	TO:	PLANNING COMMITTEE
	DATE:	6 th March 2024
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: <i>Chipstead, Kingswood and Woodmansterne</i>

APPLICATION NUMBER:	22/01461/F	VALID:	18/07/2022
APPLICANT:	Accord Architecture Ltd	AGENT:	Accord Architecture Ltd
LOCATION:	GREEN LINNETS & WILD WOOD OUTWOOD LANE CHIPSTEAD CR5 3NP		
DESCRIPTION:	Proposals are for 2 new detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will include a new driveway link from Outwood Lane up to the rear site and associated parking. The existing conservatory serving green linnets will be demolished. As amended on 22/06/2023, 20/10/2023, 23/11/2023 and on 06/12/2023		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the erection of two detached housing to the rear of Wild Woods and Green Linnets and creation of new access road to the south of Green Linnets to serve the new dwellings. An existing extension to the side of Green Linnets will be demolished to enable the creation of the access.

The site is a predominantly tree'd area of land that forms part of the rear residential gardens to two existing housing plots, known as 'Wild Woods' and 'Green Linnets'. The site is on a large steep site that climbs (18m rise) eastward towards a large railway embankment at the rear boundary. The is also a rise of 1-1.5m from south to north.

To the west of the host properties Wild Woods and Green Linnets is Outwood Lane site. To the north of the site is a footpath that runs west to east between Outwood Lane and the railway, where there is a crossing. Beyond are residential properties the closest being 1 and 2 White Cottages and Ashdene. To the south of the site is an area of woodland and open field beyond. The site has a semi-rural character being on the edge of the urban area and undeveloped fields to south and west of

Outwood Lane. To the south the land is designated as Metropolitan Green Belt and Area of Great Landscape Value (AGLV). The site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB). The site does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered.

Each house would be 5-bedroom 2 storey dwelling with accommodation in the roof space. 6 parking spaces are proposed to serve the two dwellings, 1 space above the Council's minimum parking standards.

The proposed dwellings would have a traditional form with a mix of gabled and hipped roofs with some modern detailing such as dark coloured windows. windows in the roof and larger floor to ceiling windows with glass Juliet balconies at the first floor. The materials would be a relatively simple palette of clay roof tiles, facing brickwork, and timber detailing. The rear single storey extension would be timber clad.

Overall, it is considered that the dwellings would adequately respect the scale, layout, character and topography of the surrounding area and would not appear at odds with the immediate surroundings and would not have a detrimental impact on the setting of any designated landscapes. As such the proposal would meet the overall aims of policy DES1, DES2 and NHE1. A condition is recommended to secure the finalised details of the elevational and roofing materials and further details of the material and finish of the boundary treatments.

The proposal would not have an adverse effect upon existing neighbouring properties due to the separation distances and orientation of the dwellings.

The proposal has been considered by Surrey County Council as the County Highway Authority (CHA) and they have advised that the proposed access arrangements on to Outwood Lane are acceptable with regard to highway safety and capacity. Access is also possible for refuse and emergency vehicles.

The proposal would result in the removal of 12 trees. Protected species in the form of slow worms and roman snails have been identified. Subject to conditions, the proposal is considered to be acceptable with regard to the impact on trees and ecology (habitat and protected species).

Subject to conditions, the proposal would also be acceptable with regard to the flooding, drainage and sustainable construction.

RECOMMENDATION

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

Consultations:

Highway Authority: no objection subject to conditions securing implementation of access, footpath and crossing and parking, CTMP, pedestrian inter-visibility splays, electric charging points and Travel information pack.

Chipstead Residents' Association:

(1) Inappropriate development of a back-garden site that does not reflect or complement the local area and has an adverse impact on existing dwellings. The creation of 2 x 3-storey dwellings at the high point of the plot with balconies on the front elevation, plus a large window at roof height front and back, will dominate the site and can easily overlook the houses below and neighbouring properties. It is particularly out of keeping and can clearly be seen from the hills across from the site. The view currently is one of a green canopy not a 3-storey development.

(2) An intrusive and dominant design, ill-suited to this environment in an area of outstanding natural beauty and forming a poor transition to the Green Belt. It is harmful to the visual amenity and character of the area.

(3) The development is uncharacteristically 3 storeys with the added height excessive. The 5th large loft bedroom is unnecessary and only to use the superfluous height that has been added. If the development was for the 4-bedroom dwelling as stated, the additional height giving it the over-dominant character, would not be necessary.

(4) The addition of a 5th bedroom in the loft is unwarranted. It has 5 sky lights therefore the addition of 2 large windows, one front and back, is redundant and unnecessary. The addition of a roof height window, front and back can negatively impact upon neighbouring properties.

(5) This is not a sustainable location; there is limited public transport, therefore a car is essential. Parking arrangements will present a car dominated appearance in an area of natural beauty and landscape value. There is no footpath on the site for pedestrians or those in wheelchairs to access or leave the site.

(6) For two x 5-bed dwellings, on this site, it is considered that 2 parking spaces per property would be insufficient for such large houses. Visitor parking would also appear to be inadequate for two such large houses. The awkward placing of a visitor space on the access road already shared with one of the donor properties is problematic and creates an unnecessary highways risk. The site cannot accommodate appropriately located parking.

(7) Residential garden development should address the character and appearance of its surroundings; this proposal does not do that. The extent of the built form prevents a decent landscape scheme from being included in the layout and the existing green canopy will need to be significantly reduced which will have an adverse impact on its surroundings. The Tree and Landscape Officer should be consulted.

(8) Planning policies look for development to conserve the biodiversity of an area but there are no detailed environmental benefits shown as being generated by this development that can clearly outweigh the adverse impacts that it will have on this semi-rural location. There is nothing to show how any adverse impacts will be mitigated. The site is a green space that provides a valuable corridor for wildlife in the area. There is no information on how or if this development could provide any biodiversity net-gain.

(9) Potential highways danger of a new access/egress at this point on Outwood Lane. The rhythm of the street frontage should not be broken by the excessive punctuation of multiple access points in close proximity as this proposal will create especially on this busy local road.

(10) The kerbside refuse collection will have to be carefully placed so as not to create an adverse highways impact, obstruct the access road and sight lines onto the main road or trespass on the donor property land.

Network Rail: no objection or comments to make

Surrey Wildlife Trust: no objections raised in relation to prior to determination matters. Conditions recommended in relation to a CEMP and Reptile Mitigation Strategy. Comments provided in relation to biodiversity net gain.

Reigate Ramblers Association: no foreseeable objection in regard to local public rights of way or their users.

Representations:

To date 86 representations have been received, 2 in support and 84 objections. The 84 objections have raised the following issues:

Issue	Response
Alternative location/ proposal preferred	Each case must be considered on its own merits see paragraph 6.1 for principle
Concerns about access for emergency services	See paragraph 6.26
Covenant conflict	This is not a material planning consideration
Crime fears	See paragraph 6.44
Drainage/sewerage capacity	See paragraph 6.45
Flooding	See paragraph 6.45
Harm to conservation area	The site is not in conservation area
Harm to Green Belt/countryside	The site is not in the Green Belt or outside the designated urban area. See paragraph 6.3 to 6.15 on character issues
Harm to wildlife habitat	See paragraph 6.33 to 6.39
Hazard to highway safety	See paragraph 6.23 to 6.27
Health fears	See paragraph 6.16 to 6.22 & 6.46
Inadequate parking	See paragraph 6.23 to 6.27

Inconvenience during construction	See paragraph 6.46
Increase in traffic and congestion	See paragraph 6.23 to 6.27
Impact on infrastructure	See paragraph 6.43
Loss of/harm to trees	See paragraph 6.28 to 6.32
Loss of private view	This is not a material planning consideration
No need for development	See paragraph 6.1
Noise and disturbance	See paragraph 6.16 to 6.22 & 6.46
Out of character with surrounding area	See paragraph 6.3 to 6.15
Overbearing relationship	See paragraph 6.16 to 6.22
Overdevelopment	See paragraph 6.3 to 6.15
Overlooking and loss of privacy	See paragraph 6.16 to 6.22
Overshadowing	See paragraph 6.16 to 6.22
Poor design	See paragraph 6.3 to 6.15
Property devalue	This is not a material planning consideration
Amended plans do not address concerns	As above

The following support comments have been received:

- No real concern regarding the road and its safety
- Other similar back garden schemes have been built in the past
- There would be adequate parking for new dwellings

1.0 Site and Character Appraisal

1.1 The site is a predominantly treed area of land that form part of the rear residential gardens to two existing housing plots, known as 'Wild Woods' and 'Green Linnets'. The site is on a large steep site that climbs (18m rise) eastward towards a large railway embankment at the rear boundary. The is also a rise of 1 - 1.5m from south to north.

1.2 To the west of the host properties Wild Woods and Green Linnets is Outwood Lane site. To the north of the site is a footpath that runs west to east between Outwood Lane and the railway, where there is a crossing. Beyond are residential properties the closest being 1 and 2 White Cottages and Ashdene. To the south of the site is an area of woodland and open field beyond. The site has a semi-rural character being on the edge of the urban area and undeveloped fields to south and west of Outwood Lane. To the south the land is designated as Metropolitan Green Belt and Area of Great Landscape Value (AGLV). The site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB). The site does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: No pre-application advice sought

2.2 Improvements secured during the course of the application: scheme amended from 4 dwellings (two pairs of semi-detached dwellings). Additional highway and ecology information provided.

2.3 Further improvements to be secured through conditions or legal agreement: The following conditions are recommended to be attached to the permission:

- Materials and design measures
- Tree Protection
- Landscaping
- Ecology
- Sustainability measures
- Highway conditions

3.0 Relevant Planning and Enforcement History

3.1	21/02364/F	Proposals are for 6 new semi-detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will included a new driveway link from Outwood Lane up to the rear site. As amended on 10/01/2022.	Withdrawn 25.04.2022
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4.0 Proposal and Design Approach

4.1 This is a full application for the erection of two detached housing to the rear of Wild Woods and Green Linnets and creation of new access road to the south of Green Linnets to serve the new dwellings. An existing extension to the side of Green Linnets will be demolished to enable the creation of the access.

- 4.2 Each house would be 5-bedroom 2 storey dwellings with accommodation in the roof space. 6 parking spaces are proposed to serve the two dwellings.
- 4.3 The proposed dwellings would have a traditional form with a mix of gabled and hipped roofs with some modern detailing such as dark coloured windows. windows in the roof and larger floor to ceiling windows with glass Juliet balconies at the first floor. The materials would be a relatively simple palette of clay roof tiles, facing brickwork, and timber detailing. The rear single storey extension would be timber clad.
- 4.4 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The submitted Design and Access Statement (DAS) considers site context at section 2.0 and character appraisal at Section 3.0.
Involvement	No evidence is provided that community consultation took place since the withdrawal of the 2021 application
Evaluation	The DAS considers the levels of the site, constraints and opportunities and examples of recent development in the surrounding area provides further evidence in terms of site widths/depths, surrounding context and urban grain, and landscaping
Design	Section 4 details the proposed scheme including floor plans and elevations, materials, siting of the dwellings and how they have considered this with regard to site levels, and access.

- 4.6 Further details of the development are as follows:

Site area	0.4ha
Existing use	Residential (garden land)
Proposed use	Residential (2 x 5 bedroom dwellings)
Existing parking spaces	0
Proposed parking spaces	6
Parking standard	5

Number of affordable units	0
Net increase in dwellings	2
Existing site density	5 dph
Proposed site density	10 dph
Density of the surrounding area	8 dph (1-2 White Cottages and Ashdene) 8 dph (Cleave Prior) Church Lane Avenue and Church Lane Drive) 6dph (Longridge View development to east of site and railway)

5.0 Policy Context

5.1 Designation

Urban Area

Low accessibility parking standards

Adjacent designated Area of Great Landscape Value (AGLV)

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)

CS2 (Valued Landscapes and Natural Environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES2 (Residential garden land development)

DES4 (Housing Mix)

DES5 (Delivering High Quality Homes)

DES8 (Construction Management)

DES9 (Pollution and Contaminated Land)

TAP1 (Access, Parking and Servicing)

CCF1 (Climate Change Mitigation)

CCF2 (Flood Risk)

NHE1 (Landscape Protection)

NHE2 (Protecting and enhancing biodiversity)

NHE3 (Protecting trees, woodland areas and natural habitats)

INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design Guide 2002

Local Distinctiveness Design Guide
2004

Local Character & Distinctiveness
Design Guide SPD 2021

Climate Change and Sustainable
Construction SPD 2021

SCC Vehicle and Cycle Parking
Guidance 2018

SCC Transportation Development
Planning Good Practice Guide 2016

Householder Extension & alterations
SPG

Other

Human Rights Act 1998

Community Infrastructure

Regulations 2010

6.0 **Assessment**

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable. There are, however, a number of issues that any future application would have to address, including design and character, highways issues including car parking, neighbour amenity, impact on trees and ecology and sustainable construction.

6.2 The main issues to consider are:

- Design appraisal and landscape impacts
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Sustainable Construction
- Community Infrastructure Levy
- Other matters

Design appraisal and landscape impacts

6.3 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New

development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

- 6.4 Policy DES2 of the Reigate and Banstead Development Management Plan 2019 relates to the development of residential garden land, including infilling schemes and development on back garden land. It states that development should 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. For infilling, development should incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality and provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties. The policy states that development should retain mature trees and hedges, and other significant existing landscape features, and include grass verges and street planting that supports wildlife and maintains green corridors and demonstrate they have been carefully designed to ensure a good standard of amenity for all existing and future occupants; and not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.
- 6.5 Policy NHE1 relates to Landscape protection. The site adjoins the designated AGLV, although as set out above the site is over 1.3km away from the Surrey Hills National Landscape (Formerly AONB) and it does not border the formal consultation area for the extension to the Surrey Hills National Landscape but land to the west of Outwood Lane and approximately 70m to the south is being considered. Policy NHE1 states that “Proposals must conserve and enhance the landscape and scenic beauty of the AONB and development proposals outside its boundaries must have regard to protecting its setting.”
- 6.6 The proposal would result in the creation of two dwellings to the rear of the two host dwellings. The proposal does result in built form in what is currently an undeveloped and unmaintained part of the garden areas for these dwellings and would result in some tree loss (12 trees). Therefore, the proposal would clearly alter the nature and appearance of the existing site. However, the question is whether such a change would be detrimental to the pattern of development and character of the surrounding area.
- 6.7 As set out above the proposed density would be low at 10dph and would be a density which is commensurate with the development to the north and east of the site, which is 6-8dph. The location of the dwellings to the rear of the site is not an anomaly in the area with development to the rear of the neighbouring properties 1-2 White Cottages and development to the north of

the proposed dwellings at Cleave Prior, as well as similar plot sizes and development to the east of the railway embankment. When you consider the plot widths the dwellings to the rear would replicate the plot widths to the front. The distance between the host properties and proposed dwellings of around 30m is also commensurate with the distance between Ashdene and 1-2 White Cottages which immediately adjoin the site. The proposed access road would introduce additional hardstanding to the front and south of the site close to Green Linnets but there is adequate space to the sides of the access road to ensure that its impact can be softened by landscaping and that it does not dominate the frontage of Green Linnets or appear prominent in the street scene. Such access roads are not uncommon along Outwood Lane, including the access to Ashdene just to the north of the site. Therefore, the density and proposed layout is considered to be in keeping with the pattern of development of the surrounding area and not harmful.

- 6.8 In terms of scale the dwellings would be two storey dwellings with accommodation in the roof. Measuring at approximately 8.5m high from ground finished floor level to ridge they would be similar in floor to ridge heights as the two host properties Green Linnets and Wild Woods and Ashdene, the property located immediately to the north of the site. The footprints of the dwellings would also be commensurate with the front dwellings in terms of width and overall depth and there would be good spacing between the two proposed plots as well as good separation distances to the boundaries. The scale of the dwellings would therefore be in keeping with that of the surrounding area.
- 6.9 In terms of the wider visual impact of the dwellings due to the rising ground it is likely that the properties will be viewed from Outwood Lane and higher ground to the west of the site. However, like Ashdene to the north which is partly obscured by 1-2 White Cottages the prominence of the dwellings would be mitigated by the retained host dwellings Green Linnets and Wild Woods as well as the retained trees within the site. The dwellings are also proposed to be dug into the rising land so that the ridge of the dwellings will be similar in height to the ground level at the rear of the site. This area would remain woodland and so the dwellings would be read against this backdrop of woodland reducing the prominence and obtrusiveness of the dwellings within the hillside. Due to the wooded nature of the land to the south of the site and the retention of the trees along this boundary and the eastern boundary it is considered that the properties would not be readily viewed from the south and east and the wider AGLV to the south. It is therefore considered that the dwellings would not appear unduly obtrusive or dominant when viewed from the surrounding area and would not have a detrimental impact on the setting of the AGLV or wider Surrey Hills National Landscape. For the same reasons and the low density of the scheme it is considered that the scheme would still ensure an appropriate transition from the urban area to the rural area to the south.
- 6.10 In terms of the design, form and materials of the buildings the surrounding area has a variety of architectural styles with examples of gabled, hipped and half hipped roofs and a mix of materials including render, facing brickwork

and tiles. The proposed dwellings would have a relatively traditional form with gabled and hipped roofs and use locally distinct materials of multi-stock brick, timber frame and clay tiles with some modern detailing such as dark colour framed windows and larger window openings at first floor and roof level and the timber clad ground floor elements. Therefore, the design is considered to be in keeping with the general character of the surrounding area.

- 6.11 When taking in to account all these factors it is considered that the dwellings would adequately respect the scale, layout, character and topography of the surrounding area and would not appear at odds with the immediate surroundings and would not have a detrimental impact on the setting of any designated landscapes. As such the proposal would meet the overall aims of policy DES1, DES2 and NHE1. A condition is recommended to secure the finalised details of the elevational and roofing materials and further details of the material and finish of the boundary treatments.
- 6.12 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, two houses would be provided with 4+ bedrooms. In this case, where only 2 houses are proposed, it would not be practical, nor possible for the proposal to provide accommodation which accords in full with the policy. Given that the site is located in an area which is characterised by a mixture of larger detached and semi-detached two storey dwellings, it is considered that the development would be in keeping with the character and mix of the surrounding area.
- 6.13 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.14 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden and main living areas would be either east or west facing ensuring adequate access to light and outlook. The formal rear garden areas would be relatively short due to the steep nature of the site however they would be of a good width to ensure adequate space and light. The informal garden areas would also continue up to the embankment, providing additional amenity space. As such the units would provide adequate levels of sunlight and daylight to the main habitable rooms and acceptable garden areas.
- 6.15 Overall, whilst the proposal will alter the character of the immediate application site, which is currently treed it is considered that the proposed

development would be of appropriate scale and design and would not be unduly detrimental to the street scene of Outwood Lane or the character of the wider locality and would provide an acceptable level of amenity for future occupants. The scheme would also respect the landscape character and landscape features of the locality and would not impact on the setting of the AGLV or Surrey Hills National Landscape. It therefore complies with policies DES1, DES2, DES4 and DES5 and NHE1 in this respect.

Neighbour amenity

- 6.16 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.17 To the south is woodland and open field and then one residential property which is over 160 metres away. To the east is the rail embankment with residential properties beyond. Given the distance away from the proposed dwellings there would be no material impact on any of the properties to the south or east of the site.
- 6.18 To the west are the host properties Green Linnets and Wild Woods. Whilst the proposed dwellings would be sited at a much higher ground level than these dwellings (approximately 6m higher) the separation distances between the front elevation of the proposed and rear elevations of existing, which are between 30m and 33m and two storey to two storey scale relationship between the existing and proposed it is considered that the proposal would not result in an adverse level of overlooking or loss of privacy, or result in an unacceptable loss of light or overbearing impact.
- 6.19 To the north-west are 1-2 White Cottages. Again the proposed dwellings are at a much higher level however the separation distance of over 36 metres to the nearest of the properties (2 White Cottages), the fact that the proposed dwellings do not directly face them but have an angled relationship and the intervening boundary screening means that such a relationship would not result in an adverse level of overlooking or loss of privacy, or result in an unacceptable loss of light or overbearing impact. It should also be noted that the proposed relationship would not be as close as the existing relationship between 1-2 White Cottages and Ashdene, a two-storey dwelling, with accommodation in the roof, which is approximately 27m to the east of these dwellings and also at a higher ground level.
- 6.20 To the north the closest dwelling is the property known as Ashdene. The relationship would be side to side relationship with the nearest of the proposed dwellings over 14m from nearest side elevation of Ashdene and over 7m from Ashdene's detached garage. Ashdene is also position at a higher ground level and the eaves of the proposed nearest dwelling (unit 1) would be lower than the eaves for Ashdene. The only side facing window would be an en-suite window which can be conditioned to be obscure glazed.

It is therefore considered that the proposal would not result in an adverse level of overlooking or loss of privacy or result in an unacceptable loss of light or overbearing impact to this dwelling or any of the properties located further to the north.

- 6.21 In terms of the proposal and potential noise, disturbance and pollution. There would be an increase in the activity at the site given the net gain of two dwellings however the increase is relatively small, and the use would remain residential in line with the nature of the surrounding area. The new access would be close to the side elevation of Green Linnets however due to the low scale of the proposal it is not expected that the levels of traffic would be significant. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied.
- 6.22 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.23 The proposed development would be accessed via a new access on to Outwood Lane which would replace the current access to Green Linnets. The existing access at the northern end of the plot would be stopped up and the new access would be more centralised. The new single access would also serve the retained dwelling of Green Linnets and the front frontage to this dwelling would be amended. There would be no change to the access and parking for the other host property Wild Woods. It is also proposed to create a new 2m wide footway, with tactile paving, between Wild Woods and Green Linnets which would be opposite the existing crossing point on the opposite site of Outwood Lane to aid pedestrians crossing from the host and proposed dwellings on to the existing footpath.
- 6.24 The CHA were made aware of the amount of concern raised through the representations regarding the safety of the proposed access arrangements. Therefore, concerns have been taken in to account when the scheme was reviewed by the County Highway Authority (CHA) with regard to highway safety, capacity and policy matters. Following a change to the layout of the parking area for the new dwellings, to ensure that there is adequate space for the refuse truck to turn, the CHA has raised no objection to the scheme subject to conditions to ensure the full implementation of the proposed access, new footway, and parking, and submission of details regarding a Construction Transport Management Plan, electric charging and Travel Information Pack.
- 6.25 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2.5 spaces for 4+ bedroom units. Thus, a total of 5 spaces would be required. In this case, a total of 6 spaces are proposed. This is laid out in the form of 2 spaces directly adjacent to each unit and two spaces marked as

visitor spaces. Therefore, the proposal is providing above the minimum requirements for parking ensuring provision for visitors or additional parking for residents. Cycle storage is not shown on the submitted plans but each dwelling has rear garden access and ample space for cycle storage which can be secured by condition.

- 6.26 In terms of refuse collection and access for fire engines the access width would be approximately 4m which is considered in line with the minimum width requires for a fire engine and refuse vehicle. The submitted Transport Note has provided a swept path analysis drawing showing that a refuse truck can access and egress the site in forward gear with a turning point to the front of unit 2. Therefore, the refuse truck should be able to enter the site and pick up bins from kerb side for the two dwellings. As a result, it is also considered that emergency vehicles would also be able to successfully gain access to the site if needed. It is also noted that such matters are covered under building regulations. If for whatever reason the Council's refuse truck is unable to access the site, the refuse collection would be from the frontage or Green Linnets which is the existing situation.
- 6.27 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.28 As outlined above the site of the two proposed dwellings has tree coverage throughout. To assess the impact on the trees the application is supported by an Arboricultural Impact Assessment. The survey has identified 43 individual trees, 5 groups of trees and a woodland area (part of the woodland to the south of the site). None of the trees have been categorised as 'A' trees, 10 trees are considered 'B' trees, 21 have been identified as 'C' and 3 trees as 'U' trees. None of the trees are protected and the report there are no areas of ancient woodland within or immediately adjacent to the site. The report has identified that 12 of the existing trees will need to be removed to enable the development. Of these 11 are 'C' grade or 'U' grade trees. One 'B' Grade tree, a Lawson Cypress, is also proposed for removal.
- 6.29 Council's Tree Officer has considered the submitted information provided the following initial comments:
- 6.30 "This application is supported by a detailed arboricultural report identifying the trees to be removed and retained. The scheme has taken into account the importance of retaining moderate quality trees and making sure there is a mature canopy cover. My concern is the location of the parking bays and the long term impact on T29. Whilst above ground soil surfacing is proposed, I am concerned that it will be felled before it can reach its full potential because the close proximity to the parking bays. The size of the site and the size of the nature of the development means there is limited opportunity for a meaningful landscape scheme from being implemented, therefore reducing the canopy cover in the long term.

Consideration should be given to reducing the size of the building and parking bays next to T29.”

- 6.31 Following the submission of amended plans reducing the scheme to two dwellings the Tree Officer reviewed the updated report and advised the following:
“With regards to the revised plan and the arboricultural report has addressed my original concerns regarding the impact on T29. Removing the parking bay will mean there is less of an impact in its rooting area, the area where there is manual excavation is minimal and subject to the measures being implemented T29 will be integrated into the proposed layout. A finalised tree protection plan and arboricultural method statement is required and can be secured by condition.”
- 6.32 Based on the Tree Officer's comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and a condition which secures further details of the landscaping.

Ecology

- 6.33 The application is supported by a number of ecology reports to consider the impact on protected species, habitats and biodiversity. Following the initial Preliminary Ecological Appraisal and initial comments from Surrey Wildlife Trust the applicant instructed further reports to be undertaken, including an Ecology Surveys Report, a reptile presence/absence, badger survey, preliminary survey of invertebrates and bat survey of trees.
- 6.34 In summary the reports advise that the site is not located within a designated site for nature conservation and there are no Priority Habitats on site. However, deciduous woodland (Priority Habitat) is located directly adjacent to the southern site boundary and Chipstead Downs SSSI/Banstead Woods and Chipstead Downs LNR are located on the opposite side of Outwood Lane, to the west of the site. Slow worms and Roman Snails have been identified and therefore mitigation through translocation is recommended. Precautionary measures are also recommended in relation to badgers, amphibians and breeding birds. A Construction Environmental Management Plan (CEMP) has been prepared which sets out the avoidance and mitigation measures needed to adequately protect the adjacent designated site, priority habitats and protected species. A further Reptile Mitigation Strategy has also been created for the slow worms.
- 6.35 Surrey Wildlife Trust (SWT) has assessed the full set of reports and has raised no concern regarding the scope and methodology and conclusions of the reports advising that “we have no further prior to determination recommendations for protected species”. Were the application to be approved SWT has recommended the works are conditions so that they are carried out in accordance with the submitted CEMP and Reptile Mitigation Strategy and that further information is provided in terms of sensitive lighting management plan and a further badger survey. Although no active badger

setts were found SWT has recommended a further badger survey is undertaken prior to commencement of the works due to the evidence of badger activity within and close to the site.

- 6.36 In terms of biodiversity net gain following initial comments from SWT a Biodiversity Net Gain Design Stage Report has been provide. The report shows that the site currently has on site habitat baseline units of 7.02. The on-site habitat post development would be 4.91 units. Therefore there would be a loss of 2.11 is a net loss of 30% in habitat units even with the enhancement of the retained habitat, new habitat creation and planting of new trees.
- 6.37 Policy NHE2 states that “Throughout the borough, and especially within BOAs, development proposals will be expected 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.
- 6.38 In this case the proposal does not result in the loss of priority habitats or features of biodiversity importance however there is a loss of biodiversity on the site even with proposed enhancement measures, primarily due to the loss of woodland habitat. In such circumstances policy NHE2(b) does allow for a contribution towards off site provision to off-set this impact. The applicant within their submitted Biodiversity Net Gain Design Stage Report has put forward two options, one to provide a 3.3% increase, no net loss option, and one to provide a 10.1% increase by enhancing existing poor condition lowland mixed deciduous woodland off site. Given the scale of development and requirements of NHE2 the no net loss option would be appropriate, if this can be shown to be practical and deliverable. At this stage the report has not identified any land for this within the borough or further afield and the Council currently has none of its own sites to direct such an enhancement. However with the introduction of the statutory requirement for biodiversity net gain in February 2024 it is considered that there are now regional national land banks which the scheme could potentially contribute towards to meet the no net loss option. As such a condition is recommended to secure a finalised Biodiversity Gain Plan, which can explore this further and also secure the onsite enhancement measures already recommended by the report.
- 6.39 Officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats and appropriate and proportionate biodiversity enhancement and ecological enhancement measures can be secured by condition.

Sustainable Construction

- 6.40 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.41 The application has limited information in this regard but following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. If planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1.
- 6.42 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL)

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

Other Matters

- 6.44 The development is not considered to cause an increase in crime issues. Due to the siting and orientation of the proposed dwellings the majority of the site to the west of the dwellings would remain open and would have natural surveillance from the new dwellings towards the properties to the west and north. The rear of the site would be secured by the proposed boundary treatments finalised details of which can be secure by condition.
- 6.45 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding. In terms of surface water and foul drainage, the site is not identified as being at medium or high risk of surface water drainage and no comments have been provided by the water companies to raise infrastructure concerns. No drainage information has been provided at the application stage. Therefore, in order to meet the requirements of policy CCF2 and ensure that the site does not result in an increase in surface water run-off a condition is recommended to secure further drainage details.

- 6.46 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	1523-PL 1000		28.06.2022
Block Plan	1523-PL 1100		28.06.2022
Site Layout Plan	1523-PL 1110		28.06.2022
Site Layout Plan	1523-PL 1111		28.06.2022
Floor Plan	1523-PL 1200		28.06.2022
Floor Plan	1523-PL 1202		28.06.2022
Elevation Plan	1523-PL 1300		18.07.2022
Floor Plan	1523-PL 1204		18.07.2022
Floor Plan	1523-PL 1205		18.07.2022
Floor Plan	1523-PL 1206		18.07.2022
Elevation Plan	1523-PL 1301		18.07.2022
Elevation Plan	1523-PL 1315		18.07.2022
Elevation Plan	1523-PL1311		22.06.2023
Elevation Plan	1523-PL1310		22.06.2023
Floor Plan	1523-PL1203		22.06.2023
Floor Plan	1523-PL1202		22.06.2023
Elevation Plan	1523-PL1312		22.06.2023
Elevation Plan	1523-PL1313		22.06.2023
Proposed Plans	1523-PL1316		22.06.2023
Site Layout Plan	1523-PL-1101		22.06.2023
Proposed Plans	1523-PL1315		22.06.2023
Proposed Plans	1523-PL1314		22.06.2023
Floor Plan	1523-PL1201		22.06.2023
Floor Plan	1523-PL1200		22.06.2023
Site Layout Plan	1523 - PL1111	B	06.12.2023
Site Layout Plan	1523-PL1110	B	06.12.2023

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.

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

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

3. The dwellings, car port, retaining walls and boundary treatment, hardstanding and ground levels of the landscaped areas shall be constructed and laid out in accordance with the ground levels and proposed finished floor levels set out within the approved drawings.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

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

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

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

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway (extent of surveys to be agreed with County Highway Authority) and a commitment to repair the highway to a standard agreed with the County Highway Authority
 - (k) on-site turning for construction vehicles

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

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

6. The development shall not be commenced unless and until the access to Outwood Lane has been constructed and provided with vehicle visibility zone in accordance with the plan numbered 2111006 01 Rev D, within the submitted Motion Technical Note dated 5/6/2023, and forward visibility of 70 metres has been provided in accordance with the plan numbered 2111006 04 Rev C, within the same aforementioned Technical Note, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

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

7. No development shall be commenced until a pedestrian inter-visibility splay of 2m by 2m has been provided on each side of the access in accordance with a plan to be submitted to and approved in writing with the Local Planning Authority, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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

8. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. 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.

9. Notwithstanding the approved plans no development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.
- a) materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof
 - b) the finalised positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access where required for biodiversity enhancement

Reason: To preserve the visual amenity of the area with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

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

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

11. No development above slab level shall commence on site until a scheme for the soft and hard landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping (materials and finish), planting plans, written specifications (including cultivation and other operations associated

with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. The scheme shall also take in to account the recommendations of the submitted ecology reports.

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

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

Any trees shrubs or plants planted 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 policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

12. The development shall not be occupied until the new footway and associated informal crossing point and tactile paving has been provided in accordance with the plan numbered 2111006 03 Rev C, within the submitted Motion Technical Note dated 5/6/2023.

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

13. 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 for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

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

14. Prior to the first occupation of the development details of covered and secure cycle storage for each dwelling shall be submitted to and agreed in writing by

the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/storage shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

15. 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.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

16. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and details of public transport within 1.5km of the site and the destinations they serve including to the closest rail station to the site has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to residents of the proposed development upon first occupation.

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

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

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

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

18. 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.

19. No development shall commence until a further badger survey of the site has been undertaken and the findings, as well as any necessary mitigation measures, have been submitted to and agreed in writing by the Local Planning Authority. The survey and report shall be undertaken by an appropriately qualified and experienced ecologist and shall be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be detailed within the survey report.

Once agreed the development shall be constructed in accordance with the mitigation measures.

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

20. No development shall commence until a Biodiversity Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the aLyne Ecology Ltd. Biodiversity Net Gain Design Stage Report dated 27.10.2023 (Version 002) and shall detail the finalised on-site biodiversity enhancement measures, off-site habitat enhancements (to achieve a no net loss in biodiversity, if possible) and details of proposed onsite ecological enhancements. If off-site habitat enhancements are deemed to not be possible justification shall be provided for this. The Plan shall also include details of the management and monitoring of the proposed enhancement measures.

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

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework

and Reigate and Banstead Development Management Plan 2019 policy NHE2.

21. The development shall be carried out in accordance with the mitigation measures set out within the Construction Environmental Management Plan (aLyne Ecology Ltd. version 002, dated 13/10/2023) and Reptile Mitigation Strategy (aLyne Ecology Ltd. version 002, dated 13/10/2023).

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

22. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:
- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
 - b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Preliminary Roost Assessment & Ground level assessment of Trees Report (aLyne Ecology Ltd. 31.03.2023 Version 001),
has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

23. The first floor window in the north elevation of plot 1 (unit 1) 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.

INFORMATIVES

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

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

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

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be

done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. 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).
9. 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.
10. 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.

11. 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. 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.
12. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
13. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
14. 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.
15. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm. Any landscaping scheme will also need to align with biodiversity enhancement proposals.

REASON FOR PERMISSION

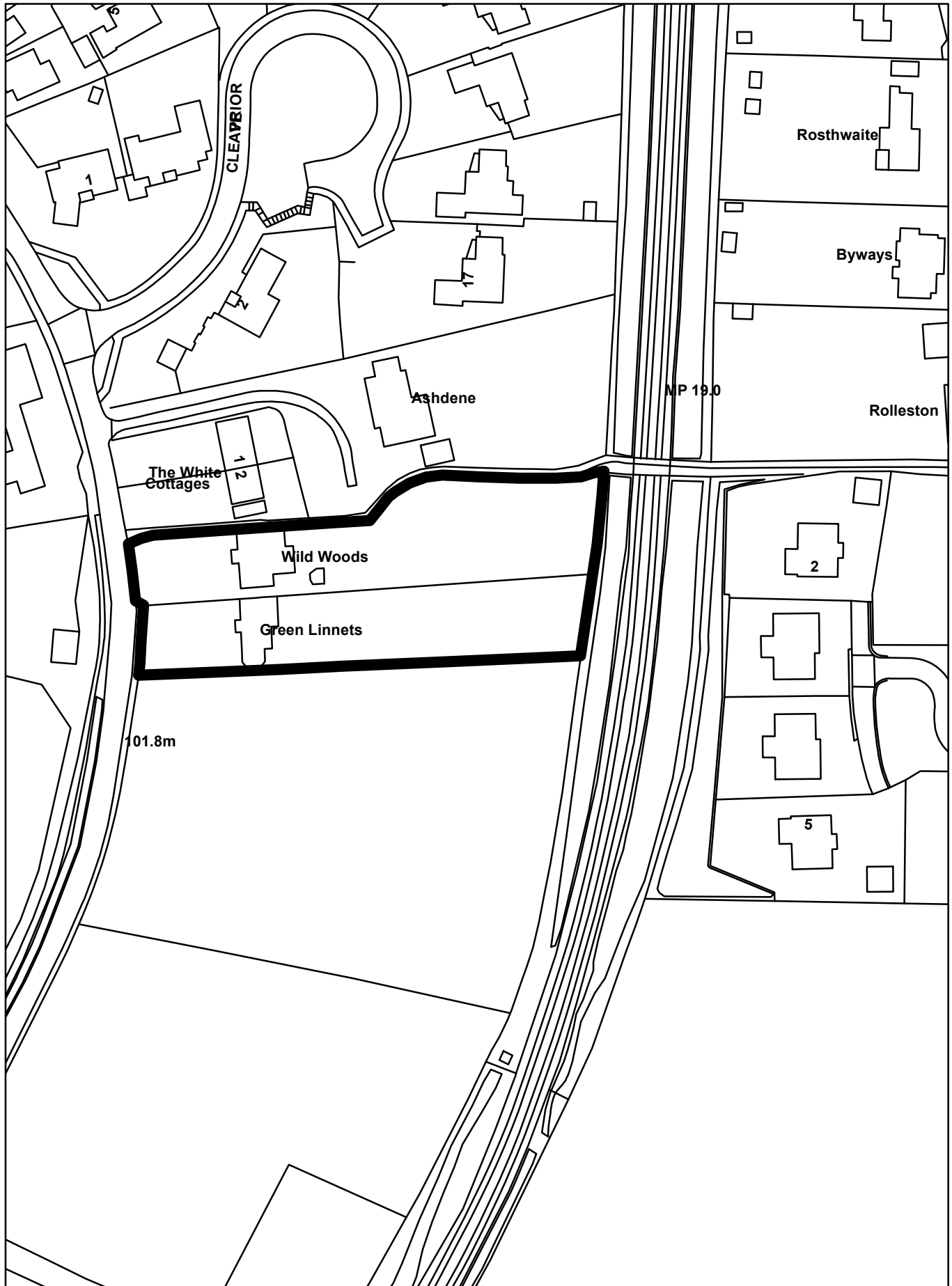
The development hereby permitted has been assessed against development plan policies CS1, CS2, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, INF3 and material

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.

Proactive and Positive Statements

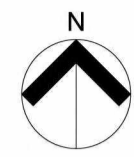
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

22/01461/F Green Linnets & Wild Wood
Outwood Lane Chipstead CR5 3NP







NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



KEY:

-  Existing Site Trees
-  Tree Root Protection Area (RPA)
-  Proposed Removed Trees
-  Road Signage

Road Signage to show no parking - for access and turning only.



Proposed Site Masterplan
Scale 1:200 @ A1

B 05.12.23 CL AT Amends to LPA comments.

A 30.11.23 CL AT Road works adjusted to allow for access and turning without affecting driveways.

Rev Date	Dim	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets

drawing title:
Proposed Site Masterplan

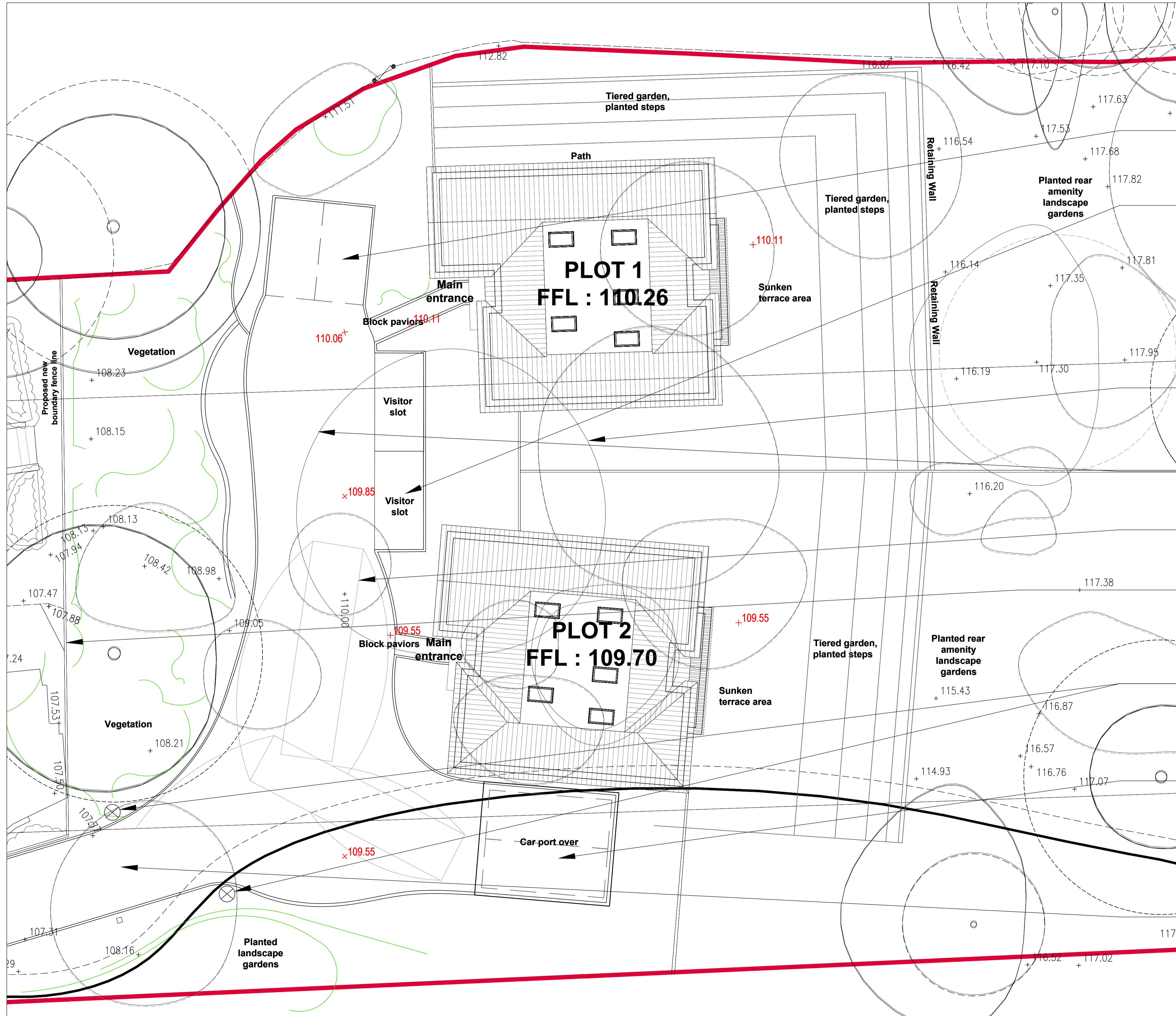
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1:200	Mar 2023	EB	AT

drawing number:	revision:
1523 - PL1110	B

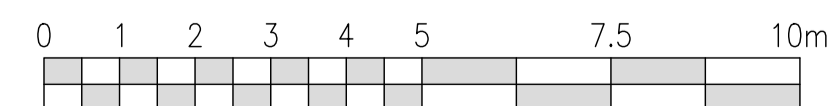
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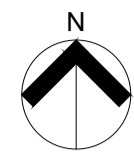
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Proposed Site Masterplan - Annotated Scheme Site Plan
Scale 1:100 @ A1



NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



KEY:

Site Boundary Line —

KEY:

- Existing Site Trees
- Tree Root Protection Area (RPA)
- Proposed Removed Trees
- X Road Signage

Dedicated plot 1 parking spaces, private driveway approach.

Shared visitor parking bays, to be tarmac (as communal spaces) with landscape surrounds

Direct access to rear garden amenity.

Communal driveway area.

Tracking plan.

New boundary fence division from existing frontage houses.

Signage to be added to show no parking - for access and turning.

Dedicated plot 2 parking spaces, private driveway approach.

Residential driveway access to proposed rear scheme, with feature landscape surroundings.

B 05.12.23 CL AT Amends to LPA comments.

A 30.11.23 CL AT Road works adjusted to allow for access and turning without affecting driveways.

Rev Date	Dim	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets

drawing title:
**Proposed Site Masterplan
Annotated Scheme Site Plan (Sht 1)**

scale of A1:	date:	drawn by:	checked by:
1-100	Mar 2023	EB	AT

drawing number:	revision:
1523 - PL1111	B

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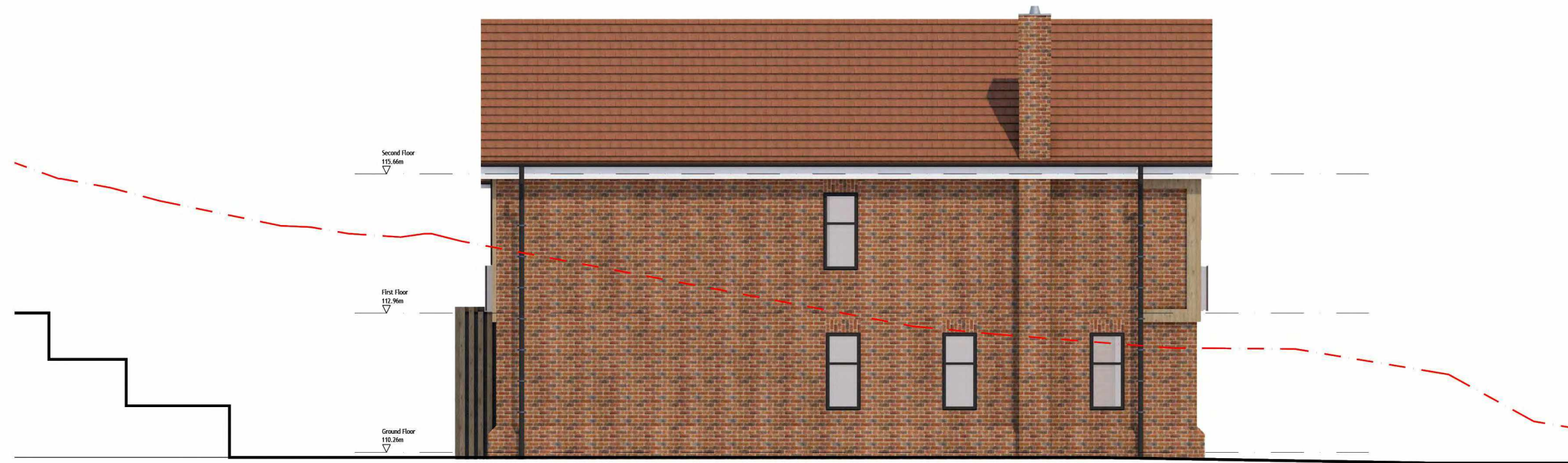
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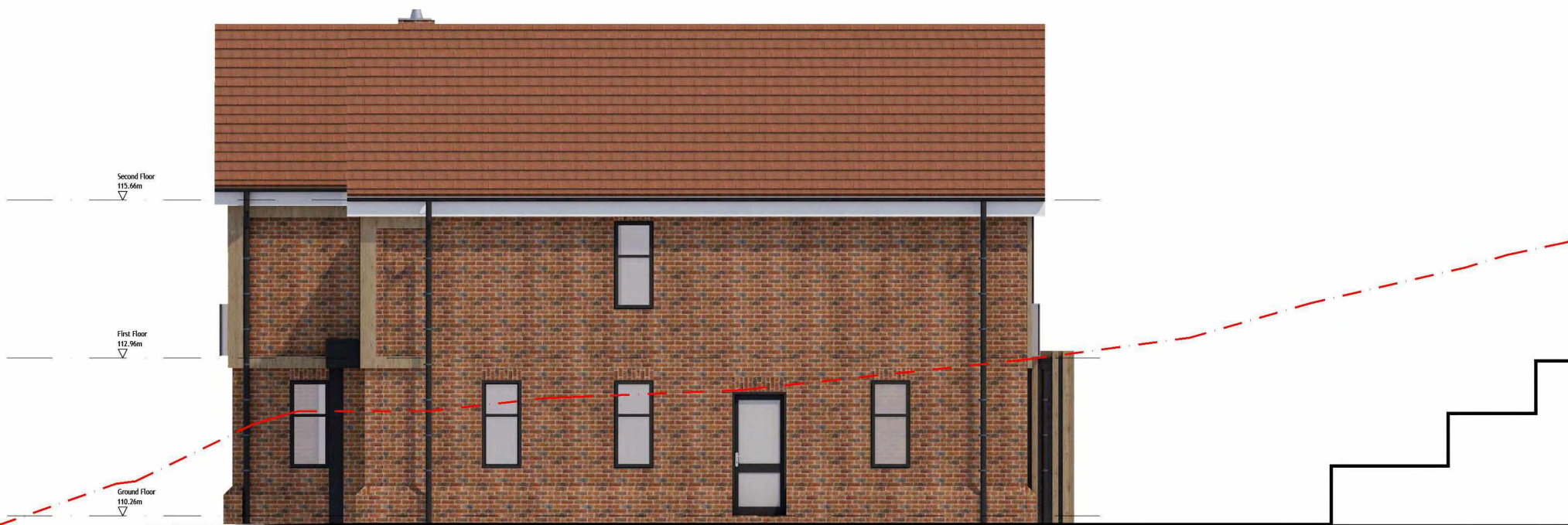
NOTES

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- - - Existing topography
- Proposed topography



Proposed North Elevation
Unit 1



Proposed South Elevation
Units 1

Scale 1:100 @ A3



Rev Date: Dm Chkd Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Elevations
Unit 1**

scale at A3:	date:	drawn by:	checked by:
1:100	Mar 2023	EB	AT



drawing number:	revision:
1523 - PL1311	-

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NOTES

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-  Existing topography
-  Proposed topography



Proposed West Elevation
(Frontage)
Unit 1



Proposed East Elevation
(Rear)
Unit 1

Scale 1:100 @ A3



Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING

Client:
Private Client

Project:
Wild Wood & Green Linnets, Chipstead

Drawing Title:
**Proposed Elevations
Unit 1**

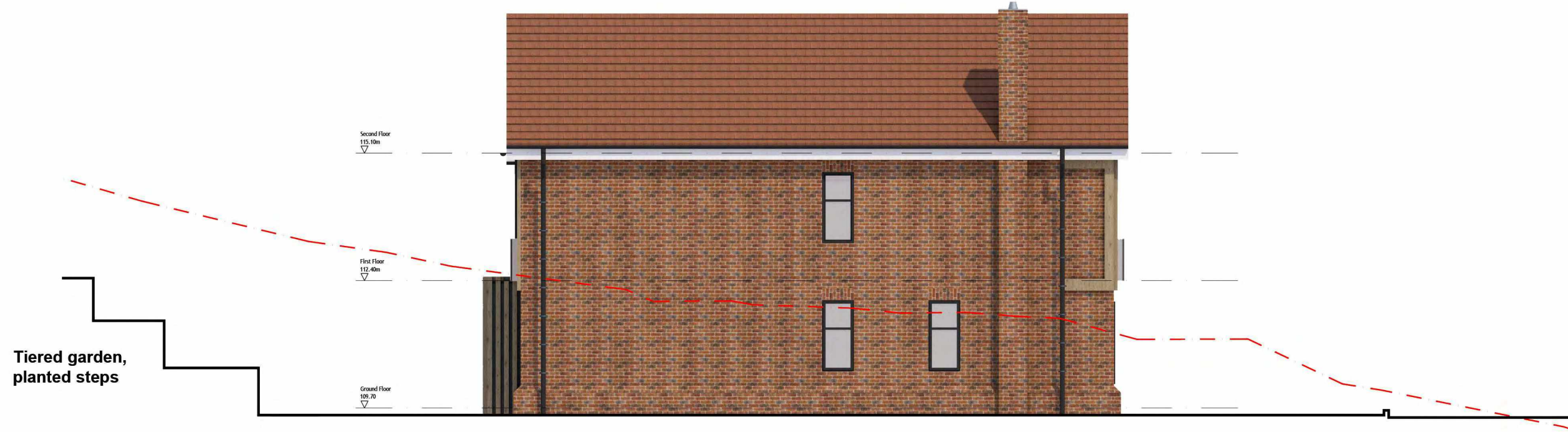
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Drawing Number: 1523 - PL1310 Revision: -

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--- Existing topography
— Proposed topography



Proposed North Elevation
Unit 2



Proposed South Elevation
Unit 2

Scale 1:100 @ A3



Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Elevations
Unit 2**

scale at A3: date: drawn by: checked by:
1:100 Mar 2023 EB AT

drawing number: revision:
1523 - PL1313 -

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NOTES

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- Existing topography
- Proposed topography



Proposed West Elevation
(Frontage)
Unit 2



Proposed East Elevation
(Rear)
Unit 2

Scale 1:100 @ A3



Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Elevations
Unit 2**

scale at A3:	date:	drawn by:	checked by:
1:100	Mar 2023	EB	AT

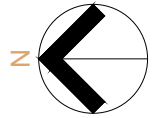
drawing number:	revision:
1523 - PL1312	-

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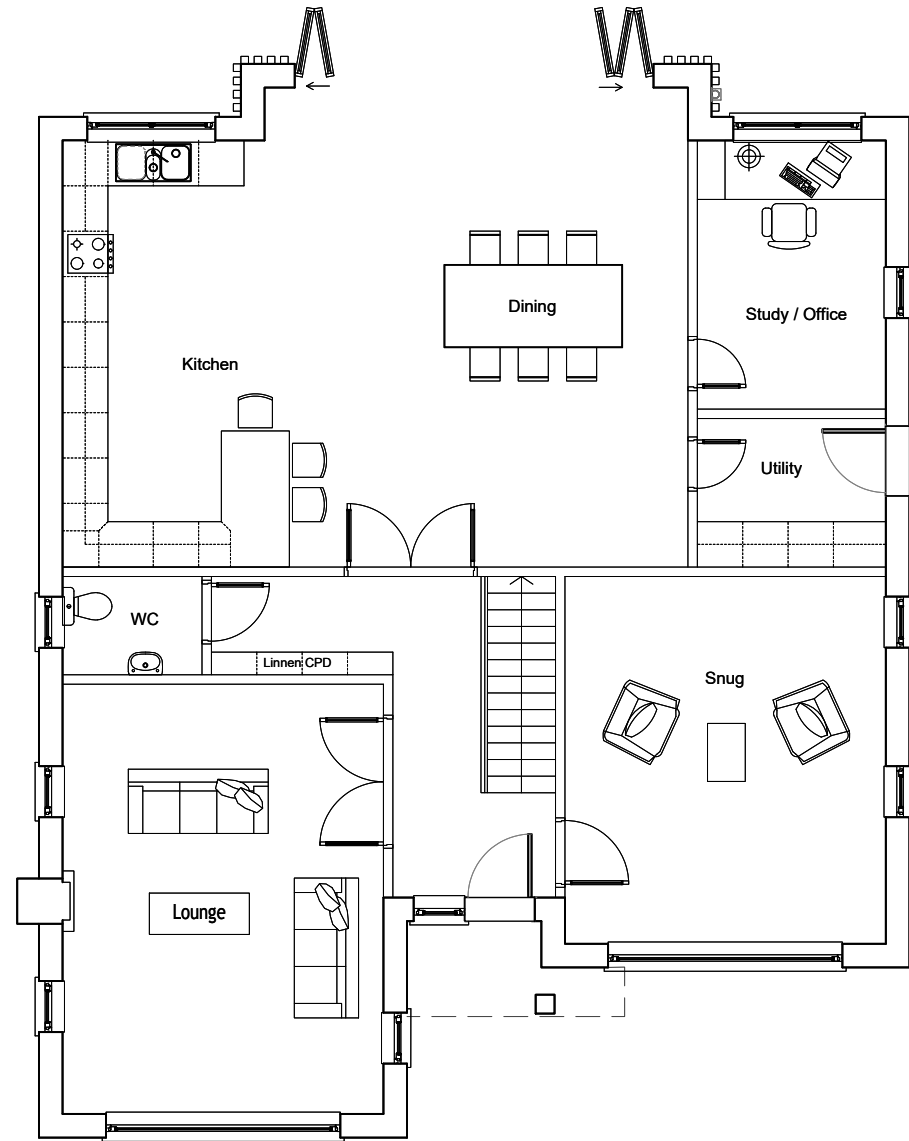
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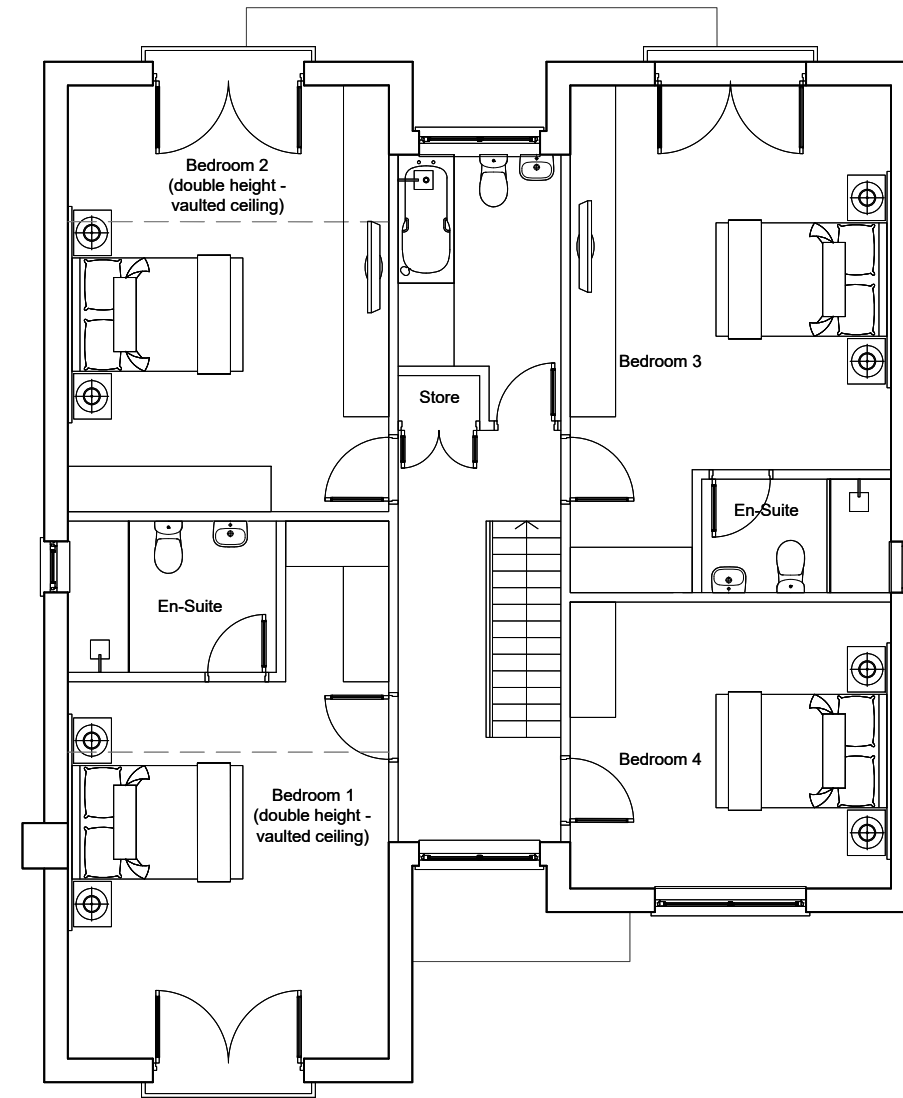


Proposed Unit 1 GIA:

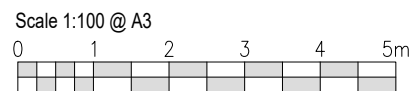
- GF - 127.70 m²
- FF - 121.60 m²
- SC - 56.10 m²



Proposed Ground Floor Plan
Unit 1



Proposed First Floor Plan
Unit 1



Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

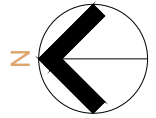
drawing title:
**Proposed Plans
Unit 1**

scale of A3: 1:100 date: Mar 2023 drawn by: EB checked by: AT

drawing number:
1523 - PL1200 revision: -

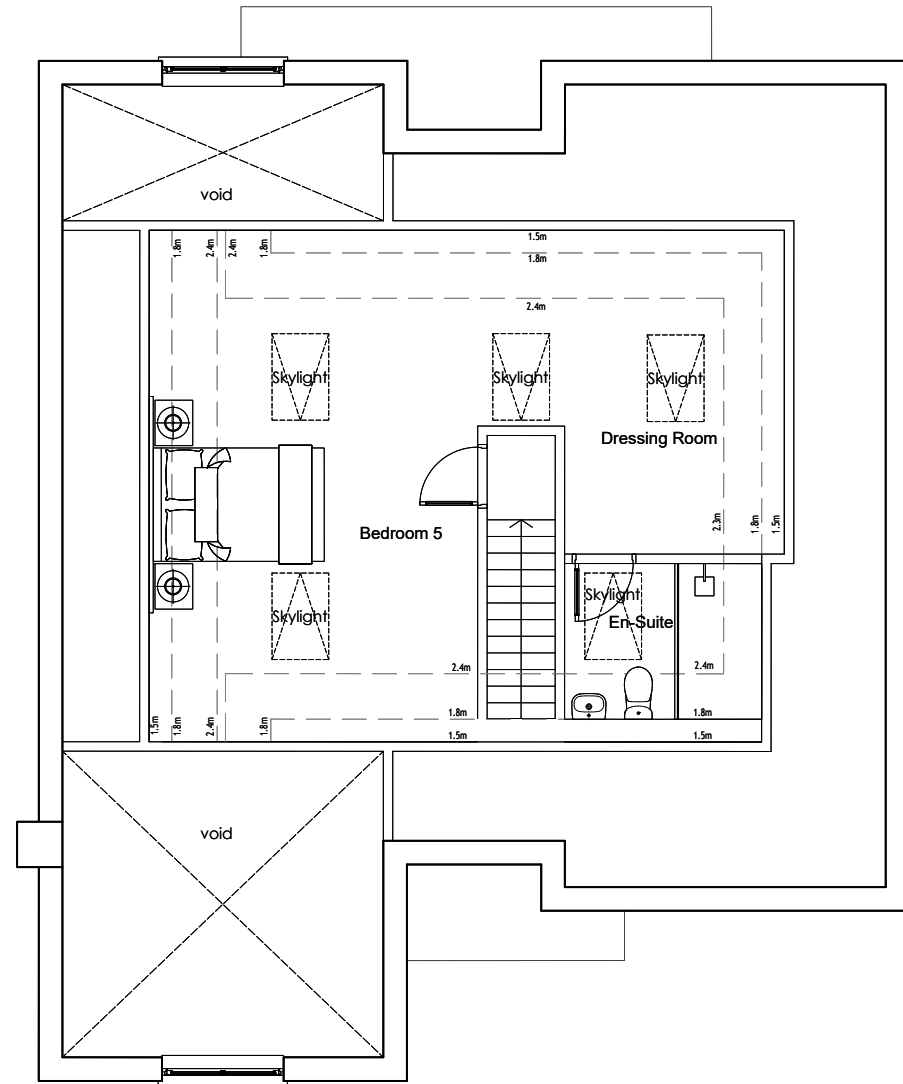
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Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

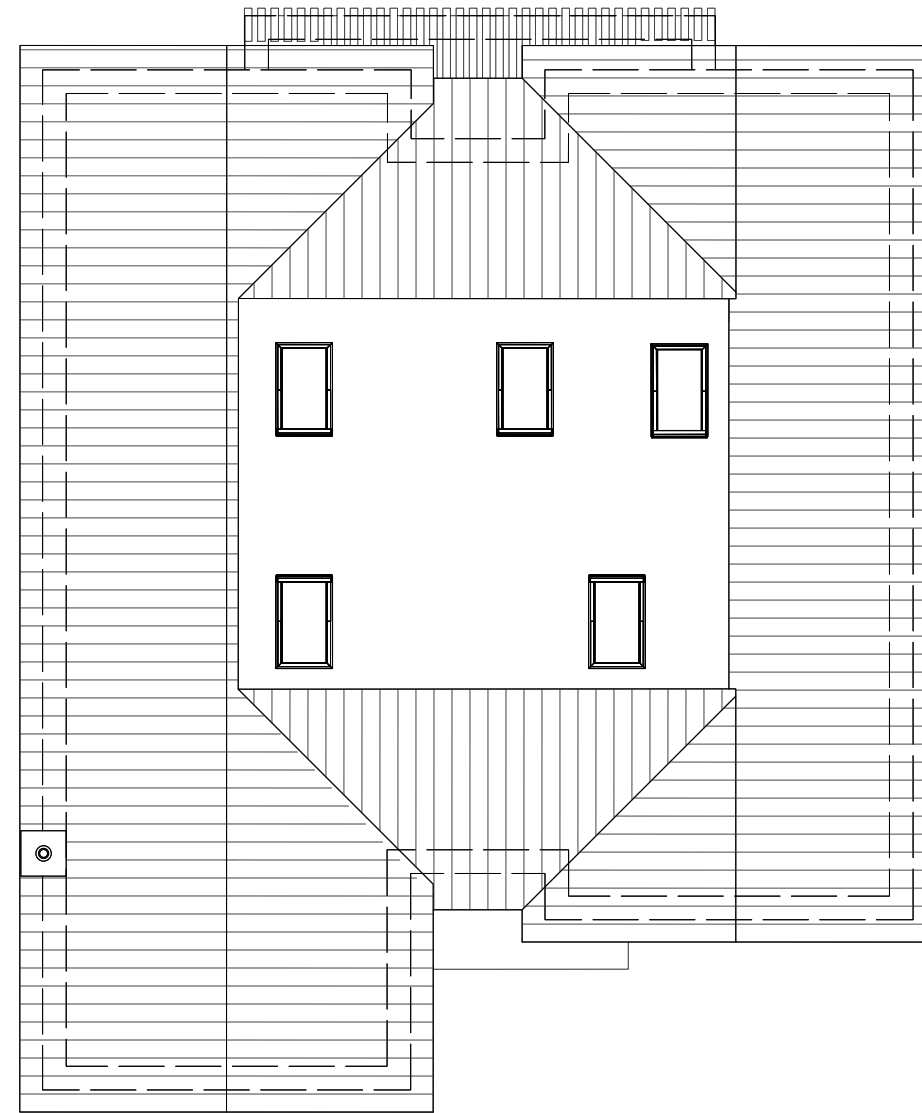


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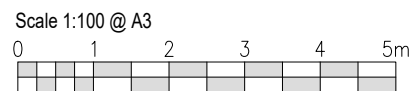
- GF - 123.80 m²
- FF - 121.60 m²
- SF - 56.10 m²



Proposed Loft Floor Plan
Unit 1



Proposed Roof Plan
Unit 1



Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 1**

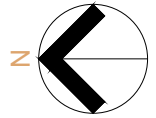
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1:100	Mar 2023	EB	AT

drawing number:
1523 - PL1201

revision:
-

NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

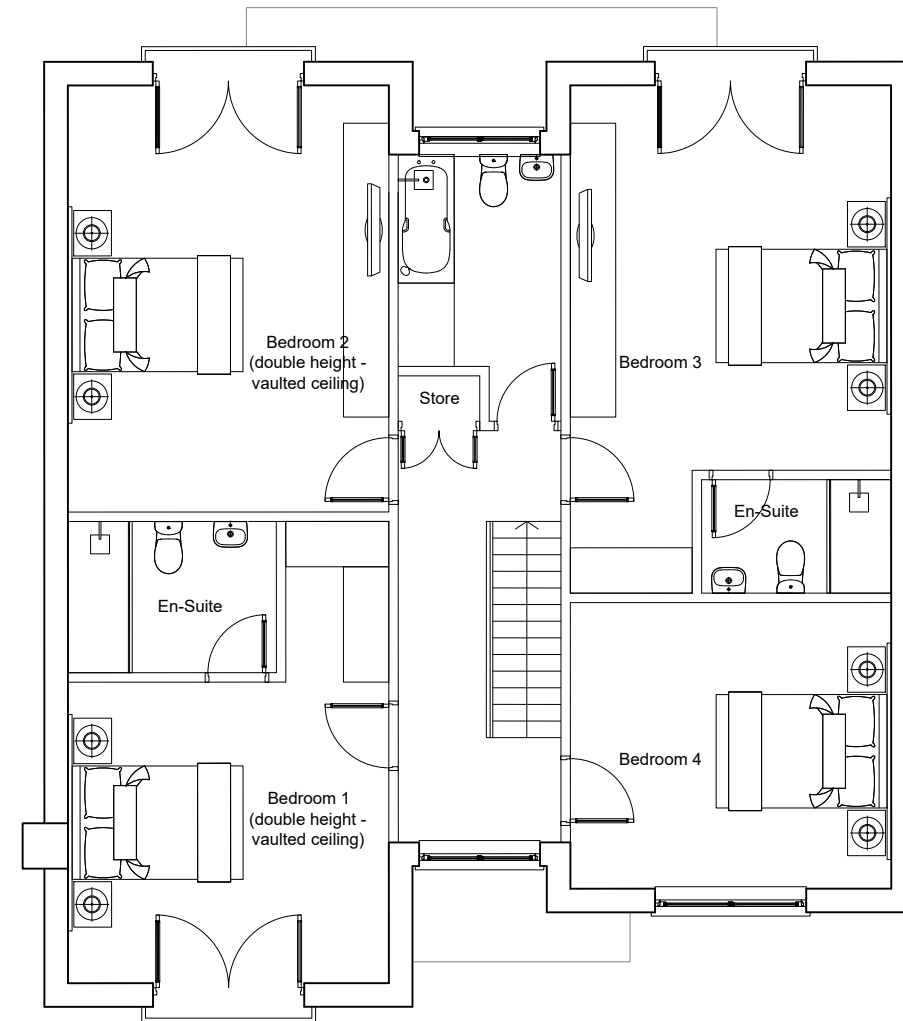


Proposed Unit 1 GIA:

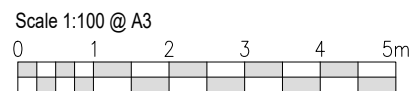
- GF - 123.45 m²
- FF - 117.35 m²
- SF - 50.15 m²



Proposed Ground Floor Plan
Unit 2



Proposed First Floor Plan
Unit 2



Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 2**

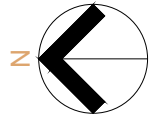
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1:100	Mar 2022	EB	AT

drawing number:
1523 - PL1202

revision:
-

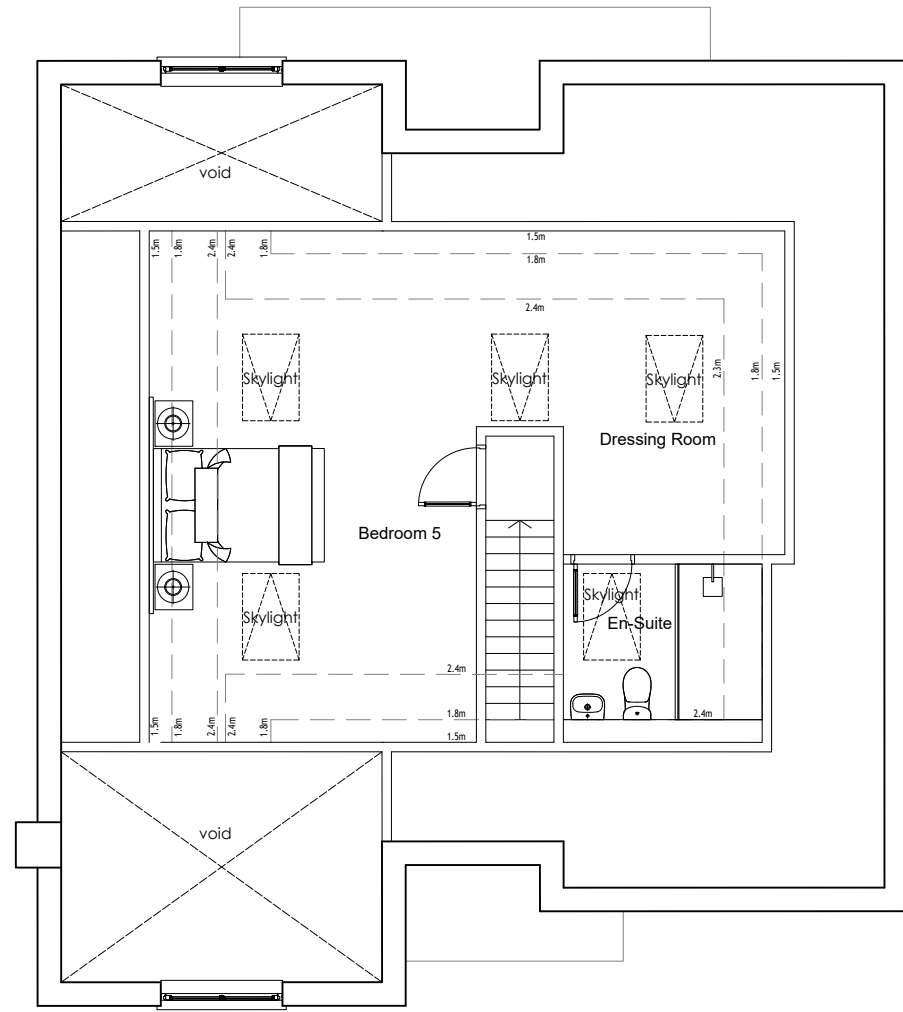
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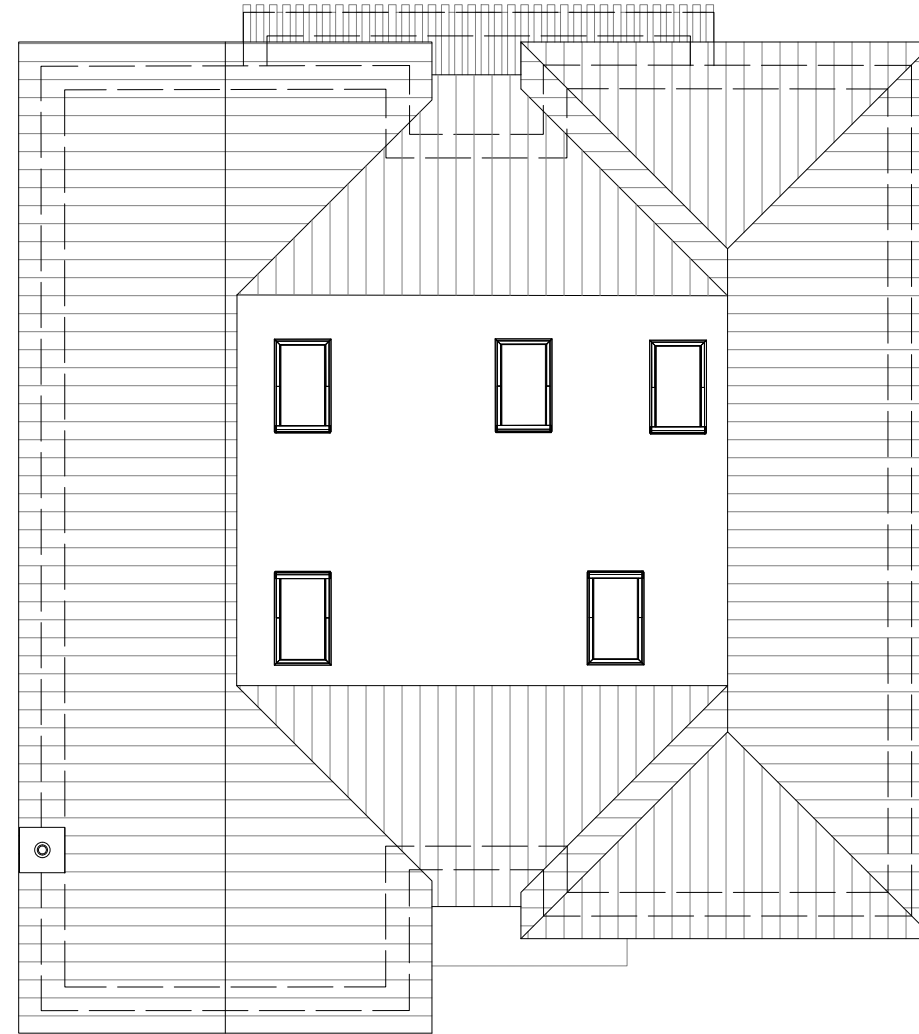


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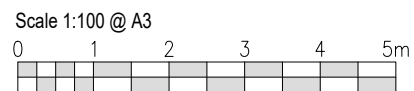
- GF - 119.55 m²
- FF - 117.35 m²
- SF - 56.10 m²



Proposed Loft Floor Plan
Unit 2



Proposed Roof Plan
Unit 2



Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING

client:
Private Client

project:
Wild Wood & Green Linnets, Chipstead

drawing title:
**Proposed Plans
Unit 2**

scale at A3:	date:	drawn by:	checked by:
1:100	Mar 2023	EB	AT

drawing number:	revision:
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