 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	25 <sup>th</sup> April 2023
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	6	<b>WARD:</b> HMN - Hooley, Merstham And Netherne

<b>APPLICATION NUMBER:</b>	22/00685/F	<b>VALID:</b>	23/03/2022
<b>APPLICANT:</b>	Reigate and Banstead BC	<b>AGENT:</b>	Turkington Martin
<b>LOCATION:</b>	<b>MERSTHAM RECREATION GROUND, ALBURY ROAD, MERSTHAM, RH1 3LW</b>		
<b>DESCRIPTION:</b>	<b>The regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses. As amended on 16/05/2022 and on 13/07/2022, 05/10/2022, 15/11/2022 and on 01/12/2022</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

The Site comprises a large recreational park, known as Merstham Recreation Ground, within the village of Merstham, approximately 2km north-east of the town of Redhill. The Site is situated approximately 500m south of Merstham train station and 750m south of the M25 motorway. Merstham Recreation Ground is located within the centre of Merstham, between Albury Road to the west and Weldon Way to the east, and to the south of Merstham FC football ground.

The proposal seeks to regenerate the recreation ground with the provision of new play and activity facilities, and a pavilion containing a small refreshment kiosk, changing facilities for sports teams and public toilets. Four football pitches and a cricket pitch would be provided to the southern part of the site, whilst the north would see improved connectivity between the historic site of Albury Farm and the wider Recreation Ground and Merstham area. Substantial new planting would take place across the site, particularly to the south and along the east boundary, where swales and the widening of an existing water channel, would link the site with the Holmethorpe Sandpits Complex Site of Nature Conservation (SNCI) and wetlands beyond.

The site is located within the Metropolitan Green Belt but the scale of proposed buildings and other elements of built form would be modest within the context of the Recreation Ground and would have limited impact on the openness of the Green

Belt, and as a result of this, together with their function in supporting outdoor sport and recreation, are considered to appropriate forms of development.

The regeneration of the Recreation Ground would bring substantial benefits in the form of improving the health and wellbeing of the residents of Merstham, acknowledged as the most deprived area of the Borough, and where access to opportunities for sport and recreational activity are limited. The design would enhance the current green space that serves the local community, by providing a diverse range of new and improved sports and recreational facilities and uses for people of all ages and abilities. The scheme would improve connectivity across the site and with the wider Merstham area, helping increase the use of the Recreation Ground within the community.

The site would continue to make provision for active participation in sport at the Recreation Ground, and four football pitches and a cricket pitch would be provided 2 x 11v11; 1 x 9v9 and 1x5v5 with a new 7v7 pitch to be provided elsewhere (Battlebridge Athletics Track), which is local to the site and has adequate facilities for potential users. The proposal does result in the loss of 1 x 11v11 pitch from existing and considerable efforts have been undertaken by the applicants in considering alternatives to mitigate this loss. Unfortunately none of the potential alternative solutions have been acceptable to Sport England who maintain an objection to the application based on the loss of this 11v11 pitch.

Sport England are a statutory consultee on relevant applications involving playing fields and their own policy states: "Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of: all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions."

The exceptions are (in summary):

1. That there is an excess of provision in the catchment;
2. The proposal provides ancillary facilities and does not affect the quality or quantity of playing pitches;
3. The proposal forms land only incapable of forming part of a playing pitch;
4. Equivalent replacement will be made;
5. The proposal provides for a new sport facility the benefit of which outweighs the loss of the playing pitch;

The Council has recently undertaken a Playing Pitch Study which has considered pitche requirements across the Borough and it confirms that there is no spare capacity at peak times within the Merstham (Redhill) catchment. Although there is spare capacity across the weak, that is not the case for peak demand. In this regard staggered kick-offs have been suggested as a means of managing peak demand but this was not accepted by Sport England.

The proposal does not meet the above Exception Test 1 therefore and neither does it meet tests 2 or 3.

It meets exception test 4 with regards the reprovision of pitches on site and one off-site (a 7x7 pitch to Battlebridge which is currently in poor condition). However this exception is not met with regards the Isos of the 11v11 pitch.

Consideration must therefore be given to the wider sporting benefits of the proposal as to whether they outweigh the harm caused by virtue of the loss of the 11v11 playing pitch to meet Exception 5. Despite the improved pitches and new changing room facilities, Sport England does not consider this to be the case and have therefore maintained their objection.

In considering the weight to apply to Sport England's objection, the decision maker must make its own assessment against policies within the Framework and Development Plan.

Para 99 of the Framework and Policy OSR1 of the Development Management Plan apply a wider consideration of benefit vs harm, including recreational benefits as well as sporting:

NPPF 99c) *"the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

In order to help assist the balancing exercise to assess the loss of the pitch, the applicants have prepared a Sports and Activity Strategy which demonstrates the background to the project and the benefits that could be derived from the proposals as a whole.

Key to understanding the benefits of the proposals are some important demographics relating to the area which the proposal seeks to help tackle:

- Merstham is the most deprived area in the Borough and in Surrey.
- Merstham has the highest levels of income deprivation in the Borough and in Surrey.
- Merstham has the highest levels of health deprivation and disability in the Borough and in Surrey.
- Merstham has a high prevalence of adult obesity.
- One in four Merstham residents do less than 30 minutes of physical activity per week and that includes walking to the shops.
- Merstham has a high serious mental illness prevalence (1.1% in Merstham compared to 0.7% across Surrey)

Participation in active sport is relatively low compared to the participation in wider recreational activities which can assist in improving health and wellbeing to help tackle deprivation and inequalities.

In this regard the proposal provides a new recreation ground with new and improved:

- Pavilion with changing/toilet facilities and refreshment kiosk;
- Pathways across and around the site;
- Fitness trail;
- Woodland/planting areas;

- Community orchard;
- Swales and water channel;
- Cricket wicket;
- Improvements to the Albury Moat Archaeological Site;
- Tennis court and MUGA;
- Play area;
- Outdoor gym and
- Youth space

The introduction and improvement of these facilities is considered to have potential to bring about much wider benefits to the health and wellbeing of the community beyond participation in organised sport. Therefore it is the view that these benefits would outweigh the loss of one pitch.

In further support of this view is the detrimental impacts to participation caused by the currently inadequate changing and toilet facilities (especially to girls teams) which would be vastly improved by the new facilities. Together with the fact that the Playing Pitch Study identifies a falling demand for pitches in 2041 and the potential for better use and sharing of existing school pitches together with new artificial pitches helping meet any latent demand. The Council has recently adopted its 5 year Strategic Infrastructure Programme (SIP) for spend of strategic CIL money which includes new sporting facilities including an all weather pitch at Merstham Park School which could help meet existing needs, once operational.

It is therefore considered that the regeneration of the Recreation Ground would provide wider sport and recreational benefits that outweigh the detriment to active sport by virtue of the loss of the existing 11v11 pitch. The proposal would meet the aims of the NPPF with regards to improving peoples access to opportunities for outdoor activity and sport for the purposes of health and well-being, and the provision and use of shared spaces and community facilities. The scheme would also meet the aims of the Councils own Core Strategy Policies (CS1, CS2, CS4, and CS12) and Development Management Plan Policies INF2 and OSR3.

The extensive planting and landscaping would enhance the local ecology and biodiversity, which are central to the design, and would provide improved access to nature for the users of the Recreation Ground. New woodland copses, swales and access to water are all new features that users will be able to enjoy, creating an attractive space for people to use. Only a small number of existing trees would be removed. The proposals have been extensively reviewed by the Councils Tree Officer who is satisfied with the proposed planting scheme.

The development has the potential to significantly improve biodiversity across and around the site. The works would not result in harm to existing species currently found at the site, and any impact to the SNCI during works would be appropriately mitigated. The proposals have been reviewed by Surrey Wildlife Trust who have raised no objection subject to conditions.

The site is location within Flood Zones 2 and 3 and is subject to surface water flooding, however the form of development would be appropriate for this type of location. Extensive SUDs measures would be incorporated throughout the site,

including the use of swales and permeable surfacing. Surrey County Council as the lead local flood authority has reviewed the flood risk assessment and, subject to conditions, has raised no objection. Rather it is considered that there would be wider benefits in terms of flood mitigation resulting from the proposals.

In conclusion scheme would bring about substantial benefits to public health and well-being and outdoor recreation in Merstham that would have an appropriate impact on the Green Belt and the character of the wider area. It would improve the biodiversity potential and form a more cohesive part of the identified chain of green spaces around Merstham. Sports facilities would be maintained and improved and provide greater opportunity for sporting engagement to a wider range of people. The scheme would not create increased risk of flooding and would assist in water management across the site, and would not give rise to harm to the amenity if any neighbouring properties.

### **RECOMMENDATION(S)**

Subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021 and subject to there being no direction by the Secretary of State under section 77 of the Town and Country Planning Act 1990 in respect of that application,

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

## **Consultations:**

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and, following requests for additional information to be provided relating to access for service and maintenance vehicles, has raised no objection subject to conditions and informatives.

Sport England: Objection raised on the grounds that the development would result in the loss of three existing sports pitches at the recreation ground. Sport England is not satisfied that this loss has been sufficiently justified. This is discussed in more detail later in this report.

Environmental Health (Contaminated Land): There is some potential for contamination to be present associated with both historical and current commercial use (edit as required), as such a condition to deal with contaminated land and an informative to provide additional guidance is recommended.

Environment Agency: Following review of the amended Flood Risk Assessment (FRA) and supporting documents, the EA is satisfied with the proposal with respect to flooding subject to conditions relating to finished floor levels of proposed buildings and compensatory storage.

Surrey County Council Lead Local Flood Authority (LLFA): Following the submission of additional information throughout the application, the LLFA is satisfied that the proposed drainage scheme meets the requirements set out in the National Planning Policy Framework 2021, its accompanying Planning Practice Guidance (PPG) and Non-Statutory Technical Standards for sustainable drainage systems. Conditions requiring the submission of a finalised surface water drainage scheme and verification report have been recommended.

Surrey Wildlife Trust (SWT): Following the submission of additional information and discussions with SWT, no objection is raised and a number of conditions and informatives are recommended. Ecological matters are discussed in more detail later in the report.

Natural England (NE): No objection raised. Consider that the development is unlikely to impact the Mole Gap To Reigate Escarpment Special Area of Conservation and Site of Special Scientific Interest (SSSI). Advise that any development should reflect the character of, and minimise harm to, the Surrey Hills Area of Outstanding Natural Beauty (AONB) and minimise impacts on its landscape setting.

Surrey County Council Archaeological Officer: No objection subject to condition to secure the submission of a Written Scheme of Investigation prior to the commencement of development.

RBBC Greenspaces: Strongly support the application.

## **Representations:**

Letters were sent to neighbouring properties on the 4<sup>th</sup> April 2022 a site notice was posted 6<sup>th</sup> April 2022 and advertised in local press on the 14<sup>th</sup> April 2022.

112 responses have been received, 102 in support and 10 objections, raising the following issues:

<b>Issue</b>	<b>Response</b>
Inadequate parking	See paragraphs 6.44-6.48
Harm to Green Belt	See paragraphs 6.13-6.20
Harm to Wildlife	See paragraphs 6.68-6.84

Merstham Football and Social Club has also raised concerns regarding the re-siting of the new pitches away from their main pitch and clubhouse and the loss of the 11v11 pitch.

Many comments have been submitted in support of the application on the grounds that the scheme would be of significant benefit to the community, economic and visual amenity benefits.

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

- 1.1 The Site comprises a large recreational park, known as Merstham Recreation Ground, within the village of Merstham, approximately 2km north-east of the town of Redhill. The Site is situated approximately 500m south of Merstham train station and 750m south of the M25 motorway.
- 1.2 Merstham Recreation Ground is located within the centre of Merstham, between Albury Road to the west and Weldon Way to the east, and to the south of Merstham FC football ground. At present the site is comprised of a large irregular shaped open field which is generally flat throughout with a gentle gradient from north to south. The recreation ground forms one of a series of green spaces encircling Merstham.
- 1.3 Within the recreation ground are a limited number of facilities, specifically an enclosed, rectangular play area, a basketball and tennis court, both of which are in a fairly dilapidated state, and 6 football pitches of various sizes spread throughout the site. Existing changing rooms are found to the western side of the Recreation Ground comprised of a pitched roof building of timber construction with felt roof.
- 1.4 A footpath runs along the outer western edge of the of the recreation ground running north/south, which continues to the north linking up with Blenchingley Close. The Redhill Brook watercourse runs parallel to the path. A further footpath cuts across the field running east/west which links the Albury Road and Weldon Way ends of the recreation ground, though it is noted that a number of desire lines exist across the site. The outer edges are well tree

lined. The site falls entirely within the Metropolitan Green Belt and is owned by the Council. The site is a designated regeneration area and falls within both Flood Zones 2 and 3.

- 1.5 Beyond the recreation ground the area is predominantly residential in character, with dense Victorian/ Edwardian dwellings being the prevailing character of Albury Road and its surrounds to the west, with later 20<sup>th</sup> Century housing defining the character of the area around Weldon Way to the east and the wider Merstham estate. To the north of the recreation ground is Merstham FC football ground, beyond which to the north can be found the remains of a Medieval moat, which originally formed part of Albury Farm, and is a Scheduled Ancient Monument. The Merstham Baptist Church is located to the north-east corner of the recreation ground. To the south and south-east site can be found the sewerage works, which falls within the wider Holmethorpe Sandpits Complex Site of Nature Conservation Importance (SNCI), a small part of which falls within the Recreation Ground. Nutfield Marsh Nature Reserve is located to the south-east of the site comprising Mercers Country Park, Mercers West Lake Nature Reserve & Spynes Mere Nature Reserve, the latter extending adjacent to the southern extent of Radstock Way Open Space.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was not sought prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Additional information and amendments have been requested during the course of the application from the County Highway Authority (CHA), the Lead Local Flood Authority (LLFA), Environment Agency (EA), and Surrey Wildlife Trust (SWT) to address a number of issues that each has raised. The submitted information addresses these issues and would facilitate additional improvements to the scheme.
- 2.3 Further improvements to be secured through the use of appropriate conditions and informatives.

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

There is no relevant planning or enforcement history related to this application site.

## **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.



- 4.2 The central part of recreation ground to the south of Merstham FC will facilitate the new elements of built form within the site, namely the proposed children's play area, outdoor gym, parkour area, pavilion and picnic area, as well as the re-vamped tennis court and MUGA. These would combine to form the central hub of the recreation ground.
- 4.3 The pavilion would be of a contemporary design and would comprise a refreshment kiosk, two sets of changing rooms (male and female), two unisex toilets and disabled toilet facilities. The entrances would be to the north facing elevation, and the refreshment kiosk would face in the direction of the playground and activity areas.
- 4.4 The play area would feature a range of equipment and has been designed to reflect the quarrying history of the local area, particularly through the use of natural materials. Standard play equipment is integrated with playable and playful landscape features. At the centre of the play area is a mound, that can be accessed by a gently ascending path or by boulder and timber log scrambling areas at the steeper points. At the top of the mound is a large, wide slide that can be accessed by all. At the bottom of the slide is a group seesaws and roundabout set within a wet pour surface, suitable for wheelchairs. Accessible routes create a continuous circuit back to the start of the mound leading through and around the play area which includes a number of sensory and percussion instruments. A large sand play area is created that offers extensive sensory play opportunities. A decked sand play area projects into the sand and includes a series of pulleys and buckets with opportunities to dig and pour to ensure people of all abilities can benefit from these play experiences. Further sand play equipment is located more centrally to the sand pit itself. A seating area will be located centrally with shade shelters over. A large lawn space close to the sand play area allows free play and the play area is enclosed by a hedge and fence line with gates.
- 4.5 The youth space would be located to the east of the play area. This space would comprise a mix of uses including beginner and main parkour areas, youth shelter, multi-use games area (MUGA), tennis court, and flexible space. To the south of this would be the outdoor gym area that would comprise a range of equipment that is typically provided at such facilities. Adjacent to the gym area are new table tennis tables, providing alternative exercise and social sport activities.
- 4.6 Turning to the southern part of the site, along the western side of the recreation would be a new footpath, along which will form the new woodland walk alongside the proposed widened water channel. The water will be able to spill over into new pools, and small shingle beaches would be created, the edges of which would be accessible. A timber deck would project out over the water courses, providing access to all. The widened watercourse, as well as providing recreational opportunity would also increase the sites capacity to manage flooding. New swales and wetland planting would be integrated, connected to the water channel, assisting with the drainage of the site. The swales have been designed to allow for future adaption to take the surface water run-off from Weldon Way, reducing the impact of flooding in

surrounding residential streets. New planting will feature here to encouraging biodiversity and improve water quality.

- 4.7 Sports pitch provision would be retained within the southern part of the site and would comprise with a junior pitch (9x9), a mini pitch (5x5) and two adult sized pitches. Additional junior pitches (7x7) are provided by overlapping the adult pitches and larger junior pitch, creating flexibility in the site offer. A new cricket wicket is also introduced which utilise the site during the summer months when the football pitches are not in use). Three existing smaller pitches currently located to the north of the site (5v5, 7v7 and 9v9 pitches) would be lost in order to accommodate the new play and activity facilities and picnic areas.
- 4.8 To the north of the Merstham FC ground is the Albury Moat, which is a Scheduled Ancient Monument and former part of the Albury Farm site. It is proposed to improve accessibility to this part of the site. An existing desire line, which currently cuts diagonally across the moat, will be formalised with a new path. An area for seating will be placed in the middle, as well as signage to explain the history of the site. There would be additional planting throughout to discourage people from crossing and preserving the historic and visual character.
- 4.9 New street furniture comprising benches and picnic tables of various designs would be incorporated throughout as well as new footpaths to the north of the play area and along the east site of the recreation ground, improving access throughout and across the site.
- 4.10 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.
- 4.11 Evidence of the applicant's design approach is set out below:

Assessment	The character of the site and surrounding area is described as being a mix of outdoor recreational spaces that form a 'green halo' around Merstham (Merstham Recreation Ground, Crossways Gardens, Brook Road Open Space, Furzefield Wood, Radstock Way Open Space, Spynes Nature Reserve, Mercers West Lake Nature Reserve, Mercers Country Park) and residential. A number of other land uses are identified, namely Merstham FC immediately adjacent to the site, Merstham Community Hub on Blechingley Road, Moat House
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	<p>Surgery. The small local centre on Nutfield Road to the west is also identified. With the exception of Merstham Park School and some buildings used for ecclesiastical use, the majority of the surrounding north, west and east areas are mainly mixed residential. To the south are allotments, sewage works and open land.</p> <p>The site is identified as being comprised of predominantly amenity grassland, with elements of poor semi-improved grassland, neutral grassland and dense scrub</p> <p>The majority of existing trees within the site are identified as being retained. The existing footpath that runs east/west is also shown to be retained and identified desire lines across the site show to be regularised, along with site entrances. Sports pitches are also noted to the southern part of the site which are proposed to be retained.</p>
<p>Involvement</p>	<p>Substantial community and stakeholder consultation took place prior to the submission of the application.</p> <p>Phase 1 of public consultation took place in September and October 2020, to gauge the views of local people as to how they use the recreation ground, likes and dislikes and preferences for future facilities. Online surveys and questionnaires were carried out at various public events and in community facilities.</p> <p>A newsletter and survey were delivered to 2900 homes in Merstham, publicised online through social media and the Councils' website.</p> <p>Four focus groups were held between April and October 2021. Consultation also took place with wider stakeholders, including with Historic England, Merstham Park School. Consultation was also held with Reigate and Banstead Councils' Greenspaces team and Surrey County Council with regard to drainage matters.</p>
<p>Evaluation</p>	<p>The development of the scheme in terms of its design, layout and facilities provided has evolved overtime through public engagement and in response to feedback received.</p>
<p>Design</p>	<p>The proposed design and layout Merstham Recreation Ground reflects the view that the proposals can provide for the needs and improve the health and well-being of the current users, provide a beautiful, enduring and resilient setting, that will be adaptable to the requirements of the many future generations of residents and families that will grow up using Merstham Recreation Ground.</p>

4.5 Further details of the development are as follows:

Site area	7.5216 Ha
Existing use	Recreation Ground
Proposed use	Recreation Ground
Existing parking spaces	0
Proposed parking spaces	20
Parking standard	Individual assessment

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Flood Zone 2  
Flood Zone 3  
Scheduled Ancient Monument (Albury Farm Moat)  
County Site of Archaeological Importance  
Air Quality Management Area  
Adjacent to Holmethorpe Sandpits Complex Site of Nature Conservation  
Importance (SNCI)  
Regeneration Area  
Surface Water (High, Medium and Low)  
Main River

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS5 (Valued People/Economic Development),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),

### 5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES2, DES3, DES8, DES9
Landscape & Nature Conservation Heritage	NHE1, NHE2, NHE3, NHE4, NHE9
Retail	RET1, RET5
Metropolitan Green Belt and Development outside Urban Areas	NHE5
Open Space and Recreation	OSR1, OSR3
Community Facilities	INF2

Infrastructure	INF1, INF3
Transport, Access and Parking	TAP1
Climate Change Resilience and Flooding	CCF1, CCF2

#### 5.4 Other Material Considerations

National Planning Policy Framework 2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design  
Local Distinctiveness Design Guide  
Vehicle and Cycle Parking  
Guidance 2018  
Climate Change and Sustainable  
Construction Supplementary  
Planning Document  
Outdoor Playing Space Provision  
1996

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010  
Conservation of Habitats and  
Species Regulations 2010

#### 6.0 **Assessment**

6.1 The application proposes the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.

6.2 The main issues to consider are:

- Principle of the development
- Impact on the Metropolitan Green Belt
- Impact on existing sports provision
- Design appraisal
- Impact on neighbouring amenity
- Highway matters
- Trees and landscaping
- Archaeology and Scheduled Ancient Monument
- Ecology and biodiversity
- Flooding and drainage

Principle of the development

- 6.3 The National Planning Policy Framework 2021 (NPPF) requires planning policies and decisions to achieve healthy, inclusive and safe places which encourage social interaction, and enable and support healthy lifestyles, particularly where this would help address identified local health and well-being needs, for example through the provision of safe and accessible green infrastructure, sports facilities.
- 6.4 Local planning authorities should 'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community' (para 92-93).
- 6.5 The NPPF recognises the importance of access to high quality open spaces and opportunities for sport and physical activity with regards to the wider health and well-being of communities, and the potential of these spaces to deliver wider benefits for nature and support efforts to address climate change. Existing spaces should not be built on unless the resulting loss from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity, or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (para.98-99).
- 6.6 The Core Strategy policy CS2 (Valued landscapes and the natural environment) states that the Council will retain and enhance urban green spaces that make a positive contribution to the green fabric/green infrastructure network.
- 6.7 Policy CS12 of the Reigate and Banstead Core Strategy 2014 seeks to encourage and support proposals that would increase the range, improve the quality, or enhance the accessibility, of community and leisure (including sport, recreation, and cultural) facilities in the borough, and secure green infrastructure in line with the Councils' Green Infrastructure Strategy to include provision of new open space and/or improvements to existing open spaces, the provision of and/or improvements to links between open space, and measures to link new and existing developments with open space.
- 6.8 Core Strategy objective SO4 seeks to achieve an overarching, multi-functional framework which links existing and planned communities through a connected, easily accessible green space network, whilst also respecting the ecological and cultural heritage of the borough, the role of the Green Belt and the promotion of local distinctiveness. SO5 seeks to increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreational facilities which encourage walking and cycling, and SO8 looks to safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites, through responsible and positive design and management.

Development Management Plan objectives SC4 looks to protect the most valuable open space within the urban areas.

- 6.9 The above objectives would be achieved in part through Policy INF2 of the Reigate and Banstead Development Management Plan 2019 (DMP), which encourages the provision of new community, sports, and recreational facilities, provided that there is an identified local need which cannot be met from the use of existing stock of community premises, that the site is easily accessible to the local community, and the proposed development would have no adverse impact on the residential amenity or character of the area.
- 6.10 The proposed redevelopment of Merstham Recreation Ground would clearly meet the aims and aspirations of the above described policy framework. The Councils vision for the recreation ground is to be a flagship open space within the borough, that is accessible for all, and that can accommodate a range of needs to help improve health and wellbeing of users. The environmental regeneration will promote healthy activity and social engagement that is safe, and overall will create a place for local residents to feel proud of and would form a central hub within the community.
- 6.11 The proposal will comply with Core Strategy objective SO5 by improving the accessibility. The site currently has good north/south connectivity which the proposal will retain, but also introduce new east/west routes to improve the lateral connectivity. This includes a circular walking/running route. Overall, this will improve the accessibility for the site to encourage walking and cycling. With regards to the Core Strategy policy, CS2, the proposal seeks to make positive contributions to the green fabric by using strategic planting to improve the biodiversity and creating an attractive space for people to use.
- 6.12 There is clearly an identified need for community facilities in this location which is set to be rectified according to the proposal plans. The accessibility, as previously mentioned, will be enhanced, with added safety for pedestrians by way of pedestrian crossings and external lighting which will be controlled by a time clock to reduce light pollution for the surrounding residents. The proposed development will seek to improve the existing character and will provide substantial positive impacts to the surrounding residents. Therefore, the proposal will adhere to Core Strategy policy CS12 and associated objectives and DMP policy IF2.

#### Impact on the Metropolitan Green Belt

- 6.13 The site is located entirely within the Metropolitan Green Belt (MGB). Development within the MGB is, by definition, harmful unless justified by very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.14 Paragraph 149 of the NPPF explains that there are certain forms of development within the Green Belt that are not inappropriate. This includes

the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

- 6.15 The proposal would see the introduction of new build form in to the recreation ground. The most substantial would be the new play and activity areas and pavilion to the central part of the site, with lesser contributions from the proposed new footpaths across and around the site and timber jetty in the south west corner.
- 6.16 The pavilion is of a contemporary design, with a maximum height of 4m. It would be single storey and sit on a footprint of approx.. 107 sq. metres. The materials palette would comprise a mix of horizontal sliding aluminium screening, smooth render and brickwork for the external walls, glazing, and aluminium cladding for the roof with an extensive living roof. Aluminium vents and solar panelling would also feature to the roof.
- 6.17 DMP policy NHE5 (Development within the Green Belt) allows for the replacement of buildings in the Green Belt subject to certain criteria. The current changing room facility is located to the west side of the site near to the residential dwellings at Albury Road. The Pavilion is set to replace the use of the changing room, but located at the heart of the site, away from the residential dwellings. The Pavilion will be a respectful design in consideration to the green belt openness, with a similar bulk and size to the current changing room facility. The new location of the pavilion will manage to reduce the impact on the openness of the green belt, and provide a permanent community use, away from neighbouring residents to reduce amenity impact. It is therefore deemed that the proposal will be acceptable under DMP policy NHE5.
- 6.18 The play and activity areas would feature a range of structures of varying heights, materials and colours, both for the equipment and surrounding surfacing. The proposed footpaths that cross the site, including across the moat to the north, would be a permeable resin bound surfacing of light colour. The parkour area would be on a rubber surface of mixed colours, whilst the re-surface MUGA area would be a blue coloured tarmac. Alongside the footpath running down the eastern side of the recreation ground would be the trim trail (outdoor exercise equipment) which would contribute a small amount of additional build form. The existing car park to the south west corner Merstham FC would be retained and re-surfaced.
- 6.19 It is considered that, whilst the additional structures would increase the amount of built form across the site, they would not give rise to substantial impact on the openness of the Green Belt. The majority of new additions would be sited fairly centrally within the site in close proximity to Merstham FC and existing residential development along Weldon Way and Albury Road (it is noted that these areas lie outside the MGB). This is a more appropriate location, meaning that the southern part of the site can remain more open, forming an appropriate transition to the countryside beyond. The scheme will



introduce new planting throughout the site, particularly to the east and south east of the site, which will assist in mitigating some of the modest impact on openness.

- 6.20 It is therefore deemed that the proposal will be acceptable with regard to impact on the openness of the Green Belt, so being an appropriate form of development and according with the requirements of the NPPF and Policy NHE5 of the DMP in this regard.

Impact on existing sports provision

- 6.21 Policy OSR3 of the DMP acknowledges that access to opportunities for engagement in outdoor sport and recreational activities can make an important contribution to the health and well-being of communities. Proposals for new or upgraded provision for outdoor sports and recreation, including buildings, structures, synthetic pitches and play equipment should:

1. Be of a scale and form which is appropriate to their location.
2. Be designed and sited to minimise visual obstruction, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected.
3. Preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
4. Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site.'

Policy OSR 1 and Para 99 of the NPPF resist the loss of urban open space/playing fields unless the proposal is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

- 6.22 Existing sports pitch provision at Merstham Recreation Ground is comprised of three 11x11 football pitch, one 9x9 youth pitch, one 7x7 mini-soccer pitch and one 5x5 mini-soccer pitch (6 in total). In addition there is currently a tennis court and MUGA to the north east of the site. The tennis court has been assessed within the Councils' emerging Playing Pitch, Outdoor and Indoor Sports and Recreation Facilities Study (PPSRF study) as having a poor quality surface which limits use, whilst the MUGA is assessed as being standard quality with dimensions that limit football and basketball. There is also an existing changing facility that is assessed as being poor quality due to its' age, method of construction and current condition, in addition to a lack of accessibility and toilet provision, which is identified as a key barrier for girls and women's participation in football.

- 6.23 Both Merstham Football Club (which has an enclosed pitch adjacent to Merstham Rec) and Merstham Rec are important venues for playing adult and junior football within the Redhill sub area (identified in the Emerging PPSRF Study) and in the Borough. Merstham Rec is used for adult football, but it is also very important for junior male, female and mixed football teams and mini soccer.

- 6.24 There is also an identified shortfall in the provision of cricket facilities for both grass and artificial grass matches for cricket within both the Redhill sub area (which includes Merstham) and the Borough as a whole.
- 6.25 The proposal with regard to football pitches would be the provision of two 11v11 pitch, one 9v9 pitch and one 5v5 pitch, meaning a loss of two pitches from the site. However, a replacement 7x7 pitch would be re-provided nearby at the Battlebridge Sports Ground which is within the same catchment and benefits from associated facilities. A condition is recommended to secure this.
- 6.26 Sport England considers any development proposals affecting playing fields in the context of the National Planning Policy Framework and against its own playing fields policy, which states the following:
- ‘Sport England will oppose the granting of planning permission for any development that would lead to the loss, or prejudice the use of:
- All or any part of a playing field, or
  - Land which has been used as a playing field and remains undeveloped, or
  - Land allocated for use as a playing field
- Unless, in the judgement of Sport England, the development as a whole would meet with one or more of five specific exceptions.”
- 6.27 Exception 4 states “The area of playing field to be lost as a result of the proposed development will be replaced prior to the commencement of the development by a new area of playing field:
- Of equivalent or better quality.
  - Of equivalent or greater quantity.
  - In a suitable location.
- 6.28 It is proposed to provide one replacement pitch at Battlebridge Athletics track due to the proximity to Merstham Recreation Ground. This site also provides car parking and changing/ toilet facilities. It will be located on the site of a former bowling green, which has not been used for approx.. 6 years. This is considered acceptable as the PPSRF states that there is neither latent nor future demand for bowling.
- 6.29 Exception 5 states: “The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
- 6.30 Contrary to Sport England’s view, when also considering recreational benefits, Officers consider that the proposals will bring about a net benefit to sports and recreational facilities within the Recreation Ground which include both formal specialist provision, as well as other ‘Active Environments’ that provide opportunities for informal and non-specialist activities for ‘Movement’

in line with Sports England's policy. The principal benefits that will be derived which will be a net benefit to sport include:

- The improvement of the quality of the existing retained grass football pitches which will increase capacity and offset the loss of a dedicated pitch;
- The improvement of the existing tennis court and MUGA, including increasing the size to meet sport England requirements, which will help to accommodate existing and new sports.
- The provision of a dedicated cricket pitch which will gain 60 seasonal match equivalent sessions to reduce existing deficits.
- The provision of vastly improved inclusive play for children, to achieve PIPA (Plan Inclusive Play Areas) Gold Accreditation in terms of accessibility.
- The provision of a new improved pavilion to provide improved changing rooms, public toilets and a café kiosk.
- The provision of a new a parkour course for young people.
- The provision of improved facilities including better footpaths for walking, cycling and scooting, as well as an outdoor gym and trim trail.

6.31 Additionally the Merstham Recreation Ground changing room facility and tennis courts are poor in quality. The poor changing room facility has been made apparent as East Surrey Girls Football Club no longer use Merstham Rec on a regular basis due to a lack of public toilet facilities.

6.32 The site currently does not have a cricket pitch and space for non-sport use for keeping fit. The Playing Pitch and Outdoor Sports Facilities Strategy identifies the lack of cricket pitches as a deficit provision for the area. The proposal identifies this need by introducing a new dedicated cricket pitch for use.

6.33 Whilst Sport England maintain their objection and do not consider that the benefits as outlined above and the proposed provision of a new pitch at Battlebridge Athletics Track would meet the requirements of the relevant Exception tests, Officers are of the view that when taken together, in the context of the demographics of the area, the proposals do clearly outweigh the harm by virtue of the lost 11x11 pitch and the relocated 7x7 pitch such that the proposal accords with the Framework and Development Plan policies. In further support of this view is the fact that there is likely to be a new all weather pitch at Merstham Park School, which has recently been awarded CIL funding, and that there is potential to meet demand from this and other school facilities. The demand is also related mainly to peak times with staggered kick offs or some team relocations elsewhere within the

catchment allowing some potential to alleviate demand pressures, together with improved playing pitches, new drainage infrastructure and flood alleviation proposals offered by the proposals. Whilst there may be some temporary inconvenience to Merstham FC and other clubs currently utilising these pitches, including the fact that they are further from their current facilities, it makes sense for the locations proposed given that the more intensively used facilities will be nearer to the centres of population and benefit from better security and surveillance. The poor quality of the pitches and changing rooms have been highlighted by the Playing Pitch and Outdoor Sports Facilities Study 'Stage D' Report (December 2022) which sets out a variety of policy recommendations with regard to football facilities. In relation to enhancement of grass pitches Recommendation 3 is relevant – Improving existing 'poor' quality provision (page 90) states that "Improving the pitches at Kingswood Recreation Ground, Merstham Recreation Ground and South Park Recreation Ground would have the greatest impact on current deficiencies".

### Design Appraisal

- 6.34 Policy DES1 of the DMP requires new development to promote and reinforce local distinctiveness and respects the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene. Development should 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. Policy OSR3 requires new outdoor sport and recreational facilities to be designed and sited to minimise visual obstruction, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected and be of a scale and form which is appropriate to their location.
- 6.35 The main activity areas (playground, parkour area, outdoor gym, tennis court and MUGA) would be located centrally within the site to form a focal point within the recreation ground centred around play and physical activity. The area would be linked into the rest of the site by the two main footpaths which cross the site diagonally and horizontally, linking this part of the site with the residential areas around the recreation ground.
- 6.36 Whilst the design of the pavilion would be contemporary there would not be an objection to this, and such an approach is supported by the Councils' supplementary planning guidance. The proposal is for a new, modern recreation ground and this would be reflected in the design of the pavilion. The green roof would be a positive and would meet the Councils aims of improving and enhancing biodiversity opportunities across the borough, as well as reflecting the ecological character of the surrounding nature reserves and meeting the wider ecological aims for the site. The siting and orientation of the pavilion facing toward the play areas would provide natural surveillance, and adjacent to the two main footpaths, would ease of access

for both pedestrians and maintenance vehicles, as well as connecting the core of the recreation ground with the surrounding residential areas.

- 6.37 The design of the proposed play equipment and other facilities would also be appropriate for a modern recreation ground. As stated earlier in this report the area has been designed to reflect quarrying heritage of Merstham, which serves to embed the recreation ground within the context of the local area. The use of natural materials also provides a link to the natural landscape and nature reserves beyond the site to the south. The play areas would feature tactile surfaces and encourage sensory play, which would be of great benefit to younger children and provides an educational element to the design. The palette and colour of materials would also be appropriate and would not result in harm to the character of the area.
- 6.38 The structures would be low scale and single storey in nature, which would be acceptable and appropriate given the open character of the site. The presence of new play and activity facilities would have a positive impact on the character of the area, as at present the site is under utilised and, due to a lack of facilities, is not contributing greatly to the character of the wider area. The footpath surfacing would be acceptable and would be typical of footpaths found within public parks, and the design of street furniture, which would be light timber benches with light metal framing, would also be acceptable. The number of footpaths would be fairly minimal and confined to the northern half of the site and the eastern edge, meaning the site would be predominantly soft vegetation of one form or another.
- 6.39 It is considered that the design and layout of the Recreation Ground would be acceptable and would constitute a significant visual improvement to both the its' character and its wider countryside and landscape setting. The proposal is therefore deemed to comply with policies DES1 and OSR3 of the DMP 2019 with regard to design.

#### Impact on neighbouring amenity

- 6.40 The improved existing tennis courts and MUGA would be in closest proximity to properties occupying Weldon Way, at a distance of approx... 34m at the closest point. The parkour area would be some 52m away and the play area in excess of 70m away. Whilst the improvements and additional facilities would undoubtedly result in an increase in activity at the site, it is not considered that this would result in unacceptable harm to the amenity of these properties and would be quite typical of such a community facility.
- 6.41 The existing sporting activities taking place at the recreation ground will continue and would not be substantially different to the current level of activity taking place on the existing pitches. Therefore it is not the view that there

would be a greater level of disturbance generated that would be harmful to neighbouring residents.

- 6.42 The pitches will operate during daylight hours, and it is not proposed to incorporate any external lighting in the form of floodlights that may otherwise be harmful. Whilst some external lighting is proposed along footpaths this would be controlled by a timer and can be set to switch off at an appropriate time. A lighting plan would be required to be submitted via condition.
- 6.43 In view of the above it is not considered that the scheme would result in substantial harm to neighbouring amenity and would therefore comply with Policies DES1 and OSR3 in this regard.

### Highway Matters

- 6.44 It is proposed to create and maintain two access points to/ from the recreation ground from Weldon Way to the eastern site. The initial proposals included two new vehicular access points to Weldon way, however following further engagement with the Councils' Greenspaces team, who manage and maintain the site, it was decided that these two access points will be pedestrian only. These will be secured with the introduction of fixed bollards.
- 6.45 Maintenance vehicles will continue to access the recreation ground by the existing access from Albury Road to the western side as they currently do, although a new alternative vehicular access is proposed at the end of Weldon Way. This will be controlled via a Swing Access Gate with locker. It is expected that this new access to be used only as alternative/secondary access or when the primary existing access from Albury Road is constrained.
- 6.46 Visibility splays and tracking plans have been provided for this access, which have been reviewed by the County Highway Authority (CHA) who are satisfied that vehicles can enter and exit the site and would not give rise to any highway safety issues.
- 6.47 Regarding parking, this will continue to be provided for by the existing small car park to the north west of the site, which is currently accessed via the vehicle entrance from Albury Road. Whilst this is a relatively small car park, parking currently takes place on an informal basis and there are not dedicated parking bays. The recreation ground is largely used by people who are local to the area and are able to walk to the recreation ground and it is likely that this would remain the case. Should parking be required the surrounding residential area, particularly Weldon Way, are uncontrolled and would be able to accommodate the modest amount of additional vehicle traffic likely to be generated. It is envisaged that the improved connectivity and footpath provision will encourage users to the Recreation Ground to

utilise more sustainable forms of transport such as cycling. Two cycle parking areas would be provided next to the pavilion and north of the playground adjacent to the new footpath.

- 6.48 In view of the above considerations the scheme would be acceptable with regard to highway matters and would comply with the requirements of Policy TAP1 of the DMP.

#### Trees and landscaping

- 6.49 Whilst it is proposed to remove 3 category C trees and 1 category U tree from the site, it is proposed to significantly improve planting and landscaping throughout the site by planting 15 new trees and numerous copses, as well as planting and landscaping around the playground and activity areas and improving planting around the Albury Moat to the north.
- 6.50 At present the majority of the trees on the Recreation Ground are located at its periphery along east and west edges. A significant avenue is orientated east-west along the existing footpath along a historic field boundary. A large group of category B trees is located along Redhill Brook to the west of the site. There is another significant category B group on the Albury Farm site to the north of the Rec. The majority of trees are category B and C. Two Category A specimens are located in the middle of the Rec and the Albury Farm site.
- 6.51 The trees present a significant asset for the Recreation ground, and there is an opportunity for significant additional tree planting as part of a long term tree strategy. Most of the existing trees within the site are to be retained, with two category C trees removed from the north east corner adjacent to Weldon Way to allow for the new footpath and drainage connection to be constructed. A replacement tree would be planted in this location. Two further trees (1 category C and one category U) would be removed from the south east corner adjacent to the water channel to accommodate a new footpath and woodland planting. All other trees within the site would be retained.
- 6.52 Extensive new planting will feature and would facilitate a key aim of the redevelopment which is to improve the ecological and biodiversity potential of the site. Areas of woodland planting will be found throughout the site, featuring native woodland species which will develop into copses providing refuge for wildlife and contribute an attractive woodland character to parts of the Rec.
- 6.53 A network of swale planting would be incorporated throughout to support sustainable drainage and will also be planted with native species which will thrive in wet conditions. A wetland meadow would be planted along and

within the widened water channel to the south east. The playground will feature low maintenance native shrub planting and hedge to promote an attractive natural character and sense of enclosure to part of the central hub and future community garden.

- 6.54 An avenue of specimen trees will divide the playground from the parkour and MUGA/ tennis court areas. A small collection of orchard trees would feature to the west of the site adjacent to the existing access from Albury Road. The Albury Farm moats will be seeded with meadow species, which would serve to protect the medieval archaeology and enhance biodiversity.
- 6.55 The Councils Tree Officer has been consulted on the proposed tree removals and landscaping and has made the following comments:

*The submitted arboricultural details are well presented and to the right standard. The few trees that are to be removed for the necessary access and landscaping are of a lower amenity value and condition and their loss should be readily compensated in the new planting. These details are not finalised though as full details on the access, demolition, service run lines and landscaping arrangements are not yet known. This could affect tree protection and other matters so a finalised Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) must be required by condition, as attached.*

*The landscape design statement includes details of woodland planting plans. On these it may be better to substitute the proposed horse chestnut for field maple or whitebeam for example. Horse chestnut is frequently subject to pathogens that can hinder establishment and cause problems for a maturing tree.*

*It could be better to include a broader variety of native species for the hedgerow planting rather than just using hawthorn (which is a very good hedgerow plant mind).*

- 6.56 The proposed landscaping scheme would contribute significantly to the visual character and landscape quality of both the recreation ground and the wider area. The variety of planting would assist in improving the ecological potential of the site and would have significant biodiversity benefits, which would complement the Holmethorpe Sandpits Site of Nature Conservation Importance (SNCI) to the south of the site. In view of this the scheme is considered to comply with Policy NHE3 of the DMP 2019.

#### Archaeology and Scheduled Ancient Monument

- 6.57 The northern part of the site is occupied by what was formerly Albury farm, a Medieval moated Manor House which is a Scheduled Ancient Monument and within an Archaeological Area. The site is therefore protected by law and any disturbance of the ground in this area would require Scheduled Monument



Consent to be made before work can be carried out which might affect the monument, either above or below ground level.

- 6.58 In the NPPF it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para.189). Paragraph 194 of the NPPF (2021) requires that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, .... The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.... Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment'.
- 6.59 As heritage assets are irreplaceable, any harm (including that to its setting) or loss should be minimised (para. 190). For proposals that lead to less than substantial harm your authority should balance this against the public benefit of the proposals (para 196).
- 6.60 In accordance with Policy NHE9 of the DMP 2019 development will be required to protect, preserve, and wherever possible enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings. All planning applications that directly or indirectly affect designated or non-designated heritage assets must be supported by a clear understanding of the significance, character and setting of the heritage asset. All development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high quality materials, design and detailing (form, scale, layout and massing). Development that would help secure the long term viable use and sustainable future for heritage assets, especially those identified as being at risk of loss and decay, in a manner consistent with its conservation will be supported. Proposals which retain, or if possible, enhance the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features in a manner consistent with its conservation, will be supported.
- 6.61 The proposals for this part of the site include the removal of the current tarmac pedestrian route which follows the western and northern banks of the moat. This area will be returned to grass. An existing and informal desire line which runs diagonally across the site will be formalised. The new path will be a resin bound gravel footpath, and there will be some requirement for minor excavation works during its installation. It is also expected that the path will need to be maintained. The new path will need to navigate the level changes which are associated with the bank and ditch for which boardwalks are proposed. The boardwalks will be supported on timber or composite posts

driven into the ground. The ditches of the moated site will be planted with wetland tolerant species to encourage biodiversity, but the planting will also limit pedestrian access across other parts of the moat serving to limit the creation of new desire lines. Finally it is proposed that a seating area will be located in the middle of the moated site adjacent to the pathway, along with a heritage information sign.

- 6.62 The proposals have been reviewed by both Historic England and the County Archaeologist. Historic England raised no objection to the proposals, acknowledging that a heritage statement to support the application has been submitted in accordance with paragraph 194 of the NPPF. There will be disturbance from the proposals to the scheduled monument, however they advise that the works are reasonable, and overall they are positive for the ongoing protection and enjoyment of the monument and its presentation (paragraph 190 and 196 of the NPPF).
- 6.63 The current path does not make a positive contribution to the monument. Its replacement with grass will allow the banks of the moat to be viewed without the modern scar of the footpath. The existing desire line is resulting in erosion to the bank and ditch of the moat. Whilst the formalisation of this desire line will result in some harm, by impacts from its construction, the new boardwalk and structured pathway will ensure that visitor erosion across the banks, ditches and wider site is minimised.
- 6.64 The planting of meadow and wetland plants within the ditches of the moat will encourage biodiversity and limit pedestrian access across other areas of the bank and ditch which could result in erosion to the sensitive earthworks. However, it has been advised that a vegetation management plan for the site in its entirety is conditioned as part of any planning permission. This should secure ongoing vegetation management of all newly planted species and the existing vegetation of the site. An informative advising that scheduled monument consent (SMC) will be required for all elements of the work within the scheduled monument would be included should permission be granted.
- 6.65 A desk based archaeological assessment has been submitted, which has been reviewed by the County Archaeological Officer, and concludes that the level of below ground impact would be relatively small and confined to the foundations of the proposed pavilion and the excavation for swales for drainage. It is considered that in this case a program of trial trench excavation would be unreasonable and disproportionate but given the proximity to the Scheduled Site there is potential for archaeological features associated with the Manor to be present. Therefore a condition requiring the submission of a monitoring (watching) brief would be appropriate.

- 6.66 The proposals would have a positive impact on the character and setting of the Scheduled Ancient Monument. The introduction of a pathway and seating area would allow for people to have a greater level of interaction with this historic site and the proposed meadow planting around it would improve the setting of the historic realm in this location where at present the site is somewhat bare. The provision of a sign explaining the site would help to improve people's knowledge of its ' history which at present is not particularly well publicised. The proposals would meet the aims of securing the long term future of the heritage asset.
- 6.67 In light of the above considerations the proposals would meet the aims and requirements of the NPPF 2021 and Policy NHE9 of the DMP with regard to impact on heritage assets.

### Ecology and Biodiversity

- 6.68 The site is adjacent to the Holmethorpe Sandpits Complex Site of Nature Conservation (SNCI), which is located to the south east of the Recreation Ground.
- 6.69 The environmental objective of the NPPF (para. 8) to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.70 Planning decisions should contribute to and enhance the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value, and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (para. 174).
- 6.71 Plans and decisions should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity (para. 179). Developments whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (para. 180.)
- 6.72 With regard to the SNCI, Policy NHE2 of the DMP requires development likely to have an adverse effect upon any site designated as a SNCI will only be granted where:

- a. the need for, and benefits of, the development on that site clearly outweigh the impacts on nature and geological conservation features and community value; and
  - b. it is demonstrated that adequate mitigation of, or as a last resort, compensation for, the impact of the development will be put in place.
- 6.73 Throughout the borough development proposals will be expected to retain and enhance other valued priority habitats and features of biodiversity importance and be designed, wherever possible, to achieve a net gain in biodiversity. Where a development will impact on a priority habitat or species, or protected species, and mitigation cannot be provided on site in an effective manner, developers may be required to offset the loss by contributing to appropriate biodiversity projects elsewhere, in a location agreed with the Council.
- 6.74 The scheme has been reviewed by Surrey Wildlife Trust (SWT) who have provided comments on the following:
- 6.75 Bats – The ecology assessments submitted in support of the application have identified a likely absence of active bat roosts within the development site, however unidentified bat roosts may be present. Therefore a precautionary approach to construction works is advised and the provision of bat roosting opportunities as an integral part of the design would be encouraged. These would be secured by condition and informatives. The applicant is also advised to ensure that the scheme does not result in a net increase in artificial lighting at roosting and foraging places. It is not proposed to install artificial lighting throughout the site, with the exception of the proposed pavilion, which would result in minimal disturbance.
- 6.76 Hazel Dormouse – The ecology report has identified a likely absence of Hazel Dormouse within the site. However, the applicant should be aware that suitable habitat for hazel dormouse exists within the development site and that should hazel dormouse be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist. Again this would be included within an informative.
- 6.77 European Hedgehog - It is advised that measures to protect hedgehogs and their habitats by Ensuring the species can move across the landscape by creating gaps into all close boarded fencing, creating habitat connectivity across the landscape Creating a wild corner with minimal habitat management Incorporating hedgehog homes around the site. These measures would be secured by a further condition requiring the submission of a scheme to provide biodiversity benefits.

- 6.78 Great Crested Newts (GCN), and reptiles - Following the initial review of the submitted ecology report, SWT advised that presence/ likely absence surveys would be required to be submitted prior to determination in order to establish whether there would be any substantial impact. Regarding reptiles, these surveys have been submitted and are considered appropriate in scope and methodology and has identified a low population of Slow Worm at the site. An outline mitigation strategy has been submitted which is adequate to ensure reptiles are not harmed during the construction phase mitigates against loss of habitat. A finalised reptile mitigation strategy would be secured by condition prior to commencement of development.
- 6.79 Regarding GCN, a species presence was identified within an off-site pond to the south east of the site following eDNA testing. The ecology report advises that the population is likely to be small. It is proposed to split the implementation of the development into three phases, with the second phase being the works to the water channel to the south east, in closest proximity to the pond. An outline mitigation strategy for newts has been submitted. A population class size assessment has not been undertaken, however, PJC Consultancy (the ecologists for the applicant) advise that this is programmed for April and May 2023.
- 6.80 Given the above, i.e. the provision of an outline mitigation strategy in respect to GCN and the phased nature of the proposed development, it is recommended that the population class size assessment and implementation of the GCN mitigation strategy be subject to an appropriately worded condition i.e. prior to the commencement of phases 2 and 3. The condition would prevent works on phases 2 and 3 from commencing until a European Protected Species Mitigation Licence with respect to Great Crested Newts has been obtained from Natural England. This approach has been considered by SWT who are of the view that this would be acceptable.
- 6.81 Holmethorpe Park Site of Nature Conservation Importance (SNCI) - forms part of the Site (namely Phase 2 of the multi namely Phase 2 of the multi-phased development) and which is primarily designated for its breeding bird community. Works associated with Phase 2 of the proposed development, namely clearance of riparian habitat within and immediately bordering the drainage ditch within Holmethorpe Sandpits Complex SNCI, could therefore result in direct adverse impacts on a variety of protected and notable nesting bird species. Breeding bird surveys have not yet been carried out. It was therefore suggested that a condition requiring a breeding bird survey of Holmethorpe Sandpits Complex SNCI, with survey findings and recommendations in respect to any mitigation and compensation requirements, be submitted to and approved in writing by the local planning authority before any development in respect to Phase 2 is undertaken would be appropriate.

- 6.82 Whilst such surveys would not normally be secured by condition, in this case it is considered that there would be exceptional circumstances. Firstly, proposed development primarily relates to drainage ditch restoration works within Holmethorpe Park SNCI only, and that the vast majority of semi-natural habitat with potential to support nesting birds (mainly ground-nesting birds due to the limited availability of aboveground vegetation) is anticipated to be retained. Secondly ditch restoration works have been scheduled to be undertaken during the winter period and therefore outside the key breeding period for most bird species. Direct adverse impacts on nesting/breeding birds, for example damage/destruction of active nests during ditch restoration works, are considered highly unlikely. Whilst some disturbance to foraging and nesting birds within the SNCI during development is likely during works, this can be suitably mitigated against, for example through the installation of an appropriately positioned temporary visual and noise screening barrier, as well as the strict implementation of noise control measures within the development footprint during restoration works. Final details of these mitigation measures would be secured by condition requiring the mitigation strategy to be submitted prior to the commencement of phase 2 and 3. SWT have reviewed this approach and consider it would be acceptable and would constitute exceptional circumstances in this case.
- 6.83 Biodiversity Enhancements - In order to improve the ecological potential of the site and increase the level of biodiversity, a condition requiring the submission of a scheme for biodiversity enhancements prior to commencement would be appropriate. Subject to compliance with this condition the development would comply with Policy NHE2 of the Development Management Plan 2019.
- 6.84 Considering all of the above, it is the view that the scheme would be acceptable with regard to ecology matters, and the scheme will enhance the existing and future biodiversity potential of the site. Subject to appropriate conditions and informatives, the development would meet the aims of the NPPF and Policy NHE2 of the DMP in this regard.

#### Flooding and Drainage

- 6.85 The majority of the site is in fluvial Flood Zone 3 (FZ3), with a narrow strip of FZ2 on the west boundary and FZ1 over a small part in the SE corner. The EA's historical flood map show a record of flooding along the watercourse along the west boundary with the majority to the east unaffected. There have been reports of poor drainage to the sports pitches.
- 6.86 Due to the location within FZ3, an area at the highest risk of flooding, the sequential test is required to be followed. Due to the nature of the proposed works, which can only take place in this location and cannot be provided elsewhere, the sequential test would be passed in this case. In accordance with the Planning Practice Guidance for the NPPF this development is classed as less vulnerable, and is an appropriate use for a flood zone, therefore the exception test does not need to be applied.

- 6.87 A site specific Flood Risk Assessment (FRA) has been submitted in support of the development, which confirms that the site is at medium risk of sea and river flooding, low risk of groundwater flooding, medium to low risk of surface water flooding, medium risk of flooding from existing sewers and drainage.
- 6.88 The Recreation Ground has watercourses defining its west and southeast boundaries. The western watercourse is a culverted stream which emerges above ground to the north west edge of the Recreation Ground. Another drain runs beneath Weldon Way before emerging as an open channel along the south -east edge of the site. This drain seems to serve the dwellings in Weldon Way, Sutton Gardens and Taynton Drive – and possibly St Nicholas School. These drains join close to the SE corner and the stream discharges into Redhill Brook approximately 180m further to the southeast. Redhill Brook is a tributary of the River Mole, in turn a tributary of the Thames.
- 6.89 Merstham Recreation Ground is generally flat with a gentle gradient from north to south. The ground levels range between 83.7m AOD and 80.0m AOD approximately. The sports pitches have a suitably gentle gradient.
- 6.90 The proposed development would result in an increase in the impermeable area of 224 sq. metres, however it is proposed to attenuate all of the surface water run-off from all of the proposed development prior to discharging off-site. A Sustainable Drainage System (SUDs) hierarchy has been followed in applying the use of sustainable drainage techniques to the proposed scheme. Specifically it is proposed to incorporate green roofs, filter strips and swales, permeable surfaces, and tanked systems.
- 6.91 It is proposed to lay a new drainage network to convey the surface water run-off to the existing open water channel to the south east corner of the site, which discharges directly onto the adjacent field which is a designated flood plain. Swales and tanked systems will act to store water and cleanse run-off, and permeable surfaced play areas will allow water to infiltrate in to the granular sub-base. The swales will provide storage whilst the flow is attenuated to the greenfield run-off rate, so that the resulting discharge rate will not be greater than the present situation. The benefit of swale is that the water will be treated, thus improving the quality of the water entering the channel.
- 6.92 The FRA and drainage strategy have been reviewed and assessed by both the Environment Agency and Lead Local Flood Authority and, following requests for additional information and clarification, are satisfied with the proposals. A condition requiring the submission of a finalised drainage scheme would be secured by condition.
- 6.93 Subject to compliance with this condition, the scheme would be acceptable with regards to flooding and drainage and would comply with the requirements of the NPPF and associated Planning Practice Guidance and Policy CCF2 of the DMP.

## CONDITIONS

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Received</b>
Proposed Plans	TM-494-LA-120	C	16.05.2022
Other Plan	TM-494-LA-132		23.03.2022
Arboricultural Plan	TM-494-LA-131	C	23.03.2022
Arboricultural Plan	TM-494-LA-130	C	23.03.2022
Site Layout Plan	TM-494-LA-126	C	23.03.2022
Site Layout Plan	TM-494-LA-125	C	23.03.2022
Site Layout Plan	TM-494-LA-124	C	23.03.2022
Site Layout Plan	TM-494-LA-121	C	23.03.2022
Site Layout Plan	TM-494-LA-120	C	23.03.2022
Other Plan	1314-PL-20		23.03.2022
Elevation Plan	1314-PL-15		23.03.2022
Floor Plan	1314-PL-11		23.03.2022
Floor Plan	1314-PL-10		23.03.2022
Site Layout Plan	TM-494-LA-119		23.03.2022
Location Plan	TM-494-LA-118		23.03.2022
Detailed Technical Plan	A7591-1620	T2	15.11.2022
Site Layout Plan	TM-494-LA-150	C	01.12.2022
Detailed Technical Plan	TM-494-LA-120	A	15.11.2022

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. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified within the application and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

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.

4. Phase One as stated on the submitted plan numbered TM 494 LA 150 Rev C shall not be commenced unless and until the bollards shown on plan TM 494 LA 120 Rev A have been erected at the locations shown on the approved plan.

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

5. Notwithstanding the submitted plan A7591 1620 Rev T2 Phase One as stated on the submitted plan numbered TM 494 LA 150 Rev C shall not be commenced unless a revised plan showing the location of the gate opening into the site has been provided in accordance with a revised scheme to be submitted to and approved in writing with the Local planning Authority. The gates shall thereafter always open into the site and the site lines shall not be obstructed by any obstacles hanging lower than 2.0 metres high above the ground and standing higher than 0.6 metres high above the ground.

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

6. 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)
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway

- (i) before and after construction condition surveys of the highway and a commitment
- (k) on-site turning for construction vehicles

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

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

7. No development shall commence including any partial demolition or groundworks preparation until a detailed, scaled and finalized Tree Protection Plan (TPP) and the related 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 and design of foundations, service routings and drainage runs. 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 policies NHE3 and DES1 of the Reigate and Banstead Borough Local Plan adopted September 2019.

8. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by a preliminary ecology appraisal, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

9. No development shall commence until an appropriately detailed Construction and Environment Management Plan (CEMP) detailing how habitats and species will be protected from any adverse impacts as a result of construction has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

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

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

10. Prior to commencement of development, a Sensitive Lighting Management Plan (SLMP) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

11. Prior to commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be 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 Ecology Report prepared by PJC Consultancy ref: 4723E/21 and should include but not be limited to the 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 5 year period)
- G) Details of the organisation or body responsible for 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 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.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. Development in respect to Phase 2 and 3 shall not commence until a breeding bird survey of Holmethorpe Sandpits Complex SNCI has been completed, with survey findings and recommendations in respect to any mitigation and compensation requirements submitted to and approved in writing by the local planning authority before any development in respect to Phase 2 is undertaken.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. Development in respect to Phase 2 and 3 shall not commence until a Great Crested Newt (GCN) mitigation strategy has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

14. Development in respect to Phase 2 and Phase 3 shall not commence until a Great Crested Newt (GCN) class size survey has submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with

regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

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

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 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 approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum staged discharge rate of 1:1 year 4.0l/s, 1:30 year 7.5l/s, 1:100 year 8.7l/s, 1:100 year + 40% CC 10.5 l/s.

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.).

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).

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

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

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

17. Finished floor levels for the proposed buildings shall be set in accordance with the updated Flood Risk Assessment (dated 05/09/2022) at no lower than 82.86 metres above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development in accordance with the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan 2019.

18. Compensatory storage shall be provided in accordance with the updated Flood Risk Assessment (dated 05/09/2022) on page 12.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of floodwater is provided, in accordance with the NPPF and Policy CCF2 of the Reigate and Banstead Development Management Plan 2019.

19. The development shall take place in accordance with an acceptable programme of archaeological monitoring as set out in a Written Scheme of investigation which has been submitted by the applicant 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 the Reigate and Banstead Development Management Plan Policy NHE9.

20. Prior to commencement 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.

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

21. Prior to commencement of development a Waste Management Plan which demonstrates that waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary and opportunities for re-use and recycling of construction,

demolition and excavation residues and waste on the application site are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020.

Reason: In order to meet the requirements of Policy 4 of the Surrey Waste Local Plan (SWLP) regarding the re-use of waste.

22. Prior to the commencement of development, details shall be submitted to and approved by the local planning authority of a timetable for the reprovision of football pitches on and off-site, including the replacement 7x7 pitch at Battlebridge, in order to maintain continuity of use as far as possible. Development shall be carried out strictly in accordance with the approved timetable.

Reason: In order to minimise the duration whereby any football pitches are unavailable for use with regards Development Management Plan policies OSR1 and OSR3.

**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 taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;

- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

4. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway 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/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).
5. 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.
6. 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).
7. 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.



8. 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.
9. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The 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.
12. 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.
13. Biodiversity enhancements – with regard to condition 8 the Council expects the applicant to provide an appropriately detailed document to demonstrate that a measurable net gain (not just compensation), secure for the life time of the development, is achievable. The applicant may wish to use an appropriate metric such as the DEFRA Biodiversity Metric 2.0 to demonstrate how the site will provide biodiversity net gain. If net gain cannot be met this must be fully justified.
14. Where Great Crested Newts (GCN) are identified within the site boundary during development, the applicant must stop work and contact Natural England immediately to discuss the potential requirement to apply for a European Protected Species Licence.
15. It is advised that measures to protect hedgehogs and their habitats by Ensuring the species can move across the landscape by creating gaps into all close boarded fencing, creating habitat connectivity across the landscape Creating a wild corner with minimal habitat management Incorporating hedgehog homes around the site.
16. 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.

17. The applicant should be aware that suitable habitat for hazel dormouse exists within the development site and that should hazel dormouse be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.
18. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.  
  
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.  
  
Sub ground structures should be designed so they do not have an adverse effect on groundwater.  
  
If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). Please use our reference number in any future correspondence.
19. The applicant is advised the scheduled monument consent (SMC) will be required for all elements of the work within the scheduled monument. Works to a scheduled monument without SMC in place constitute a criminal offence.
20. The applicant is encouraged to continue work associated with securing new football pitches and enhancing the use of, and facilitating improvements to, existing facilities in the local area.

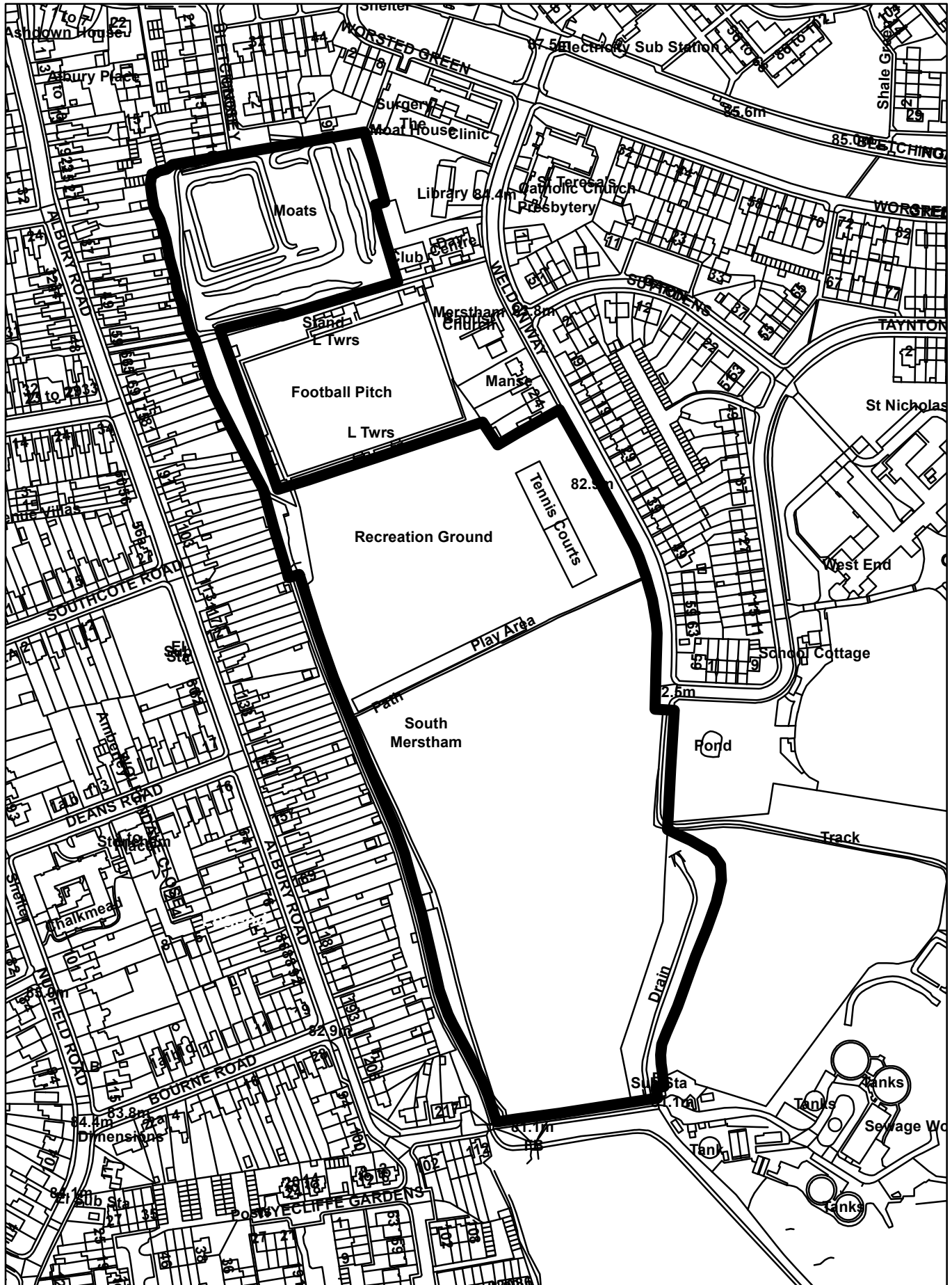
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, DES2, DES3, DES8, DES9, NHE1, NHE2, NHE3, NHE4, NHE9, RET1, RET5, NHE5, OSR1, OSR3, INF2, INF1, INF3, TAP1, 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.

# 22/00685/F - Playground, Merstham Recreation Ground, Albury Road, Merstham





**Paving**

- P1 Footpath - Vehicle grade. Resin bound permeable build-up, 40mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrip and Terraabase Geofabric; To Laid on include 150 -22mm Terrabase of MOT Type 3 sub-base.
- P2 Footpath - Pedestrian grade. Resin bound permeable build-up, 30mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrip and Terraabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.
- P3 Tigermulch to firm trail- Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base
- P4 Parkour and gym area - wetpour surface 70mm rubber wearing course on rubber base, designed to 2.5m high critical fall height; 3 colour mix all be Playtop
- P5 Proposed MUGAs and tennis - coloured tarmac, Ullicolour Porous by Ullicolour or equal and approved, 6mm aggregate size, Colour: Buff Quartzite, PSV 57. Allow for contrast colour markings, colour white, Build-up to engineer's details.
- P5a resurface existing tennis court and tie into new subbase with surface finish to match P6
- P6 Resurfacing existing car park area - tarmac wearing course

**Edges and Boundaries**

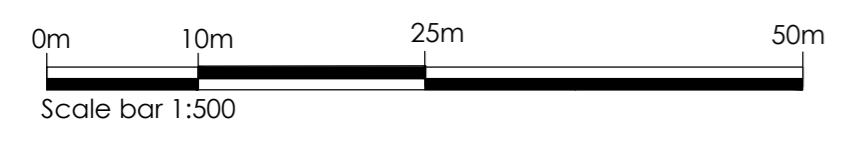
- E1 British Standard flush square edge concrete kerb by Marshalls. Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey
- E2 Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish black RAL 9005, 30% gloss.
- E3 Muga Fence - 3m high weldmesh fencing with inset goals, black finish.
- E4 Chestnut pale fence

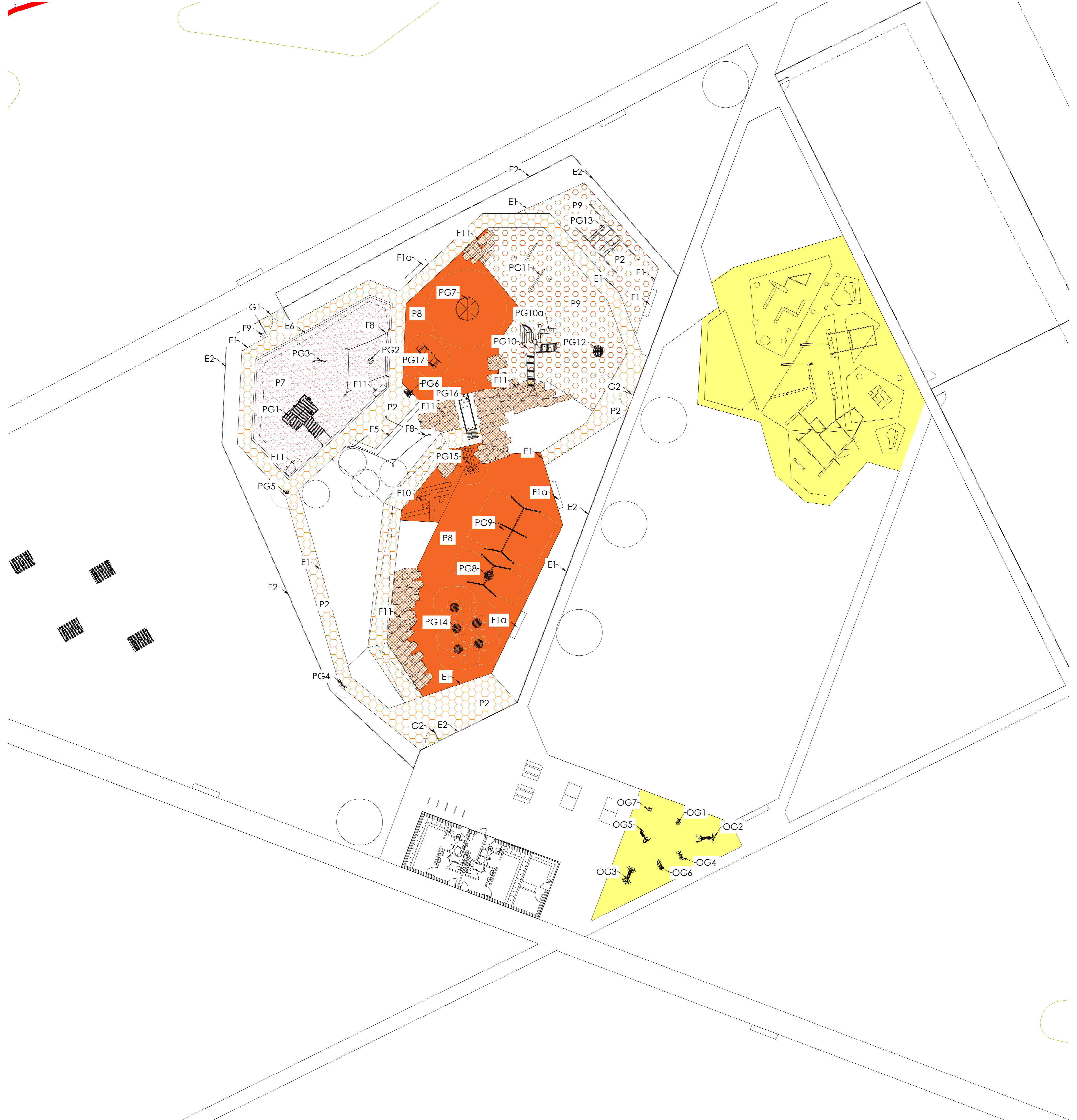
**Furniture**

- F1 Greengate bench by Baileystreetscene Galvanized steel base and Iroko timber top
- F1a Greengate seat by Baileystreetscene Galvanized steel base and Iroko timber top
- F2 Deck to waters edge Oak frame, Seasoned douglas fir boards and upstand edge, 100mm, Oak balustrade and handrail, 1100mm high Allow 2no. life rings
- F3 Sheffield Cycle Stand Broxap, Roof Fixed, galvanised, senior 800mm
- F4 Picnic table H-Frame Picnic Table by broxap
- F5 Table tennis - park outdoor Table by Comilleau
- F6 Greengate picnic set by Baileystreetscene Galvanized steel base and Iroko timber top
- F7 timber clad structure 2m high, with 4no., individual doors for each bin, to include digi lock to each door. To accommodate 3x 360L wheelee bins (for food, plastic/metal and paper) + 1x 1100L wheelee bin for normal waste) individual compartments. Green roof. On concrete apron, extents as shown.

**Trim trail**

- GT1 Over & Under by Kompan Inground colour Orange ref.FSW21400-0901
- GT2 Pull Up Station by Kompan Pro Inground colour Orange ref.FSW20801-0901
- GT3 Declining Bench by Kompan Inground colour Orange ref.FSW20400-0901
- GT4 Double Overhead Ladder by Kompan Inground colour Orange ref.FSW21300-0901





**Play ground Paving**

- ref.FSW21300-0901
- P2 - Pedestrian grade, Resin bound permeable build-up, 30mm layer grave 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrip and Terraabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.
- P7 - Sand - Play grade silica sand, 0.125mm - 2mm grain size minimum 500mm depth 300mm gravel drainage layer wrapped in geotextile membrane with positive drainage, to engineer's specification.
- P8 - Tigermulch - Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base.
- P9 - Loose bark mulch - Pine play bark by Playbark, or equal and approved, To comply with BS EN 1177:2008 and BS EN 4790: 1987. Thickness: minimum 300mm; Sub-base to engineer's details.

**Edges and Boundaries**

- E1 - British Standard flush square edge concrete kerb by Marshalls Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey
- E2 - Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- E5 - Low brick wall 400mm high to match pavilion plinth, timber top seat to fixed to wall
- E6 - In situ colored concrete, to form 500mm upstand. Varying profile - vertical to 1:3 slope to include quarries boulder

**Gates**

- G1 - Double gate 2m wide - (2x1m wide gate) Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- G2 - Single Gate - 900mm wide Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.

**Furniture**

- F1 - Greengate bench by Baileystreetscene Galvanized steel base and Iroko timber top
- F1a - Greengate seat by Baileystreetscene Galvanized steel base

and Iroko timber top

- F8 - Sunshade sail - dragon sunshade with posts by Kompan 912 x 564 x 339 cm, Robinia wood Unpainted, with steel foundations, NRO208-1002
- F9 - Water Fountain - Halsey Taylor 4420-BF1UD8 Endura II Tubular Outdoor Bottle Filling Station.
- F10 - Felled Logs - fixed to concrete base infill with tiger mulch, arranged to provide climbing opportunities
- F11 - Boulder - Slabby Sandstone Rockery by CED stone 1.5 to 3m long

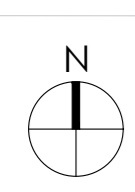
**Play equipment**

- PG1 - Sand and mud play unit Gran Paradiso by eibe 51153001100 with stainless steel fittings
- PG2 - Rotating sand table By Kompan, inground ref. PCM501-0501
- PG3 - Spoon by Jupiter, anchoring in solid grounds by burying or optional with concrete foundation ref. 50000100
- PG4 - Sound island Clappo By eibe ref. 5604500
- PG5 - Sound island Monk By eibe ref. 5604490
- PG6 - Sound island Stream By eibe ref. 5604440
- PG7 - Turntable 2.5m By Jupiter, Stainless Steel Fixings ref. 9044601250
- PG8 - Swing Kondor with nest seat Ø 100 By eibe ref. 51007301100
- PG9 - Quadruple swing frame Kondor By eibe ref. 51016001100 2x flat seat and 2x toddler seat
- PG10 - Spielanlage Immenstadt by Russell play, Constructed in robinia and

- PG11 - Liana by Russell play, stainless steel, powder coated aluminium, EPDM & steel core rope ref. 95.190.605
- PG12 - Access Whirl, by Russell play Constructed in steel core rope, galvanised & powder coated steel ref. CA-02-0001
- PG13 - Viper By hags, Cast In Place ref. H8062081
- PG14 - Trampoline Crater round by Hags ref. TRAM8066469
- PG15 - Climbing ropes, by Richter Spielgerate ref. 6.51815
- PG16 - Stainless steel double embankment slide, 1450mm height with, hill platform for normal and tubular slides, Eibe, ref 54010512100 and stainless steel bar M573380 with Hill platform for wide wave slide by eibe ref. 5452335
- PG17 - Multi seesaw By Kompan, inground ref. KPL116-0412

**Outdoor Gym**

- OG1 - Power smart hand bike by Tgo ref. TGO908
- OG2 - Spinning Bike by Tgo ref. TGO970
- OG3 - Chest Press/Seated Row by Tgo ref. TGO835
- OG4 - Lat Pull Down/Shoulder Press by Tgo ref. TGO825
- OG5 - Rower by Tgo
- OG6 - Cross Trainer by Tgo ref. TGO861
- OG7 - Gym Sign - Post by Tgo ref. TGO889



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/10/08	AB	Updated Playground size and equipment	C	TS
2021/10/08	AB	Updated Playground scheme and tables	B	TS
2021/09/01	AB	For information	A	TS

CLIENT  
Reigate and banstead council  
PROJECT TITLE  
Merstham Recreation Ground

DRAWING TITLE  
Playground and outdoor gym material GA  
DRAWING STATUS  
For Planning

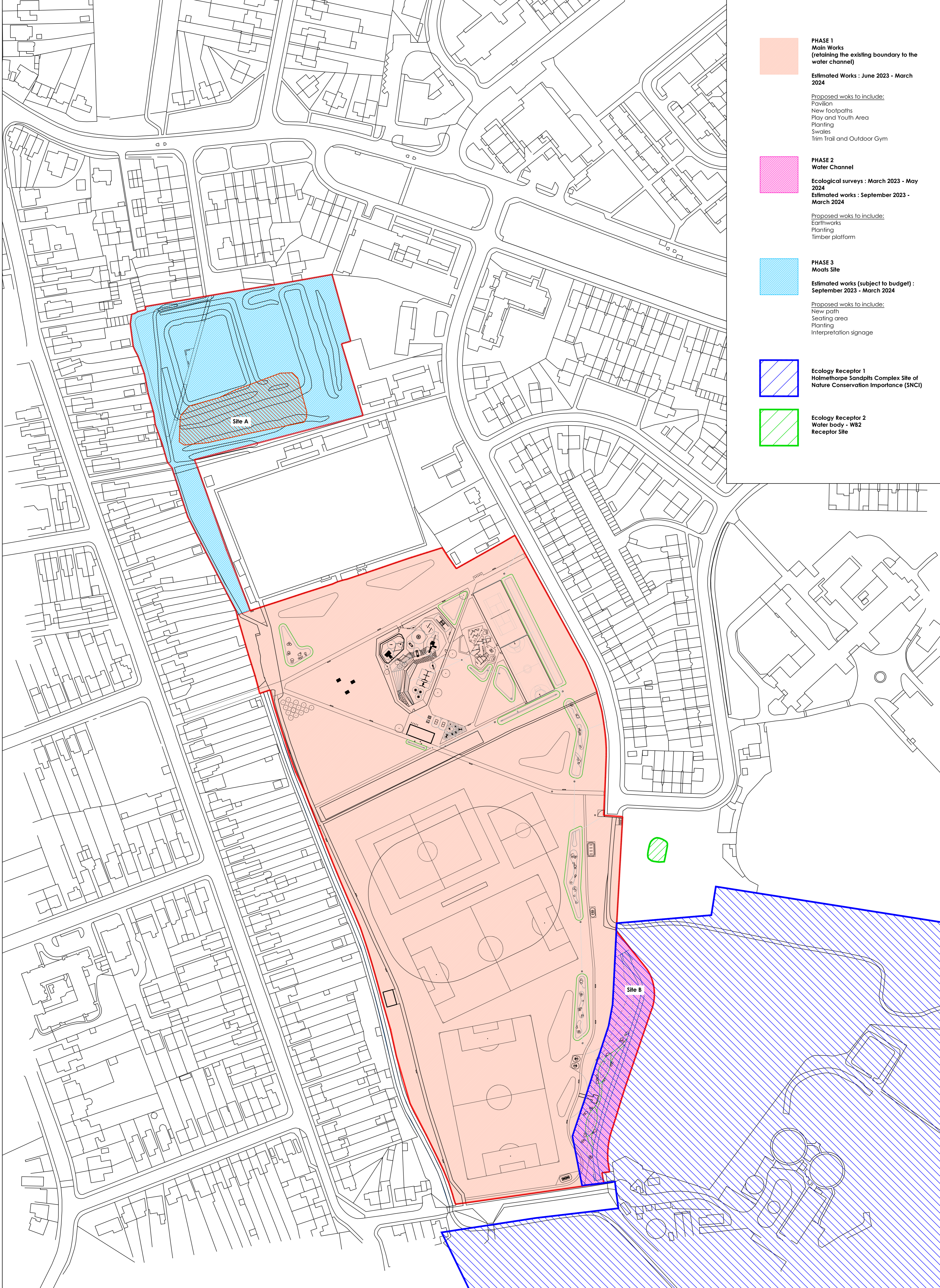
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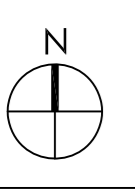
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17/08/21  
CHECKED DATE:  
17/08/21

DRAWING NUMBER:  
TM-494-LA-124  
REVISION:  
C  
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- PHASE 1**  
**Main Works**  
 (retaining the existing boundary to the water channel)  
  
**Estimated Works : June 2023 - March 2024**  
  
**Proposed works to include:**  
 Pavilion  
 New footpaths  
 Play and Youth Area  
 Planting  
 Swales  
 Trim Trail and Outdoor Gym
  
- PHASE 2**  
**Water Channel**  
  
**Ecological surveys : March 2023 - May 2024**  
**Estimated works : September 2023 - March 2024**  
  
**Proposed works to include:**  
 Earthworks  
 Planting  
 Timber platform
  
- PHASE 3**  
**Moats Site**  
  
**Estimated works (subject to budget) : September 2023 - March 2024**  
  
**Proposed works to include:**  
 New path  
 Seating area  
 Planting  
 Interpretation signage
  
- Ecology Receptor 1**  
**Holmethorpe Sandpits Complex Site of Nature Conservation Importance (SNCI)**
  
- Ecology Receptor 2**  
**Water body - WB2 Receptor Site**



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2022.11.29	AB	Receptors, proposed works and programme added	C	TS
2022.07.12	AB	Footpath alignment amendment	B	TS
2022.07.11	AB	Border colours, trees added	A	TS

CLIENT  
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 PROJECT TITLE  
**Merstham Recreation Ground**

DRAWING TITLE  
**Phasing Plan**  
 DRAWING STATUS  
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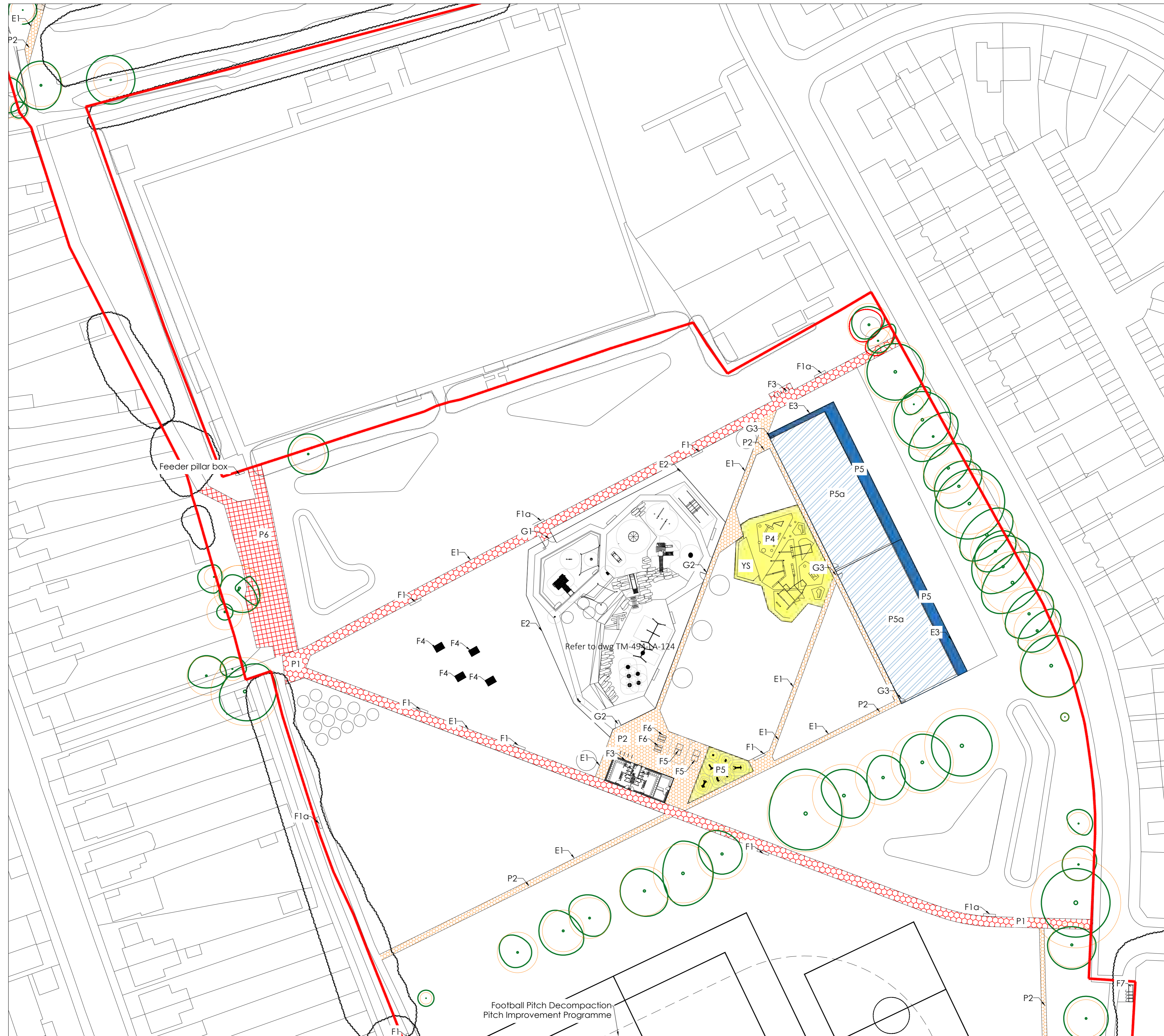
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**08.07.2022**  
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DRAWING NUMBER:  
**TM-494-LA-150**

REVISION:  
**C**

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**Paving**

- P1 Footpath - Vehicle grade. Resin bound permeable build-up, 40mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terrabase Geofabric; To Laid on include 150-22mm Terrabase of MOT Type 3 sub-base.
- P2 Footpath - Pedestrian grade. Resin bound permeable build-up, 30mm layer gravel 6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey; Addagrid and Terrabase Geofabric; To Laid on include 100mm Terrabase of MOT Type 3 sub-base.
- P3 Tigermulch to trim trail- Resin bound rubber mulch, by Redlynch Ltd; Laid Colour: on 1 Autumn; 00mm of 80 MOT mm Type thickness; 1 sub-base
- P4 Parkour and gym area - wetpour surface 70mm rubber wearing course on rubber base, designed to 2.5m high critical fall height; 3 colour mix all be Playtop
- P5 Proposed MUGAs and tennis - coloured tarmac, Ullicolour Porous by Ullicolour or equal and approved, 6mm aggregate size, Colour: Buff Quarzite, PSV 57, Allow for contrast colour markings, colour white, Build-up to engineer's details.
- P5a resurface existing tennis court and tie into new subbase with surface finish to match P6
- P6 Resurfacing existing car park area - tarmac wearing course

**Edges and Boundaries**

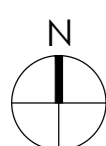
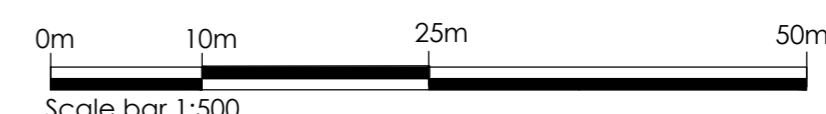
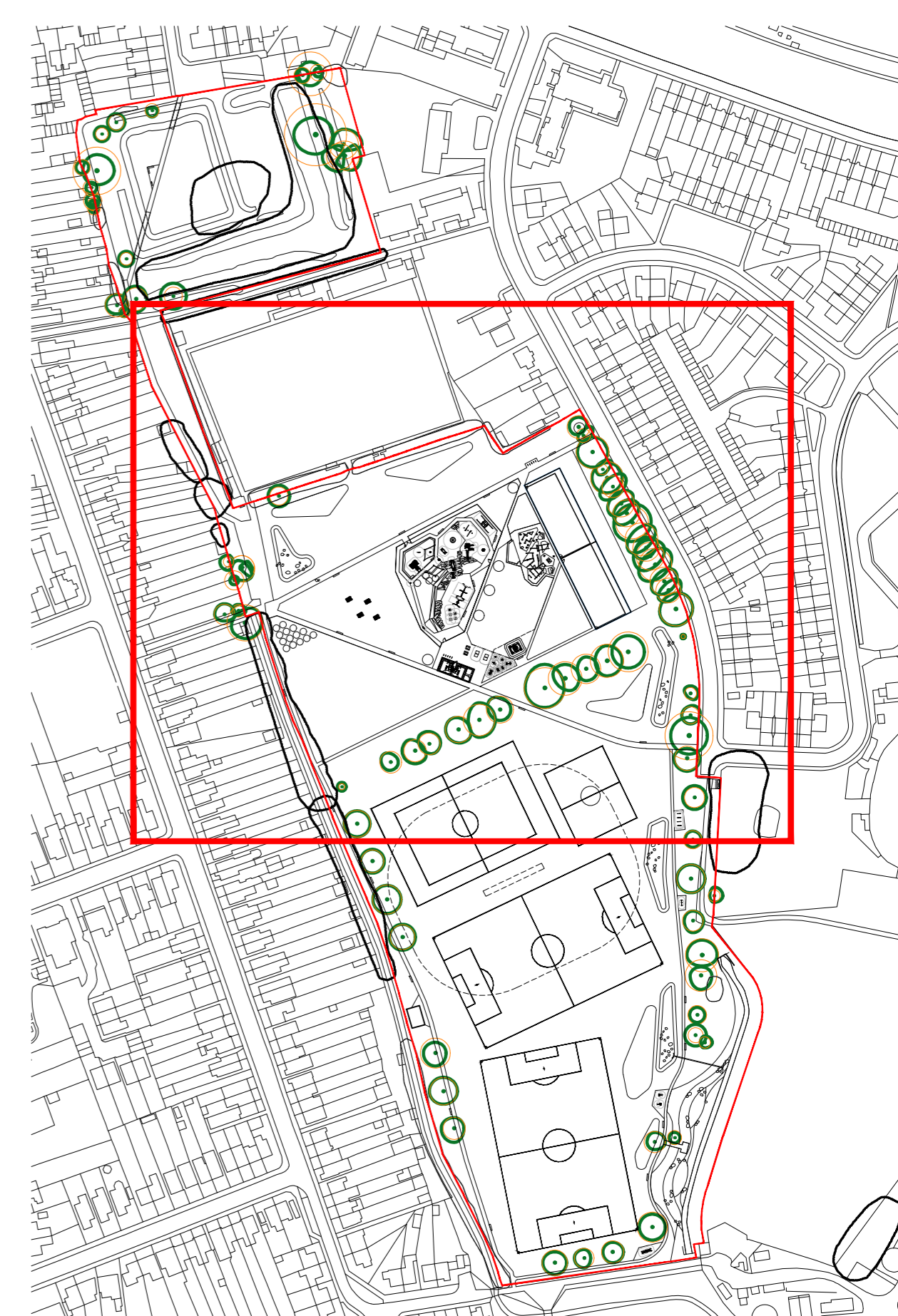
- E1 British Standard flush square edge concrete kerb by Marshalls Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey
- E2 Playground fence - Hot dipped galvanised steel top railing, 1000mm high Powder coated finish black RAL 9005, 30% gloss.
- E3 Muga Fence - 3m high weldmesh fencing with inset goals, black finish.
- E4 Chestnut pale fence

**Gates**

- G1 Double gate 2m wide - (2x1m wide gate) Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- G2 Single Gate - 900mm wide Hot dipped galvanised steel top railing, 1000mm high Powder coated finish Yellow RAL 9005, 30% gloss.
- G3 Pedestrian gate to muga and tennis court

**Furniture**

- F1 Greengate bench by Baileystreetscene Galvanized steel base and iroko timber top
- F1a Greengate seat by Baileystreetscene Galvanized steel base and iroko timber top
- F2 Deck to waters edge Oak frame, Seasoned douglas fir boards and upstand edge, 100mm, Oak balustrade and handrail, 1100mm high Allow 2no. life rings
- F3 Sheffield Cycle Stand Broxap, Root Fixed, galvanised, senior 800mm
- F4 Picnic table H-Frame Picnic Table by broxap
- F5 Table tennis - park outdoor Table by Cornilleu
- F6 Greengate picnic set by Baileystreetscene Galvanized steel base and iroko timber top
- F7 Timber clad structure 2m high, with 4no. individual doors for each bin, to include digi lock to each door. To accommodate 3x 360L wheelie bins (for food, plastic/metal and paper) + 1x 1100L wheelie bin for normal waste) individual compartments. Green roof. On concrete apron, extents as shown.



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/11/03	AB	Updated Parkour area and footpath	B	TS
2021/10/08	AB	Updated Parkour area Outdoor table	B	TS
2021/09/21	AB	For information	A	TS

CLIENT  
RBBC  
PROJECT TITLE  
Merstham Recreation Ground

DRAWING TITLE  
Materials GA 1  
DRAWING STATUS  
For Planning

DRAWING SCALE:  
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PAPER SIZE:  
A1  
DRAWN BY:  
AB  
CHECKED BY:  
TM

DRAWN DATE:  
21.09.2021  
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21.09.2021

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TM-494-LA-120

REVISION:  
C

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The Albury Farm moats

P2 - Pedestrian grade, Resin bound permeable build-up, 30mm layer grave  
6-10mm Terrabase Rustic aggregate by size; Addagrip Colour: Spiced Honey;  
Addagrip and Terraabase Geofabric; To Laid on include 100mm Terrabase of  
MOT Type 3 sub-base.

F1a - Greengate seat by Baileystreetscene Galvanized steel base  
and Iroko timber top

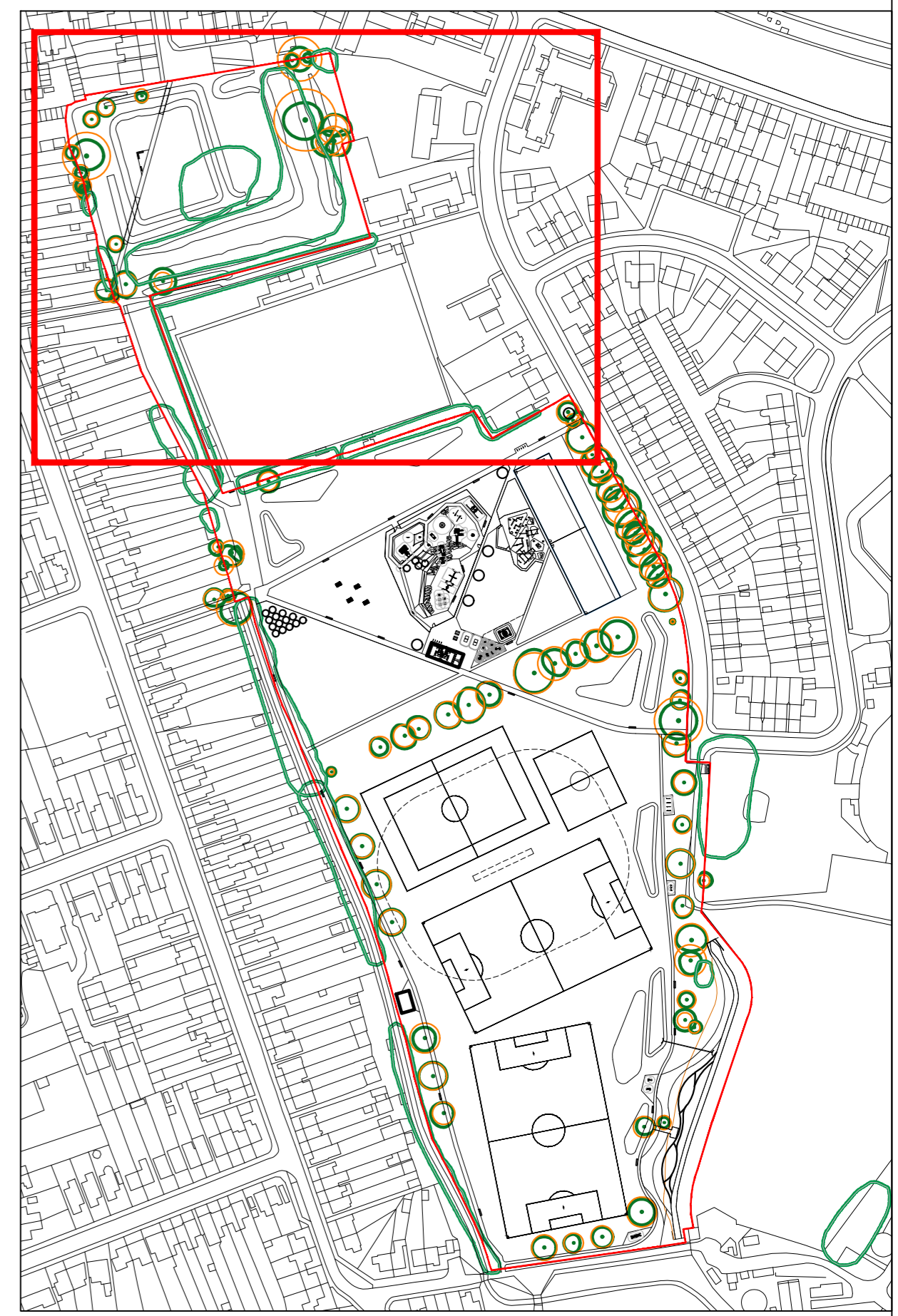
F12 - Timber bridge

F13 - Heritage Information point

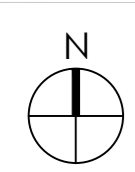
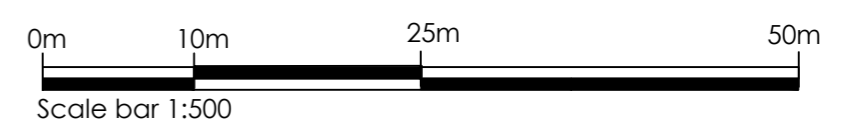
E1 British Standard flush square edge concrete kerb by Marshalls  
Dimensions: 50 x 150mm, laid flush unless stated otherwise Colour: Grey

**WM - Wetland Meadow** 570 m2

100% to be seeded, Wetland meadow seed mix, 4g/m<sup>2</sup>.  
Emorsgate EM8 - Meadow Mixrure for Wetlands or equal  
approved



Location Plan 1:2500



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2021/10/08	AB	Updated DWG, base and hatches	C	TS
2021/10/08	AB	Updated Playground planing, turf and hedges	B	TS
2021/09/21	AB	For information	A	TS

CLIENT  
RBBC  
PROJECT TITLE  
Merstham Recreation Ground

DRAWING TITLE  
The Albury Farm Moat GA  
DRAWING STATUS  
For Planning

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REVISION:  
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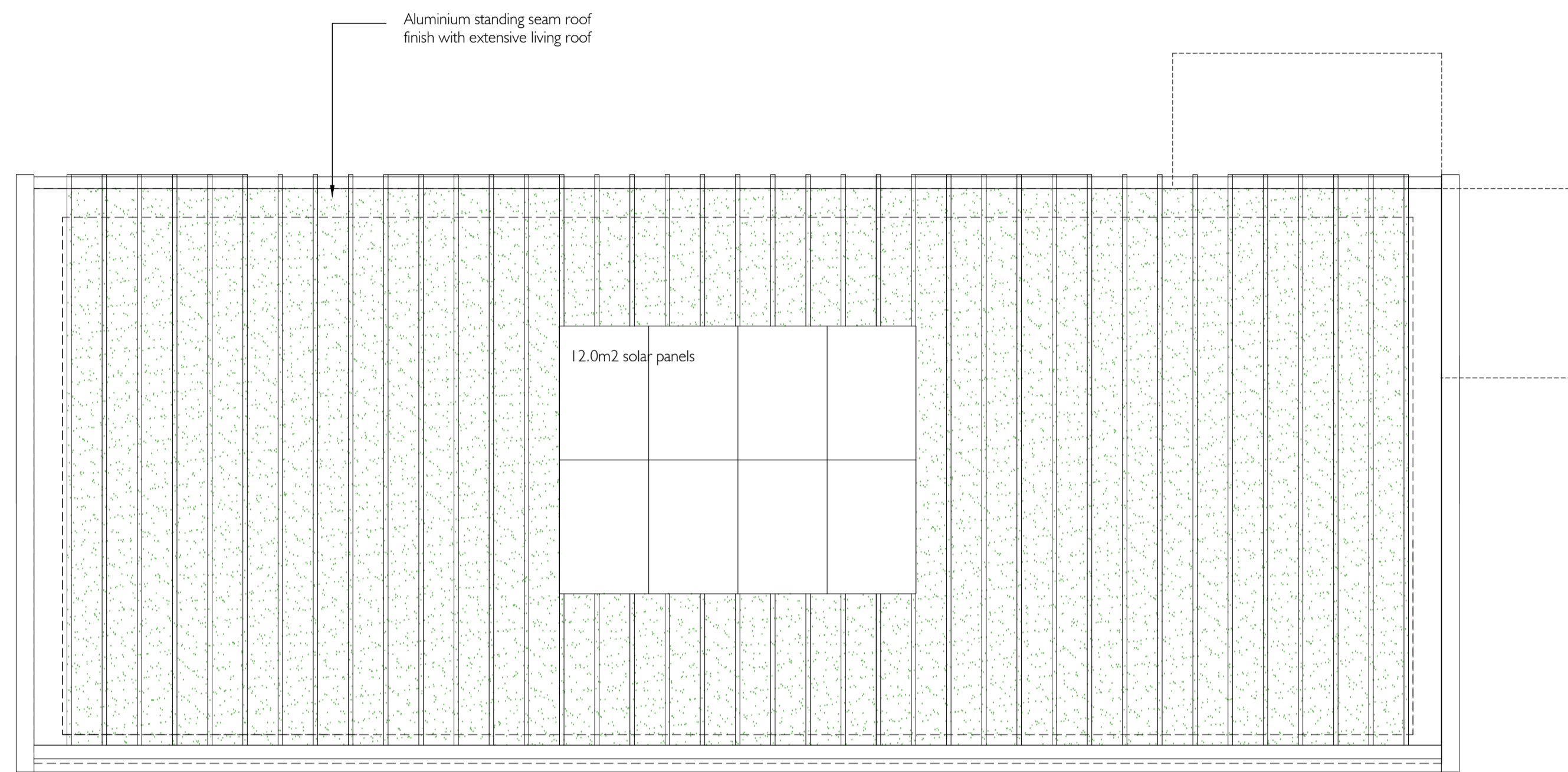
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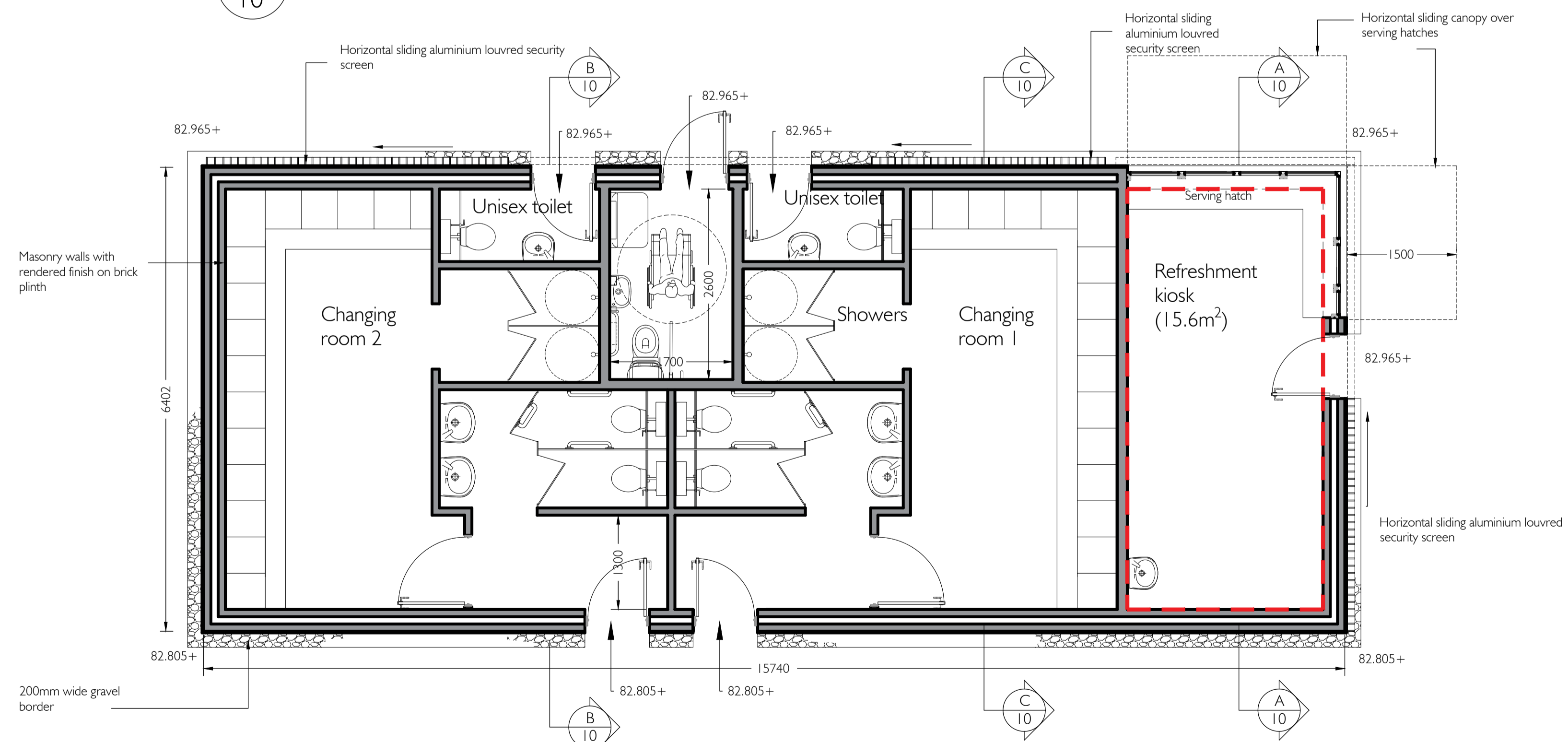


**NOTES**

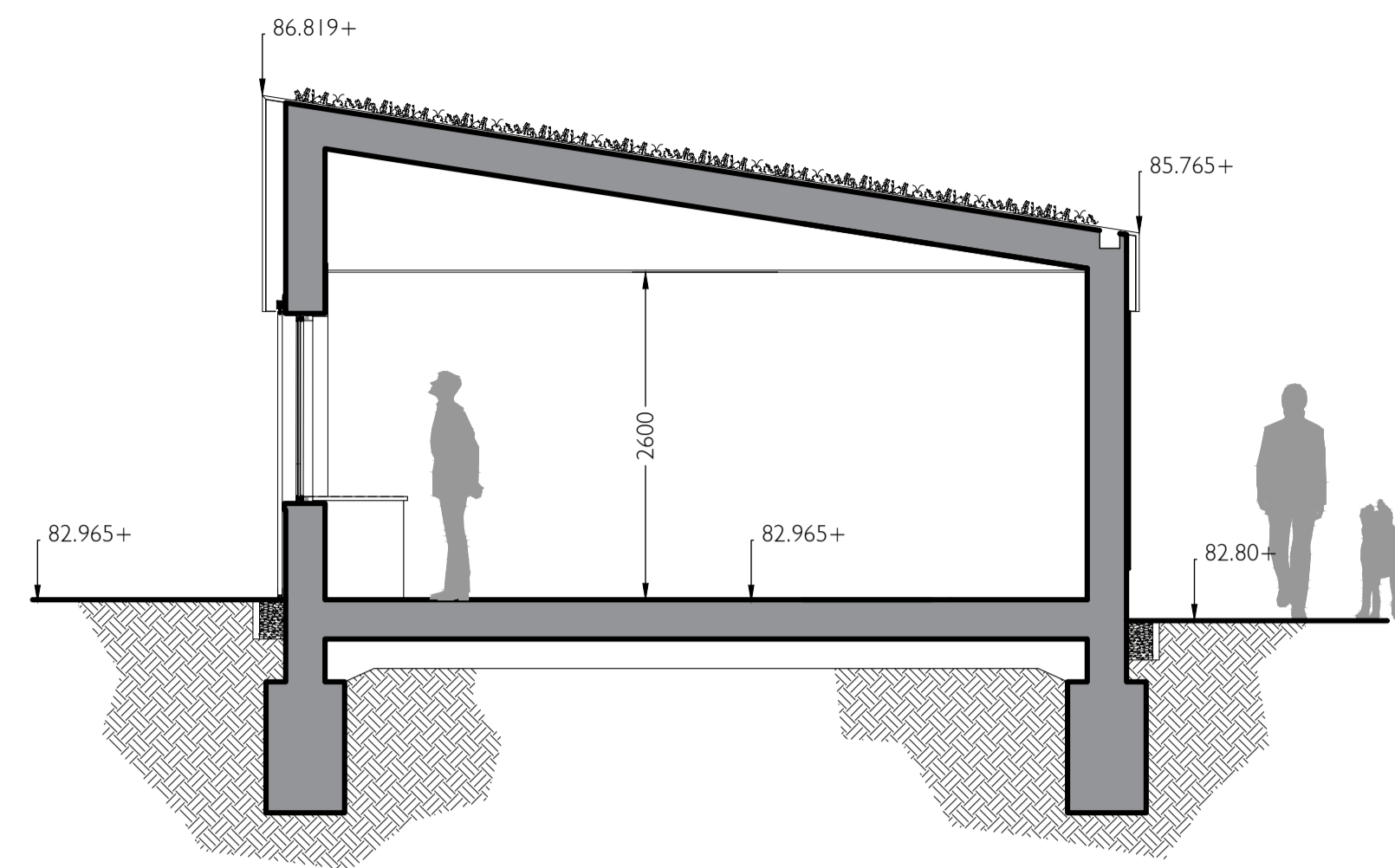
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2. ALL DISCREPANCIES ARE TO BE REPORTED TO PRIOR TO WORK STARTING
3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH RELEVANT BRITISH STANDARDS
4. COPYRIGHT RESERVED.



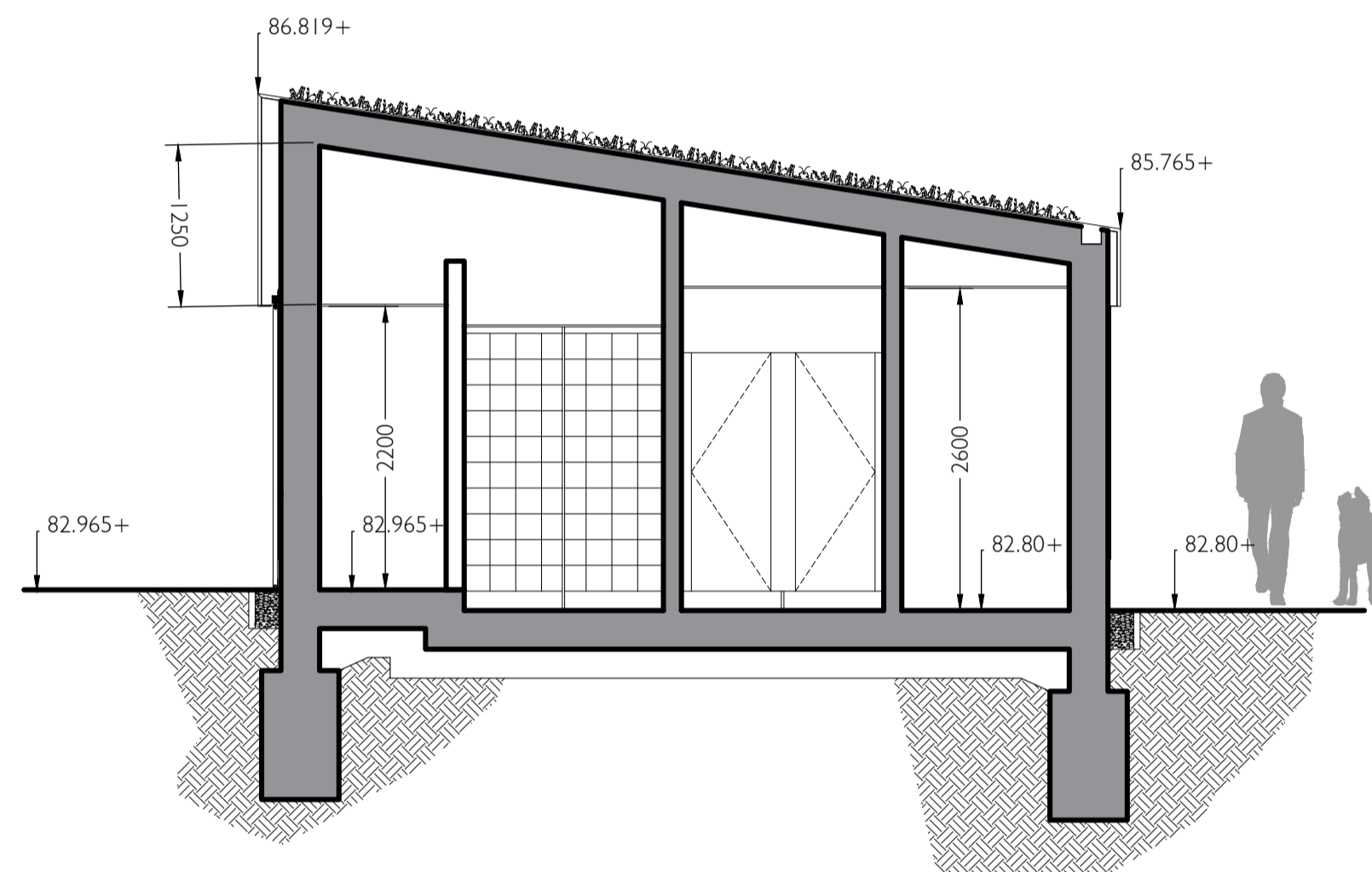
**2**  
**10** ROOF PLAN



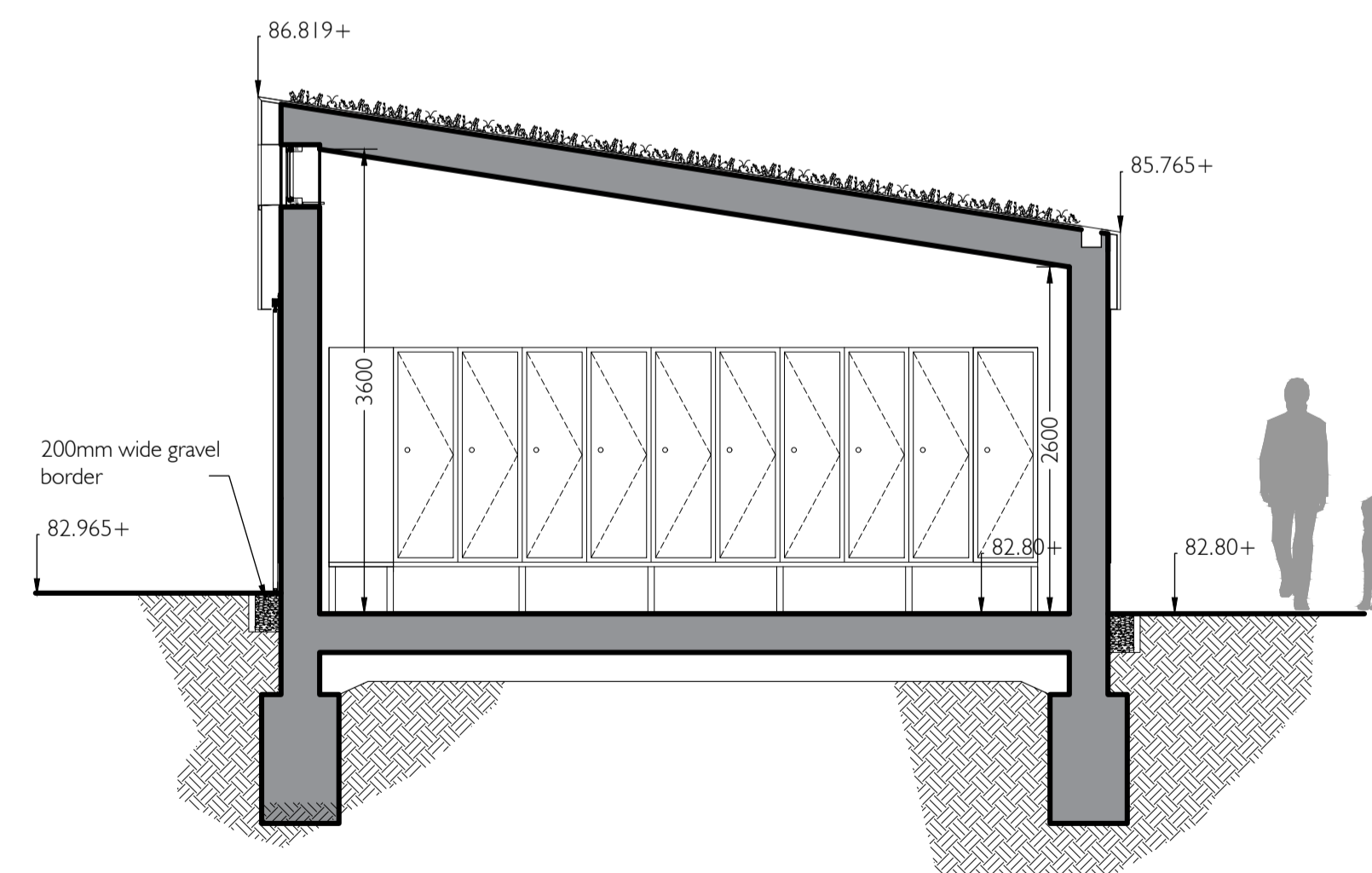
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**10** GROUND FLOOR PLAN



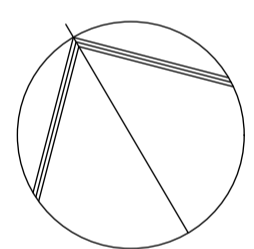
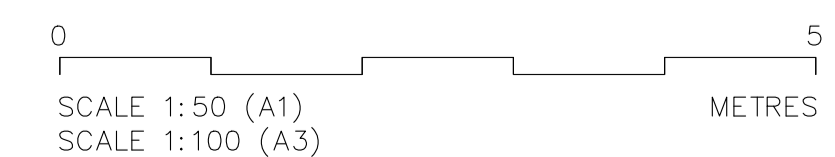
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**B**  
**10** SECTION B-B



**C**  
**10** SECTION C-C



PLANNING APP OCT '21

Revision	By	CHK'd	Auth'd	Date	Description

Client REIGATE AND BANSTEAD COUNCIL

**HP ARCHITECTS LTD**  
Company number: 8686051  
7 Halifax Street London SE26 6JA and  
4 Wigganhill Rd, Watford, Herts. WD18 0AL

Project MERSTHAM RECREATION GROUND

Drawing

GROUND FLOOR AND ROOF PLANS AND SECTIONS

Drawn by Date: AUG '21

Drawing No. 1314-PL-10 Revision

Drawing Scale: 1:50

SKETCH



A VIEW FROM EAST  
20 Shutters open



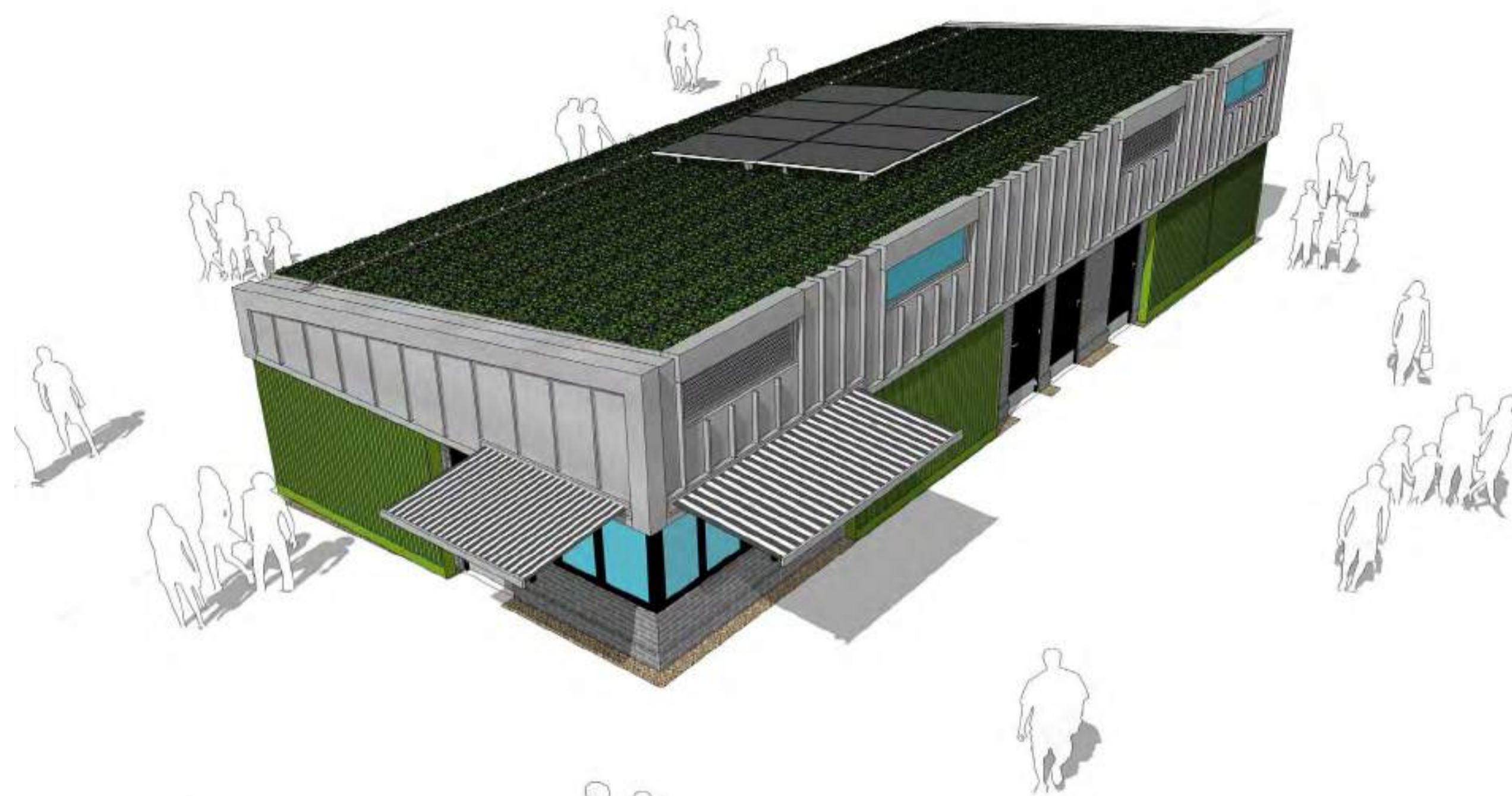
C VIEW FROM NORTH  
20 Shutters open



B VIEW FROM EAST  
20 Shutters closed



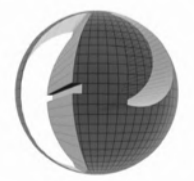
D VIEW FROM NORTH  
20 Shutters closed



E AERIAL VIEW FROM NORTH EAST  
20 Shutters open



F AERIAL VIEW FROM NORTH WEST  
20 Shutters open

- PLANNING APP OCT '21					
Revision	By	Chk'd	Auth'd	Date	Description
Client REIGATE AND BANSTEAD COUNCIL					
 <b>HP ARCHITECTS LTD</b> Company number: 8686051 7 Halifax Street London SE26 6JA and 4 Wigganhall Rd, Watford, Herts. WD18 0AL					
Project MERSTHAM RECREATION GROUND					
Drawing PERSPECTIVE VIEWS					
Drawn by					Date: JUNE '21
Drawing No. 1314-PL-20					Revision
Drawing Scale: 1:50					