neighbouring properties – the dwellings in Blackborough Road and the Reigate Parish Church Primary School – is such that there would not be an unacceptable overbearing impact or loss of privacy. The proposal is accompanied by a Noise Assessment and Light Assessment. Both reports demonstrate that the impact from the proposed development would be acceptable. Conditions are recommended to secure a Construction Management Plan, to limit harm during construction, and hours of operation, a noise management plan, lighting details and noise validation for installed plant.

No objection has been raised by Surrey County Council in relation to access arrangements and parking provision. Conditions are recommended to secure a Construction Management Plan, cycle parking, Travel Statement and implementation of the re-arranged car park.

It is considered subject to condition the application would have an acceptable impact on trees. The proposal is also considered to be acceptable with regard to ecology, contamination, flooding, drainage and sustainable construction.

This proposal is therefore considered to provide improved facilities for the school and will provide additional opportunity for community sports use and is acceptable in planning terms so is recommended for approval.

## **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

### **Consultations:**

#### Environmental Protection Officer:

Recommends as asbestos survey condition in relation to building to be demolished.

#### Highway Authority:

No objection subject to conditions in relation to CTMP, parking and Travel Statement

#### Historic England:

We do not wish to offer any comments. Advise that council refers to specialist conservation and archaeological advisers.

#### Sport England:

Supports the application subject to conditions securing a community use agreement, further details of external lighting and further details of the 2-court MUGA

#### Surrey County Council Archaeological Officer:

No objection subject to condition to secure implementation of a programme of archaeological work.

#### Surrey County Council Lead Local Flood Authority:

Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

#### Surrey County Council Minerals and Waste Planning Authority:

No objection

#### Surrey Wildlife Trust:

No objection subject to conditions in relation to a Construction Environmental Management Plan (CEMP) and lighting.

RBBC Conservation Officer: objected to the initial proposals but objection removed following submission of amended plans.

#### The Reigate Society:

- Location and scale of the building is overbearing both for Parish School Playground and rear gardens of the houses on Blackborough Close

- The proposed living wall could be part of the elevation of the buildings itself with built in rainwater recovery. As it is, it is too small and will have practically no impact due to the land topography
- The materials used on the elevations are not in keeping with it's context within and adjacent to the conservation area
- We understand that the construction of this building will provide a useful community resource.

**Representations:**

To date 299 responses have been received. 240 letters of objection, 1 representation and 58 letter of support.

The following matters have been raised:

<b>Issue</b>	<b>Response</b>
Alternative locations available/preferred	See paragraph 6.3-6.11
Amendments do not address concerns	Addressed throughout report
Covenant conflict	Not a material planning consideration
Drainage/sewerage capacity	See paragraph 6.54-6.58
Flooding	See paragraph 6.54-6.58
Harm to Conservation Area and Listed Building	See paragraph 6.12-6.21
Harm to Green Belt/countryside	The site is not within the Green Belt but is within the designated urban area
Harm to wildlife habitat	See paragraph 6.48-6.49
Hazard to highway safety	See paragraph 6.37-6.45
Health fears	See paragraph 6.25-6.36
Inaccuracies in submitted plans	Following submission of additional information and amended plans the applicant is confident that the plans are reflective of the site and surrounding area. Officers have no substantive evidence to indicate that this is not the case.
Inadequate parking	See paragraph 6.37-6.45
Inconvenience during construction	See paragraph 6.25-6.36
Increase in traffic and congestion	See paragraph 6.37-6.45
Lack of landscaping	See paragraphs 6.46-6.47

Loss of/harm to trees	See paragraphs 6.46-6.47
Loss of private view	Not a material planning consideration
Loss of playing fields	See paragraph 6.3-6.11
No need for the development	See paragraph 6.3-6.11
No community benefit	Addressed throughout
Noise & disturbance	See paragraph 6.6.25-6.36
Out of character with surrounding area	See paragraph 6.12-6.21
Overbearing relationship	See paragraph 6.25-6.36
Overdevelopment	See paragraph 6.25-6.36
Overlooking and loss of privacy	See paragraph 6.25-6.36
Overshadowing and loss of light	See paragraph 6.25-6.36
Poor design	See paragraph 6.12-6.21
Property devalue	Not a material planning consideration
Fire safety concerns	See paragraph 6.60
Secure by design concerns	See paragraph 6.59
Significant impact on adjoining Parish School	See paragraph 6.25-6.36

### **Support comments**

Community/regeneration benefit

Improve sports facilities on site

Benefit school and local community

Existing sports hall inadequate

Economic growth / jobs

Visual amenity benefits

Parish School will not be significantly impacted.

Advantages outweigh the concerns expressed by those objecting

Reduces pollution and traffic from transporting pupils

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

1.1 The proposal site is located in the south-east corner of the school campus which is currently occupied by the existing MUGAs and to the north the open grassed area which is used as an open play area.

- 1.2 The site is within the designated Urban Area and is partly within the Chart Lane Conservation Area.
- 1.3 To the south of the site is the grounds of the Reigate Parish Church Primary School (RPCPS). Immediately adjacent to site within RPSCS is their MUGA which is at the same level as the existing MUGAs at Reigate Grammar. Beyond is the main school building, which is set at a lower ground level. To the east are residential properties within Blackborough Close. To the north and west are existing school buildings/land. A number are locally listed - Broadfield House and Leckhampstead East & West. Further to west beyond the school boundary is the cemetery and Grade II\* Listed St Mary Church.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Two pre-application submissions have been made to the Council regarding this development (PAM/20/00538 and PAM/21/00395). This has given the Council the opportunity to set out the key areas of consideration and areas where further information would be required.
- 2.2 Improvements secured during the course of the application: Relocation of the sports centre away from southern boundary, reduction in height of building. Additional/amended documents in relation to trees, flooding/drainage, highway matters, ecology, noise and light assessments. Additional information to address Sport England comments.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details of materials, highway considerations, community use agreement, lighting, drainage, contamination, secure by design, construction management statement, ecology, trees and sustainable construction.

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

- 3.1 There is extensive history at this site but none are considered relevant to this application.

## **4.0 Proposal and design approach**

- 4.1 This is a full application seeking permission for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi use games areas, together with revisions to site levels, drainage, plant, landscaping and other associated works.
- 4.2 The reason for the proposal is set out within the submitted Heritage and Planning Statement (para 4.3-4.15). Essentially the argument is made that the existing sports hall is no longer fit for purpose and there is not scope to redevelopment the existing hall. Alternative locations at the Hartwood Sports ground and school campus have been considered but were not considered feasible due to planning policy and logistical reasons.

4.3 In summary, the scheme involves:

- a new sports hall
- an ancillary building providing changing rooms, shower facilities, fitness & gym rooms,
- storage spaces, and a multifunction studio
- a reception with a dance studio at upper floor
- a forecourt at the centre of the junction of the various elements of the scheme
- new MUGAs to the west and open play areas to the north of the new building
- a landscape scheme integrating the proposal within its larger context (reports by the landscape architect and arboricultural surveyor are appended to this submission and detail the extent of tree removal/retention and new landscaping).

4.4 The applicant advises that the sports hall has been sized in line with Sport England's guidance to accommodate a range of sports and this has dictated the plan size and height of the building. The sports hall has a sawtooth roof which serves several functions; it will flood the sports hall with north light, allow natural ventilation through top hung windows, provide perfectly orientated roof for solar PV while allowing an efficient structural truss to span the 25m wide sports hall. The sports hall would be clad in zinc pan tiles. The ancillary elements take a simpler brick flat roof form with facing brickwork.

4.5 The two MUGAs to the west of the sports hall will be fenced and floodlit competition MUGAs replacing the existing MUGAs. The 2 new play areas to the north will not be fenced off or flood lit.

4.6 The scheme also includes works to move the existing car park area to the south of Broadfield House away from that building and to soften its impact by increasing soft landscaping and changing the surface treatment to a more informal surface.

4.7 During the application process the scheme has been amended in order to address concerns raised. They can be summarised as follows:

- The reduction to the height of the proposed corner building (north west) by 1m;
- The re-siting of the main Sports Hall building 3 metres to the north and incorporation of tree planting along the southern boundary with the Parish School boundary, together with a green wall.
- A revised layout of the existing parking area to reduce the number of spaces, increase tree cover, and provide a surface treatment of a softer appearance i.e. loose stone chippings;
- Removal of the window to the northern end of the Sports Hall
- Increased tree planting across the Site including to the north and south of the Sports Hall, to the car park and on the western boundary with the cemetery.

4.8 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed

development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.

4.9 Evidence of the applicant's design approach is set out below:

Assessment	The character of the site and surrounding area is assessed within Section 2 of the DAS. A further design document has been submitted which outlines the amendments to the scheme (Response to Planning Comments Rev B)
Involvement	The DAS outlines the pre-application discussions with the Council. No detail of consultation with other parties is included in the DAS however it is noted that at paragraph 2.20-2.25 of the Heritage and Planning Statement sets out consultation process that has taken place with Reigate Parish School, adjoining neighbours on Blackborough Close and A25.
Evaluation	The DAS sets out how the scheme has evolved as a response to pre-application discussions and response to the consultation process for the planning application.
Design	Section 3 of the DAS set out the design proposals. Section 4 of the DAS sets out how the scheme has responded to pre-application discussions. A further design document has been submitted which outlines the amendments to the scheme called 'Response to Planning Comments Rev B'.

4.6 Further details of the development are as follows:

Site area	1.1 Hectares
Existing use	Part of school grounds - Existing drum room, 4 no. MUGA and grassed area
Proposed use	No change to remain part of school grounds – new sports hall and 4 no. MUGA
Existing parking spaces	25
Proposed parking spaces	22
Existing floor area	58 m2
Proposed floor area	2783 m2 (net gain 2725)



## 5.0 Policy Context

### 5.1 Designation

Urban area - whole site  
Chart Lane Conservation Area – part of site  
Wider school site includes locally listed buildings - Broadfield House and  
Leckhampstead East & West  
To west of school boundary is cemetery and Grade II\* listed St Mary Church

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

CS1 (Sustainable Development)  
CS2 (Valued landscapes and the natural environment)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)  
CS12 (Infrastructure Delivery)  
CS17 (Travel options and accessibility)

### 5.3 Reigate and Banstead Local Plan: Development Management Plan (DMP)

DES1 (Design of New Development)  
DES8 (Construction Management)  
DES9 (Pollution and contaminated  
land)  
NHE2 (Protecting and enhancing  
biodiversity)  
NHE3 (Protecting trees)  
NHE9 (Heritage assets)  
TAP1 (Access, parking and Servicing)  
INF1 (Infrastructure)  
INF2 (Community facilities)  
OSR3 (Outdoor sport and recreation)  
CCF1 (Climate change mitigation)  
CCF2 (Flood Risk)

### 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Supplementary Planning Guidance

A Parking Strategy for Surrey  
Parking Standards for Development  
Local Character and Distinctiveness  
Design Guide SPD  
Climate Change and Sustainable  
Construction SPD

Other

Human Rights Act 1998

Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

### 6.1 The main issues to consider are:

- Principle of development
- Need
- Design and heritage considerations
- Neighbour amenity
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters
- Other matters (Secure by design, Fire safety)

#### Principle of development

6.3 Policies CS5, CS12 of the Core Strategy 2014 (CS) and INF2 of the Development Management Plan 2019 (DMP) and Section 8 of the NPPF support the improvement of existing community facilities to meet their needs. The NPPF, para.95, states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

6.3.1 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

6.3.2 b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

6.4 The site is located within the urban area, is within the existing school grounds and the open land to the north of the existing MUGA is not protected urban open space. As such there is no in principle objection to the proposal.

6.5 Policy CS12 of the Core Strategy and INF2 of the DMP encourage the provision of new facilities. Policy INF2 states that the provision of new facilities will be encouraged provided:

6.5.1 There is an identified local need which cannot be met from the use of the existing stock of community premises

6.5.2 The site would be easily and safely accessible to the local community; and

- 6.5.3 The proposed development would have no adverse impact on residential amenity or character of the area.
- 6.6 Policy OSR3 relates to proposals for new or upgraded provision for outdoor sports and recreation, including those related to buildings, structures, synthetic pitches and play equipment. The policy advises that development proposals should:
- 6.6.1 1. Be of a scale and form which is appropriate to their location.
  - 6.6.2 2. Be designed and sited to minimise visual obtrusion, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected.
  - 6.6.3 3. Preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
  - 6.6.4 4. Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site.
- 6.7 These matters are discussed further below.

Need

- 6.8 In terms of needs the applicant has set out within their submitted Planning Statement their justification for the new sports hall; "The present sports hall is located to the north of the Site fronting Reigate Road. The number of pupils on roll at the school has increased since this hall was constructed and it now no longer meets the operational needs of the School in terms of timetabling because of its size and the facilities it can offer. The specification of the hall also limits the number and type of external clubs and organisations that can use it. The size and dimensions also prevent the School from providing certain sporting activities and they cannot act as a host for certain competitions. Furthermore in summer months the hall is converted to use for exams and cannot be used for school P.E. The School is therefore restricted by the existing Sports Hall in terms of what it can offer to the local community and to its pupils."
- 6.9 Having carried out a site visit to the existing sports hall it is clear that the existing facilities are restricted in terms of what they can offer, particularly for a school of this size, and so it is considered that there is a need to improve the school facilities.
- 6.10 Sport England have been consulted as part of the application process. Initial concern was raised in relation to the size of the sports hall and queries relating to the operation of the MUGAs and the likely community uses of the facilities.
- 6.11 Following the submission of additional information and clarification on a number of matters Sport England advised that it "is happy to support the application on the basis that it is considered consistent with our planning objective 3: to provide new opportunities to meet the needs of current and future generations." This is subject to 3 conditions relating to the submission

of a community use agreement, flood lighting information and details of the design and layout of the 2-court MUGA to the west of the sports centre.

Design and heritage considerations

- 6.12 The proposal is partly within the Chart Lane Conservation Area which is a designated heritage asset and partly in its setting. It is in the grounds of Broadfield House, a locally listed building within the Conservation Area. The impact on the setting of Broadfield House as an element of the Conservation Area as a designated heritage asset and the setting of Reigate Cemetery also in the Conservation Area including the statutory listed church and the historic garden designation of the cemetery are the key material considerations when determining the acceptability of the application.
- 6.13 The Conservation Officer initially raised objection regarding the impact upon the former garden of Broadfield House, now a school lawn and gardens, which would become a car park, the impact of the unfenced artificial pitches and the highest part of the new building which is within the Chart Lane Conservation Area.
- 6.14 Following the submission of further information and amended plans the Conservation Officer now does not object to the scheme, and whilst there will be an impact it is recognised that the balance of benefit versus harm now lies in its favour.
- 6.15 Clarification has been sort in relation to the Conservation Officer's view on the other amendments made to address their concerns. The Conservation Officer has advised that "I think on the other aspects my view is that we have addressed the issues as far as we can and that the design, whilst not great, is probably passable from a conservation viewpoint." The Conservation Officer has gone on to state that "In terms of heritage impacts, the "harm" is "less than substantial" and in your view there is "clear and convincing justification" that the "public benefits" outweigh any harm. My view is that the level of harm is acceptable in heritage terms (subject to achieving appropriating landscaping including landscape screen to the cemetery, appropriate siting of cycle racks etc)."
- 6.16 Part of the assessment of the impact is whether an alternative location is possible. The applicant has advised that alternative locations have been considered but discounted. Building on Hartswood Sports Grounds has been discounted on the basis that it is Green Belt and on practical and sustainability grounds. Officers would agree with this judgement. In terms of the main Reigate Grammar site the alternative locations are difficult because they will be more sensitive in terms of impact on Listed Buildings or Conservation Area. In particular the location of the existing sports hall in the Conservation Area and its constrained size and location means a larger replacement sports hall is not possible in this location. The location of the proposal is therefore considered to be the most appropriate location. As set out above there is also considered to be a justified need for a new sports centre facility for the school.

- 6.17 As set out above the Conservation Officer has advised that there is harm to the identified heritage assets but this is considered to be less than substantial.
- 6.18 Policy NHE9 states “Where less than substantial harm to a designated heritage asset would occur as a result of a development proposed, the harm will be weighed against the public benefits of the proposal” and in relation to non-designated heritage assets it states “In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.” This is in line with the tests set out within the NPPF. The consideration is therefore whether the impact has been reduced as much as is practically possible and whether there are any benefits which outweigh the identified harm.
- 6.19 The scale of the sports centre, particularly of the sports hall is a result of the needs of the students, potential community users (such as netball teams) and requirements of Sport England to meet minimum dimensions for certain sports. In this case cricket and indoor hockey are key school sports which require a minimum floor area and height. The applicant has sought to limit the visual impact by reducing the ground levels to sink the building down. The mass of the building has also been broken down by creating two distinct elements. The design is intentionally modern and bespoke in its layout and form with a flat roof design on one element and saw tooth roof on the other but the materials chosen would respect and reflect the materials used within the existing school and wider surrounding area. Given the institutional nature of the sports centre it is considered that the design goes above and beyond a standard sports centre and has been designed so that it can fit within the school site with as limited amount of impact on the character of the site as possible while also providing the necessary facilities. The scheme, subject to appropriate landscaping, is also unlikely to have a significant impact on the wider character of the locality or visual impact with the main views of the building being from within the Reigate School grounds or the private area of the neighbouring Reigate Parish Church Primary School. The verified views show limited visual impact from the cemetery, the A25 (Reigate Road) or Blackborough Road.
- 6.20 Whilst the Conservation Officer has identified harm to the heritage assets of the sports centre he has not raised an objection to the scheme, accepting that the amendments have addressed the majority of his concerns and that there is a need for a replacement facility and this location is the least worst location. The outstanding issue in relation to the hedging to the Broadfield Car park can be addressed through a condition securing an updated landscaping scheme.
- 6.21 Para 199 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more

important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” Taking these considerations into account the proposal would not cause unacceptable harm to the character and appearance of the wider area and whilst less than substantial harm has been identified to heritage assets it is considered that the benefits of providing improved facilities for the school pupils and wider community would outweigh the harm in this case and the proposal would comply with policy NHE9 and the requirements of the NPPF.

#### Impact on Archaeology

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

#### Neighbour amenity

- 6.25 Development Management Policy DES1 expects all 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. Policy DES9 relates to pollution and contamination land and covers matters such as noise and light.
- 6.26 To the north and west are existing school buildings and therefore there is no concern in relation to the impact on these buildings. The key considerations are therefore the impact on the dwellings to the east of the site in Blackborough Close and the impact on the school, Reigate Parish Church Primary School (RPCPS), to the south of the site.
- 6.27 Due to the location of the proposed building and distance away from nos. 1 and 7 Blackborough Close and Leckhampstead Cottage it is considered that

the proposed development would not result in adverse impact to the occupants in terms of overbearing impact, loss of light and overlooking. No 3 Blackborough Close is the closest of the residential properties. The proposed sports centre is located approximately 22m from the nearest part of no.3. This is considered appropriate for a rear to side relationship in an urban area. In addition No.3 is angled north-west so that the outlook from this property is not directly towards the sports hall. Due to the change in levels the sports centre will be set at a lower ground level and so would be approximately 10m above the ground level of no.3 which is only marginally above a modern two storey dwelling. The existing boundary with no.3 is also well screened, predominantly from evergreen trees located at the rear of no.3's garden which will reduce the visual impact of the building. There would be no side facing windows facing towards this property. Therefore whilst the proposed development would result in a significant change in the relationship between the two properties it is considered that the proposal would not result in an adverse impact to the occupants of no.3 in relation to overbearing impact and loss of privacy. In terms of loss of light when a 25 degree line is taken from the nearest part of no.3 the line does not conflict with the sports hall. This indicates that there would not be an unacceptable loss of light. In addition the applicant has undertaken a Daylight and Sunlight report which concludes that there would be no loss of light to the nearest windows at no.3 and that in terms of the garden the report concludes that "Due to the height, proximity, and orientation the proposed building will only cast limited shadows on these adjacent gardens' late afternoon to early evening. These neighbouring gardens will continue to receive very good direct access to sunlight for most if not all of the day with only a limited area which will experience some shading later in the day. Due to the limited nature of any potential shadowing effects these neighbouring gardens will fully comply with the BRE Guidelines in shadowing terms." Officers are therefore satisfied that the proposal would not result in an unacceptable loss of light to the dwelling at no.3.

- 6.28 With regard to the impact on Reigate Parish Church Primary School (RPCPS), the first thing to note is that this is an operational school with an existing outdoor MUGA located immediately adjacent to the northern boundary and any assessment of the impact needs to be considered in this context, this is not a residential site.
- 6.29 In terms of the location of the sports centre, the main sports hall element has now been moved 3m further away from the boundary so that the separation distance is now approximately 7m between the sports hall element and the southern boundary and 5m between the ancillary building element and the southern boundary. The distance between the building and the nearest north facing windows with RPCPS is approximately 31m at its closest point. Whilst the sports centre would result in a significant change to the outlook and relationship with Reigate Grammar the impact is not considered to be adverse or unacceptable. The separation distance between the MUGA and sports centre are such that the sports centre would not feel oppressive or overbearing, particularly as due to the increased separation has allowed for a greater level of soft landscaping a tree planting. The outlook to the west and north would also not be impacted ensuring that there is not a sense of

enclosure to the children using the MUGA at the Parish School. In terms of the impact on classrooms the building at RPCPS is at a much lower level. However it has to be noted that the outlook from these classrooms has already been impacted by the Parish schools own MUGA. The impact on views is also not a material planning consideration. It is whether the building would appear overbearing or oppressive from the school buildings. Taking in to account the separation distances it is considered that the impact would not be such that it would result in an unacceptable adverse impact in terms of overbearing impact and loss of outlook. In terms of the impact on light to Parish School when a 25 degree line is taken from the nearest part of school building (directly to the south) the line does not conflict with the sports centre. This indicates that there would not be an unacceptable loss of light. In addition the applicant has undertaken a Daylight and Sunlight report which concludes that there would be no loss of light to the nearest north facing windows. Officers are therefore satisfied that the proposal would not result in an unacceptable loss of light to the neighbour school.

- 6.30 In terms of impact from proposed lighting a lighting strategy has been submitted which shows that external lighting will be kept to a minimum and away from the residential properties to the east. The only MUGAs with external lighting would be those located to the west of the site, on the other side of the sports centre. To the south the RPCPS has a MUGA with lighting and given the use of this site no concerns are raised with regard to the proposed lighting. A condition has been recommended by Sport England and the Council's environmental health consultants RSS to secure finalised details of all external lighting to ensure that the final proposal does not cause unacceptable levels of light spill. It is also recommended to condition hours of use for the MUGAs to limit the impacts. As such it is considered unlikely that the proposal would cause significant adverse impact or unacceptable impact in relation to proposed lighting.
- 6.31 In terms of noise from the proposed plant the application is accompanied by a noise assessment. This has been considered by the Council's Noise Consultants Regulatory Support Services (RSS) who have advised that they are satisfied with the assessment and the conclusions that subject to adequate measures there would not be unacceptable harm to neighbouring occupants. A condition is recommended to secure finalised details of the proposed plant and validation that the noise impact is acceptable.
- 6.32 In terms of the impact of noise from outdoor activities and evening community use this is harder to establish. RSS have considered this and they have raised concern about the potential impact on neighbouring occupants from the potential increased evening activities. This would not be a concern from the Parish school to the south but in terms of the impact on the residents to the east in Blackborough Close this is a consideration. RSS has advised that were the application to be approved that conditions are recommended to limit the hours of operation for both the outdoor MUGAs to the west of the site and the sports centre and a condition which requires the applicant to provide a Noise management plan. Given the relationship of the outdoor MUGA to the west to the dwellings in Blackborough Close and the inclusion of conditions to



limit the hours of use it is considered that the development can be adequately conditioned to ensure that there is not an unacceptable impact on neighbouring residents.

- 6.33 In terms of inconvenience during the construction period. Whilst it is acknowledged there will be a degree of disruption during the construction phase to both the neighbouring residents and Parish School, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced as much as possible a condition is recommended to secure a Construction management Plan (CMP) which will secure further information in relation to matters such as noise, dust and other pollution, and working hours.
- 6.34 As set out in the below transport section a condition is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).
- 6.35 In terms of contamination the Council's contamination officer has reviewed the application and has recommended an asbestos condition in relation to demolition works. A condition is also recommended in relation to the discovery of unexpected contamination.
- 6.36 The proposal would therefore comply with policies DES1 and DES9 of the DMP.

Access, parking and traffic generation

- 6.37 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.38 The National Planning Policy Framework at paragraph 109 confirms that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 6.39 There would be no new access proposed as part of the development and no changes to the access points (pedestrian/cycle/vehicular) that serve the school. The car park area that already exists to the south of Broadfield House will be slightly relocated and reduced from 25-22 spaces but it will continue to be served from the A25 via an access road adjacent to Broadfield House.
- 6.40 In terms of trip generation given that the development is not proposing to increase the number of staff or pupils on site and the very minor change in car parking it is considered that the proposal would not result in a significant change in trip generation. The only material change being traffic associated

with the private booking and community uses outside of school hours. The submitted Transport Statement states “The trip generation assumptions set out above [within the Transport Statement] demonstrate that the anticipated vehicular movements associated with the proposals would take place outside of the typical network peak hour periods, with a maximum total of 49 new trips potentially taking place each hour on a typical weekday and on days over the weekend. As stated, this is considered a robust assessment as some of these trips would be undertaken via sustainable travel methods, as it will be predominantly residents of the local community using the facility outside of school hours who will be travelling to/from the site.”

- 6.41 In terms of parking as the proposal does not result in an increase in the number of staff or pupil numbers there would be an increase in parking demand. The only minor change to parking would be the reduction in the parking capacity in the car park adjacent to Broadfield House from 25 to 22 cars. This is due to the car parking being formalised and additional planting and soft landscaping being added to improve the relationship to Broadfield House. The Transport Statement states that “Parking is available after 6pm on weekdays and at weekends, therefore, based on the additional vehicular movements associated with the new facility the existing parking arrangements could accommodate the proposed scheme. It should also be noted that as the facility is for the use of the community some trips will also be undertaken through sustainable travel methods including walking and cycling, due to the localised nature of the majority of these trips.”
- 6.42 Surrey County Council as the County Highway Authority (CHA) has considered the submitted information and has provided the following comments: *“As estimated in the trip generation assessment, the proposed Sports facilities’ use by the local community / private hire would result in the potential for a maximum total of 49 new trips per hour on an average weekday / day of the weekend. Whilst there would be an increase in trips generated to and from the application site during out-of-school hours, it should be noted that these new vehicular trips will occur outside the traditional network peak and are unlikely to overlap with the trips generated during school hours (09:00 – 15:00). In terms of parking demand, the existing parking arrangements could accommodate the anticipated new vehicular demand as parking would be available after 6pm on weekdays, and on weekends. Should demand exceed the supply of parking spaces, the roads surrounding the school have adequate parking restrictions, that include on most of the highway surrounding the site, double yellow lines that would prevent all day parking. Therefore it is considered that these trips would have an insignificant impact on the Reigate Road highway. Furthermore, considering the local catchment of RGS, it is anticipated that a higher number of vehicular trips is unlikely. The CHA consider that this site is suitably located to promote non-car trips, and as highlighted in the Transport Statement, is centrally located within Reigate and is therefore easily accessible via walking routes in addition to benefiting from 28 cycle parking spaces across the site. The application does not intend to alter on-site car parking provision or the access arrangements for the school.”*

- 6.43 In light of the above comments from the CHA the application, even with the reduction of parking on site by 3 spaces, it is considered to have an acceptable highways and parking impact and is therefore considered to be compliant with policy TAP1. The CHA has recommended condition to secure additional cycle parking, to secure further information regarding Construction Transport Management Plan (CTMP) and Travel Statement.
- 6.44 In addition to the conditions recommended by the CHA a condition is also recommended to secure the implementation of the amended car park prior to the first use of the sports hall and MUGAs.
- 6.45 In terms of refuse storage/collection the submitted information states that there would be no change to the existing arrangements, where waste is collected from a centralised location. As such it is not expected that any bin storage area would be required for this scheme. The proposed landscaping scheme can cover location of any waste bins.

Impact on trees

- 6.46 Due to the scale of the development the application is accompanied by full arboricultural details including an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). The tree officer was consulted on the application and commented as follows:  
*“The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.  
The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this, and the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can be conditioned to be implemented as is should planning permission be granted.  
Notwithstanding any comment on the location and context, the proposed layout is sympathetic to the retention of the majority of site trees with only trees of a lower quality and landscape value needing to be removed for the proposal.  
The supervision and monitoring detail by the retained Arboricultural Consultant (AC) as explained in the AMS must be followed to ensure correct implementation of the instructions in the AMS.  
Without a doubt the A category trees at the eastern end of the three sports pitches [now two] will cast shade and leaves onto the sports surfaces along with the maintenance issues that this will cause. As mentioned in the submissions this must be anticipated with a suitable regular maintenance plan. These trees are within the Chart Lane Conservation Area and any works proposed to these trees in excess of good arboricultural practice are most likely to be refused.  
The submitted Landscape Design Report sets the right tone for the landscaping at the site, the further specific detail of which must be required by condition as necessary.”*
- 6.47 The application has been amended since the above comments were provided but the amendment has not resulted in a further loss of trees due to the amended location of the sports hall and the amendment does not result in

any further incursion in to the root protection areas of retained trees. On that basis it is considered that the proposal is acceptable in terms of impact on trees and conditions are recommended to secure the implementation of the AMS. The updated landscaping scheme is much more detailed than the original but due to the comments of the Conservation Area regarding the hedging around Broadfield House it is recommended to secure the submission of an updated landscaping scheme. The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

### Ecology

- 6.48 A number of reports have been submitted including an Ecological Impact Assessment, Biodiversity Offsetting Metric Assessment, Landscape Design Report and the above mention arboricultural reports. Surrey Wildlife Trust (SWT) has considered the submitted report and advised that the reports and surveys appear to be suitable to inform this planning application. SWT advises that the Ecological Impact Assessment has scoped out an impact upon protected species, sites and habitats as long as the recommendations for mitigation and enhancements are adhered to. In that respect SWT has recommended a condition to secure a Construction Environmental Management Plan (CEMP). They also advise that the lighting schedule submitted is acceptable but if amended they recommend that the ecology consultants are part of the design team.
- 6.49 In terms of enhancement measures the application also includes a biodiversity net gain assessment. This has been updated as a result of the amendments which, because the revised landscaping scheme, increases the areas available for planting and will now deliver a substantial number of trees in addition to those originally proposed, in conjunction with other planting proposed as part of the wider scheme. The Biodiversity Net Gain Assessment now shows a 2.84% increase for habitat unit and a 4491.36% increase for hedgerow. Officers are therefore satisfied that net gain can be achieved on this proposal. As the landscaping scheme is still to be finalised a condition is recommended to secure finalised details of a Landscape and Ecological Management Plan (LEMP) to ensure that the net gain can be achieved. The proposal would therefore comply with policy NHE2 of the Development Management Plan 2019.

### Sustainable Construction

- 6.50 The proposal is required to meet policy CS11 of the Core Strategy and policy CCF1 of Development Management Plan. This requires the development to meet BREEAM 'very good' and to include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.
- 6.51 The submitted energy report by Max Fordham, draft Issue 1 dated 14/10/2021, confirms that with the use of PV panels the scheme would be able to achieve well over the required 10% reduction in carbon emissions.

- 6.52 The submitted BREEAM Stage 2 report by Max Fordham, draft Issue 1 dated 13/10/2021, confirms that the scheme would be able to meet the BREEAM 'very good' rating.
- 6.53 It has therefore be adequately demonstrated that the scheme will be able to meet the requirements of the Development Plan. Conditions are recommended to secure finalised details and implementation.

#### Flooding and Drainage matters

- 6.54 According to data held by the Council site is entirely within Flood Zone 1 and the sports hall will be located outside of any know surface water flooding area. The MUGA to the west of the site will be partly within an area known to have low risk of surface water flooding as is the main vehicular access to the existing school.
- 6.55 A Flood Risk and Drainage Strategy Report has been submitted with the application. The development report confirms that the site is in Flood Zone 1 and is therefore at a low risk of fluvial flooding and tidal flooding. The report also confirms that there is also a low risk of flooding from surface water/overland low, groundwater flooding, overloading of on-site drainage systems and infrastructure failure. There is therefore no requirement for the scheme to pass the Sequential Test as the site is in an area considered to be at the lowest form of flood risk.
- 6.56 Due to the size of the application the scheme is required to provide a drainage strategy which incorporates a SuDS drainage system. This strategy has been considered by Surrey County Council as the Lead Local Flood Authority who has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.57 In terms of foul water the report states that a foul water drainage strategy is proposed which enables discharge into a private below ground drainage system. This subsequently connects into the Thames Water foul water sewerage system adjacent to the site. Due to the level of the adjacent Water sewerage system foul water can be discharged under gravity. No concern has been raised by the water companies in this respect.
- 6.58 The proposal is therefore considered to be acceptable in relation to flood risk and drainage matters.

#### Other matters

- 6.59 Secure by design – some concerns have been raised regarding secure by design and security issues given the nature of the proposal and the relationship to another school (Parish School). The submission document do not include an information on secure by design. In general the site has good levels of natural surveillance from the surrounding buildings and with appropriate security measures this is unlikely to be an issue. A condition is

recommended to ensure that the scheme is in line with Secure by design principles, to help reduce the opportunity for crime and fear of crime.

- 6.60 Fire safety – this is ultimately a matter of building regulations. On a general note if there was an emergency fire engines would be able to access the site from the existing car park to the west of the site, which is only 30m from the proposed entrance.

## CONDITIONS

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Other Plan	31001		30.06.2022
Elevation Plan	2607-P-30-01		30.06.2022
Elevation Plan	2607-P-30-02		30.06.2022
Section Plan	2607-P-40-00		30.06.2022
Section Plan	2607-P-40-01		30.06.2022
Section Plan	2607-P-40-02		30.06.2022
Location Plan	2607-P-10-01		30.06.2022
Site Layout Plan	2607-P-10-02		30.06.2022
Site Layout Plan	2607-P-10-03		30.06.2022
Other Plan	2607-P-10-04		30.06.2022
Other Plan	2607-P-10-05		30.06.2022
Proposed Plans	2607-P-10-10		30.06.2022
Floor Plan	2607-P-20-00		30.06.2022
Floor Plan	2607-P-20-10		30.06.2022
Roof Plan	2607-P-21-00		30.06.2022
Other Plan	096 GF HW 201	E	30.06.2022
Landscaping Plan	096 GF MP 001	E	30.06.2022
Arboricultural Plan	096 GF SW 101	E	30.06.2022
Section Plan	2607 - - 40-20		14.09.2022
Floor Plan	2607 - - 20-20		14.09.2022
Site Layout Plan	2607 - - 10-20		14.09.2022
Existing Plans	2607 - P - 10-04		18.02.2022
Site Layout Plan	096 GF HW 201	D	08.02.2022
Existing Plans	2607-P-10-04		17.03.2022
Existing Plans	2607 - P - 10-04		07.03.2022
Existing Plans	2607 - P - 10-05		07.03.2022
Location Plan	2607-P-10-01		17.03.2022
Site Layout Plan	2607-P-10-02		17.03.2022
Site Layout Plan	2607-P-10-03		17.03.2022
Combined Plan	2607-P-10-05		17.03.2022
Other Plan	2607-P-10-10		17.03.2022
Floor Plan	2607-P-20-00		17.03.2022
Floor Plan	2607-P-20-10		17.03.2022
Roof Plan	2607-P-21-00		17.03.2022

Other Plan

2607-P-51-00

05.10.2022

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.

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

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

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

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to policy NHE9 of the Reigate and Banstead Borough Development Management Plan 2019. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

4. No development shall commence, including demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of the following relevant measures for both demolition and construction phase
  - i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;
  - ii. A description of management responsibilities including complaint recording and management;
  - iii. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise or dust;
  - iv. Site working hours and a named person for residents to contact;
  - v. Detailed Site logistics arrangements including provision of a suitable booking system for HGV deliveries;
  - vi. Details regarding parking, deliveries, and storage;
  - vii. Details regarding dust and noise mitigation measures to be deployed, including identification of sensitive receptors. The scheme shall be developed by suitably qualified persons and shall include suitable targets and management actions in accordance with BS5228 Code of Practice for Noise and Vibration control and the IAQM Guidance on the Assessment of Dust from Demolition and Construction and provision of monitoring results to the Local Planning Authority;
  - viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and

ix. Communication procedures with RBBC and local community regarding key construction issues – newsletters, fliers etc.

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

5. No development shall commence until an updated Construction Transport Management Plan (CTMP) to also include details of:
- (a) programme of works (including measures for traffic management)
  - (b) HGV deliveries and hours of operation
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

6. 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 (including levels of land which adjoins the site boundaries) 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 buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

7. No development shall commence including demolition and or groundworks Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement ref. RT-MME-155624-03 Rev A and the Tree Protection Plan dwg no. C155624-03-01 Rev A from Middlemarch Environmental. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with 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 DES3 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.

8. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) The results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
  - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the submitted drainage strategy (Smith and Wallwork Engineers, ref. 0295-SAW-ZZ-ZZ-RP-C-0003 S2 P02 15/06/2022). If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
  - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
  - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the 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.

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

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

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.

10. Prior to the commencement of the development hereby approved the developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers should asbestos be present on site. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The development shall then be undertaken in accordance with the approved details.

If mitigation is required detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation – i.e. the verification document shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

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

11. Unexpected ground contamination: Contamination subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

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

12. No development shall commence on site until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture such as bins and benches), including details of existing landscape features to be retained or pruned, has been submitted and approved in writing by the local planning authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. With regard to hard landscaping the following is expected to be included in the submission:
- The artificial pitches shall general be of natural green colour to match the adjacent lawns.
  - The car park to Broadfield House shall be of flint pea shingle gravel, fixed or unfixed

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

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and heritage assets and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, NHE9 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

13. Use of the new sports hall/centre and 2-court MUGA (located to west of the centre) shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall development; ancillary provision and the 2-court MUGA and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy OSR3 and INF2.

14. Prior to above ground works of the development hereby approved, full details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall include details of the lighting of all public areas, buildings, and sports pitches and shall be designed to comply with the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21 Zone E2. The strategy shall include details of how the lights will be automatically controlled to meet curfew requirements. The lighting scheme shall be installed in accordance with the approved details before the commencement of the use and shall be retained and maintained in accordance with the approved details thereafter. No other floodlighting shall be installed on the site without further planning consent.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protect protected species (bats) with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy OSR3, INF3, DES1, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

15. No development of the 2-court MUGA (courts to the west of sports centre) shall commence until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in 2012. After commencement of use of the MUGA the sports lighting shall be operated in accordance with the approved scheme. No other floodlighting shall be installed on the site without further planning consent.

Reason: To balance illuminating the MUGA for maximum use and benefit to sport with the interest of amenity, sustainability and ecology and to accord with Development Plan Policy OSR3, INF2, DES1, and NHE2.

16. No development of the 2-court MUGA shall commence until details of the design and layout of the 2-court MUGA have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy OSR3 and INF2.

17. 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 and NHE9.

18. The development shall not be first occupied/brought in to use 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: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

19. The use of the Sports Centre and MUGAs hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the cumulative acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dbA less than representative background.

The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out, including suitable measurements to confirm compliance with the approved noise criteria, and has been submitted to and approved by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation. No other external plant shall be installed on the building without the express permission of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

20. Prior to any use of the sports centre and MUGAs hereby permitted a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to, management responsibilities during all operating hours, measures to control noise and disturbance, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. Where any management practices give rise to reported complaints of a substantiated and significant of impact to local amenity received by the operator or the Local Planning Authority, this must be brought to the attention of the Local

Planning Authority and any necessary changes to the management plan implemented to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

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

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to preserve and enhance the character of the Conservation Area, and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1 and NHE9.

22. The sports centre and MUGAs hereby approved shall not be first used/occupied unless and until facilities for secure, covered parking of 15 additional bicycles have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

23. Prior to the first use/occupation of the sports centre and MUGAs, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework (2021), and Surrey County Council's "Travel Plans Good Practice Guide", to set out objectives and measures to encourage sustainable travel, in particular cycle usage and parking, and that this will be monitored. Also included should be accessibility to the site by bus and train, and walking facilities to the site from the nearest bus stops, rail station and Reigate town centre. The development shall then be carried out in accordance with the approved details.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

24. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP should be based on the ecology documents submitted as part of the application and shall include, but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

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

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

25. 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 ecology and landscaping documents submitted with the application and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed, including external lighting)
- 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) Ecological Enhancement Plan

The above shall ensure that the scheme achieves as a minimum the biodiversity net gain set out within the submitted Biodiversity Offsetting Metric Assessment by Ecosa (Final Document Rev 1 dated June 2022)

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

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

26. The development hereby approved shall not be first occupied unless and until the finalised details of how the development will include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.

The details shall include finalised details of the position and design of the proposed PV panels (to ensure that the impact on the Conservation Area is acceptable).

The agreed details shall be implemented, installed and made operational prior to the first occupation of the development. Thereafter the development shall be maintained in accordance with the agreed details.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual amenities of the area with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 and NHE9 of the Reigate & Banstead Development Management Plan 2019.

27. The development hereby approved shall not be first occupied unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good'.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014.

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

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

29. The Sports Centre and MUGAs hereby permitted shall only be used/operate as follows:



**MUGAs:**

08:00 Hours to 19:30 Hours on any day

Floodlighting shall be only be illuminated during these operational hours.

**Sports Centre:**

08:00 Hours to 21:30 Hours – Monday through to Friday.

08:45 Hours to 19:30 Hours – Saturdays, Sundays, Bank Holidays, Public Holidays and school holidays.

Reason: To control activity in the interests of neighbouring residential amenities with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policies DES9, INF2 and OSR3.

30. 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 car charging sockets shall be installed on the car park hereby approved without the prior approval of the Local Planning Authority.

Reason: To control any subsequent car charging points in the interests of the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

## **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. You are advised that the Council will expect the following measures to be included in the above CMP condition to control noise, pollution and logistics as set below:
  - (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).

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS 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.
5. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). Please use our reference number in any future correspondence.
6. The applicant should ensure that the updated lighting scheme, as required by Sport England does not conflict with the ecology mitigation and enhancement measures set out within the submitted ecology documents and conditioned (LEMP and CEMP conditions).
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
10. In terms of cycle storage the applicant needs to ensure that this is located sensitively to ensure it does not harm to the Conservation Area or setting of locally listed building. Consideration should be given to locating the bikes in a less sensitive part of the wider site. An expansion of the existing bike parking or provision in the car park to the west of the site is likely to be the most appropriate option.
11. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition and landscaping condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
12. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.
13. The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Artificial Surfaces for Outdoor Sport (2013).

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS17 and OSR3, DES1, DES8, DES9, NHE2, NHE3, NHE9, TAP1, INF1, INF2, CCF1, CCF2 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.

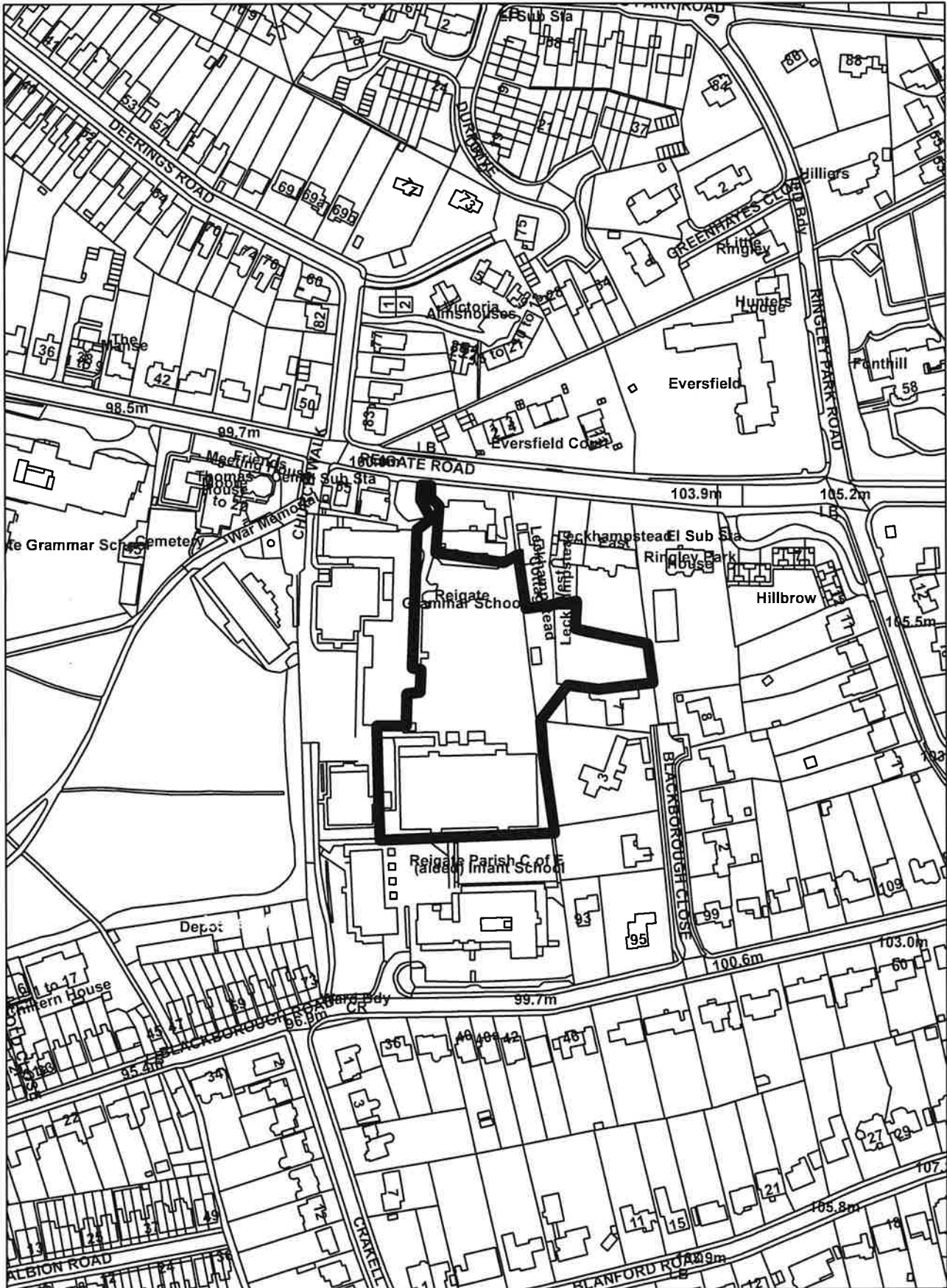
## **Proactive and Positive Statements**

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.

Planning Committee  
14 December 2022

Agenda Item: 6  
22/00271/F

# 22/00271/F - Reigate Grammar School, Reigate Road, Reigate





Rev.	Date	Revision Notes
A	22/11/21	Issued for planning
B	17/02/22	Issued for Planning
C	10/06/22	Issued for Planning

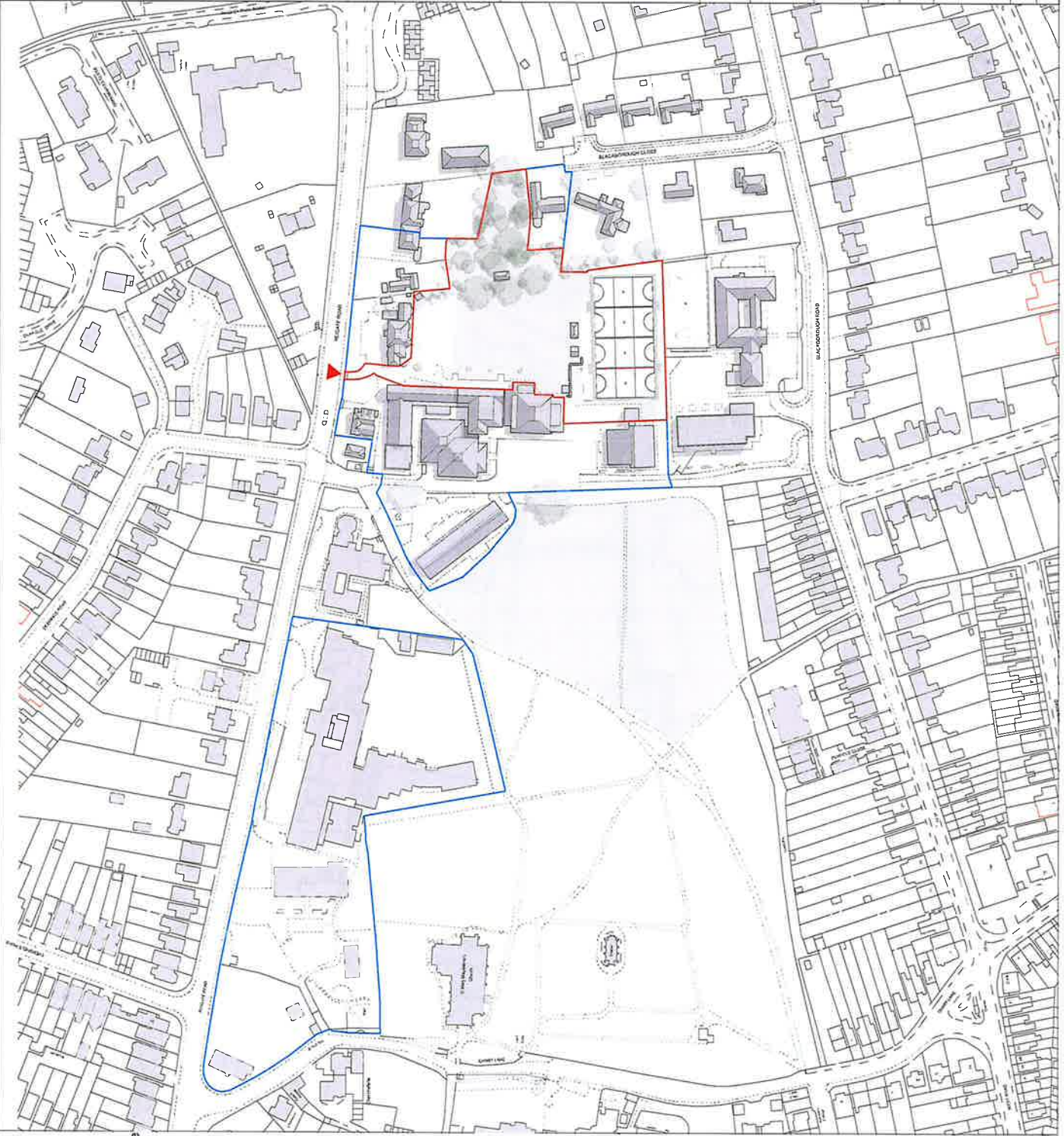


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<b>Project</b>	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 9AS
<b>Title</b>	Location Plan
<b>Drawing No.</b>	2607 - P - 10-01
<b>Scale</b>	1:1000
<b>Phase</b>	A1

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**Note:**  
 Site plan based on OS map (reference O1 1500907) dated October 2021.

- School Ownership
- Planning Application Site



Rev.	Date	Revision Notes
A	20/11/21	Issued for Planning
B	17/02/22	Issued for Planning
C	10/06/22	Issued for Planning



**Note:**  
 Site plan based on OS map (reference O11500907) dated October 2021.

— School Ownership  
— Planning Application Site

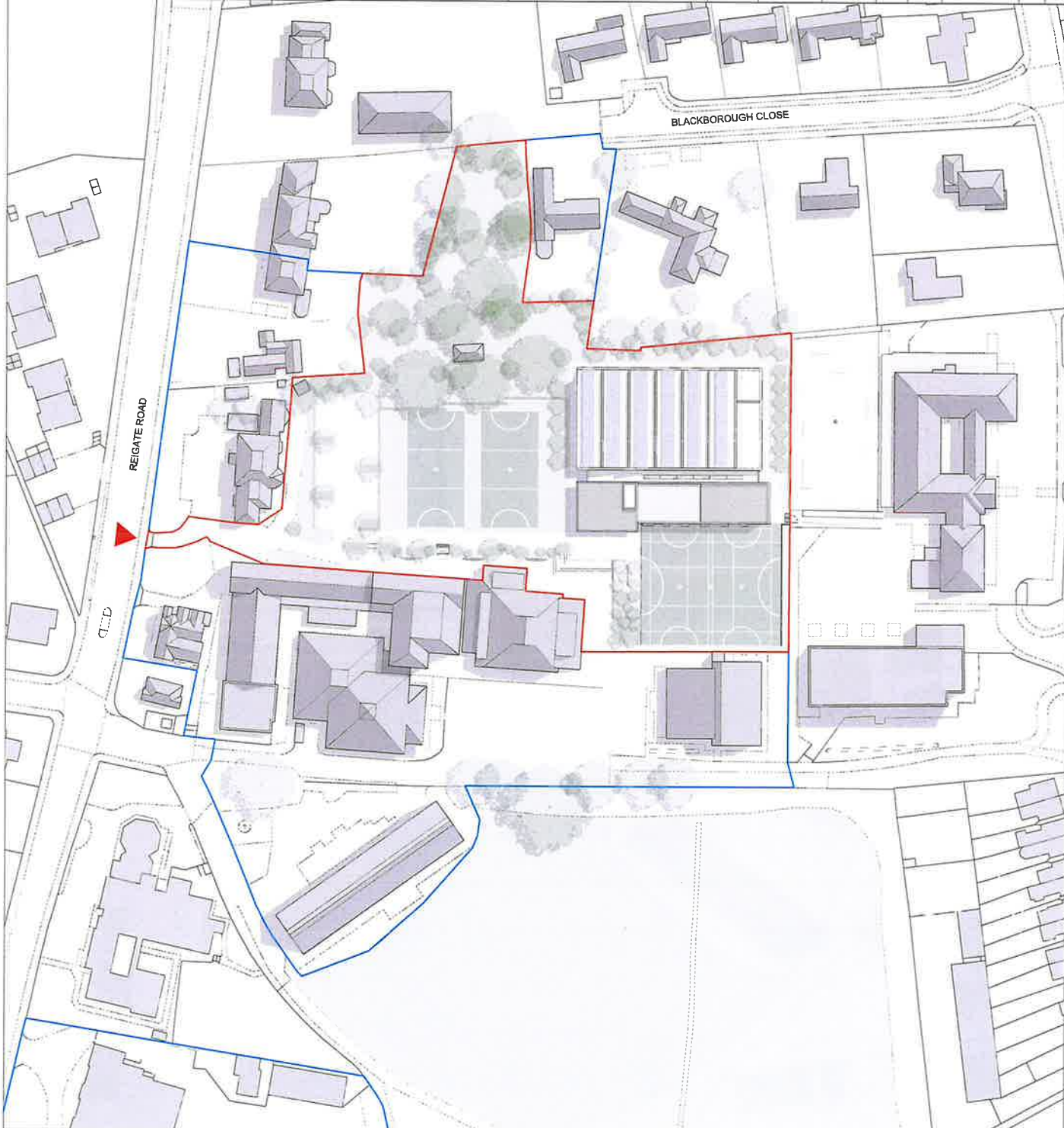
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<b>Planning</b>
Project Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0AS
Title Existing Site Plan
Drawing No. 2607 - P - 10-02 Paper A1 Scale 1:500
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Rev.	Date	Revision Notes
A	22/11/21	Issued for Planning
B	17/02/22	Issued for Planning
C	14/03/22	Issued for Information
D	10/06/22	Issued for Planning



**Note:**  
 Site plan based on OS map (reference OJ 1500907) dated October 2021.

— School Ownership  
 — Planning Application Site

0 10 30 M

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<b>Planning</b>	
Project	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, Surrey
Title	Proposed Site Plan
Drawing No	2607 - P - 10-03
Scale	1:500
Paper	A1
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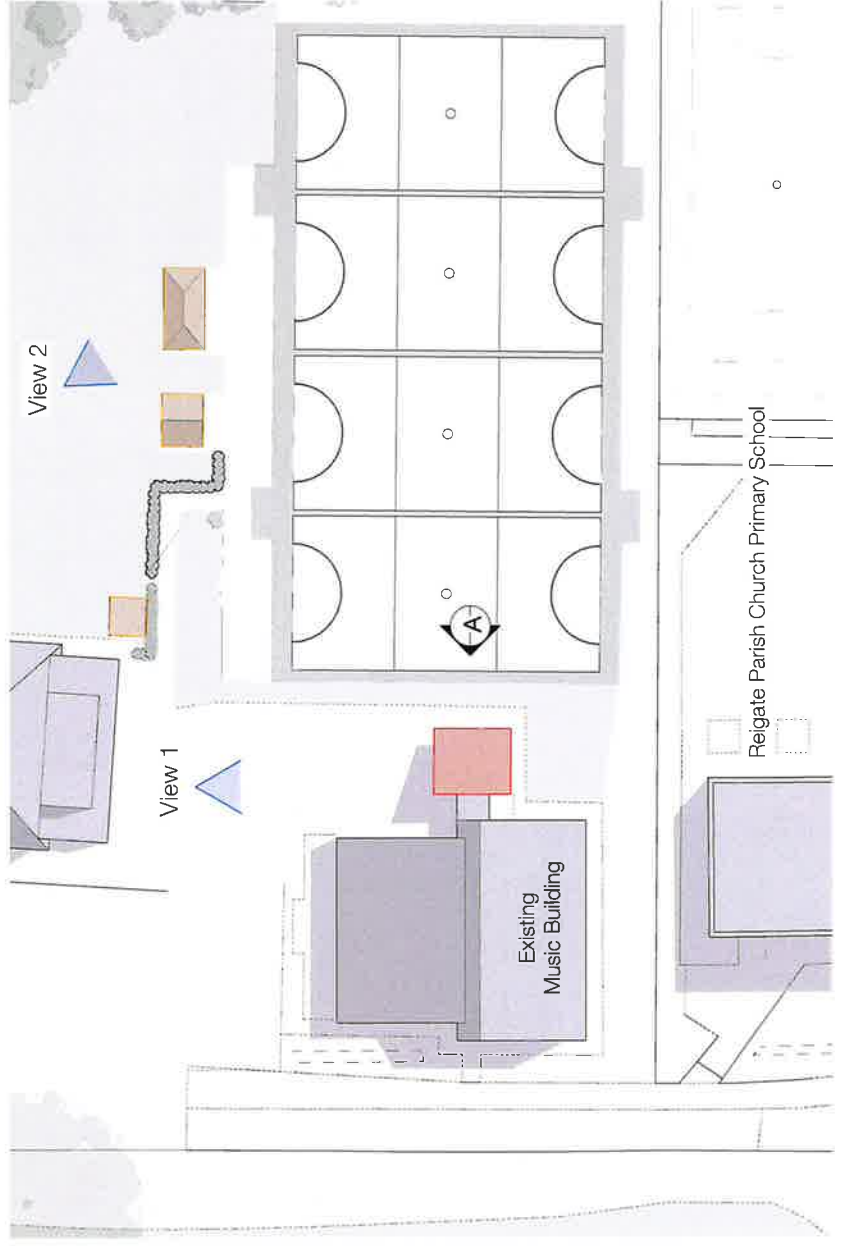




View 1



View 2



- Drum room to be demolished
- Temporary structures to be demolished/relocated

2 Existing Site Plan  
Scale: 1:250

Rev.	Date	Revision Notes
A	17/02/22	Issued for Planning
B	02/03/22	Issued for Planning
C	10/06/22	Issued for Planning



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<b>Planning</b>	
Project	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0AS
Title	Proposed Drum Room Demolition
Drawing No	2607 -P- 10-04
Scale	VARIES
Sheet	A1
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B	10/06/22	Issued for Planning



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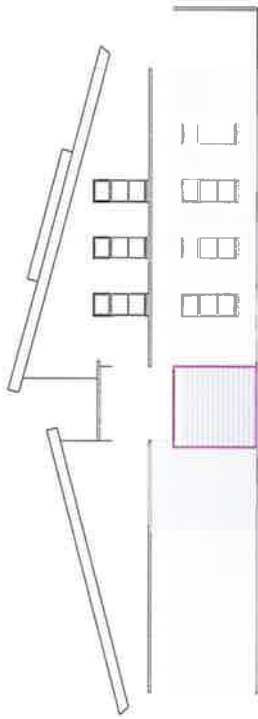
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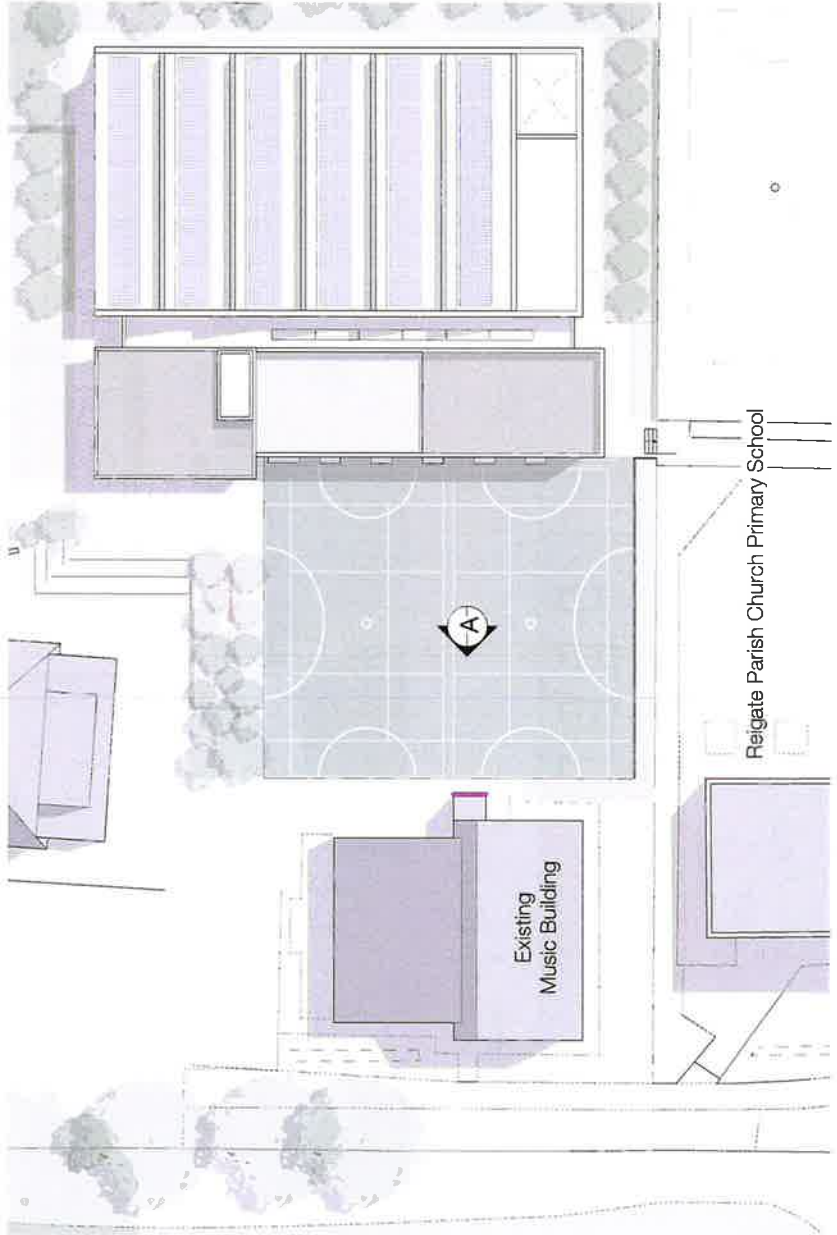
<b>Planning</b>	
Project:	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0QS
Title:	Proposed Drum Room Demolition 2
Drawing No:	2607 -P- 10-05
Scale:	VARIABLES
Paper:	A1

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1 Proposed Elevation A  
Scale: 1:100



— New wall (shown in purple) to be built to close existing opening. Wall to match existing ground floor brick.

2 Proposed Site Plan  
Scale: 1:250



Rev.	Date	Revision Notes
A	22/11/21	Issued for planning
B	10/06/22	Issued for Planning

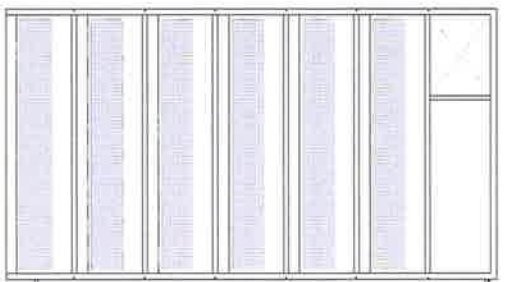
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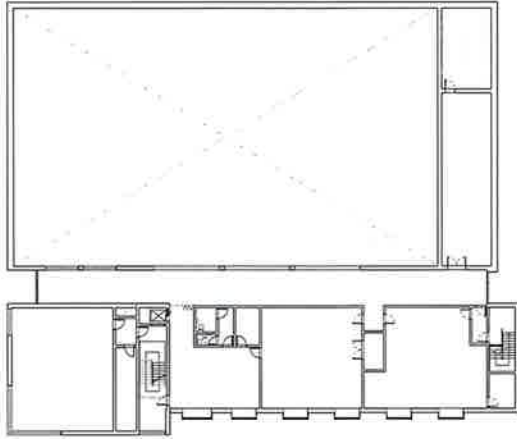
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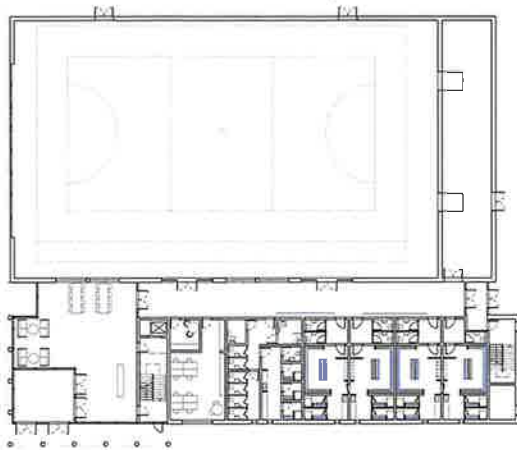
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3 Roof Plan  
Scale: 1:250




2 First Floor Plan  
Scale: 1:250

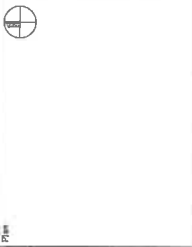


1 Ground Floor Plan  
Scale: 1:250



<b>Planning</b>	
Project	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0DS
Title	Proposed Plans
Drawing No.	2607 - P - 10-10
Scale	1:250
Page	A1
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**Planning**

Project  
Reigate Grammar School  
New Sports Centre  
Reigate Rd, Reigate, RH4 0DS.

Title  
Proposed Ground Floor Plan

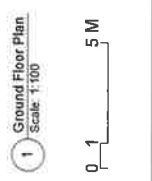
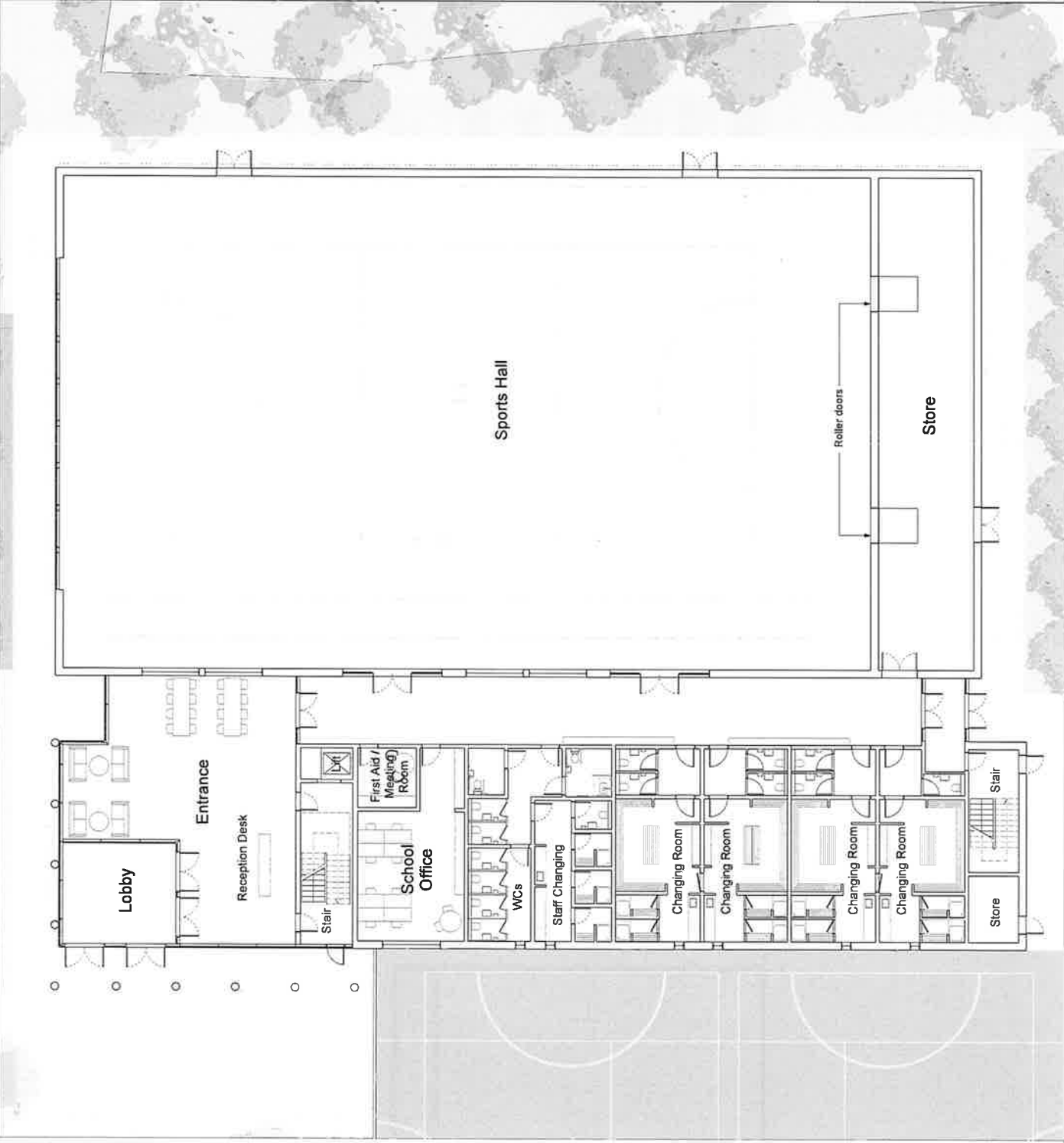
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2607 - P - 20-00

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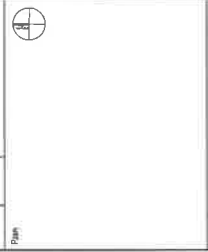
Sheet  
A1

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**Project**  
 Reigate Grammar School  
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 Reigate Rd, Reigate, RH2 0DS

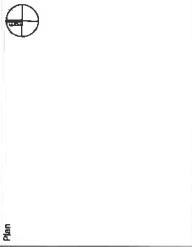
**Title**  
 Proposed First Floor Plan

**Drawing No.** 2607 - P - 20-10  
**Scale** 1:100  
**Paper** A1

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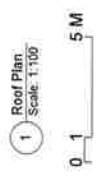
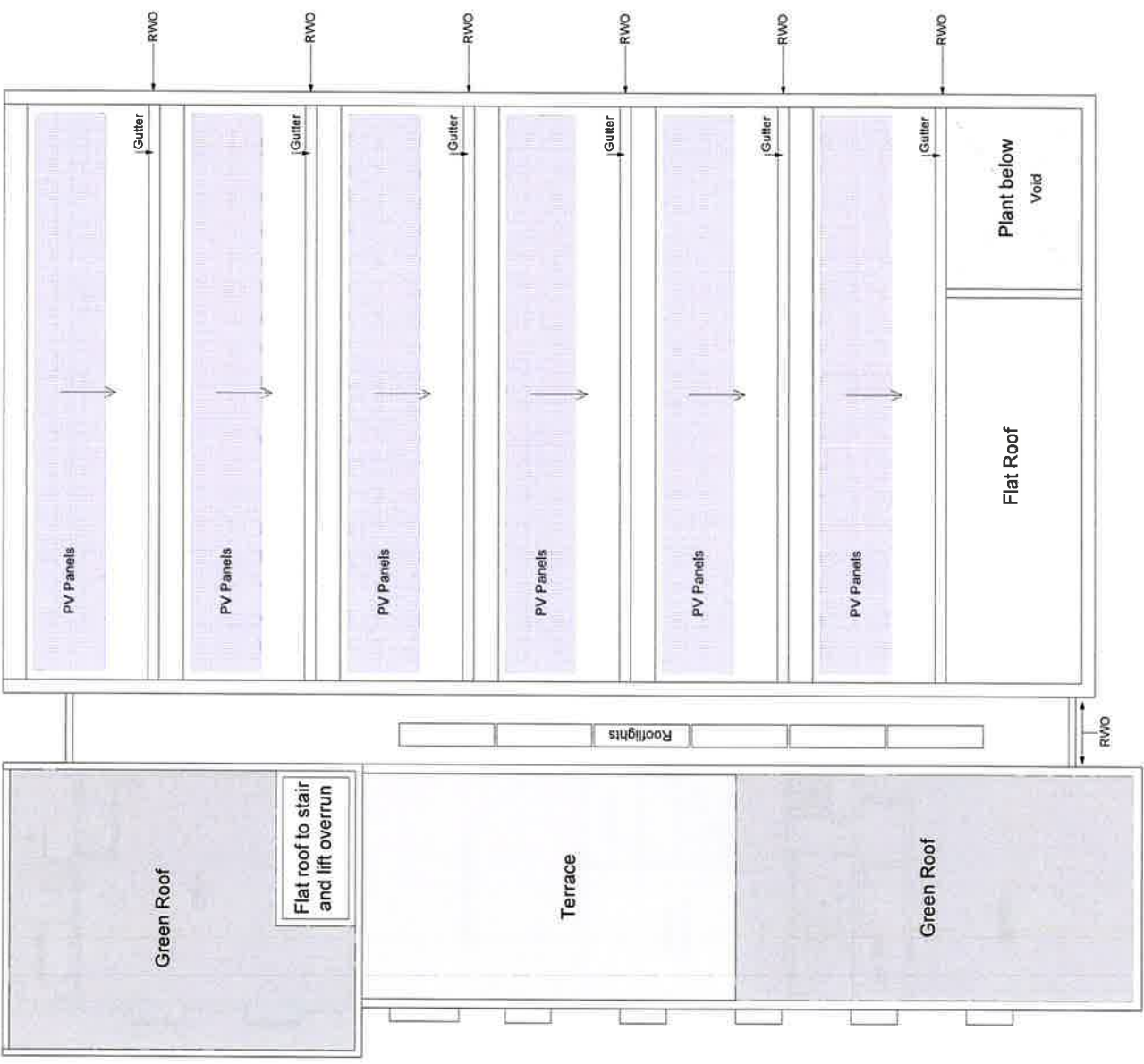
**Planning**  
 Project:  
 Reigate Grammar School  
 New Sports Centre  
 Reigate Rd, Reigate, Surrey, RG25 2QS

**Title**  
 Proposed Roof Plan

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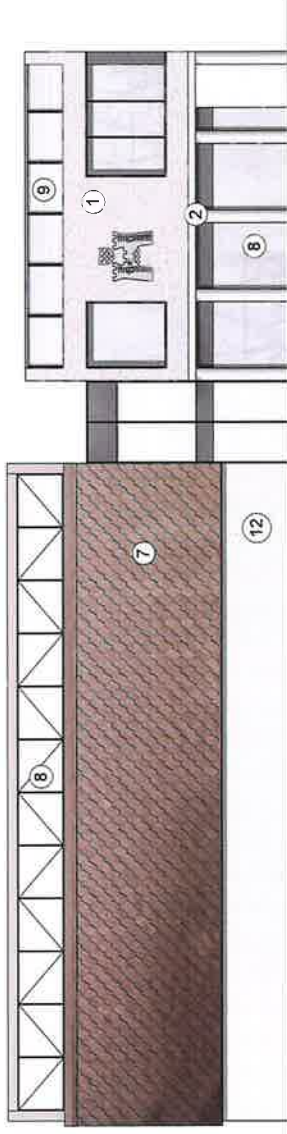
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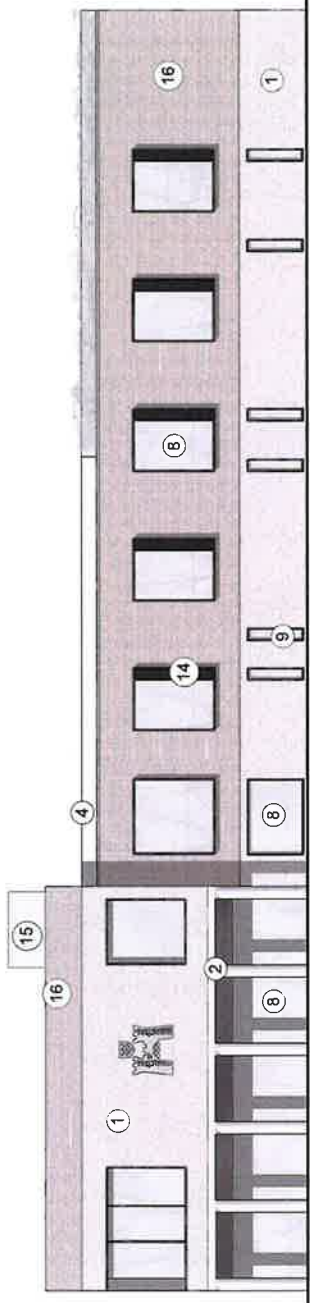




Rev.	Date	Revision Notes
A	22/11/21	Issued for planning
B	10/06/22	Issued for Planning



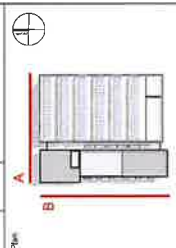
1 North Elevation A  
Scale: 1:100



2 West Elevation B  
Scale: 1:100

- 1 Brick
- 2 Concrete
- 3 External Ducts for plant
- 4 Glass balustrade
- 5 Climbing plants on trellis
- 6 Gutter
- 7 Metal cladding tiles
- 8 Metal framed glazing
- 9 Opaque glazing
- 10 Proposed louvre locations for air intake
- 11 Rainwater pipe
- 12 Render
- 13 Solar panels
- 14 Solid openable panel
- 15 Stair and lift core
- 16 Textured brick
- 17 Zinc cladding

0 1 5 M



**Notes**  
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**Planning**

Project  
Raigate Grammar School  
New Sports Centre  
Raigate Rd, Raigate, RH2 0SS

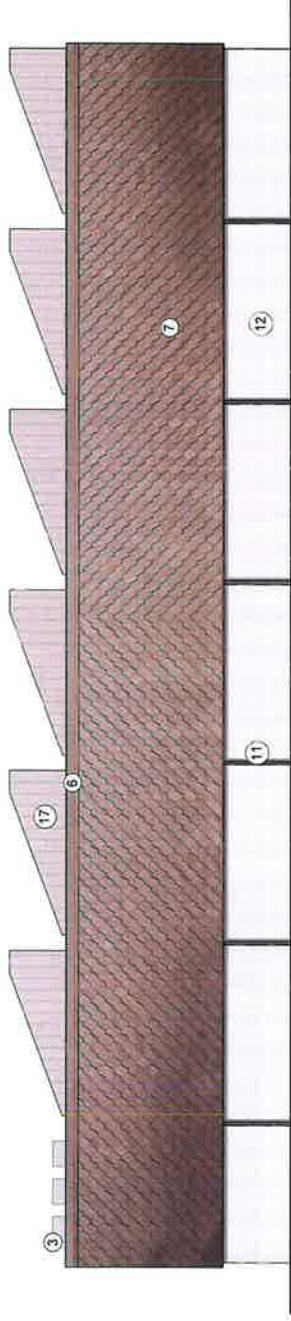
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Proposed Building Elevations 1

Drawing No 2607 - P - 30-01  
Scale 1:100  
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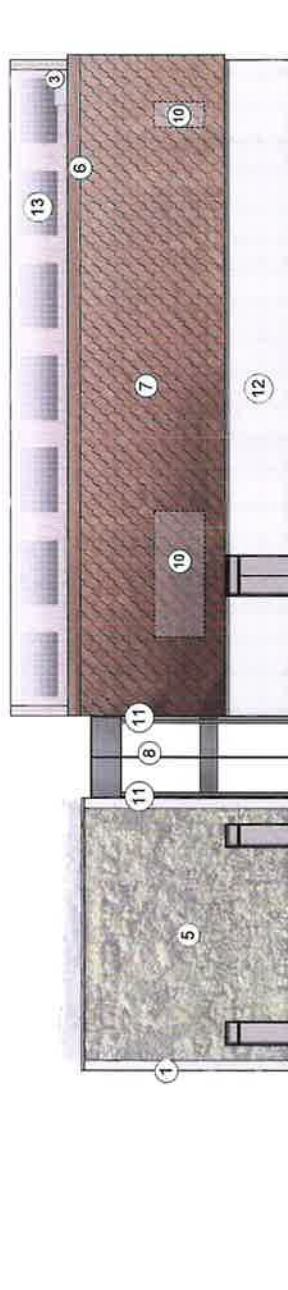
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- ① Brick
- ② Concrete
- ③ External Ducts for plant
- ④ Glass balustrade
- ⑤ Climbing plants on trellis
- ⑥ Gutter
- ⑦ Metal cladding tiles
- ⑧ Metal framed glazing
- ⑨ Opaque glazing
- ⑩ Proposed louvre locations for air intake
- ⑪ Rainwater pipe
- ⑫ Render
- ⑬ Solar panels
- ⑭ Solid openable panel
- ⑮ Stair and lift core
- ⑯ Textured brick
- ⑰ Zinc cladding



① East Elevation C  
Scale: 1:100



② South Elevation D  
Scale: 1:100

Rev.	Date	Revision Notes
A	22/11/21	Issued for planning
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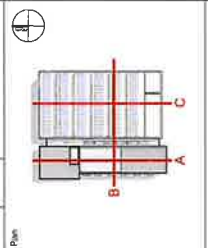
Planning	
Project:	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0AS
Title:	Proposed Building Elevations 2
Drawing No:	2607 - P - 30-02
Scale:	1:100
Page:	A1

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## Planning

**Project**  
 Reigate Grammar School  
 New Sports Centre  
 Reigate Rd, Reigate, RH2 9QS

**Title**  
 Proposed Site Sections

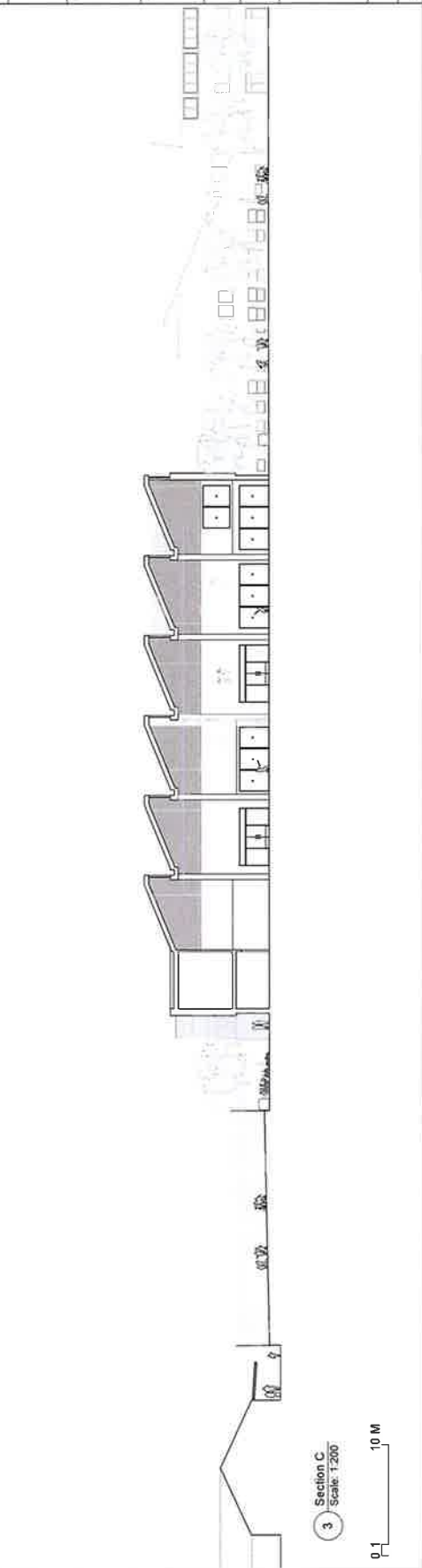
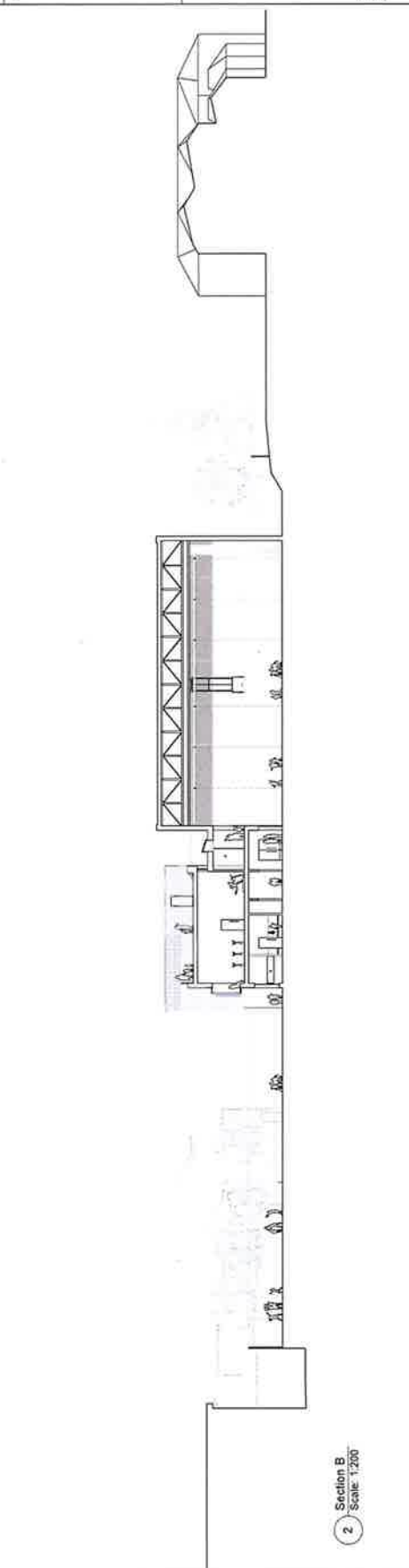
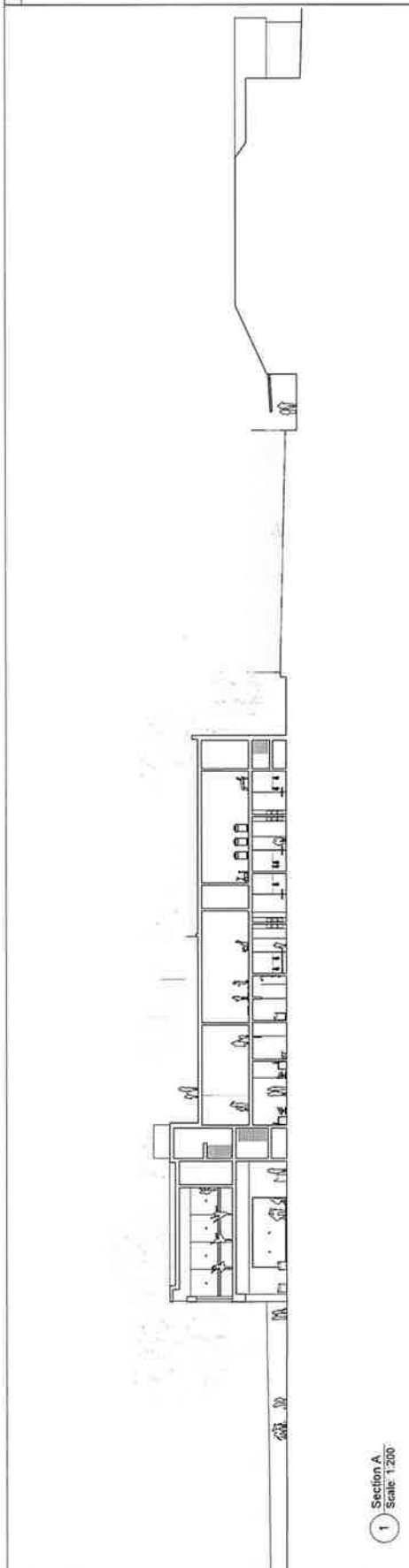
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**Scale**  
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**Paper**  
 A1

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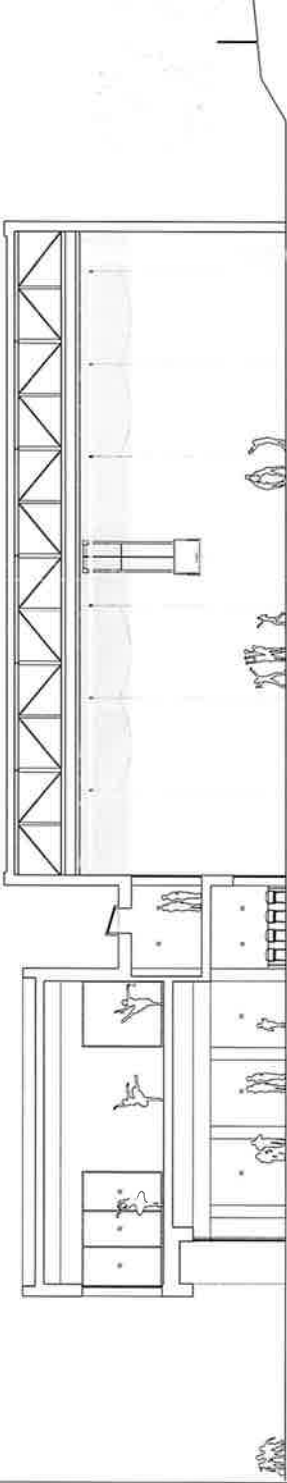


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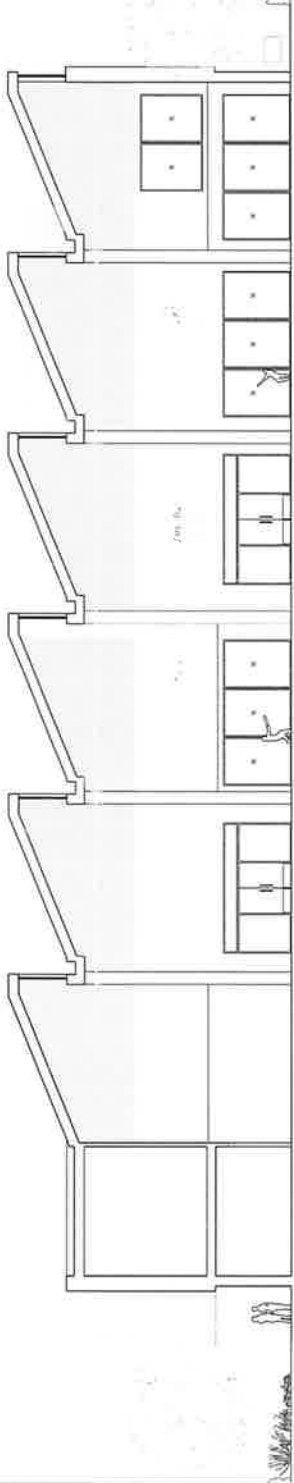
<b>Project</b>	Reigate Grammar School New Sports Centre Reigate Rd, Reigate, RH2 0DS
<b>Title</b>	Proposed Building Sections 1
<b>Drawing No</b>	2607 - P - 40-01
<b>Scale</b>	1:100
<b>Page</b>	A1

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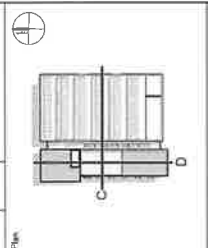
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2 Section B  
Scale: 1:100



Rev.	Date	Revision Notes
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**Project**  
 Reigate Grammar School  
 New Sports Centre  
 Reigate Rd, Reigate, RH2 0DS

**Title**  
 Proposed Building Sections 2

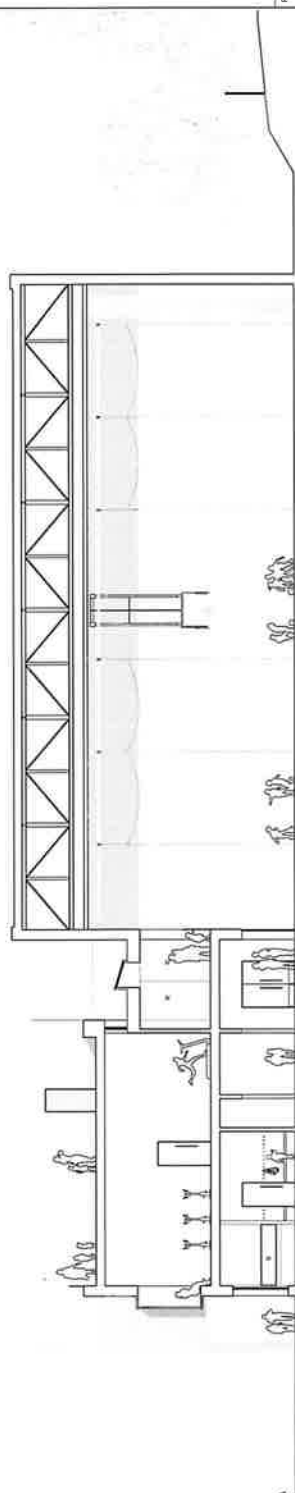
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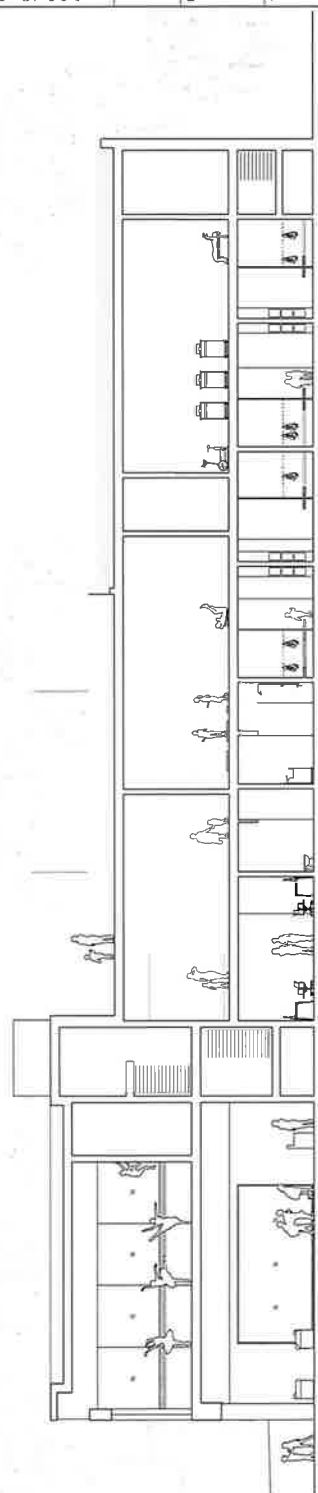
**Paper**  
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1 Section C  
 Scale: 1:100



2 Section D  
 Scale: 1:100



