 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	22 November 2023
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:		WARD: Horley Central and South

APPLICATION NUMBER:	23/01653/F	VALID:	29/07/2022
APPLICANT:	Fairfield Horley	AGENT:	Nova Planning
LOCATION:	2 AND 4 FAIRFIELD AVENUE, HORLEY		
DESCRIPTION:	Demolition of No. 2 Fairfield Avenue and erection of 1 No detached 4 bedroom dwelling and a pair of semi-detached two storey 3 bed room family dwellings with associated parking and landscaping.		
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.			

This application is referred to Committee in accordance with the Constitution as the application site is for net 2 dwellings.

SUMMARY

The application is for the erection of two semi-detached 3-bedroom dwellings and one detached 4-bedroomed dwelling along with off road car parking following the demolition of no.2 Fairfield Avenue and the subdivision of the plot of no.4 Fairfield Avenue in Horley. The resultant plot sizes would be commensurate with the surrounding area and the design and appearance of the properties would be in keeping with the 1950s vernacular seen in the surrounding area.

The properties would have access from Fairfield Avenue and would have driveways to allow for two off road car parking spaces per dwelling which complies with TAP1 and Annexe 4 of the DMP.

In terms of neighbour amenity, the proposed dwellings would be sufficiently spaced away from the donor property and other properties in Fairfield Avenue and Cheyne Walk to the north so as not to materially impact the amenity of those properties. There would be no significant overlooking as no non-obscured side facing windows are proposed at first floor level to the north or south.

Planning Committee
22 November 2023

Agenda Item:
23/01653/F

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: No objections subject to conditions relating to the access, parking, and the provision of electrical charging points for cars and storage and charging points for e-bikes.

Tree Officer: The proposed plan is accompanied with an Arboricultural Method Statement (AMS), and a Tree Protection Plan (TPP), in accordance with the British Standard BS5837: 2012. There are no Tree Preservation Orders (TPOs) on the site, and the site is not located in a Conservation Area.

To facilitate the development and for arboricultural reasons two trees (an ash tree and a goat willow) and a small hedge are proposed to be removed. All those trees are low quality, with a BS 5837 quality category C. and are the only trees that will be affected by the proposed plan.

To compensate the loss of two trees, two new trees are proposed to be planted. Tree protection fencing will be installed, for protecting the rest of the trees on or near the site.

In light of the above, I do not have objections to the proposal development, the effect to the trees will be acceptable and the removal of the trees is considered reasonable and acceptable by the British Standard BS5837:2012.

Horley Town Council: No objections

Contaminated Land Officer: Recommends conditions relating to asbestos and contaminated land.

Representations:

Letters were sent to neighbouring properties on 23 August 2023 and 20 October 2023. Three letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Drainage	3	See paragraph 6.26
Flooding	3	See paragraph 6.26
Inadequate parking	1	See paragraph 6.18

Six letters of support from local residents have also been received.

1.0 Site and Character Appraisal

1.1 The site currently consists of a detached bungalow (no.2) and a detached dwelling (no.4) set within substantial plots. The properties were built in the middle of the 20th century and are typical of the properties of that period. The

surrounding area is typified by semi-detached and detached properties dating from the latter half of the twentieth century.

- 1.2 The site consists of part of the northern garden of no.4 and the whole of the plot of no.2 Fairfield Avenue. The site is relatively flat. There are mature trees to the rear of the plot and a substantial hedge along the northern boundary that could be impacted by the proposal.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Reduction in the size of the dwellings to allow for increased spacing in keeping with the wider townscape.
- 2.2 Further improvements could be secured: Materials, landscaping, tree protection condition, broadband condition, water condition, highways conditions, removal of permitted development rights for loft conversions, obscure glazing to first floor side facing window.

3.0 Relevant Planning and Enforcement History

- 3.1 No relevant planning or enforcement history.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of no.2 Fairfield Avenue and the sub-division of no.4 Fairfield Avenue and the erection of two 3 bedroom semi-detached dwellings and one detached 4 bedroom dwelling on the resulting plot.
- 4.2 The proposed scheme has been amended with the removal of crown roofs to the dwellings, along with some increased spacing and reduction in size of the dwellings.
- 4.3 The design of the properties broadly reflects the properties in the vicinity that date from the 1950s and 20th Century with a traditional design and materials with tiled roofs and brickwork, and hipped gable features to the front.
- 4.4 Parking has been provided for each property with two off road car parking spaces per property.
- 4.5 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.

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

Assessment	The layout maximises the use of an otherwise under-developed site without appearing imposing on the street scene, presenting an efficient solution for residential development. In terms of scale, materiality and architectural style, the proposal remains sympathetic to the established character of the area while seeking to improve and enhance the local streetscape.
Involvement	No community consultation took place.
Evaluation	N/A
Design	Inspiration has been sought from the shapes and forms of the adjacent developments. The elevations incorporate hipped roofs and feature gable walls. The gable walls at the front elevations are designed to honour the front elevations of the already existing houses across Fairfield avenue, while in the same time creating a playful pattern across the elevations of the newly proposed dwellings.

4.6 Further details of the development are as follows:

Site area	975sqm (approx. 0.1ha)
Proposed parking spaces	6
Parking standard	6
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES2, DES5, DES8

Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Surrey Design
Local Distinctiveness Design Guide
Householder Extensions and
Alterations

Other Human Rights Act 1998

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Amenity of occupiers
- Highway and parking matters
- Trees and landscaping
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

Impact on local character

6.3 The application is for the demolition of no.2 Fairfield Avenue and the sub-division of no.4 Fairfield Avenue and the erection of two 3 bedroom semi-detached properties and one detached 4 bedroom dwelling on the resulting plot along with off road car parking spaces for 2 cars for each property to the front of the houses and rear garden laid to lawn to the rear.

6.4 Policy DES2 refers to development within residential garden land. It is considered that the sub-division of the plots as proposed would comply with policy DES2 as the new houses will respect the scale, form and external materials of the existing buildings in the locality. In addition, the height of the houses and mass will correspond with the others in the street-scene, the elevations provided show that detached house would match the height of other detached houses on this side of the road and the semi-detached properties would be of a similar height to the other semi-detached properties.

- 6.5 It is considered that the plot widths and front garden depths are consistent with other houses in the road. The spacing between the buildings would ensure that houses are in keeping with the prevailing layout of the area including the properties opposite.
- 6.6 The development will not cause undue disruption to the character and appearance of the existing street frontage and would continue the spacing of properties on this side of the road. It is noted that no.2 Fairfield Avenue is the only bungalow in the road at present and has a wider plot than other properties. The resultant width of the plots is commensurate with other plots on this side of the road.
- 6.7 The proposed dwellings would be of a broadly traditional design typical of the 1950 style designs of the other properties in Fairfield Avenue. Amended plans have been received during the course of the application which removed the crown roofs of the buildings and added hipped gables to the front which is in keeping with other properties in the area, including the donor property at no.4. The plans and design statement show that the proposed dwellings would be constructed out of traditional materials. It is considered important that the external materials are secured by condition to ensure that the materials are in keeping with the surrounding area.
- 6.8 A street scene has been provided and this shows that the properties are of similar heights to the properties within Fairfield Avenue. Amended plans have been received which have reduced the heights of the proposed dwellings and removed their crown roofs. In addition, it is considered pertinent to remove permitted development rights for loft conversions (classes B and C) in order that these might be fully assessed against planning regulations and to maintain the character of the area.
- 6.9 There would be some planting proposed to the front of the properties in order to soften up the proposed parking areas. Whilst it is noted that there is a substantial amount of hard landscaping to the front of the properties, this is similar to a number of other properties in the road, including the dwellings directly opposite.
- 6.10 The three dwellings exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5. All three dwellings would have spacious rear gardens, with depths of these gardens being at least 20m which is commensurate with other plots in the road.
- 6.11 It is considered therefore that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with both policies DES1 and DES2 in this regard.

Neighbour amenity

- 6.12 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken to assess the impact of the new dwellings on neighbouring properties. It is considered that the impact to the properties to the

east, at 1-3 Fairfield Avenue are limited as they are on the opposite side of the road, and this would be a typical street layout. Whilst it is appreciated that the outlook of those houses would change, it would not cause a significant loss of amenity to those properties.

- 6.13 The rear gardens of the properties to the north, nos 21-25 Cheyne Walk are around 25m in depth and would face onto the side of the proposed detached dwelling. It is noted that these properties are bungalows but due to the distance between properties the relationship between them is considered acceptable. Additionally, the roof of the new dwelling is hipped away from that boundary and a replacement hedge is proposed along the boundary to replace the existing hedge (This will be secured as part of the landscaping condition). There is a side facing window and door at ground floor level and some high-level roof lights, but due to the distances, screening and high level of the roof lights the relationship is considered acceptable. A condition requiring further permission for new openings at first floor level is recommended.
- 6.14 The proposed semi-detached dwellings would be built alongside the donor property at no4. Fairfield Avenue. The plans show a gap of between 2-3m between each property which is commensurate with other gaps in the street scene. In addition, the proposed dwellings only extend marginally beyond the two-storey element of no.4 reducing any significant or material impact to that property. No side facing windows at first floor level are proposed.
- 6.15 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Amenity of occupiers

- 6.16 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. It further advises that new accommodation must meet the relevant nationally prescribed internal space standard (NDSS) for each individual unit unless the Council considers that an exception should be made.
- 6.17 In this case the proposed properties exceed NDSS standards for a 3 and 4 bed units and each habitable room would be served by a window as shown on the proposed floor plans. There is also a good sized garden to the rear of each property. It is considered therefore that the proposal complies in this regard with Policy DES5.

Highway and Parking Matters

- 6.18 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new access, parking and turning, and the provision of electrical charging points for cars along with storage and charging for e-bikes and bikes.

- 6.19 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include two car parking spaces per dwelling within the development, and this is considered compliant with policy.
- 6.20 It is noted that there is local concern that this part of the road has historically had issues with parking on the bend of the road at this point which has restricted visibility. The increase in dropped kerbs at the site should alleviate some of the worst parking and it is not considered that this would displace a significant amount of on-street car parking. Most, if not all the neighbouring properties have off street parking space for one or more cars, meaning that alternative off street parking is available for residents to park their cars off street if they are not already doing so. In addition, as noted above, there is sufficient off-road car parking for new dwellings.

Trees and Landscaping

- 6.21 There are a number of mature trees to the rear of the site along with significant and substantial boundary planting along northern boundary. The council's tree officer has been consulted and has made the following comments:
"The proposed plan is accompanied with an Arboricultural Method Statement (AMS), and a Tree Protection Plan (TPP), in accordance with the British Standard BS5837: 2012. There are no Tree Preservation Orders (TPOs) on the site, and the site is not located in a Conservation Area.

To facilitate the development and for arboricultural reasons two trees (an ash tree and a goat willow) and a small hedge are proposed to be removed. Having all those trees low quality, and with a BS 5837 quality category C. Being the only trees that will be affected by the proposed plan.

To compensate the loss of two trees, two new trees are proposed to be planted. Tree protection fencing will be installed, for protecting the rest of the trees.

In light of the above, I do not have objections to the proposal development, the affection to the trees will be acceptable and the removal of the trees is considered reasonable and acceptable by the British Standard BS5837:2012."

- 6.22 The Tree Officer has recommended that a tree planting condition and a tree protection implementation condition are added to the permission in order to facilitate good tree management and protection.
- 6.23 In addition, a landscaping condition will be added to the permission to ensure that hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. This includes details to the front boundaries that will include hedging and the replacement hedge adjacent to the boundary with Cheyne Walk. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

CIL

- 6.24 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Affordable Housing

- 6.25 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.26 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

Sustainability and Climate Change

- 6.27 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission is granted, a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day will be attached.

Other Matters

- 6.28 Concern was raised from local residents in terms of potential flooding and drainage issues. It is noted that the site is within flood zone 1 which carries the lowest risk of flooding. In addition, the site is not within an area of high surface water drainage, although it is noted that the road and the junction with Cheyne Walk to the north is in an area of relatively high surface water flooding (1:100). The highways authority have requested a condition to ensure that the new access will be provided with a means to prevent private water from entering the highway and this will help to prevent any additional surface water flooding in the immediate area.
- 6.29 Electronic communication networks: Policy INF3 criteria 1 states that "The Council will require all new development to be connected with high speed and reliable broadband". A condition has been added to the permission to this effect.

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.

Plan Type	Reference	Version	Date Received
Floor Plan	2101	P1	07.08.2023
Floor Plan	1100	P1	07.08.2023
Site Layout Plan	1000	P1	07.08.2023
Elevation Plan	1200	P1	07.08.2023
Site Layout Plan	0003	P1	08.11.2023
Floor Plan	2100	P4	13.11.2023
Elevation Plan	2200	P4	13.11.2023
Roof Plan	2102	P3	08.11.2023
Site Layout Plan	2000	P5	08.11.2023
Location Plan	0002	P4	08.11.2023
Street Scene	2250	P2	19.10.2023
Elevation Plan	2201	P2	19.10.2023
Site Layout Plan	2001	P3	17.08.2023

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

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

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

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

4. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict

accordance with the approved details contained in the Tree Protection Plan compiled by David Archer Associates.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

5. No development shall commence on site until a scheme replacement tree planting of the site has been submitted and approved in writing by the local planning authority. two native trees (as oak, field maple, goat willow, hornbeam trees) are requested to be planted to compensate the lost of two trees. The scheme shall include details of tree location, schedules of tree species and size with proposed numbers.

All trees shall comply with the requirements of BS 8545:2014 Trees from nursery to independence in the landscape – Recommendations, British Standard 4043:1989 Transplanting root-balled trees. All pre planting site preparation, planting and post-planting maintenance work shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for general landscape operations (excluding hard surfaces).

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837:2012 Trees in relation to design, demolition and construction.

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

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

6. The development shall not be occupied until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard and soft landscaping, along with the replacement hedge to the boundary with Cheyne Walk, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management program.

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

7. Notwithstanding the submitted plan numbered 2001 Rev P5 no vehicle shall access the site from Fairfield Avenue unless and until the proposed vehicular accesses hereby approved has been constructed and provided with a means within the private land of preventing private water from entering the highway in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.60m 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, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and thereafter the parking area shall be retained and maintained for their designated purposes.

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

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

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

10. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

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

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

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

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

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

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

13. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority

and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

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

14. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

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

15. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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

- 16a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a

validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

- 16b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

17. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify. Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

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

18. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not

required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

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

19. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by Classes B & C of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval of the Local Planning Authority.

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

INFORMATIVES

1. 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.

2. 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.
3. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigate-banstead.gov.uk/info/20277/street naming and numbering](http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering)
4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
5. 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](#).
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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
9. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway
10. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees should reflect the species lost through development and shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees

will be of Extra Heavy Standard with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess 14/16cm.

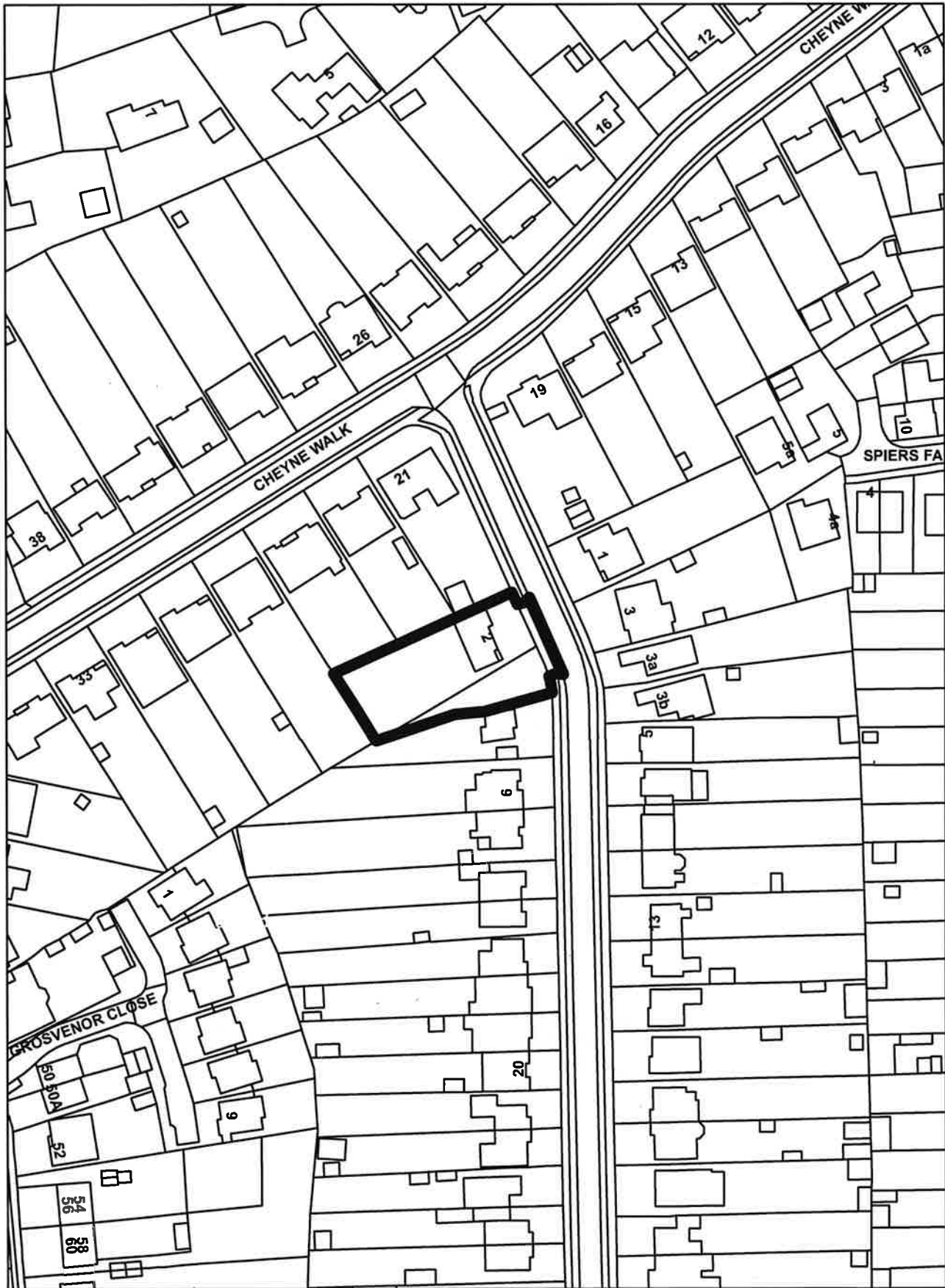
12. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
13. In seeking to address and discharge the "contamination remediation" condition above, the applicant's attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.
14. The applicant site is situated on land that may have historically comprised military land. As a result there is the potential for a degree of soil contamination to be present beneath part(s) of the site. In addition there is the potential for the presence of Unexploded Ordnance (UXO) to be present beneath part(s) of the site. Groundworkers should be made aware of the above so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified or suspect/actual UXO identified the Local Planning Authority should be contacted promptly for further guidance and in relation to UXO the Local Police should also be contacted

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES2, DES5, DES8, TAP1, NHE3, CCF1, INF3, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

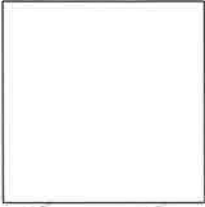
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

23/01653/F - 2 And 4 Fairfield Avenue, Horley



SCALE @ A1: 1:500
SCALE @ A3: 1:200

A1 / A3



NOTES

1. Detail drawings shall be submitted to the Council for approval.
2. All works shall be carried out in accordance with the approved plans.
3. The contractor shall be responsible for obtaining all necessary permits and approvals.

Key

- Existing Trees/Planting Revealed
- Proposed Street Planting
- 1. Sustainable Planting
- 2. Existing Planting
- 3. Existing Tree Stumps
- 4. Existing Storage
- 5. Existing Storage
- 6. Existing Storage
- 7. 1.5m Chainlink Fence

REV DATE NOTES

01	15/02/2023	Grid lines to match to site
02	15/02/2023	Grid lines to match
03	02/07/2023	Grid lines to match
04	15/07/2023	Revised notes
05	02/08/2023	Revised planting plan
06	15/08/2023	Revised planting plan

ISSUES LIST

NO.	DATE	DESCRIPTION
1	15/02/2023	Grid lines to match to site
2	15/02/2023	Grid lines to match
3	02/07/2023	Grid lines to match
4	15/07/2023	Revised notes
5	02/08/2023	Revised planting plan
6	15/08/2023	Revised planting plan

PROJECT
Fairfield Avenue

CLIENT
Fairfield Holiday

STATUS
PLANNING

DRAWN BY
L. CC

CHECKED BY
CC

APP. NO.
AA495

DRAWING NO.
2001

DATE
P3

ARCHITECT
sowkines architects
RIBA AH

1077A 66550
www.sowkinesarchitects.com
www.sowkinesarchitects.co.uk

DRAWING TITLE
Proposed Site Plan - Ground Floor Level



PLANNING PERMISSION IS GRANTED FOR THE PROPOSED DEVELOPMENT AND CONSTRUCTION PROVIDED THAT THE DEVELOPER SHALL COMPLY WITH THE CONDITIONS OF THE PLANNING PERMISSION AND THE LOCAL AUTHORITY'S PLANNING POLICY.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

SCALE: AS SHOWN	A1	A3
DATE: 08/20/2023		

NOTES

1. Refer to drawing sheet A1 for site location and context.

2. This drawing is for informational purposes only.

PROJECT: Fairfield Avenue

CLIENT: Fairfield Holiday

DATE: 08/20/2023

DESIGNER: [Redacted]

REV	DATE	NOTES
1	08/20/2023	Planning Issue

PROJECT: Fairfield Avenue

CLIENT: Fairfield Holiday

sawkings architects

10010 10th Street, Suite 100
 San Diego, CA 92121
 Phone: (619) 594-1234
 Email: info@sawkings.com

ARCHITECTS REGISTERED IN THE STATE OF CALIFORNIA
 RIBA #A

STATUS	PLANNING	DRAWN BY	IL	CHECKED BY	CC
JOB NO.	A4495	DRAWING NO.	0003	PI	
DRAWING TITLE					
Fairfield Grand Proposal					



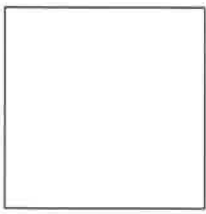
Blue - Siting precedent for proposed units 2b and 2c
 Red - Siting precedent for proposed unit 2a

PLANNING ISSUES TO BE RESOLVED IN CONJUNCTION WITH THE SUBMITTAL OF THE CONSTRUCTION PERMITS ARE IDENTIFIED ON THE DRAWING AS SHOWN IN RED. THE CLIENT IS RESPONSIBLE FOR RESOLVING THESE ISSUES.

THIS IS AN INFORMATIONAL DRAWING AND NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREON IS ACCURATE AND COMPLETE.

DATE OF PL: 1/30
SCALE OF PL: 1/8" = 1'-0"

A1
A3



NOTES

1. Detail drawings are 1/4" = 1'-0" unless otherwise noted.

2. All work shall conform to the 2018 International Building Code (IBC) and all applicable local codes.

3. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.

4. All work shall be done in accordance with the approved plans and specifications.

5. All work shall be done in accordance with the approved plans and specifications.

6. All work shall be done in accordance with the approved plans and specifications.

7. All work shall be done in accordance with the approved plans and specifications.

8. All work shall be done in accordance with the approved plans and specifications.

9. All work shall be done in accordance with the approved plans and specifications.

10. All work shall be done in accordance with the approved plans and specifications.

11. All work shall be done in accordance with the approved plans and specifications.

12. All work shall be done in accordance with the approved plans and specifications.

13. All work shall be done in accordance with the approved plans and specifications.

14. All work shall be done in accordance with the approved plans and specifications.

15. All work shall be done in accordance with the approved plans and specifications.

16. All work shall be done in accordance with the approved plans and specifications.

17. All work shall be done in accordance with the approved plans and specifications.

18. All work shall be done in accordance with the approved plans and specifications.

19. All work shall be done in accordance with the approved plans and specifications.

20. All work shall be done in accordance with the approved plans and specifications.

21. All work shall be done in accordance with the approved plans and specifications.

22. All work shall be done in accordance with the approved plans and specifications.

REV.	DATE	NOTES
01	1/30/2023	1. Add Notes to Detail for notes
02	1/30/2023	2. Add Notes to Detail for notes
03	1/30/2023	3. Add Notes to Detail for notes
04	1/30/2023	4. Add Notes to Detail for notes
05	1/30/2023	5. Add Notes to Detail for notes
06	1/30/2023	6. Add Notes to Detail for notes
07	1/30/2023	7. Add Notes to Detail for notes
08	1/30/2023	8. Add Notes to Detail for notes
09	1/30/2023	9. Add Notes to Detail for notes
10	1/30/2023	10. Add Notes to Detail for notes
11	1/30/2023	11. Add Notes to Detail for notes
12	1/30/2023	12. Add Notes to Detail for notes
13	1/30/2023	13. Add Notes to Detail for notes
14	1/30/2023	14. Add Notes to Detail for notes
15	1/30/2023	15. Add Notes to Detail for notes
16	1/30/2023	16. Add Notes to Detail for notes
17	1/30/2023	17. Add Notes to Detail for notes
18	1/30/2023	18. Add Notes to Detail for notes
19	1/30/2023	19. Add Notes to Detail for notes
20	1/30/2023	20. Add Notes to Detail for notes
21	1/30/2023	21. Add Notes to Detail for notes
22	1/30/2023	22. Add Notes to Detail for notes

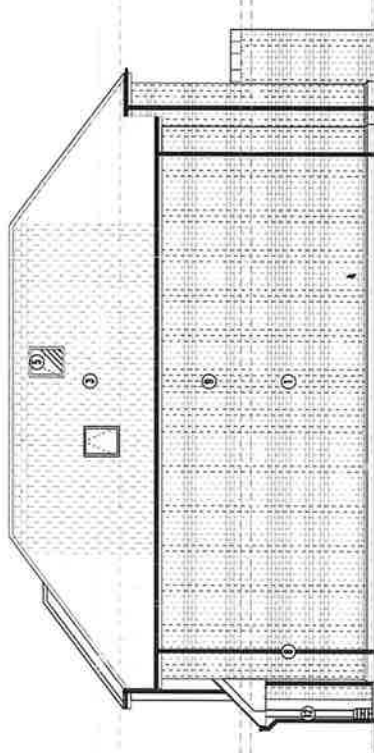
PROJECT
Fairfield Avenue

CLIENT
Fairfield Holyley

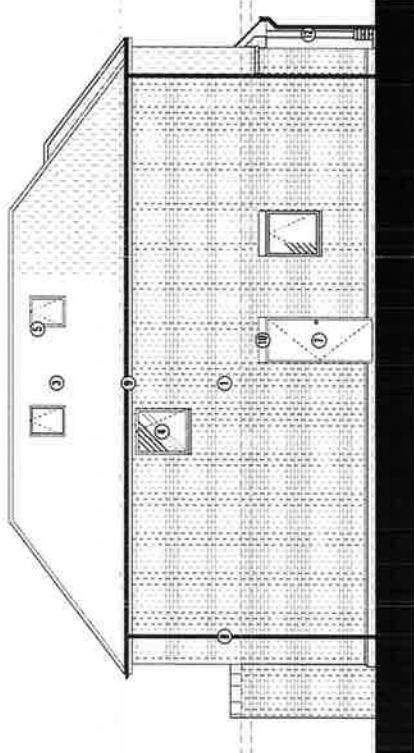
sawkings architects
R.I.B.A. #R
0112 845300
1000 Main Street, Suite 100
Providence, RI 02903
401.845.3000
www.sawkings.com

STATUS	DESIGNED BY	CHECKED BY
PLANNING	RL	CC
REV NO.	A4495	2200
DATE	1/30/2023	1/30/2023

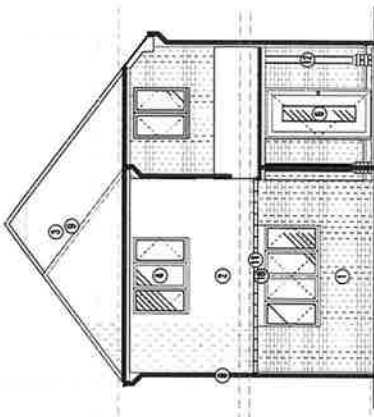
DRAWING TITLE
Proposed 6A Elevations -
Sheet 2a



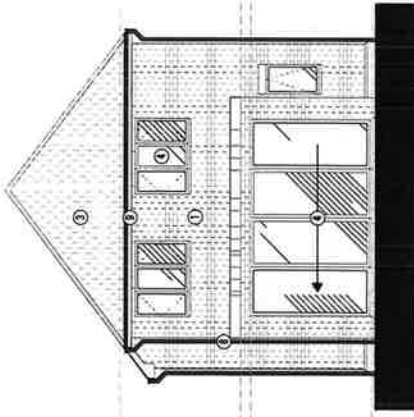
Elevation B



Elevation D



Elevation A



Elevation C

- Key**
1. Brickwork - mixed red/brown bricks (inspired by local context)
 2. Wall - Plain Clay Sand Faced Long Tiles
 3. Roof Tiles - Plain Clay Sand Tiles
 4. Windows - White Double-glazed + galvanized steel frames
 5. Roof Windows - Double-glazed in grey frames
 6. Chimney - Red brick with white mortar
 7. Secondary Door - Timber
 8. Reinforcing panels - black UPVC
 9. Fascia - white, unpainted, soffits, bargeboards
 10. Painted brick/Reinforced Windows Headers/ Details in Black/iron White
 11. Brickwork Central Portal - in line of the hanging tiles
 12. Porch Support Posts - stained Timber

MAINTAINING TO BE DONE IN ACCORDANCE WITH THE CONSTRUCTION PRACTICES AS SET FORTH IN THE DRAWING. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK OR BY THE FAILURE OF ANY MATERIALS OR WORKMANSHIP. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK AS SHOWN ON THESE DRAWINGS.

