 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 th December 2022
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Lower Kingswood and Tadworth

APPLICATION NUMBER:	22/02449/F	VALID:	7 th November 2022
APPLICANT:	Devine Homes Plc	AGENT:	
LOCATION:	64 & REAR OF 62 SHELVERS WAY, TADWORTH, SURREY KT20 5QF		
DESCRIPTION:	Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space. As amended on 23/11/2022		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of 64 Shelveys Way and the erection of three new 4 bedroom, detached houses on land to the rear of 64 and 62 Shelveys Way. All the dwellings would have an individual design, with a traditional style. The dwellings would have spacious gaps between them and to side boundaries, similar to the pattern of development in Shelveys Way. Therefore, the development would broadly reflect the pattern of development in the area and is not considered to result in an unacceptable increase in density or loss of the spacious character.

The application follows a recent similar proposal (21/02108/F – currently at appeal) that included a replacement bungalow at the front of the site. This application was refused for the following reasons:

1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.
2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the local area, contrary to policy DES1 of the Reigate and Banstead

Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

This application removes the replacement bungalow and smaller plot at the front of the site. This has been replaced with a more central access road into the rear part of the site, flanked by areas of landscaping either side and along the length of the access road. This is considered to create a more spacious form of development and significantly increases the opportunity for soft landscaping, in keeping with the pattern of development in Shelveys Way. In turn, the increased separation distance between the access road and No. 62 is considered to overcome concerns regarding noise and disturbance, and therefore the proposal is not considered to result in a harmful impact upon this dwelling, nor No. 66 to the western side.

The proposal would meet and exceed the Council's parking standards as set out within the Development Management Plan.

Within the rear part of the site and beyond the site boundaries, trees are protected by way of a group Tree Preservation Order. Subject to two conditions recommended to ensure tree protection during the works, the proposal is considered acceptable in this regard.

The proposal, whilst representing a change, is not considered to result in a harmful impact upon neighbour amenity.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No comments received to date

Surrey County Council Lead Local Flood Authority: As the development is not a major planning application the LLFA is not a statutory consultee for planning but responded upon Officers' request.

They responded that the applicant had not provided full details of the mitigation proposals, and so suggest the following condition is included should permission be granted:

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 NPPF and the accompanying PPG.

Reason: To ensure the development does not increase flood risk on or off site.

Tadworth and Walton Residents Association – objection raised on the grounds of overdevelopment, loss of/harm to trees, drainage, impact on local services and infrastructure

Sutton and East Surrey Water Company – no comments received

Thames Water – Thames Water advise the applicant that their development boundary falls within a Source Protection Zone for groundwater abstraction and that they use a tiered risk based approach.

The applicant is encouraged to read the Environment Agency's approach to groundwater protection available at: www.gov.uk/government/publications/groundwater-protection-position-statements and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Thames Water would advise that with regard to water network and water treatment infrastructure capacity, they would not have any objection to the planning application and recommends informatives be attached to any planning permission.

WASTE COMMENTS: With regard to Surface Water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water they would have no objection.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Details on how to gain further information can be added as an informative note.

Thames Water would advise that with regard to Waste Water Network and Sewage Treatment Works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

A copy of Thames Waters full Letter has been sent to the applicant and advises further on groundwater, risk management, working near sewers and Trade Effluent.

Surrey Wildlife Trust – awaiting comments but no objections to previous scheme.

Representations:

Letters were sent to neighbouring properties on 9th November 2022 a site notice was posted 11th November 2022.

9 responses have been received raising the following issues:

Issue	Response
Drainage/sewage capacity	See paragraph 6.35 and conditions 13 and 14
Flooding	See paragraph 6.35
Loss of/harm to trees	See paragraphs 6.31 – 6.32 and conditions 11 and 12
Overdevelopment	See paragraphs 6.5 – 6.12
Harm to wildlife habitat	See paragraphs 6.33 – 6.34 and conditions 23 - 23
Health fears	See paragraphs 6.21
Impact on infrastructure	See paragraphs 6.41 – 6.42
No need for the development	See paragraph 6.1
Alternative location/proposal preferred	Submitted scheme must be assessed on its own planning merits
Harm to Green Belt/countryside	See paragraph 6.43
Hazard to highway safety	See paragraphs 6.25 – 6.30 and conditions 4, 6,7 and 9
Inconvenience during construction	See paragraph 6.19
Increase in traffic and congestion	See paragraphs 6.28 – 6.30
Noise and disturbance	See paragraph 6.19 – 6.20
Out of character with surrounding area	See paragraphs 6.5 – 6.12
Overlooking and loss of privacy	See paragraphs 6.13 – 6.18
Property devaluation	Not a material planning consideration
Loss of buildings	See paragraph 6.7
Loss of a private view	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The application site comprises 64 Shelveys Way and the rear part of the garden of 62 Shelveys Way. No. 64 includes a detached bungalow, set in a generous plot on the northern side of Shelveys Way. The rear garden of the site, and that of No. 62 contains mature trees protected by way of Tree Preservation Order ref: BAN114. The site is relatively flat.
- 1.2 The surrounding area is characterised by residential dwellings varying in style and scale. The dwellings in this part of Shelveys Way are set in generous plots and have a spacious character. To the rear of the site is a small parcel of land and beyond this are dwellings fronting Fleetwood Close. These are terrace houses set in modest sized plots. On the southern side of Shelveys Way are semi-detached houses that lie within elongated plots. Towards the eastern entrance to Shelveys Way there is an example of more recent residential development at Stanton Grove.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.3 Further improvements to be secured through the use of conditions regarding the use of materials, landscaping, tree protection, ecology, highways and drainage would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|---|
| 3.1 | 21/02108/F | Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. As amended on 08/02/2022, 23/05/2022 and on 22/06/2022. | Refused
29 th July 2022
Appeal in progress
Hearing date: 21 st February 2023 |
|-----|------------|---|---|

- 3.4 Application 21/02108/F was refused for the following reasons:

1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.

2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the local area, contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of 64 Shelveys Way and the erection of three new dwellings on land to the rear of 64 and 62 Shelveys Way. Three x four bedroom detached houses are proposed. All the dwellings would have an individual design, with a traditional style.
- 4.2 A new access road would be created into the site from Shelveys Way. Along the access road would be space for landscaping to either side and two visitor parking spaces. Near western end of the access road, a car barn and 2 parking spaces to the front and to the eastern end of the access road would be a double garage and another 2 parking spaces to the front. Plots 2 and 3 would have 1 parking space to the front of each dwelling.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The immediate area surrounding the application site is predominantly residential and comprises a mix of detached and semi-detached houses. Land to the north of the site comprises residential development. Land to the east is also primarily residential with some Urban Open Space Land around Fleetwood Close, with Waterhouse Lane Local Centre 0.6 miles away across the A217. To the south comprises residential development fronting on to Shelveys Way. There has been a number of new dwellings built on land at 1-41 Shelveys Way. Further south lies Tadworth Primary School 0.4 miles away. Land to the west of the application site comprises residential development and a variety of local shops and facilities at the Shelveys Way Local Centre including Doctors' Surgery just 0.3 miles away.
------------	--

	Trees around the rear and side boundaries are to be retained
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.5 Further details of the development are as follows:

Site area	0.31 hectares
Proposed parking spaces	11
Parking standard	7.5 (minimum)
Net increase in dwellings	2
Existing site density	5 dwellings per hectare
Proposed site density	10 dwellings per hectare
Density of the surrounding area	7.5 dwellings per hectare 58 - 74a Shelveys Way 25 dwellings per hectare - Stanton Grove 25 dwellings per hectare 115 - 118 Fleetwood Close

5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order BAN114
Surface Water Flood Model 1 in 1000 years (central part of site) – Low risk
Parking standards - low accessibility

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES2, DES4, DES5, DES7, DES8
Landscape & Nature Conservation Infrastructure Transport, Access and Parking Climate Change Resilience and Flooding	NHE2, NHE3 INF3 TAP1, CCF1, CCF2

5.4 Other Material Considerations

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

6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.
- 6.2 This application follows a recent similar proposal ref: 21/02108/F which proposed demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. This application was refused for the following reasons:
1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.
 2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the

local area, contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

- 6.3 This application seeks to overcome these reasons for refusal by omitting the proposed dwelling at plot 1.
- 6.4 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Housing mix
 - Amenity for future occupants
 - Highway matters
 - Impact on trees
 - Ecology
 - Drainage and flooding
 - Sustainable construction
 - Affordable Housing
 - Community Infrastructure Levy
 - Infrastructure contributions
 - Other matters

Design appraisal

- 6.5 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.6 DMP Policy DES2 which relates to development of residential garden land seeks to ensure that backland developments are of high-quality. The policy requires, amongst other things, that garden land developments should be designed to respect the scale, form and external materials of existing buildings in the locality and a height, mass and bulk to be in keeping with the existing street scene. DES2 requires that developments do not create an undue disruption in the street scene and that developments should ensure that a good standard of amenity is retained for existing and future occupants. The policy also encourages the retention of mature trees and hedges.
- 6.7 The application proposes the demolition of No. 64 and the erection of three detached houses towards the rear of the site, taking in the rear part of the

- rear garden of No. 62 also. The existing dwelling is not of any particular architectural merit and therefore its demolition is not considered to warrant refusal of the application. Since the previous application, the replacement bungalow and smaller plot at the front of the site has been removed. This has been replaced with a more central access road into the rear part of the site. This would be flanked by areas of landscaping either side and along the length of the access into the site. This is considered to create a more spacious form of development and significantly increases the space and opportunity for soft landscaping, in keeping with the pattern of development in Shelveys Way.
- 6.8 The application proposes the demolition of No. 64, and the construction of a new access road into the rear of the site in its place. The road would be curved in its layout into the site and would be flanked on both sides by areas of landscaping. On the eastern side a footpath would lead into the side and on the western side, two visitor parking spaces are proposed.
- 6.9 Turning to the rear of the site, three detached, two storey houses are proposed. The design of the dwellings would be traditional with fully pitched, hipped roofs and front gable features. The dwellings would have an individual design however a cohesive appearance in terms of the style. The three dwellings would be similar in scale and appearance although with a variance in some features such as the window design, porch design and layout; this variety is considered a positive design approach and akin to the variety of designs seen in the streetscene.
- 6.10 The rear gardens for these dwellings would have depths of between approximately 12.5m - 14.5m. The plot sizes for the proposed dwellings would be smaller than many of those of the dwellings fronting Shelveys Way, particularly those for the detached dwellings. However, they would nonetheless be proportionate to the size of the dwellings and commensurate with plots on the southern side of Shelveys Way and at Fleetwood Close and so the layout is considered acceptable. The dwellings would have gaps of between 2.5 - 3m between them. Plot 1 would be set away from the side boundary with No. 66 by 4.3m and plot 3 would be set away from the side boundary with No. 60 by 5.5m. The spacing between the detached dwellings would be similar with the pattern of development in Shelveys Way. Therefore, the development would broadly reflect the pattern of development in the area and not result in an unacceptable increase in density or loss of the spacious character.
- 6.11 Within the site, to the front of the dwellings and along the access road, there is space for soft landscaping, providing areas for planting to soften the appearance of the development. This would accord with the landscaped frontages in the streetscene.
- 6.12 Overall, it is considered that the proposal would respect the character of the existing area and would accord with policies DES1 and DES2.

Neighbour amenity

- 6.13 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The proposed dwellings would be well separated from the donor property fronting Shelveys Way by approximately 30m (from rear elevation of No. 62 the front elevation of Plot 3). This is sufficient to ensure that no material adverse harm would occur to the property by way of overlooking, loss of light or overbearing impact.
- 6.14 The new access road would be sited between the No. 66 and No. 62. The design of the proposed access road, its width and the opportunities for landscaping and suitable boundary treatment on either side, it is considered that the proposal would not seriously affect the living conditions of neighbouring residents.
- 6.15 When compared to the previous application, the access road has moved further away from the side boundary with No. 62, increasing opportunity for greater landscaping and creating greater separation (9.3m increased from 3.2m for the first approximately 20m of the access road, before reducing to 4m at the narrowest point.) The road would be separated from the side boundary of No. 66 by between approximately 9 – 11m. The visitor parking spaces would be sited 7.6m from the side boundary of No. 66 and the turning head by 6m. As with 62, there would be soft landscaping flanking the access way and the level of separation is such that it is not considered to result in a harmful impact in terms of noise and disturbance to either dwelling.
- 6.16 To the east of the site are No's 115 - 118 Fleetwood Close. These dwellings would have a separation distance from their rear boundaries to the site boundary of approximately 24m, and gaps of between 34 - 39m between the flank elevation of plot 3 and the garage and the rear elevations of these dwellings. In view of the level of separation, the proposal is not considered to result in a harmful impact in terms of overbearing, domination or harm to outlook.
- 6.17 Plot 1 would be set away from the side boundary with No. 66 by 4.3m and plot 3 would be set away from the side boundary with No. 60 by 5.5m. There would be a separation distance of approximately 35 – 36m between the front elevations of the new dwellings at plots 1 and 3 and the rear elevations of 60 and 66 Shelveys Way. Given this distance and the juxtaposition, the proposal is not considered to result in a harmful impact upon the amenities of these houses and their gardens.
- 6.18 To the rear of the site, beyond an open parcel of land, are dwellings 73 - 80 Fleetwood Close. The proposed dwellings would have a separation distance of approximately 36m to the rear elevations of these dwellings, with mature trees to be retained between the two sites. Given the level of separation, the proposal is not considered to result in harmful impact upon the amenities of these dwellings.

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

Housing mix

- 6.22 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, have at least 20% of market housing provided as smaller (one and two bedroom) homes. In this case, the scheme would provide 3 x 4 bedroom dwellings. This development is for a net gain of 2 dwellings and therefore in view of very limited number of dwellings, it is not considered achievable in this instance for 20% to be smaller homes, given this would mean that 50% would need to be a smaller homes, and is not considered reasonable in this case.

Amenity for future occupants

- 6.23 The NPPF provides that planning decisions should provide a high standard of amenity for future users. DMP Policy DES5 relates to the delivery of high quality homes and requires, inter alia, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.24 All units would exceed the minimum internal spaces standards. Each dwelling would be orientated to face south eastwards and main habitable rooms would

be afforded adequate levels of daylight and sunlight. The resultant plot sizes are considered to create an adequate level of amenity for future occupants with acceptable private outdoor amenity space for each dwelling and the proposal is therefore considered to comply with the requirements of policy DES5.

Highway matters

- 6.25 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2.5 spaces for each 4 bedroom house. The application proposes a total of 11 parking spaces. This number includes the provision of 2 visitor parking spaces. Plots 1 and 2 would be served by 1 space directly to the front of each house, and 2 further spaces to the front of plot 1, 1 each within a car barn and a second tandem space. Plot 3 would be served by a garage and 2 spaces to the front of the garage.
- 6.26 The DMP notes 'garages will only be counted as car parking spaces if they are a minimum of 3.5m by 6m. The average width of the top 20 cars in UK in 2018 was 1.96m. The minimum standard of a 3.5m wide garage would allow for 0.75m either side for door opening and circulation. 2 cars (2m x 2) + 0.75m to each side wall (0.75m x 2) + a minimum of 1m circulation between the cars would require a minimum of 6.5m in width for a garage to be considered to provide 2 parking spaces. In this instance the garage is therefore counted as 1 additional space. This would create 3 parking spaces for plot 3. The DMP requires a minimum of 7.5 parking spaces for a development of this size and therefore the proposal meets and exceeds the minimum requirement.
- 6.27 The site layout includes space for refuse vehicles to enter and leave the site in forward gear. This would allow refuse vehicles to enter the site to collect refuse.
- 6.28 During the course of the previous application, no objection was raised by the County Highways Authority, subject to conditions to secure to secure parking restriction measures (so as to secure entry and exit of the site for refuse vehicles). Conditions were also recommended to secure vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes. A condition was also recommended to require the development not to be occupied until a 1.8 metres wide footway has been provided on the east side of the access road north of the termination point of the western footway of the access road and the eastern footway shall extend in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority.
- 6.29 Finally, conditions were also recommended to secure a construction transport management plan and electric vehicle fast charge sockets.

- 6.30 At the time of drafting this report, comments from the County Highways Authority are awaited and shall be updated in the Addendum.

Impact on trees

- 6.31 The site contains and is bordered by mature trees protected by way of Tree Preservation Order ref: BAN114. The application has been supported by tree constraints plan, tree survey plan, arboricultural report. The report includes a shade assessment of the off-site trees and what impact they will have on each plot, and concludes the plots that it is not considered the gardens of the three houses proposed under the present scheme will inevitably be perceived by their future occupiers as being excessively shaded by trees, thereby potentially resulting in pressure for their removal or substantial reduction.
- 6.32 The Tree Officer raised no objection to the previous proposal subject to recommended tree protection conditions. The layout remains the same at the rear of the site, with increased levels of soft landscaping and opportunity for tree planting along the access road at the front of the site. Therefore, based on the layout there is no objection subject to recommended tree protection conditions being attached to the decision notice.

Ecology

- 6.33 The site is not subject to any designation to indicate a particular importance for nature conservation interests, but it does contain many trees and shrubs, some of which would be lost as a result of the development, as well as the demolition of No. 64. Policy NHE2 of the DMP expects in such locations without a particular designation that development proposals be designed, wherever possible, to achieve a net gain in biodiversity. A Preliminary Ecological Appraisal (version 00. Dated 17th October 2022) has been submitted with the application.
- 6.34 At the time of writing the Planning Committee report, comments from Surrey Wildlife Trust are awaited. However, during the course of the recent previous application, no objection was raised subject to recommended conditions. In view of the relatively recent previous application (determined July 2022), and the increased levels of soft landscaping and opportunities for increased areas of wildlife habitat, subject to conditions the proposal is considered acceptable in this regard.

Drainage and flooding

- 6.35 The site is in Flood Zone 1, and the central part of the site is within an area of surface water flooding 1 in 1000 years. There have been known surface water flood events in the locality. A condition is recommended to secure details of the proposed drainage for the site and to make use of SuDS so the development will not create an increased risk of flooding from surface water to the development site and the surrounding area and to ensure that the site is satisfactorily drained with regard to Development Management Plan policy

CCF2 and National Planning Policy Framework 2019. Sewage capacity would be dealt with under Building Regulations.

Sustainable construction

- 6.36 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. However the 2022 changes to Part L of the Building Regulations have taken effect from 15th June and provide a 30% improvement on emission rates so effectively superseding this policy requirement.
- 6.37 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.
- 6.38 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary it is considered that such a requirement would be viable for the applicant and therefore a condition is recommended to secure adequate accessible housing in accordance with policy DES7.

Affordable Housing

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

Community Infrastructure Levy (CIL)

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

development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £58,000.

Infrastructure Contributions

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

Other matters

- 6.43 Objection was raised on the grounds of harm to Green Belt/countryside and a Conservation Area. The site is not within nor adjacent to either of these designations and is not considered to result in a harmful impact in this regard.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Location Plan	21008-A-PL-050	A	07.11.2022
Block Plan	21008-A-PL-051	A	07.11.2022
Site Layout Plan	21008-A-PL-052	A	07.11.2022
Site Layout Plan	21008-A-PL-053	A	07.11.2022
Proposed Plans	21008-A-PL-054	A	07.11.2022
Proposed Plans	21008-A-PL-055	A	07.11.2022
Proposed Plans	21008-A-PL-056	A	07.11.2022
Section Plan	21008-A-PL-057	A	07.11.2022
Street Scene	21008-A-PL-058	A	07.11.2022
Section Plan	21008-A-PL-059	A	07.11.2022
Other Plan	21008-A-PL-060	A	07.11.2022
Other Plan	21008-A-PL-061	A	07.11.2022
Existing Plans	21008-A-PL-062	A	07.11.2022

Location Plan	21008-A-PL-063	A	07.11.2022
Proposed Plans	21008-A-PL-065	A	07.11.2022

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

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

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

4. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) vehicle routing
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (i) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

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

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

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

6. Notwithstanding the submitted plans, the development shall not be commenced until the proposed bellmouth vehicular access to Shelveys Way and the first 20 metres of the new access road have been provided with, parking restrictions in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority.

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

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan numbered 21008 A PL 052 Rev A for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. Notwithstanding the submitted plans, the development shall not be occupied until a 1.8 metres wide footway has been provided on the east side of the

access road north of the termination point of the western footway of the access road and the eastern footway shall extend to the parking spaces numbered 9 and 10 in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority.

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

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

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and 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.

11. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include.
 1. Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
 2. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
 3. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

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 policy NHE3 of the Development Management Plan.

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

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

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

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

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

13. No development shall commence until a strategy for the disposal of surface and foul water is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs The works shall be carried out in accordance with the approved details.

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

14. Prior to the first occupation of the development a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme, or detail any minor

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

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

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

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

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

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

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

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

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

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

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

18. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day

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

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

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

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

20. Prior to commencement, the outlier badger sett should be monitored through a badger sign survey and monitoring surveys to ensure that the project is carried out in line with The Protection of Badgers Act 1992. The results of the survey work should be provided to the LPA in a written report.

Should the outlier sett be confirmed as being active, then a suitably qualified ecologist shall design a badger mitigation strategy to be submitted and approved by the Local Planning Authority prior to commencement of development. Should this require a licence from Natural England then no works shall commence until the licence is granted by Natural England.

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.

21. No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP should include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication

- f) Use of protected fences, exclusion barriers and warning signs
- g) Invasive Plant Species Management and Removal Plan prepared by a suitably qualified individual that details how the control of invasive species will be managed on site, including roles and responsibilities.

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.

22. No development shall commence on site until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Preliminary Ecological Appraisal and Preliminary Inspection for Bats (aLyne Ecology, 2022) report and should include, but not be limited to following
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme
 - k) Ecological Enhancement Plan

This LEMP should be written in line with Section 7.2 of the Preliminary Ecological Appraisal and Preliminary Inspection for Bats report which states "Native trees should be retained, where possible and any trees lost as a result of the proposed development, should be replaced with equivalent numbers of native species.

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.

INFORMATIVES

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

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
8. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
9. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
10. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

11. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
12. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.

Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

13. 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).
14. 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.
15. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
16. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained

from the Transportation Development Planning Division of Surrey County Council.

17. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
18. The developer is advised that that the parking restrictions required by the above access condition would need to be approved and advertised through Surrey County Council and then provided by the developer. The aforementioned is all at the developer's own expense.
19. The applicant is made aware of the requirement for them to apply for a bat mitigation licence from Natural England where development activities may cause an offence.
20. The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.
21. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
22. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
23. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer

to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near Thames Water's sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read Thames Water's guide working near or diverting their pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

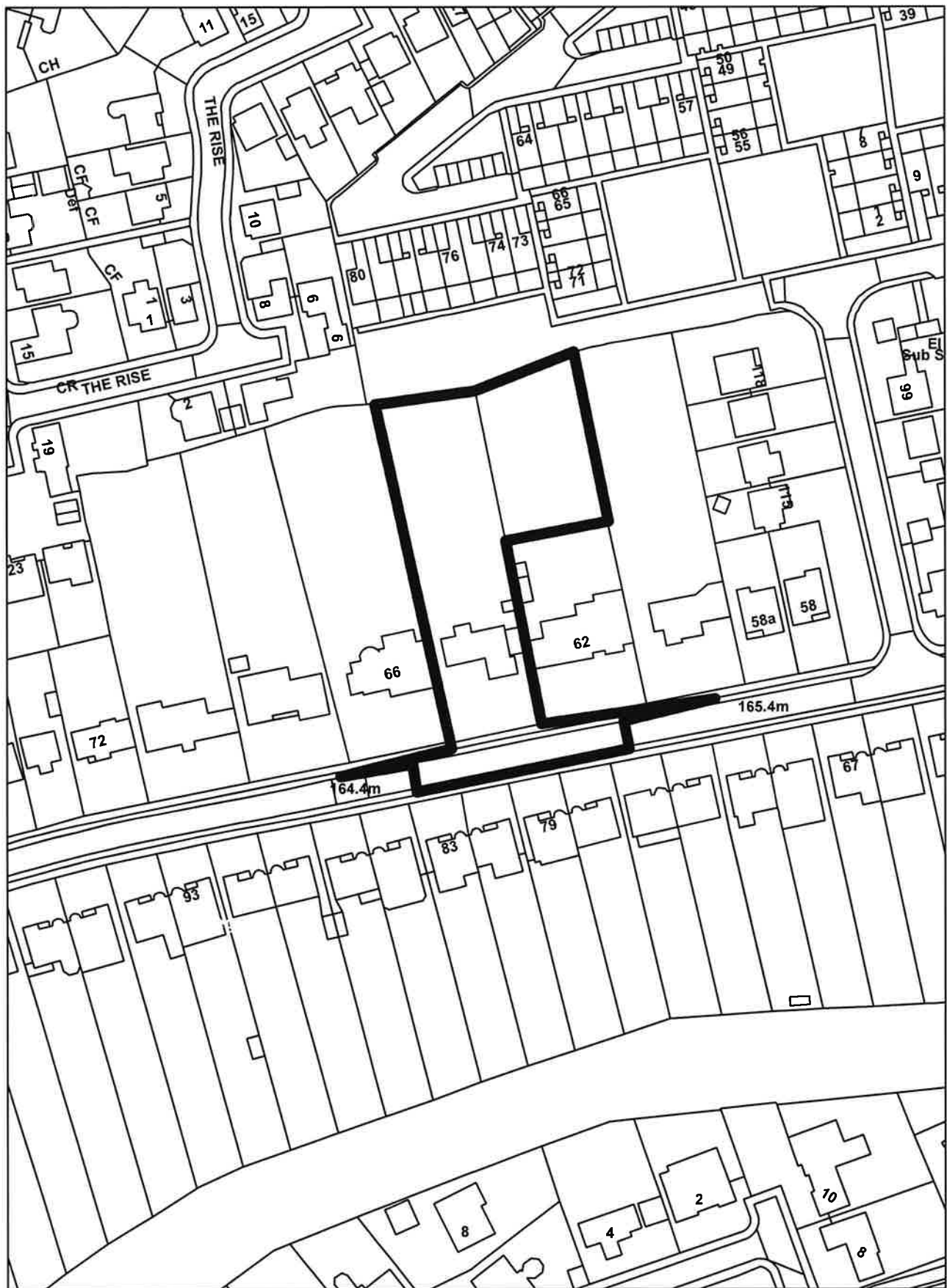
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, DES9, NHE2, NHE3, NHE4, EMP4, TAP1, CCF1, CFF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

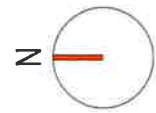
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

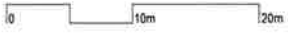
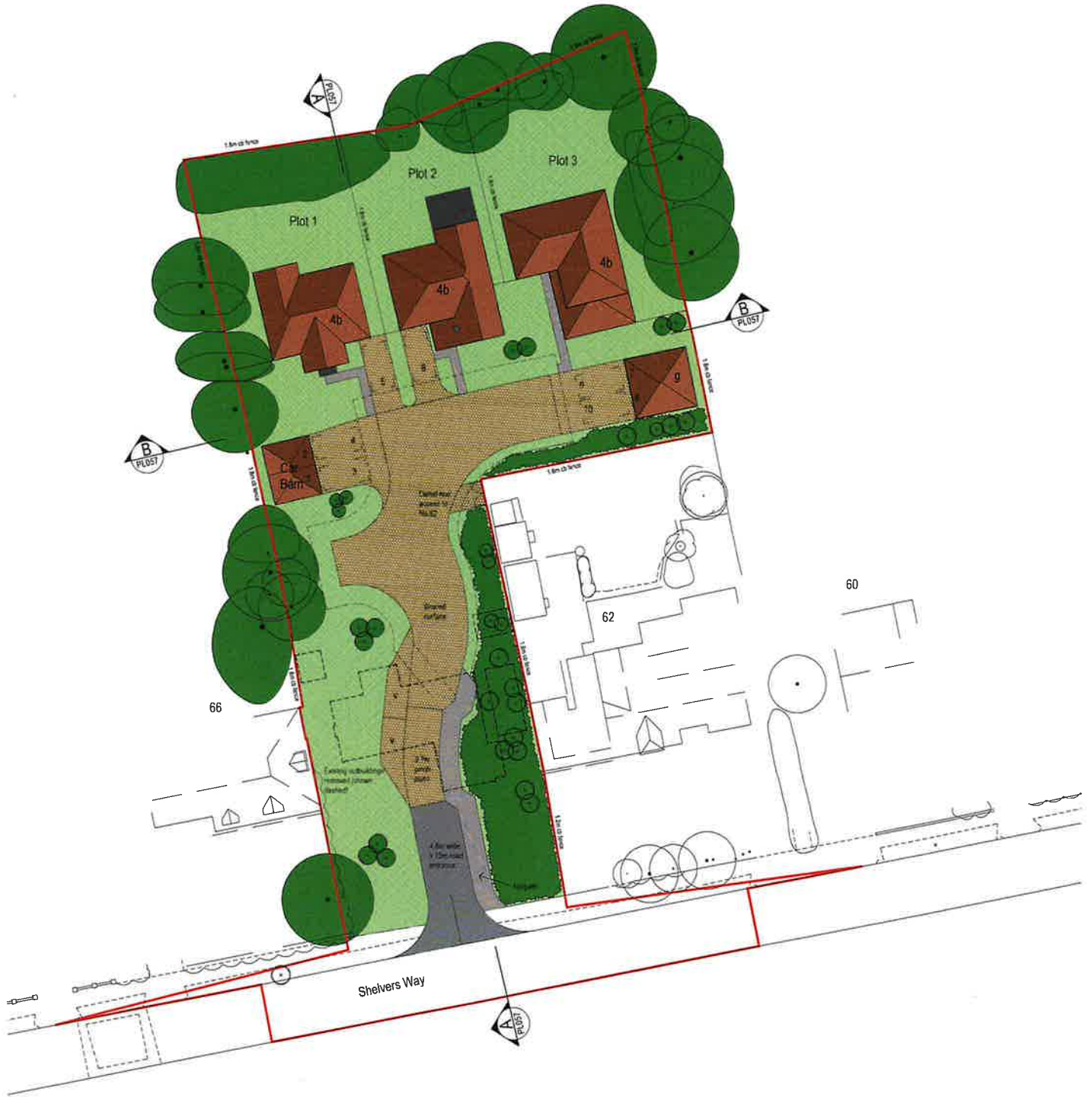
22/02449/F - 64 & Rear Of 62 Shelvers Way, Tadworth



Drawing No: 21008-A-PL-051 revision: A	Date: 2022.05.03 By: dp Checked: dp	Title: RIBA Stage 03- PLANNING Drawing: Block Plan Project: 62 to 64 Shelveys Way, Tadworth, KT20 9GF Date: 2022.09	Scale: 1:500 @ A3 Issue: Dennis Holmes PIC
---	--	--	---

1. This drawing is the copyright of Vision Architects Limited.
 2. DO NOT copy, alter or reproduce in any way or part in a third party without written authority.
 3. DISCREPANCIES should be reported in writing to the project architect or engineer immediately.
 4. RIBA in conjunction with the Copyright Commission & Design Rights Agency.





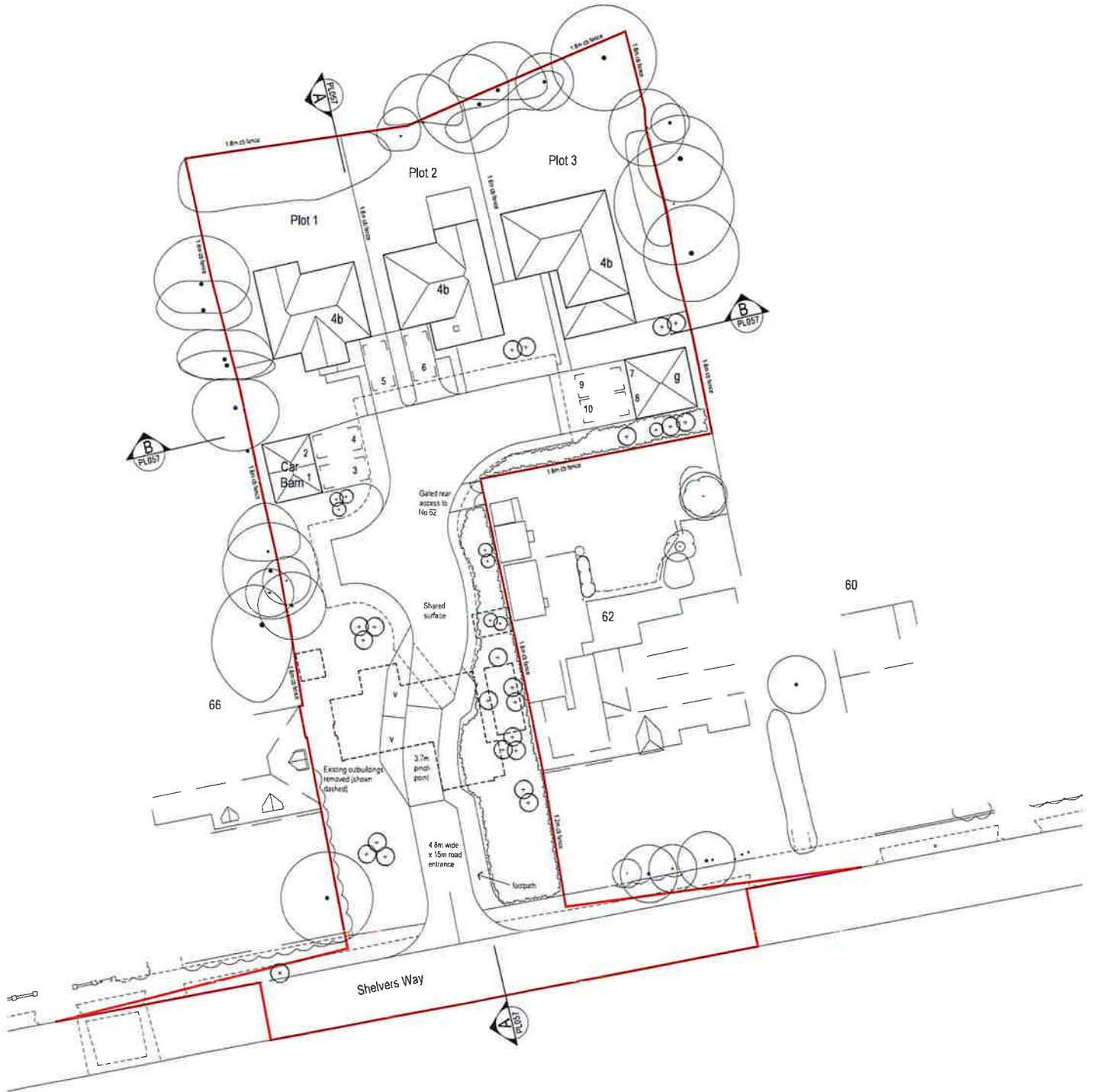
ACCOMMODATION SCHEDULE	
Application Site Area = 2898 sq m / 0.30 hectares / 0.74 acres	
PLOT / TYPE	QUANTITY
Plot 1 - 4 Bedroom House (167.28sq.m / 1800 sq.ft)	1
Plot 2 - 4 Bedroom Houses (182.55 sq.m / 2073 sq.ft)	1
Plot 3 - 4 Bedroom Houses (186.65 sq.m / 2117 sq.ft)	1
TOTAL	3
Parking	10 spaces + 2 visitor spaces

1. The drawing is the copyright of Vision architects limited
 2. DO NOT copy, alter or reproduce in any way or part to a third party without written authority
 3. READ in conjunction with other Consultants documentation & drawings regarding the project
 4. COPYRIGHT NOTICE should be repeated on every print or digital reproduction
 MODEL FILE REFERENCE - 21008-A-PL

© Copyright Reserved
 A Planning and
 rev description
 2022.10.05
 AIC
 by
 checked DP

scale 1:200 @ A1
 date 2022.09
 drawn AJC
 checked DP
 client Divine Homes Plc
 project 62 to 64 Shelvers Way, Tadworth, KT20 5GF.
 drawing Proposed Site Layout-coloured
 RIBA Stage 03 PLANNING

vision architects
 21008-A-PL-053
 A



ACCOMMODATION SCHEDULE	
Application Site Area = 2898 sq m / 0.30 hectares / 0.74 acres	
PLOT / TYPE	QUANTITY
Plot 1- 4 Bedroom House (167.28sq m / 1800 sq ft)	1
Plot 2- 4 Bedroom Houses (182.55 sq m / 2073 sq ft)	1
Plot 3- 4 Bedroom Houses (186.65 sq m / 2117 sq ft)	1
TOTAL	3
Parking	10 spaces + 2 visitor spaces

1. This drawing is the copyright of Vision Architects Limited.
 2. DO NOT copy, alter or reproduce in any way or pass to a third party without written authority.
 3. READ in conjunction with other Consultants' documentation & drawings regarding this project.
 4. DISCREPANCIES should be reported in writing to the project architect or engineer immediately.
 MODEL FILE REFERENCE - 21008-AP-PL

1:200 @ A1
 2022 09
 A/JC
 RIBA Stage 03 PLANNING

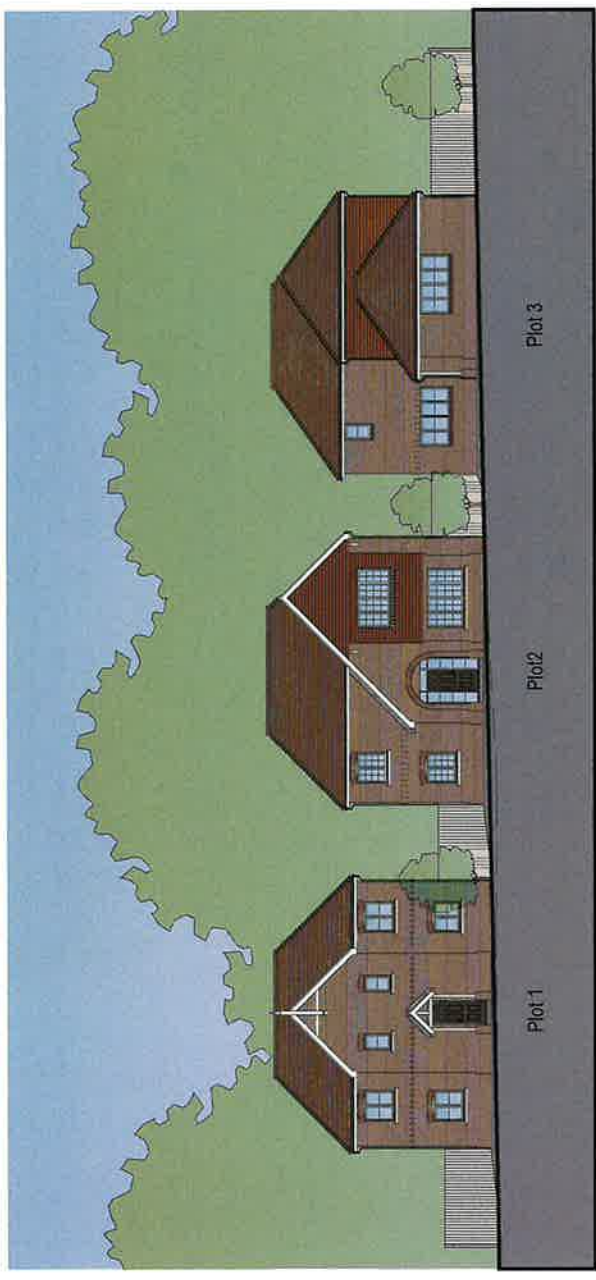
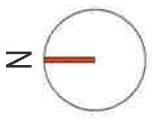
client: Davine Homes Plc
 project: 62 to 64 Shelvers Way, Tadworth, KT20 5GF.
 drawing: Proposed Site Layout

vision architects
 21008-A-PL-052

1. This drawing is the copyright of Vision Architects Limited.
 2. Do not copy, alter or reproduce in any way or part to a third party without written authority.
 3. All rights reserved.

DATE	2022.10.25	BY	AK
DESCRIPTION	ARCHITECTURAL	PROJECT	INTERNAL STEEPCRENE (COLOURED)
CLIENT	DEVINE HOMES PLC	ADDRESS	62 to 64 SHAKERS WAY, TADWORTH
SCALE	1:200 @ A3	DATE	2022.09
PROJECT	INTERNAL STEEPCRENE (COLOURED)	AREA	1720 SQM
DATE	2022.10.25	BY	AK
DESCRIPTION	ARCHITECTURAL	PROJECT	INTERNAL STEEPCRENE (COLOURED)
CLIENT	DEVINE HOMES PLC	ADDRESS	62 to 64 SHAKERS WAY, TADWORTH
SCALE	1:200 @ A3	DATE	2022.09
PROJECT	INTERNAL STEEPCRENE (COLOURED)	AREA	1720 SQM

Vision Architects
 21008-A-PL-058
 Revision A
 01794 830600 • enquiries@vision-architects.co.uk
 5050 9FD
 vision house upper market street eastleigh hampshire



Datum - 160.00

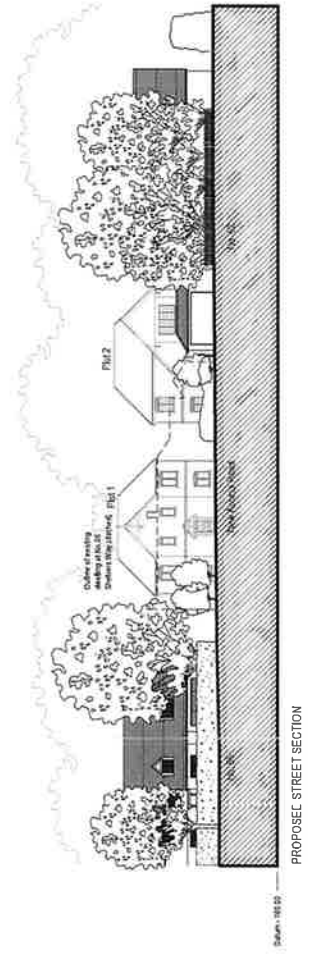
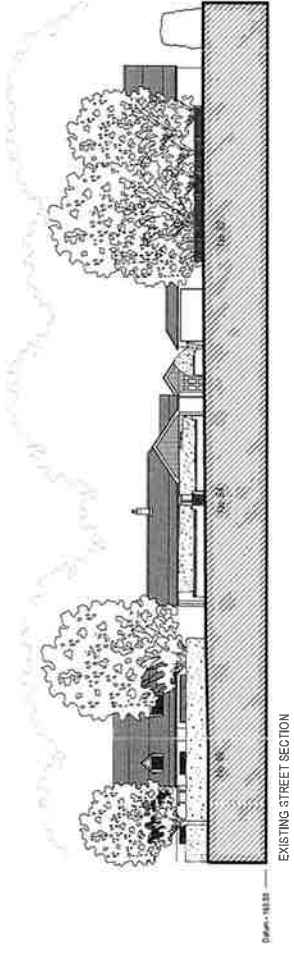
SECTION BB



Model Reference - 21008-A-PL
 1. This drawing is the copyright of Vision Architects
 2. Do not use or reproduce any part of this drawing without written authority
 3. All rights reserved
 4. All rights reserved
 5. All rights reserved

1:200 @ A1
 2022.09
 62 to 64 Shavers Way, TOWNORTH
 K120 50FL
 Planning and Proposed Street Sections
 RIBA Stage 03-PLANNING

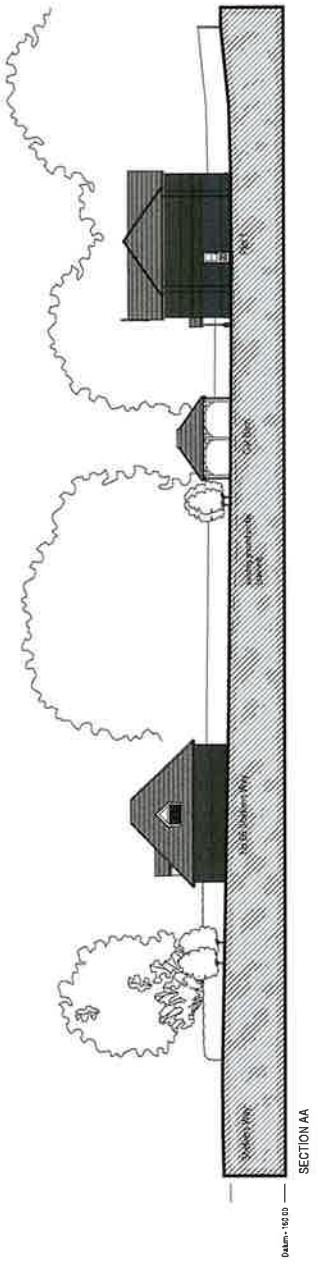
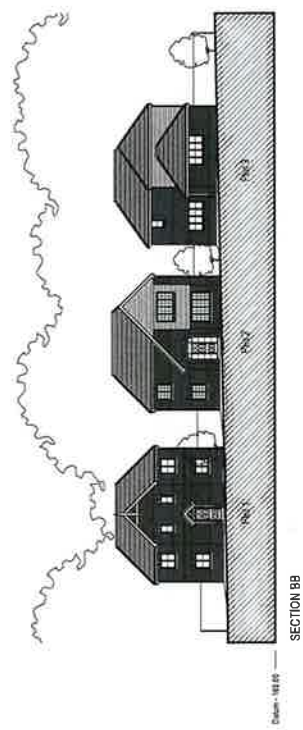
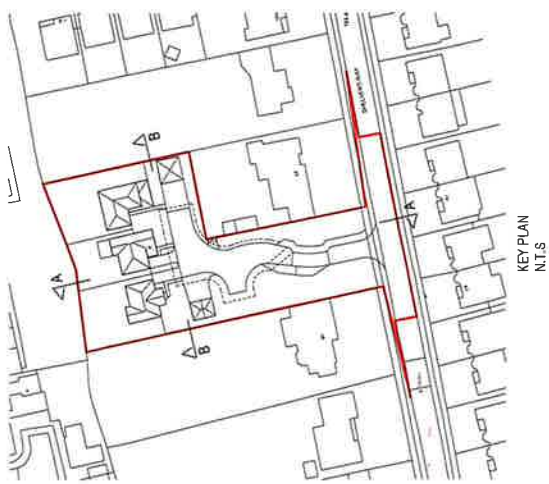
21008-A-PL-059
 Vision Architects
 21008-A-PL-059



1. The drawing is the copyright of Vision Architects Limited.
 2. Do not copy, alter or reproduce in any way or make a part without written authority.
 3. Do not reproduce without the written authority of Vision Architects Limited.
 4. Do not reproduce without the written authority of Vision Architects Limited.

Project Name	2022.09	1:200 @ A1
Client	DAVIDSON	1:200 @ A1
Site Name	82 to 84 Shavers Way, Tividown	1:200 @ A1
Project Ref	KT20 50F	1:200 @ A1
Design Stage	RIBA Stage 03- PLANNING	1:200 @ A1

VISION
 architects
 21008-A-PL-057
 A



1. All drawings are the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

2. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

3. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

4. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

5. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

6. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

7. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

8. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

9. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

10. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

11. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

12. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

13. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

14. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

15. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

16. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

17. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

18. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

19. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

20. This drawing is the property of the architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Project Name: [Blank]

Client: [Blank]

Architect: [Blank]

Date: [Blank]

Scale: [Blank]

Revision: [Blank]

Project Name: [Blank]

Client: [Blank]

Architect: [Blank]

Date: [Blank]

Scale: [Blank]

Revision: [Blank]

21008-A-PL-056

VISION architects

ARCHITECTS

1000 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5B7

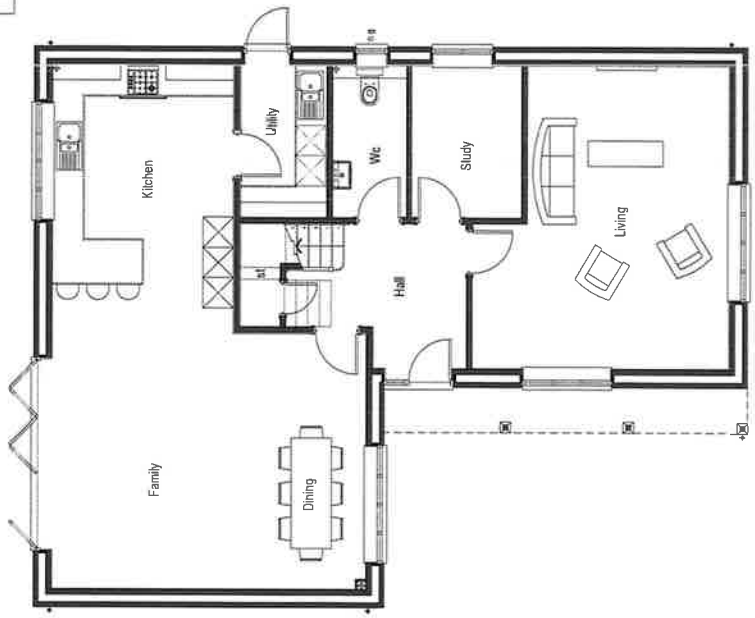
TEL: (416) 291-1111

WWW.VISIONARCHITECTS.COM

FIRST FLOOR PLAN



GROUND FLOOR PLAN

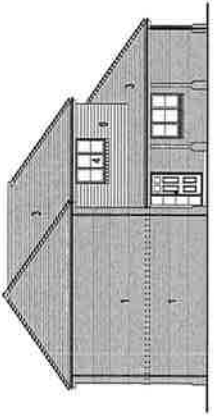


KEY TO MATERIALS

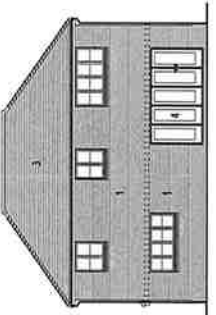
1	Facing brickwork
2	Render
3	Plain tiles
4	uPVC windows and doors
5	Single ply membrane
6	Plain tile hanging
7	Timber boarding



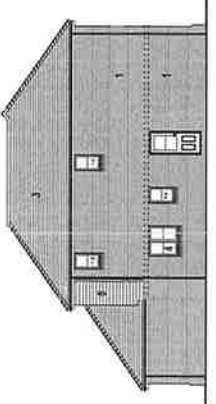
WEST ELEVATION



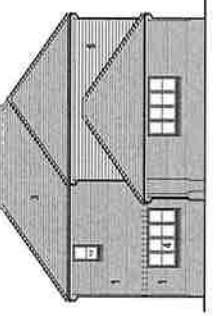
NORTH ELEVATION

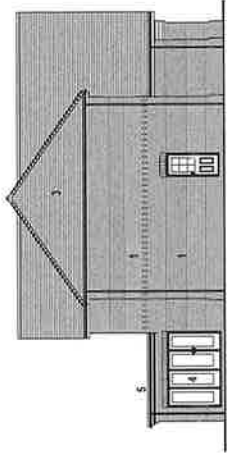


EAST ELEVATION

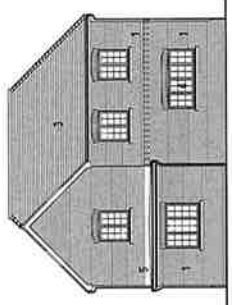


SOUTH ELEVATION

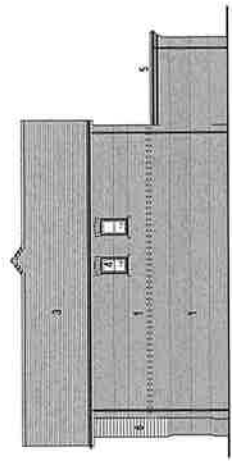




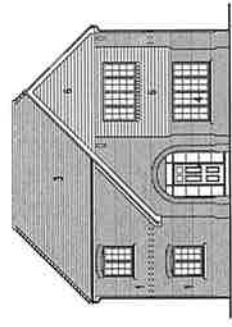
WEST ELEVATION



NORTH ELEVATION

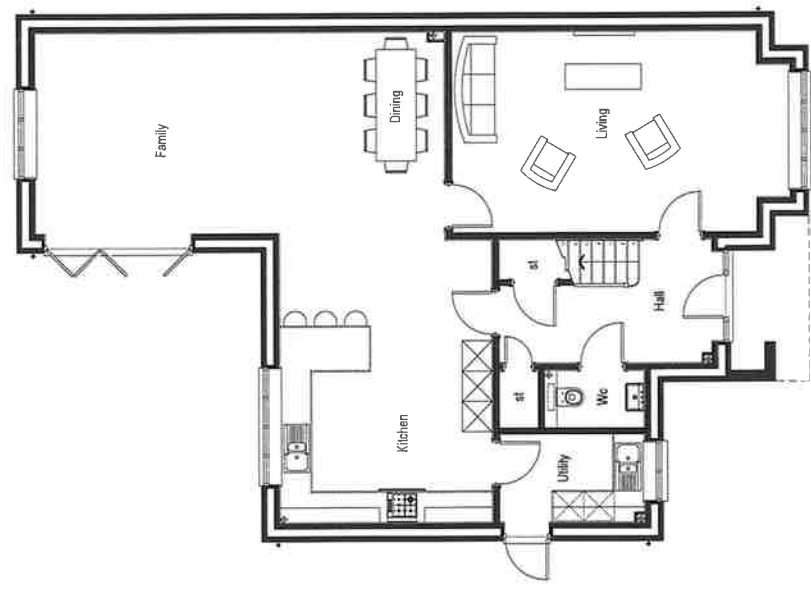


EAST ELEVATION



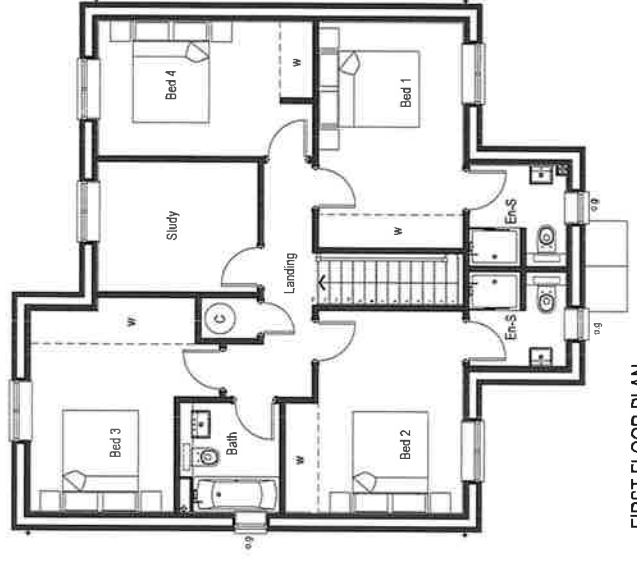
SOUTH ELEVATION

KEY TO MATERIALS	
1	Facing brickwork
2	Render
3	Plain tiles
4	UPVC windows and doors
5	Single ply membrane
6	Plain tile hanging
7	Timber boarding

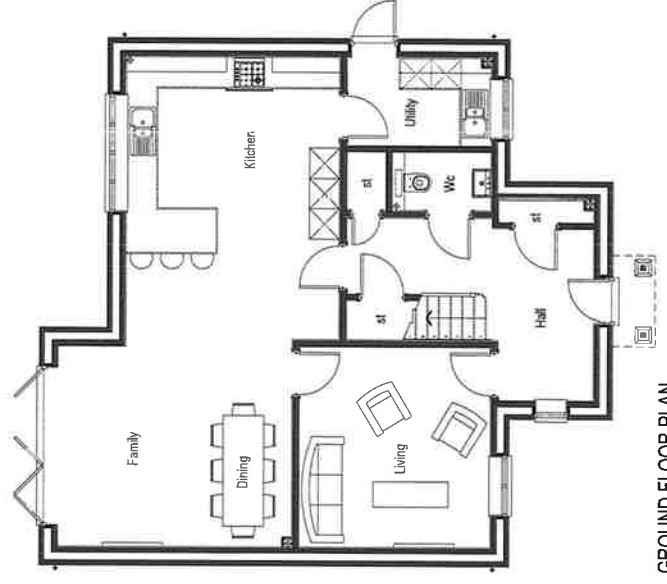


© Copyright reserved
 1. This drawing is the copyright of Vision Architects Limited
 2. Do not fix or reproduce any part of this drawing without written authority
 3. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 4. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 5. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 6. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 7. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 8. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 9. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited
 10. No part of this drawing is to be used in any project or program for which it was not intended without the prior written authority of Vision Architects Limited

Project: 21008-A-PL-054
 Client: Vision Architects
 Date: 2022-09-01
 Project: 82 to 84 Shavers Way, Totton
 Area: 150 / 100 @ A1
 Date: 2022-09-01
 Project: 82 to 84 Shavers Way, Totton
 Area: 150 / 100 @ A1
 Date: 2022-09-01
 Project: 82 to 84 Shavers Way, Totton
 Area: 150 / 100 @ A1
 Date: 2022-09-01

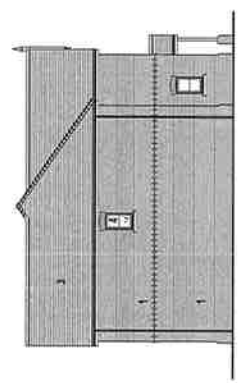


FIRST FLOOR PLAN

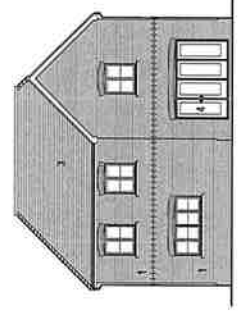


GROUND FLOOR PLAN

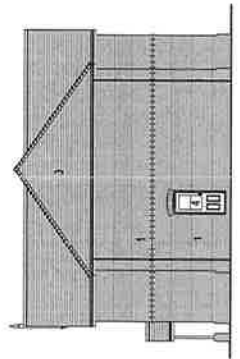
KEY TO MATERIALS	
1	Facing brickwork
2	Render
3	Plain tiles
4	uPVC windows and doors
5	Single gl' membranes
6	Plain tile paving
7	Timber boarding



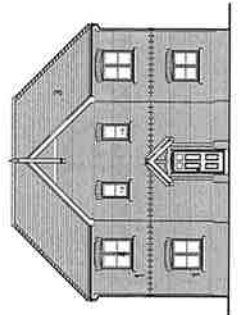
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION