


|   |                   |   |
|---|-------------------|---|
| <br><b>Reigate &amp; Banstead</b><br><b>BOROUGH COUNCIL</b><br>Banstead   Horley   Redhill   Reigate | <b>TO:</b>        | PLANNING COMMITTEE                      |
|   | <b>DATE:</b>      | 7 <sup>th</sup> February 2023           |
|   | <b>REPORT OF:</b> | HEAD OF PLACES & PLANNING               |
|   | <b>AUTHOR:</b>    | Matthew Sheahan                         |
|   | <b>TELEPHONE:</b> | 01737 276514                            |
|   | <b>EMAIL:</b>     | Matthew.sheahan@reigate-banstead.gov.uk |
| <b>AGENDA ITEM:</b>   | 6                 | <b>WARD:</b> Meadvale and St Johns      |

|  |  |               |                                 |
|--|--|---------------|---------------------------------|
| <b>APPLICATION NUMBER:</b>   | 23/01979/F   | <b>VALID:</b> | 06/10/2023                      |
| <b>APPLICANT:</b>  | Sycithian Properties Ltd   | <b>AGENT:</b> | Ph Planning Consultancy Limited |
| <b>LOCATION:</b>   | <b>WOODLANDS CHAPEL ST MARYS ROAD REIGATE SURREY RH2 7JQ</b>               |               |                                 |
| <b>DESCRIPTION:</b>  | <b>Demolition of the church hall and erection of 2 x 3 bedroom houses.</b> |               |                                 |
| <b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b> |  |               |                                 |

## SUMMARY

This is a full application for the demolition of an existing vacant church hall and the development of 2x3 bed detached houses. The site is located to the south side of St Marys Road to the south of Reigate Town Centre. The surrounding area is predominantly residential in character, comprised largely of semi-detached and terraced properties with a smaller number of detached dwellings interspersed throughout the locality. Many properties date from the late 19<sup>th</sup>/ early 20<sup>th</sup> centuries.

The church hall has been a Brethren meeting place but is currently vacant and has not been in use for purposes to serve the wider community for many years. This application follows two previous applications for development of the site; for 3 houses under ref 22/02093/F which was refused for being a cramped over-development and an application for extension and conversion to residential under ref 20/02764/F which was refused on grounds of poor design and harm to trees. The principle of residential use was accepted within each however.

The proposed dwellings would be two storeys in height and have been designed to reflect the character and vernacular of many properties in the surrounding area. They would feature grey coloured roof tiles, light coloured London brick with red brick detailing. These materials are commonly found in the locality, and the dwellings would be very much in keeping with other residential properties in the wider area, where there is considerable variance in external appearance. Each

would be set back from the road, behind the general building line, and would not appear unduly prominent in the road.

The relationship with neighbouring properties would be typical of a dense residential area. The level of separation between properties on the opposite side of St Marys Road would be some 18m, and reflective of the relationships between facing dwellings along the surrounding residential streets. Whilst two upper floor side windows would face towards 1 Oakhill Road to the east, one would be obscured glazed serving a bathroom, and the second floor rooflight would be sufficiently high in the roof not to give rise to harmful overlooking. There would be sufficient separation between the two so as not to be unduly overbearing.

The level of parking provision at two spaces per dwelling would accord with the required standards for three bed dwellings in an area of medium accessibility. The County Highway Authority (CHA) has reviewed the application and has raised no objection with regard to impact on the safe operation of the highway subject to conditions.

It is not proposed to remove any trees from the site however there are trees surrounding the site to the south and west. Tree protection measures will be put in place to ensure their protection during construction. The site has also been surveyed by a qualified ecologist and it is concluded that there is a likely absence of bats and breeding birds, and informatives requiring construction proceeds in a precautionary manner. A badger sett has been identified adjacent to the site. Surrey Wildlife Trust (SWT) have advised that the applicant will be required to obtain a badger mitigation licence from Natural England prior to any works commencing, and to work in accordance with the mitigation, compensation and enhancement actions required within the licence.

The site is in close proximity to an area of contamination. As such conditions have been recommended to require the submission of further desktop studies and details of mitigation measures. Further conditions require the submission of a report detailing how asbestos would be removed from site following demolition of the existing chapel.

## **RECOMMENDATION(S)**

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

## Consultations:

County Highway Authority (CHA): The CHA has undertaken an assessment in terms of the likely net additional traffic generation, access and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the highway. The County Highway Authority therefore has no highway requirements and recommends conditions and informatives requiring the provision of visibility splays, provision of parking in accordance with approved plans, the provision of electric vehicle charging points, and secure storage facilities for bicycles and e-bikes.

Contaminated Land Officer: No objection subject to conditions in relation to the requirement to submit a remedial mitigation scheme in relation to the removal of asbestos.

Surrey Wildlife Trust: No objection subject to informatives.

## Representations:

Letters were sent to neighbouring properties on the 9<sup>th</sup> October 2023. A total of 4 response have been received raising the following issues:

| Issue                                  | Paragraph |
|--|-----------|
| Out of character with surrounding area | 6.5-6.10  |
| Overlooking and loss of privacy        | 6.11-6.14 |
| Overbearing relationship               | 6.11-6.14 |
| Overbearing relationship               | 6.11-6.14 |
| Increase in traffic and congestion     | 6.22-6.25 |
| Loss of private view                   | 6.42      |

### 1.0 Site and Character Appraisal

- 1.1 The site is currently occupied by a mid-20<sup>th</sup> Century building which has been historically used as a chapel and church hall, established in 1964. The building features a prominent pitched roof, gable end to the eastern portion of the site fronting the road, with a smaller attached section to the rear. An area of hardstanding for parking features to the front of the site. There is extensive tree cover to the side and rear, forming a green buffer between the site and the Woodlands estate to the south. The front boundary is defined by low brick walls. The ground level raises very modestly from the access into the site.
- 1.2 The surrounding area is predominantly residential in character, being largely typified by Victorian/ Edwardian dwellings, in a mix of semi-detached, detached and terraced properties which vary in their appearance. There are a smaller number of 20<sup>th</sup> Century dwellings interspersed throughout. The surrounding roads are noted as having large amounts of on-street parking.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was not sought prior to the submission of the application. The application follows a previous submission which was refused in July 2023.
- 2.2 Improvements secured during the course of the application: amendments have been sought to reduce the size of the proposed plot 1, with the depth having been reduced to increase the size of the rear garden and improve the level of spaciousness.
- 2.3 Further improvements could be secured: further improvements could be secured by conditions and informatives.

## 3.0 Relevant Planning and Enforcement History

- |     |            |  |  |
|-----|------------|--|--|
| 3.1 | 22/02093/F | Demolition of the church hall and erection of 3 x 3 bedroom houses. As amended on 05/10/2022, 10/11/2022, 25/01/2023, 17/04/2023 and on 21/06/2023 | Refused<br>05.07.2023 on<br>grounds of<br>character        |
| 3.2 | 20/02764/F | Change of use from D1 (Church Halls) to C3 (Residential) and first floor extension. As amended on 06/04/2021 and on 08/07/2021.                    | Refused<br>10.11.2021 on<br>grounds of design<br>and trees |

## 4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing chapel building on site and its replacement with two detached 3 bedroom dwellings. The proposed dwellings would be a mix of gable and hipped roof properties, utilising a mix of traditional materials, such as London Stock brick, and architectural detailing, such as red brick headers above windows, and blue/grey roof tiles. Each of the dwellings would be 8.8m in height. Plot 1 would be 7.8m in depth whilst plot 1 would be 10.3. There would be a separation of approx. 1.5m between the two dwellings. Both would feature prominent pitched roof gables to the principal elevation, whilst the rear of plot 1 would feature a subservient hipped roof projection.
- 4.2 The spacing between plot 2 and 1 Oakhill Road to the east would be 8.3m between flank elevations, whilst plot 1 would be 5m to the west boundary of the plot, beyond which is a strip of vegetation along the south side of St Marys Road.
- 4.3 Each of the dwellings would provide three bedrooms, including a single bedroom in the roof space. The designs would be devoid of dormer windows in the roof. Each would have access to a rear garden of approx. 9m in depth, with separate space for cycle storage. Plot 1 would feature two parking spaces the side of the property, whilst parking for plot 2 would

be contained to the front, with an area of soft landscaping contained alongside. Areas for refuse storage would be located here. The existing crossover to the front of the site would be closed and each dwelling would have its own access point.

- 4.4 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.

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

|             |  |
|-------------|--|
| Assessment  | <p>The character of the surrounding area is described as follows:<br/>‘The surrounding area is residential in character, being typified by Victorian/Edwardian dwellings. It is surrounded by 1 Oakhill Road to the east with extensive tree cover to the south. Beyond this are purpose built three storey semi-detached properties fronting Harrison Close with extensive tree covers to the west and St Marys Road to the north. On the other side of the road are 2 storey terraced houses.’</p> <p>All trees identified within the site are proposed to be retained, and those surrounding the site would be protected during construction.</p> |
| Involvement | No community consultation is noted as having taken place.  |
| Evaluation  | The statement does not include any evidence of other development options being considered.   |
| Design      | The proposed dwellings have been designed to reflect the existing character of the area, taking in to account both feedback from pre-application discussion and the previously refused application.  |

- 4.6 Further details of the development are as follows:

|                  |                                      |
|------------------|--------------------------------------|
| Site area        | 0.05Ha                               |
| Site Density     | 40 d.p.h                             |
| Existing use     | Place of worship (vacant) (Class F1) |
| Proposed use     | Residential (Class C3)               |
| Parking Standard | Medium (2 spaces per dwelling)       |

|                  |                                  |
|------------------|----------------------------------|
| Existing parking | 3 spaces                         |
| Proposed parking | 4 spaces (2 spaces per dwelling) |

## 5.0 Policy Context

### 5.1 Designation

Urban Area

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),

### 5.3 Reigate & Banstead Development Management Plan 2019

|  |                          |
|--|--------------------------|
| Design                                 | DES1 DES2 DES5 DES8 DES9 |
| Natural and Historic Environment       | NHE2 NH3                 |
| Access, parking and servicing          | TAP1 (Annex 4)           |
| Climate change resilience and flooding | CCF1                     |

### 5.4 Other Material Considerations

National Planning Policy Framework 2023

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design  
Local Distinctiveness Design Guide  
Householder Extensions and  
Alterations

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

### 6.2 The main issues to consider are:

- Principle of the development
- Design appraisal
- Impact on neighbouring amenity
- Amenity for future occupants
- Housing Mix
- Impact on trees/ landscaping
- Highway matters
- Ecology
- Energy Efficiency

- Contaminated Land
- Other Issues

Principle of development

- 6.3 The current use of the building as a place of worship would be classed as a community facility for the purposes of the Councils Development Management Plan Policy INF2, though it is noted that the building is now vacant and has not been used for any wider community purposes since 2005. It serves limited community function therefore for the purposes of this policy or paragraph 97 of the National Planning Policy Framework 2023 (NPPF). The Council would normally resist the loss of such uses unless it can be demonstrated through a marketing exercise that the current use is no longer viable as a community facility, or that the loss of the existing facility would not result in a shortfall of local provision of this type, or that provision could be made elsewhere in a suitable location.
- 6.4 The Councils' Planning Policy team were consulted on the previously refused application 20/02764/F, who made the following observations.
- o The chapel currently serves a small number of regular members, mainly consisting of the applicant's family and a few local elderly residents.
  - o The chapel has not been used for any social/ community events such as weddings and funerals since 2005.
  - o The chapel is used for Brethren meeting. There are several other facilities of this type in the area, many offering superior facilities to those offered at Woodlands, namely:
    - o St Mary's Anglican Church in Chart Lane (0.4 miles away; 8 mins walk)
    - o Reigate Baptist Church, Sycamore Walk (0.6 miles away; 13 mins walk)
    - o Hope Chapel, Shaws Corner (1 mile away; 19 mins walk or 4 mins by car)
    - o Sandcross Lane Chapel (1.4 miles; 22 mins walk or 4 mins by car)
    - o Tollgate Evangelical Church, Woodhatch Road (2 miles, 5 mins by car)

The applicants for the current application have submitted this information within their supporting statement. It is noted that the building remains vacant and continues to be unused. In addition they state that since March 2021, the chapel has not been used for any public event. It remains as a semi-redundant site.

Taking the above into consideration and given the further passage of time with the building remaining vacant, it is the view that the loss of the existing community facility (Woodlands Chapel) would not result in a shortfall of local provision of this type given the level of local provision identified and is therefore acceptable under the Development Management Plan 2019 (DMP) Policy INF2: 'Community facilities'.

Design appraisal

- 6.5 The NPPF emphasises the design of high quality and beautiful places, and that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping (para. 135(b)) and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)135c).
- 6.6 Policy DES1 of the Reigate and Banstead Development Management Plan 2019 (DMP) requires new development to promote and reinforce local distinctiveness and respect the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene. Development should also have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.7 Policy DES2, relating specifically to back garden development, requires new development to, amongst other things, be designed to respect the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness, and be of a height, bulk, mass, and siting to ensure the development is in keeping with the existing street scene. Developments should incorporate plot widths, front garden depths, building orientation and spacing between buildings that is in keeping with the prevailing layout in the locality.
- 6.8 The proposed design of the dwellings has been informed by the Victorian/Edwardian character that defines this part of Reigate, and the external appearance would reflect this, particularly the choice of materials, roof form and fenestration. The use of London Stock brick would also be appropriate, and there are numerous examples of this particularly on Oakhill Road. The height and scale of the dwellings would be acceptable and would be on a level with that of 1 Oakhill Road to the east and would not appear unduly prominent. Whilst the proposed gables to the front elevations would be visually prominent they would not be particularly harmful to the overall street scene, where such features are found on a number of dwellings, and gabled properties are common. The existing chapel features a prominent gable end which addresses the street in a not wholly dissimilar fashion.
- 6.9 The previous application 20/02764/F, which sought consent for a development of three dwellings, was refused on the grounds that the development would have been overly cramped by virtue of the quantum of houses and minimal opportunity for soft landscaping, which would have been harmful to the character of the area. The reduction from three dwellings to two would increase the sense of spaciousness around the plot and between dwellings. There would be an increased amount of landscaping to the front of the site which would serve to give a softer appearance in the road. The dwelling occupying plot one has been



reduced in depth during the course of the application to improve the spacing to the rear and increase the garden depth. The level of spaciousness is considered acceptable and in line with that found in the locality, where housing is dense.

- 6.10 In view of the above the proposed development is considered to be acceptable, well designed, and would be in keeping with the character of the surrounding area. The development would therefore comply with the requirements of Policies DES1 and DES2 of the DMP 2019.

Impact on neighbouring amenity

- 6.11 The proposed dwellings would face towards existing dwellings to the north side of South Road. These properties feature front facing windows at the ground and first floor which likely serve habitable rooms such as living rooms and bedrooms. The proposed scheme would also feature windows to the front elevation at a separation of approx.18m at the closest point. Whilst the creation of dwellings would be a change from the existing building the level of separation would be sufficient to ensure that there would not be harmful overlooking/ loss of privacy. Such a relationship would be quite normal for a dense residential area of this kind, as can be seen in the surrounding roads.
- 6.12 Number 1 Oakhill Road to the east is a two storey end of terrace dwelling that features a clear glazed side window that would face the site, however this window appears to be secondary, with this room being served by a rear dormer window. There is a single first floor side facing window proposed in the east elevation, however this would serve an en-suite bathroom and would be obscure glazed, which would be further secured by a condition. A further rooflight is proposed on the second floor, however the cill height of this window would be 1.7m above floor level, which would be sufficient so as not to allow for substantial overlooking. The main bulk of 1 Oakhill Road is set approx. 6.8m from the side boundary and 8.1m from the proposed flank of plot 3, the dwellings being separated by the neighbours' garage. This would be sufficient to avoid being substantially overbearing in nature.
- 6.13 The properties occupying the Woodlands estate to the south would be approx.. 16m away from the dwellings. The existing belt of trees that intervenes between the two sites would remain, providing ample screening that would mitigate any overlooking between properties.
- 6.14 On the basis of the above it is considered that the relationship with neighbouring properties would be acceptable with regard to impact on the amenity of neighbouring properties, in accordance with Policy DES1 of the DMP 2019 and Householder Extensions and Alterations SPG.

Amenity for future occupiers

- 6.15 Policy DES5 of the Development Management Plan 2019 (DMP) emphasises the importance of ensuring that new residential development must be of a high quality and provides good living standards for future occupiers. One of the requirements of policy DES5 is that new accommodation must meet the Nationally Described Internal Space Standard (NDSS). Two storey three bedroom dwellings would be expected to provide a minimum of 84sqm of internal residential floor space.
- 6.16 Having reviewed the submitted floor plans the proposed dwellings would exceed this minimum requirement. The dwellings appear well laid out, avoiding cramped and awkwardly arranged rooms, and would be well served by windows providing light and outlook to habitable rooms. There is therefore not an objection with regard to this matter. The proposed garden spaces of the plots would be of a reasonable size for three bed dwellings, with sufficient space for external storage and drying of cloths if needed. There would also be separate space for the storage of bicycles.
- 6.17 In view of the above the dwellings would provide an acceptable level of amenity for future occupiers and would therefore comply with Policy DES5 of the DMP 2019.

Housing Mix

- 6.18 Policy DES4 of the DMP 2019 requires market housing should meet the following requirements unless it can be demonstrated that it is not financially viable or technically feasible to do so, that there would be no need or market demand for a particular size of homes (as may be the case for certain types of specialist accommodation), or that doing so would have an adverse impact on the character of the surrounding area. Whilst the policy requires that on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes, given the small scale nature of the development the Council would not insist on a smaller one or two bed dwelling being provided in this case given the small nature of the site and proposed number of dwellings.

Impact on trees/ landscaping

- 6.19 The Council's Tree Officer has been consulted on the application and has made the following comments:

'The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.

The tree submission details are straightforward, well presented and justified according to the site circumstances. No further detail is required on this, and the Arboricultural Impact Assessment (AIA) Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can be

conditioned to be implemented as is should planning permission be granted.'

- 6.20 The scheme would involve some excavation, which is shown on the proposed section drawings, therefore there is the potential for some impact on the root protection areas (RPA) of trees to the rear between the site and Harrison Close. The Tree Officer has reviewed this and is of the view that there would be minimal impact on these trees and a condition is recommended to require development to proceed in accordance with the submitted arboricultural details. Should planning permission be granted a further condition requiring the submission of landscaping details would be included.
- 6.21 Subject to compliance with these conditions, the development would comply with Policy NHE3 of the DMP 2019.

#### Highway Matters

- 6.22 The site is located within an area of medium accessibility as defined within Annex 4 of the DMP 2019. A three bedroom dwelling in this location would be required to provide 2 parking spaces. These would be accommodated to the front or side of the proposed dwellings, and therefore the required standards would be met. The County Highway Authority has been consulted on the application is satisfied with the scheme and has raised no objection on safety, capacity and policy grounds, and have recommended a series of conditions and informatives, requiring the development to be constructed in accordance with the approved plans for parking and provision of visibility splays, the provision of charging points for electric vehicles, and secure storage space for bicycles.
- 6.23 Whilst the proposed development would meet the required parking standard, the site is also in a sustainable location in close proximity to Reigate Town Centre, with access to a broad range of services, as well as modes of public transport, including bus stops on the A217 within 250m of the site providing routes to Reigate, Redhill and Horley.
- 6.24 Subject to compliance with these conditions the development would be acceptable and would comply with Policy TAP1 of the DMP2019.

#### Ecology

- 6.25 Policy NHE2 of the Development Management Plan 2019 requires new development to:
- a. retain and enhance other valued priority habitats and features of biodiversity importance; and
  - b. 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.

- 6.26 The applicant has carried out ecological surveys of the site. The ecological potential of the site is fairly low, however the building has been vacant for some time and is adjacent to a strip of trees and other vegetation along the south side of St Marys Road. A Biodiversity & Phase 2 Bat Survey Report was submitted in support of both the previously refused application and current application. Update surveys to these reports were carried out by the applicant's ecologist in August 2023. Collectively these reports have been reviewed by Surrey Wildlife Trust (SWT) and the following considerations have been made.
- 6.27 Badger – A badger sett has been identified immediately adjacent to the development site and is active and used by badgers as an outlier sett. The ecologist has recommended a pre-works badger survey, temporary closure of the outlier sett under license (if the sett remains active) construction and post construction measures to provide badger access on site. SWT are satisfied that this would be an appropriate approach and advise that the applicant will be required to obtain a badger mitigation licence from Natural England prior to any works commencing, and to work in accordance with the mitigation, compensation and enhancement actions required within the licence.
- 6.28 Bats – the submitted reports have identified a likely absence of bats, however acknowledges that bats are highly mobile and move sites frequently, therefore advise that works proceed in a precautionary manner. Bat roosting opportunities should be incorporated in to the design and would form part of a condition requiring the submission of a scheme to increase biodiversity at the site.
- 6.29 External lighting – the applicant is advised to ensure that there will be no net increase in external lighting at the development in the interests of reducing harm to sensitive species such as bats.
- 6.30 Breeding birds – the applicant is advised that development activities should take place so as to avoid bird nesting season. This would be emphasised by way of suitably worded informative.
- 6.31 Biodiversity enhancements – it would be appropriate to require by condition a scheme to secure biodiversity enhancements in line with measures set out within the submitted Biodiversity & Phase 2 Bat Survey Report. These would include the following measures:
- new tree planting, ideally native or else non-native species of wildlife value;
  - native hedging;
  - wildlife-friendly native and ornamental (shrub, climber, herbaceous and ground cover) planting; and

- provision of artificial wildlife habitats, i.e., bird boxes, bat boxes, loggery, log pile, hedgehog fence gaps, insect houses etc.

6.32 In view of the above considerations and subject to compliance with the above condition, the scheme would be acceptable with regard to ecological matters and comply with Policy NHE2 of the DMP 2019.

#### Sustainability, Infrastructure and Climate Change

6.33 New residential dwellings would be expected to meet the requirements of Policy CCF1 (1)(a) to meet the water efficiency of no more than 110litres per person per day. An energy statement has been submitted demonstrating that the water appliances and fittings would total 107.10 litres per person per day. As such the requirement of the policy would be met.

6.34 New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. The applicant would be further encouraged incorporate forms of renewable energy via an appropriate informative.

6.35 A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

#### Contaminated Land

6.36 The application site has been reviewed by the Councils Contaminated Land Officer who has identified the potential for ground contamination on or in close proximity to the site given its proximity to a former landfill. The existing chapel also has the potential to contain asbestos.

6.37 Policy DES9 of the DMP, where a site is known to be contaminated, or where there is a reasonable possibility of contamination, appropriate investigation, and where necessary mitigation and/or remediation will be required. As such a suite of conditions requiring the carrying out of further surveys and risk assessments prior to the commencement of development. Conditions requiring a remedial mitigation scheme to be submitted prior to commencement of development would be included in the event of planning permission being granted. This should be carried out by a qualified person, detailing sources if asbestos contamination and how any asbestos would be removed from site.

6.38 Subject to compliance with these conditions the scheme would be acceptable with regard to contamination matters and comply with Policy DES9.

### Community Infrastructure Levy (CIL)

- 6.39 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

- 6.40 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the 2019 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.41 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. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

### Other Issues

- 6.42 Objection has been raised on the grounds that the development would result in the loss of private view. Whilst harm to immediate outlook is a material planning consideration, there is no right to a view that can be protected in consideration of a planning application. In this case it is not considered that there would be harm to immediate outlook for any neighbouring properties.

## **CONDITIONS**

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

#### Reason:

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

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

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Received</b> |
|------------------|------------------|----------------|-----------------|
| Elevation Plan   | CRB/P23/09       | A              | 12.12.2023      |
| Elevation Plan   | CRB/P23/10       | A              | 12.12.2023      |
| Elevation Plan   | CRB/P23/11       | A              | 12.12.2023      |
| Landscaping      | CWLD-BP-WC-      |                | 22.09.2023      |

|                |            |  |            |
|----------------|------------|--|------------|
| Plan           | LA-2337-01 |  |            |
| Location Plan  | WCR/P22/01 |  | 22.09.2023 |
| Elevation Plan | DB1.1      |  | 22.09.2023 |
| Block Plan     | CRB/P22/02 |  | 22.09.2023 |
| Other Plan     | CRB/P22/03 |  | 22.09.2023 |
| Elevation Plan | CRB/P22/04 |  | 22.09.2023 |
| Existing Plans | CRB/P22/05 |  | 22.09.2023 |
| Elevation Plan | CRB/P23/09 |  | 22.09.2023 |

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.

- 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.

- The development shall not be commenced unless and until the accesses to St Mary's Way have been constructed and provided with pedestrian and vehicle visibility zones in accordance with the approved plan numbered No.CRB/P23/06 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

- The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and

Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. The development hereby approved shall not be first occupied unless and until pedestrian inter-visibility splays to St. Mary's Road are provided in accordance the approved plan No.CRB/P23/06. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023. The development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

8. Notwithstanding the submitted plans, 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 for e-bikes with a timer 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 recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023. The development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

9. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall



be undertaken in strict accordance with the approved details contained in the Arboricultural Impact Assessment and Arboricultural Method Statement ref. AR5005 and the Tree Protection Plan ref. TPP-AR5005 from Challice Consulting Ltd. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

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

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

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

Any trees shrubs or plants planted 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.

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

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

12. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by the submitted ecology report Biodiversity & Phase 2 Bat Survey Report dated September 2022 prepared by FOA Ecology 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.

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 in line 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.

16. A. 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.

B. 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. No development shall commence until a strategy for the disposal of surface and foul water is submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

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

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

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

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

21. The first floor windows in the east side elevation of pot 2 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.

22. 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 broadband connection accessed directly from the nearest exchange or cabinet, 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.

## 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](http://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 <https://firesprinklers.org.uk/>
3. 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.
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](mailto:RC@reigate-banstead.gov.uk) . Please also note our website area for developers

[banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](http://banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).

5. 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)
6. 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.
7. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].
8. With regard to Condition 10 (Landscaping) and 11 (boundary treatment) the Council is encouraging the developer to incorporate planting and measures to encourage biodiversity and wildlife and allow wildlife to move into and out of gardens and, in particular, include Hedgehog friendly gravel boards where appropriate. Details of the 'wildlife friendly' measures should be provided with the submission of the details for approval.
9. Environmental Health would like to remind the applicant of the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
10. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
11. The applicant is required to obtain a badger mitigation licence from Natural England following granting of planning permission and prior to any works commencing which may affect badgers or their setts, and to work in accordance with the mitigation, compensation and enhancement actions within the licence.

12. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the application site in order to comply with the recommendations in BCT & ILP (2023) Guidance Note 08/23 *Bats and artificial lighting at night* Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
13. The applicant should take action to ensure that the development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.
14. The applicant should be aware that suitable habitat exists for Great Crested Newts within the development site and that should any Great Crested Newts be identified during works, all work should cease immediately and advice sought from Natural England or a qualified specialist.

### **REASON FOR PERMISSION**

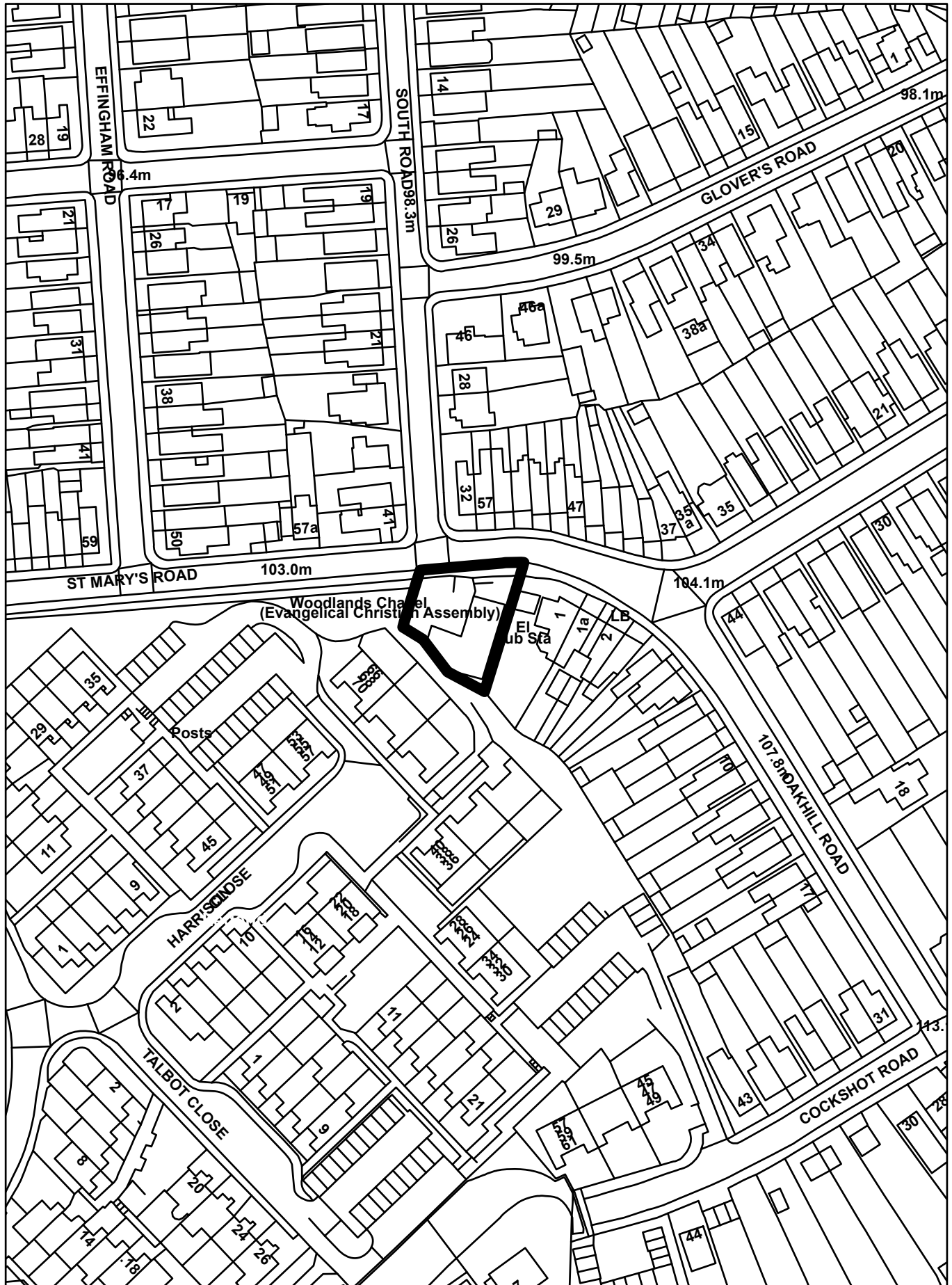
The development hereby permitted has been assessed against development plan policies DES1 NHE3 NHE5 CCF1 and material considerations, including 3rd party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that 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.



# 23/01979/F - Woodlands Chapel, St Marys Road, Reigate



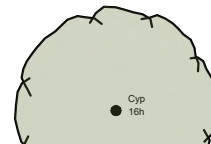
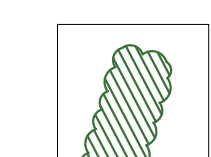
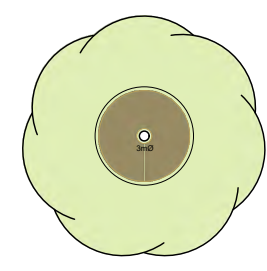
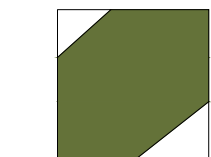
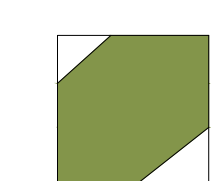
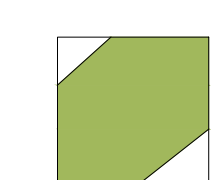

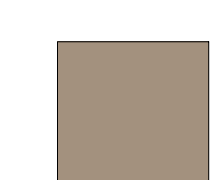

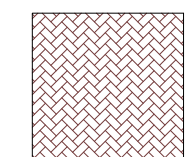
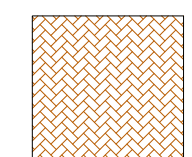
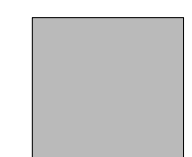
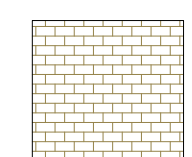
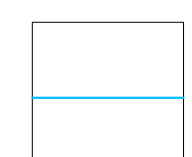
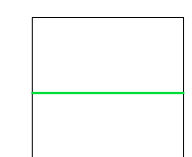
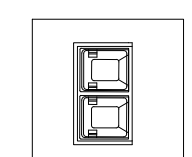
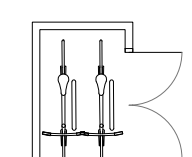
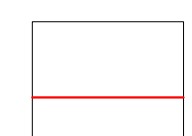




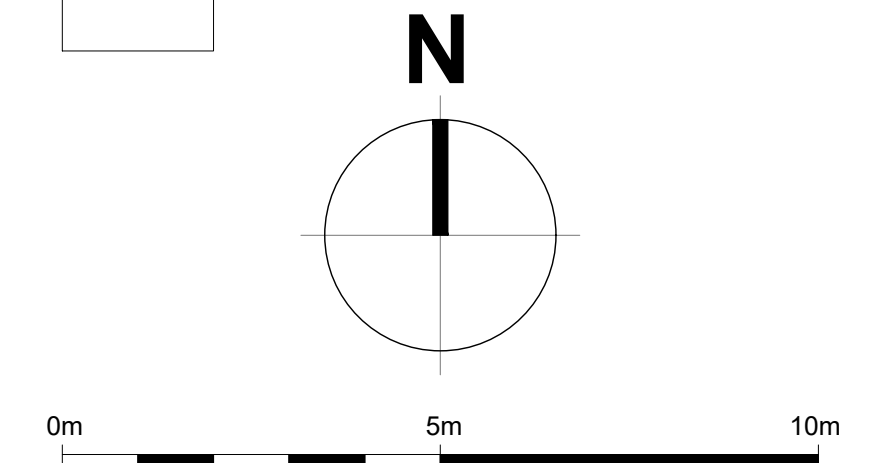
# ST. MARY'S ROAD



Key (read in conjunction with Planning Notes on separate page)

-  Existing trees to remain - see tree constraints & tree protection plan
-  Existing hedging to remain
-  New tree - See planting schedule and planning notes
-  Native Hedge - See planting schedule and planning notes
-  Ornamental Hedging - See planting schedule and planting notes
-  Ornamental Planting - See planting schedule and planning notes
-  Ornamental planting within pedestrian visibility splays - plants to grow to max height of 0.6m
-  All Borders/Hedgerows/Tree pits to be spread with bark mulch 5-35mm Ornamental Chipped Bark Fire-resistant, in accordance with BS 4790:1987 or similar
-  Wildflower Turf: WFT-Species-Rich-26 -Low Growing Species Rich Lawn Turf 20-80% mix (Bee Lawn)
-  Permeable Blockwork Driveway - see architects drawing for details
-  Permeable Blockwork Footpaths - see architects drawing for details
-  Tarmac Driveway - see architects drawing for details
-  Terrace Paving - see architects drawing for details
-  Boundary and rear garden enclosed with timber 1.8m high close board fence and gates
-  Eastern boundary - timber 1.2m high post and rail fence
-  Refuse bin store
-  Cycle store
-  Application/Site Boundary

- Low Maintenance Grass Seed, Salad burnet - *Sanguisorba minor*
- White campion - *Silene latifolia*
- Wild carrot - *Daucus carota*
- Common knapweed - *Centaurea nigra*
- Lady's bedstraw - *Galium verum*
- Oxeye daisy - *Leucanthemum vulgare*
- Birds-foot trefoil - *Lotus corniculatus*
- Black medick - *Medicago lupulina*
- Ribwort plantain - *Plantago lanceolata*
- Yellow rattle - *Rhinanthus minor*
- Selfheal - *Prunella vulgaris*
- Meadow buttercup - *Ranunculus acris*
- Kidney vetch - *Anthyllis vulneraria*
- Common sorrel - *Rumex acetosa*
- Red campion - *Silene dioica*



## Tree Schedule

| Nr | Abbr | Species                        | Form | Girth   | Height    | Root | RB Size | Staking |
|----|------|--------------------------------|------|---------|-----------|------|---------|---------|
| 2  | ACE  | <i>Acer campestre</i>          | EHS  | 14-16cm | 350-400cm | RB   | 60cm    | Double  |
| 2  | AML  | <i>Amelanchier Ballerina</i>   | SS   | 10-12cm | 250-300cm | RB   | 50cm    | Single  |
| 3  | PRU  | <i>Prunus Sunset Boulevard</i> | EHS  | 14-16cm | 350-400cm | RB   | 60cm    | Double  |

## Native Rear Garden Hedging Schedule

| NR | ABBR | Species                 | Size  | Root | Nr m <sup>2</sup> |
|----|------|-------------------------|-------|------|-------------------|
| 43 | COR  | <i>Corylus avellana</i> | 40-60 | C    | 5                 |
| 17 | SAM  | <i>Sambucus nigra</i>   | 40-60 | C    | 5                 |
| 43 | VLA  | <i>Viburnum lantana</i> | 60-90 | C    | 5                 |
| 43 | VOS  | <i>Viburnum opulus</i>  | 60-90 | C    | 5                 |

## Ornamental Hedging Schedule

| NR | ABBR | Species                           | Size  | Root | Nr m <sup>2</sup> |
|----|------|-----------------------------------|-------|------|-------------------|
| 30 | GRI  | <i>Griselinia littoralis</i>      | 40-60 | C    | 5                 |
| 43 | VBT  | <i>Viburnum tinus 'Eve Price'</i> | 40-60 | C    | 5                 |

## Ornamental Planting Schedule

| NR | ABBR | Species                             | Size  | Root | Nr m <sup>2</sup> |
|----|------|-------------------------------------|-------|------|-------------------|
| 4  | CHT  | <i>Choisya ternata</i>              | 30-40 | C    | 5                 |
| 25 | GJB  | <i>Geranium 'Johnson's Blue'</i>    | 1Ltr  | C    | 5                 |
| 22 | HPQ  | <i>Hebe Purple Queen</i>            | 10-20 | C    | 5                 |
| 25 | HEL  | <i>Helleborus niger</i>             | 1Ltr  | C    | 5                 |
| 25 | SAR  | <i>Sarcococca confusa</i>           | 10-20 | C    | 5                 |
| 34 | THY  | <i>Thymus serpyllum 'Snowdrift'</i> | 1Ltr  | C    | 5                 |
| 16 | VER  | <i>Veronica pinguifolia 'Pagei'</i> | 10-20 | C    | 5                 |

Notes:  
See planning notes on separate page

05/23 permission of use granted to the client, for agents and LPA only

| Rev | Date | Note |
|-----|------|------|
|     |      |      |

Status: FOR PLANNING SUBMISSION  
NOT FOR CONSTRUCTION  
Do not dimension from this drawing

Client: Bluecourt Properties Ltd

Project: Woodlands Chapel, 70 St Mary's Road, Rogate, RG20 7JQ

Title: Proposed Landscaping Arrangements

Dwg Nr: CWLD-BP-WC-LA-2337-01

Scale (@A1): 1:100

Date: 05/09/23

Clive Warwick Landscape Design  
Landscape Architects  
C L I V E   W A R W I C K  
L A N D S C A P E   D E S I G N  
A P E R T   S T U D I O  
www.clivewarwicklandscape.co.uk





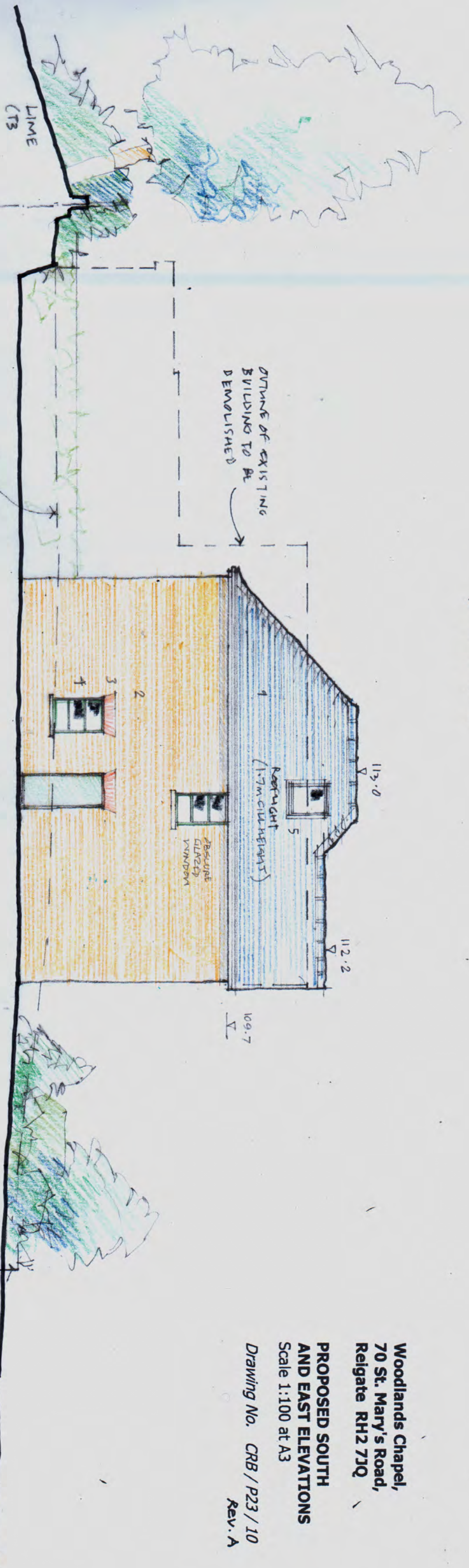
SOUTH

No 1 OAKHILL ROAD

Woodlands Chapel,  
70 St. Mary's Road,  
Reigate RH2 7JQ

**PROPOSED SOUTH  
AND EAST ELEVATIONS**  
Scale 1:100 at A3

Drawing No. CRB/P23/10  
Rev. A



EAST

ST MARY'S ROAD

PROPOSED  
EXCAVATION  
SHOWN HATCHED

OUTLINE OF EXISTING  
BUILDING TO BE  
DEMOLISHED

LIME  
CTS

HARRISON CLOSE



- MATERIALS**
- 1 BLUE GRAY ROOF TILES
  - 2 BUFF BRICK
  - 3 RED BRICK
  - 4 GRAY UPVC WINDOWS & UPVC DOORS
  - 5 GRAY PVC ROOFING



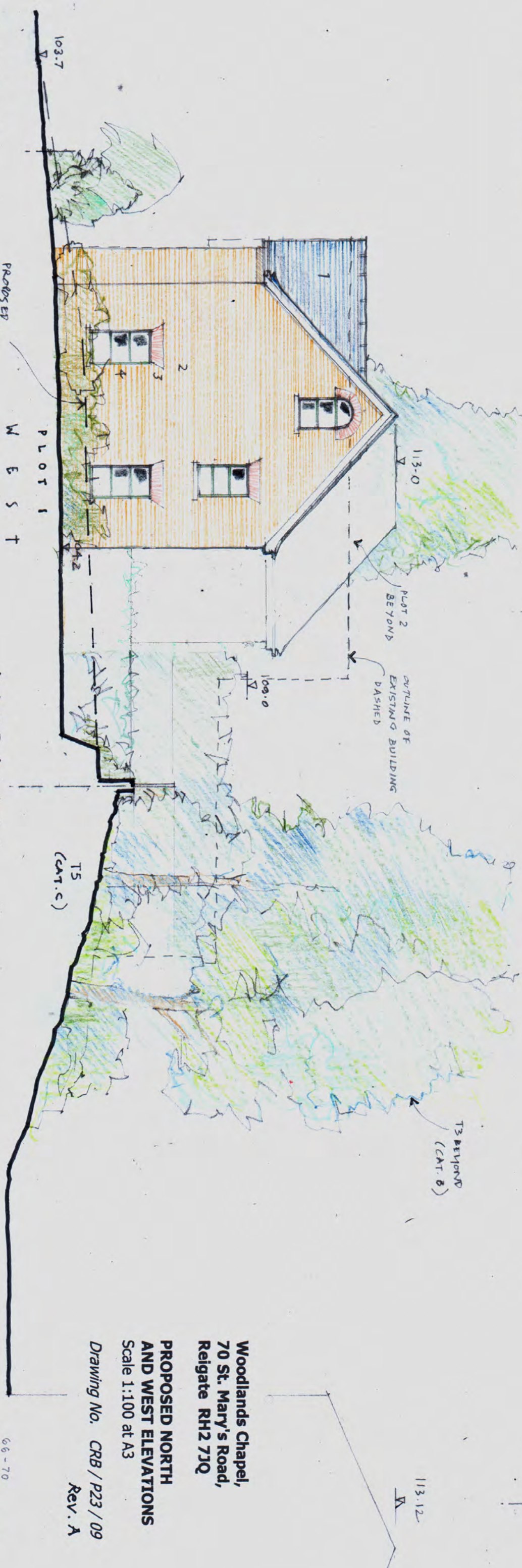


№1 OAKHILL ROAD

PLOT 2

NORTH

PLOT 1



ST. MARY'S ROAD

PLOT 1

WEST

HARRISON CLOSE



- MATERIALS**
- 1 BLUE-GRAY ROOF TILES
  - 2 LAMONA STOCK BUFF SALON
  - 3 RED BALCONY TRIMBERS
  - 4 GRAY WPC WINDOWS
  - 5 PAINTED TIMBER BOARDS
  - 6 GRAY FPC ROOFLIGHTS
  - 7 TIMBER ENTRANCE CANOPY WITH TILE ROOF

Woodlands Chapel,  
70 St. Mary's Road,  
Reigate RH2 7JQ

**PROPOSED NORTH  
AND WEST ELEVATIONS**  
Scale 1:100 at A3

Drawing No. CRB/P23/09  
Rev. A

66-70  
HARRISON CLOSE

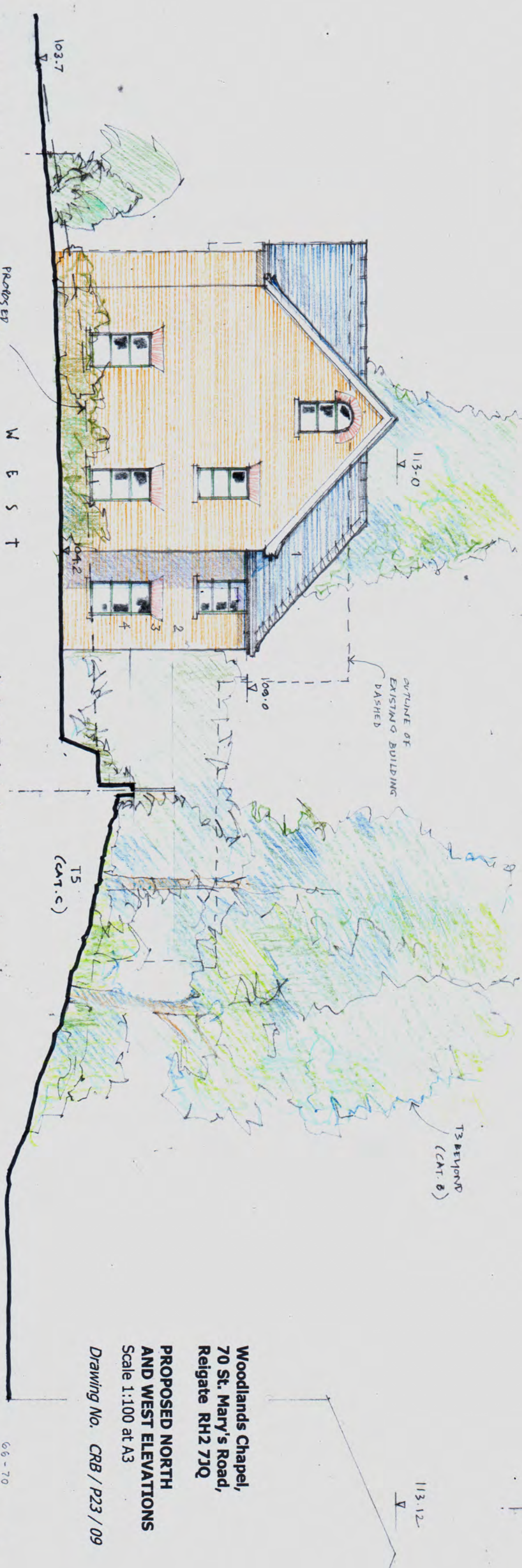




№ 1 OAKHILL ROAD

PLDT 2 NORTH

PLDT 1

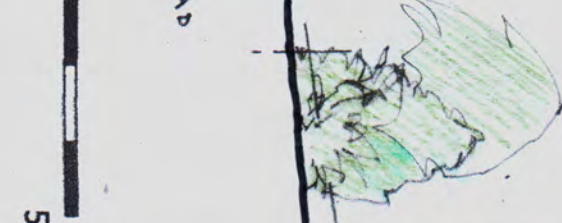


ST. MARY'S ROAD

WEST

MATERIALS

- 1 BLUE-GREEN ROOF TILES
- 2 LAMPED STONE BUTT FLASH
- 3 RED BALCH WOODERS
- 4 GREEN WIRE WINDOWS
- 5 PAINTED TIMBER DOORS
- 6 GREEN PVC ROOFLIGHTS
- 7 TIMBER ENTRANCE CANOPY WITH TILE ROOF



66-70 HARRISON CLOSE

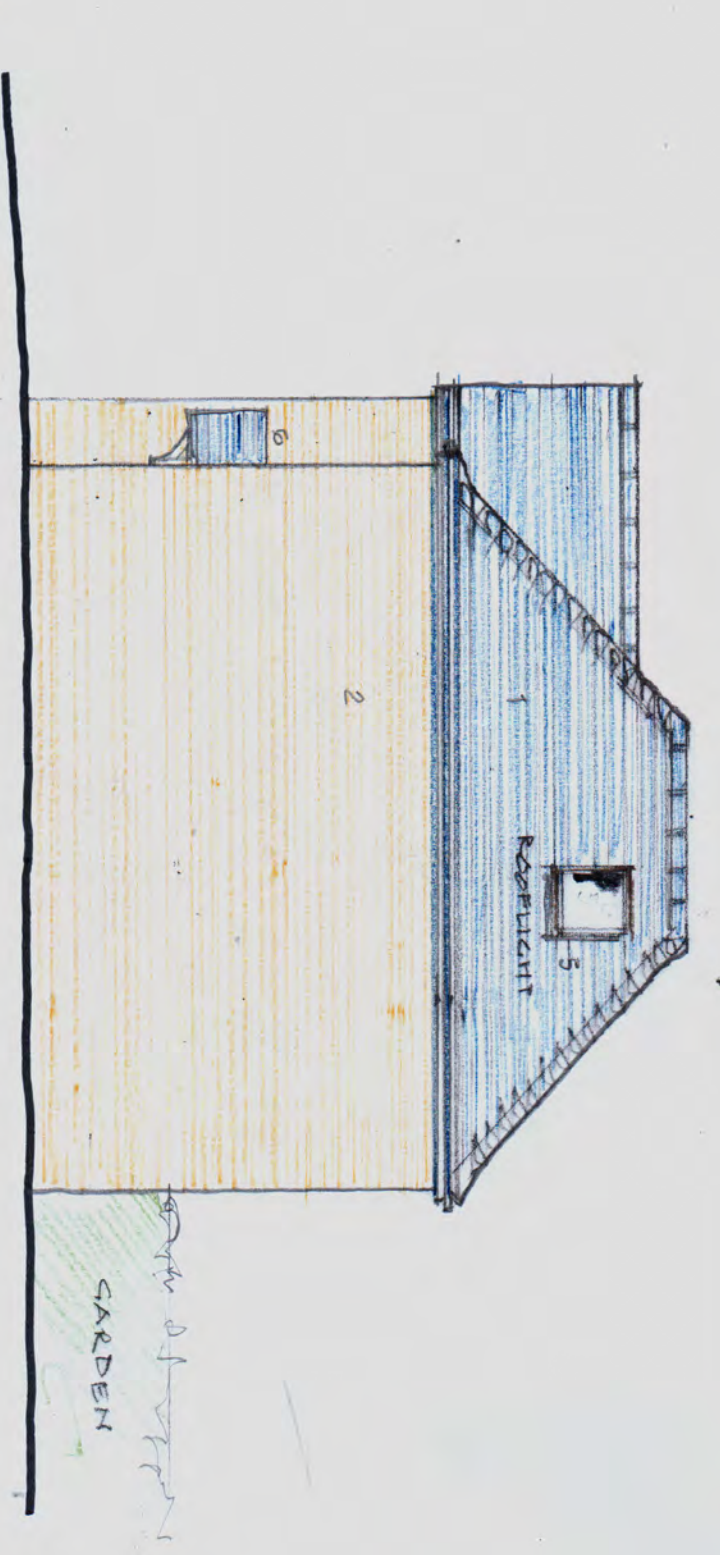
Woodlands Chapel,  
70 St. Mary's Road,  
Reigate RH2 7JQ

**PROPOSED NORTH  
AND WEST ELEVATIONS**  
Scale 1:100 at A3

Drawing No. CRB/P23/09

113.12





- MATERIALS**
- 1 BLUE GRAY ROOF TILES
  - 2 LONDON STOCK BUFF BRICK
  - 3 RED BRICK HEADERS
  - 4 GRAY UPVC WINDOWS
  - 5 GRAY PVC ROOFLIGHTS
  - 6 TIMBER ENTRANCE CANOPY WITH TILE ROOF

Woodlands Chapel,  
70 St. Mary's Road,  
Reigate RH2 7JQ

**PROPOSED SIDE ELEVATIONS:**  
**PLOT 1 EAST and PLOT 2 WEST**  
Scale 1:100 at A3  
Drawing No. CRB/P23/11  
Rev. A