 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	3 rd July 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Horley East and Salfords

APPLICATION NUMBER:	19/00062/F	VALID:	27/2/2019
APPLICANT:	Southern Gas Networks	AGENT:	Carter Jonas
LOCATION:	HORLEY GAS HOLDER STATION, BALCOMBE ROAD, HORLEY		
DESCRIPTION:	Redevelopment of the site to incorporate the erection of a part two and part three storey office building together with associated car parking and cycle parking spaces, hard and soft landscaping and other ancillary works. As amended on 15/03/2019 and on 17/05/2019		
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This application is referred to Committee in accordance with the Constitution as the proposed floorspace is greater than 250 sqm.

SUMMARY

This is a full planning application for the erection of a new office building (Use Class B1a) with associated car parking and cycle spaces, hard and soft landscaping and other ancillary works.

The application relates to a redundant gas holder located on a site within the Balcombe Road Industrial Area, (the site being adjacent to the Bridge Industrial Estate to the west and the Gatwick Metro Centre to the east). The existing gas holder is decommissioned, with the site used by SGN employees based at St Lawrence House to park their vehicles. Separate permission has been granted in 2018 via a Prior Notification of Proposed Demolition Application (App Ref. 18/01839/DED), to enable the gas holder, ancillary buildings and gas infrastructure to be dismantled. The current therefore only relates to the redevelopment of the site following the consented demolition and clearance of the existing site.

SGN currently occupy St Lawrence House, located within 0.3 miles of the site. St Lawrence House is not large enough to meet SGN's current or future employment or infrastructure and is no longer fit for purpose without significant investment. As such SGN seek to relocate their headquarters to the proposed new purpose built office accommodation to support up to 400 employees, (albeit not all would be on site at

the same time). This would enable them to meet their business needs whilst retaining SGN's employment base within Horley and supporting the local economy.

The site is located within the urban area and is a part of a designated Employment Area in the 2005 Borough Local Plan. Whilst adopted Borough Local Plan employment policies seek to direct office uses to Town Centres and Town Centre Business Areas and reserve Employment Areas for B1 industrial, B2 or B8 uses, emerging Development Management Plan policy EMP2 allows office development within designated local employment areas such as this. As such given the significant weight that can now be attributed to policy EMP2 noting the advanced nature of the plan, together with the economic and employment benefits associated with the proposal, the site specific circumstances surrounding SGN's need for new office accommodation and their operational benefits from that being located at this site, and that the existing use does not contribute any direct employment, the proposal is considered to comply with emerging Development Management Plan policy EMP2, policies CS6 and CS6 of the Core Strategy and the provisions of the NPPF such that the conflict with Borough Local Plan EMP1, EMP2 and EMP8 is outweighed.

The proposed building would provide approx. 4,850 sqm (GIA) of office floorspace within a part two / part three storey 'C' shaped building. The building would be set towards the front of the site, closest to the southern boundary with the majority of the car parking located to the rear and visitor car parking to the front. A landscape scheme has been submitted to deliver an improved setting. The proposed part 2 / part 3 storey scale is considered acceptable in the context of the surrounding industrial and residential development as is the proposed size, layout, design and appearance of the building is considered to complement the existing character of the area.

The existing single vehicle access point into the site will be replaced by two vehicular accesses, to create a one-way system through the site. The entrance is proposed to the south-eastern edge of the site and will allow visitors access to visitor parking at the front of the site, whilst staff would continue along the eastern edge of the boundary to the staff car park to the rear. Whilst the access has been altered, vehicular access to the Scout Hut and the cycle and pedestrian access to residential dwellings beyond will be retained. Likewise access to Axiom Business Park from its north-eastern corner is maintained. Improvements are also proposed to the estate road to enable safe on-street parking and pedestrian movement from the Scout Hut and neighbouring industrial and residential units on to Balcombe Road. The improvements to the existing service roads are considered to enhance the visual appearance of the industrial area, and will improve the safety of pedestrian movements within the site.

The new parking area will provide a total of 148 parking spaces, including four disabled spaces. The County Highway Authority has assessed the application with respect to traffic generation, highway safety and parking and has no objection to the proposal subject to conditions, which include for a travel plan. The site's sustainable location is noted, sited approximately 0.3 miles to the north-east of Horley Town Centre and approximately 0.6 miles to the north-east of Horley Railway Station with good access to public transport and surrounding facilities and services.

The nearest residential properties to the proposed development would be 7, 9, 10 and 12 Windmill Close, located a minimum of 35m to the south, to the north the closest property is 35 Cloverfields sited over 70m from the office building. Generous separation distances would exist between the proposed built form and neighbouring properties and given the present level of landscaping along the northern boundary and the existing outlook, the proposal is judged to be acceptable in terms of its impacts to neighbouring properties.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: No objection subject to condition, including securing travel plan. The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health (Contaminated Land): There is potential for contamination to be present associated with the historic use of the site as a gas holder, as such conditions to deal with contaminated land and an informative to provide additional guidance is recommended.

SCC Sustainable Drainage: No objection subject to conditions

SCC Minerals and Waste: No comment

Thames Water: No objection. Advice offered to applicant.

Horley Town Council: Supports the application but comments as follows: i) seeks assurance that appropriate works will be carried out to clear the site of previous use before construction ii) expresses concern about the junction with Balcombe road and the possibility of congestion given the amount of increased traffic, over and above that generated by the Metro Centre.

Archaeology: The application is accompanied by an archaeological desk based assessment produced by AOC Archaeology. The assessment concludes that the site has a low archaeological potential but that the gas holder itself should be considered as a local heritage asset and should therefore be recorded in advance of its loss. The County Archaeologist agrees that the gas holder should be recorded to Historic England Level II (Drawn and photographic record). On this basis no objection is raised subject to a condition requiring the implementation of a programme of archaeological Building Recording in accordance with a Written Scheme of Investigation submitted by the applicant and approved by the LPA.

Surrey Wildlife Trust: Initial objection to proposal as a result of inadequate detail submitted regarding reptile mitigation strategy. Following receipt of additional information, position revised to no objection subject to conditions.

Representations:

Letters were sent to neighbouring properties on 1st March 2019, a site notice was posted on 5th March 2019 and advertised in local press on 14th March 2019.

1 response has been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.16 – 6.22

Increase in traffic and congestion	See paragraph 6.16 – 6.22
Drainage / sewerage capacity	See paragraph 6.30-6.31
Overlooking and loss of privacy to rear garden of 39 Cloverfield	See paragraph 6.23 – 6.26
Loss of private view	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site comprises an existing gasholder with associated plant and ancillary buildings. The gasholder is set within a large site, much of which is open grass/scrub or laid to hardstanding. The gas holder is decommissioned and the site is used by SGN employees based at St Lawrence House to park their vehicles.
- 1.2 The site is accessed from Balcombe Road via a private estate road to the south which also serves the adjoining industrial buildings and Gatwick Metro Centre. There is a dense belt of trees along much of the northern boundary of the site and a group of smaller trees on the southern boundary.
- 1.3 The site is located within the urban area and is a part of a designated Employment Area in the 2005 Borough Local Plan. The site lies just to the east of Horley Town Centre which is a short distance away. In terms of surrounding character and land uses, to the east and west, the site is bounded by industrial and commercial premises of varying ages, including the more modern estate at Gatwick Metro Centre to the east. To the north is a modern housing estate, with an area of communal open space/playground and a small scout hut immediately abutting the northern boundary. The scout hut accommodates a children's nursery during the day and scout meetings on some evenings. To the south on the opposite side of the access road is further residential development, particularly at Windmill Close.
- 1.4 The site is located in a sustainable location with good access to public transport and surrounding facilities and services. It is approximately 0.3 miles to the north-east of Horley Town Centre and approximately 0.6 miles to the north-east of Horley Railway Station.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council. Advice was provided regarding the principle of redevelopment and advice regarding the detailed layout and design. A number of improvements were secured.
- 2.2 Improvements secured during the course of the application: Additional ecology information relating to protected species surveys undertaken, including May 2019 reptile survey report together with reptile mitigation strategy. Updated travel plan provided to be secured by condition.

- 2.3 Further improvements could be secured through the use of conditions, including with respect of the travel plan, which includes a requirement for a financial contribution of £6,150 to be paid to SCC Travel Plan Officer, prior to occupation of the development to fund the auditing and monitoring of the travel plan. Detailed contamination conditions also proposed.. See condition schedule for full list of proposed conditions.

3.0 Relevant Planning and Enforcement History

- 3.1 18/01839/DED Dismantling of the existing gasholder and ancillary buildings No objection 29.08.2018
- 3.2 There are some historic applications related to the gas infrastructure/storage use of the site but with the exception of the above no recent planning applications relating to redevelopment of the site.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the redevelopment of the Horley Gas Holder site to incorporate the erection of a part two and part 3 storey office building together with associated car parking and cycle parking spaces, hard and soft landscaping and other ancillary works.
- 4.2 SGN manages a gas network that distributes natural and green gas to homes and businesses across Scotland and the South of England. Advances in technology and changes in gas provision across the country enables gas to now be stored within the underground pipes, which makes the existing gasholder structures redundant. In 2013 SGN commenced a programme of decommissioning all of its gasholders, dismantling the existing gas infrastructure and redeveloping sites.
- 4.3 The Horley gas holder site has been decommissioned and permission was granted in 2018 via a Prior Notification of Proposed Demolition Application (App Ref. 18/01839/DED), to enable the gas holder, ancillary buildings and gas infrastructure to be dismantled.
- 4.4 The proposed new office would enable SGN to vacate their existing office facility at St Lawrence House, Horley, approximately 0.3 miles to the south-west of the site. The applicant states that relocation from St Lawrence House is required, as the current facility cannot meet the company's specific infrastructure needs, nor does it provide a modern office environment for current and future employment needs. The proposed development would enable SGN to relocate to a purpose built bespoke office suitable for their current and future needs, whilst retaining SGN's employment base in Horley, and which benefits both SGN and the local economy. The proposed office would provide a new headquarters for SGN and support approximately 400 employees, (albeit not all would be on site at the same time)
- 4.5 The proposed building would provide approx. 4,850 sqm (GIA) of office floorspace within a part two / part three storey 'C' shaped building, which

would span the width of the site. The building would be set towards the front of the site, closest to the southern boundary with the majority of the car parking located to the rear and visitor car parking to the front. A landscape scheme has been submitted to deliver an improved setting. The tallest three-storey element of the building would be located on the north-west and south-west corners of the building. These elements are proposed with pitched roofs, with the central two storey element proposed with a flat roof.

- 4.6 Two accesses are proposed into the building one to the rear for employees of SGN and another visitor entrance at the front. The existing single vehicle access point into the site will be replaced by two vehicular accesses, to create a one-way system through the site. The entrance is proposed to the south-eastern edge of the site and will allow visitors access to visitor parking at the front of the site, whilst staff would continue along the eastern edge of the boundary to the staff car park to the rear. Visitors will exit from the front of the site, where they entered, whereas the staff will exit from the north-western corner of the site onto the access road that runs parallel to its western edge.
- 4.7 Whilst the access has been altered, vehicular access to the Scout Hut and the cycle and pedestrian access to residential dwellings beyond will be retained. Likewise access to Axiom Business Park from its north-eastern corner is maintained. The new parking area will provide a total of 148 parking spaces, including four disabled spaces. Improvements are also proposed to the estate road to enable safe on-street parking and pedestrian movement from the Scout Hut and neighbouring industrial and residential units on to Balcombe Road.
- 4.8 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.
- 4.9 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as a mix of residential and employment uses
	With the exception of trees, as identified on the tree protection plan no site features worthy of retention were identified.
Involvement	Pre-application meetings took place separately with both RBBC officers and the County Highway Authority. The developer also undertook a leaflet drop of local residents and business on 8 October 2018 and a public exhibition

	event took place on 18 th October 2018 between 3.30pm and 8pm at the Alber Rooms (92 Albert Road, Horley). The event was attended by 25 people.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were that it enables SGN to relocate to a purpose built modern bespoke facility that meets their existing and future requirements, which their current offices at St Lawrence House do not, whilst retaining SGN's employment base in Horley close to the town centre and railway station.

4.10 Further details of the development are as follows:

Site area	1.16ha
Existing use	Gas holder site
Proposed use	Office (B1a)
Proposed floorspace	4,850 sqm
Proposed parking spaces	148 Inc. 4 disabled spaces
Local Plan Parking standard (maximum)	162
DMP Parking standard (maximum)	162
Proposed cycle spaces	40

5.0 Policy Context

5.1 Designation

Urban area

Employment Area - Borough Local Plan policy Em1, Em2 and Em8

Local employment Area – Emerging DMP policy EMP2

Majority of site within flood zone 1, the southern edge of the site is situated within flood zone 2

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued Townscapes and Historic Environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Employment	Em1, Em1A, Em2, Em3, Em8
Utilities	Ut4
Movement	Mo4, Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Emerging Development Management Plan	EMP2, DES1, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, INF1
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Vehicle and Cycle Parking Guidance 2018
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 **Assessment**

6.1 The main issues to consider are:

- Principle of office development
- Design appraisal
- Highway matters
- Neighbour amenity
- Ecology
- Community Infrastructure Levy
- Infrastructure contributions
- Other matters

Principle of office development

6.2 The site is within a designated Employment Area as set out in the 2005 Borough Local Plan: in this regard, the provisions of Policy Em1 and Em8 are relevant. Both seek to direct office uses to Town Centres and Town Centre Business Areas and reserve Employment Areas for B1 industrial, B2 or B8 uses.

6.3 In this regard, the proposals for office use on this site would run strictly contrary to the aims of these policies. However in this case there is

appropriate justification for the redevelopment of the site for B1a office accommodation:

- i) The development would make best use of a brownfield site
- ii) Although designated as an Employment Area the site does not support any direct employment
- iii) The development would enable the continuation of employment use on the site (albeit as B1 office use as opposed to B1 industrial, B2 or B8 within the wider site)

The above factors find favour with the strategic aims of Core Strategy CS5 and CS6 supporting the case for redevelopment.

- iv) More pertinent is the specific circumstances surrounding SGN's need for new office accommodation. It is noted that SGN already has an office facility within Horley at St Lawrence House (0.3 miles away); however, there are specific (and important) infrastructure and associated security needs which the current building would be unable to satisfy (or not cost effectively) moving forward. Furthermore, the current building accommodates some 336 staff but would be unable to accommodate any future growth or change in the business. The proposed development would therefore allow for this particular infrastructure requirement to be met whilst also allowing for the current jobs/employment base to be retained in Horley which would be beneficial to both SGN and the local economy. This would be consistent with the aims of the Framework (paragraph 180) which encourages decisions which allow businesses to expand, invest and adapt.

6.4 These combined considerations and circumstances in my view, are of sufficient weight to justify office development on this site as an exception to policy Em8.

6.5 Further the emerging Development Management Plan is at an advanced stage of preparation, due for adoption in July 2019 and is a material consideration in the determination of this application. Emerging policies EMP2 show a step change from the adopted employment policy position, with EMP2 identifying Balcombe Road Industrial Estate as a Local Employment Area which could accommodate a range of uses, including offices, (provided the proposal is of an appropriate scale for the area and does not conflict with the amenity or operation of neighbouring land uses). Given the advanced stage of the Development Management Plan, and noting the provisions of paragraph 48 of the NPPF significant weight can be attributed to this emerging policy position.

6.6 In light of the above there is no objection in principle to the introduction of office development on this site and the proposal is considered to comply with emerging Development Management Plan policy EMP2 and Core Strategy policies CS5 and CS6 such that the conflict with Borough Local Plan policies Em1, Em2 and Em8 is outweighed.

Design appraisal

- 6.7 The proposed scale, massing and site coverage is considered to reflect the scale and nature of development within the locality where there are a variety of building forms. The proposed part 2 / part 3 storey building height is considered appropriate, noting the 3 storey elements are limited in extent, and in keeping with the heights of the adjacent two and three storey commercial/industrial premises and surrounding residential development to the south and east.
- 6.8 During pre-application discussions the applicant was encouraged to relocate the building further to the south to establish a frontage to the estate road, with all the parking located to the rear of the site. The applicant has clarified that this is not possible due to the siting of gas infrastructure within the ground. Notwithstanding this the layout locates the building towards the front of the site with the majority of the car parking to the rear. The set back required in light of the in ground gas infrastructure, creates an area for visitor parking to the front and increase the distance between the building and residential properties to the south. Overall the layout allows an improved landscaped frontage to the site and a more positive streetscape onto the private estate road.
- 6.9 A range of materials are proposed in keeping with the character of buildings in the immediate surrounding area. The main elevations are proposed in facing brickwork with the link sections providing contrast with coloured insulated render finish. The southern elevation, which forms the primary frontage of the building would be emphasised by change in material to fully glazed curtain walling panels. The roof off the main office areas would be dual pitched in slate tiles with flat roof areas to each linked section. The south facing pitched roof to the north wing has been designed to accommodate any future PV panel installation. A stainless steel railing with glazed panels is proposed to the flat second floor with louvred acoustic screening to the plant area. Overall the appearance of the building is considered satisfactory and materials, the design and location of photovoltaics, and details of the acoustic screening for the plant are proposed to be controlled by condition.
- 6.10 In accordance with Policy CS11 of the Core Strategy, the new building would be designed and constructed to achieve BREEAM 'Very Good' and a condition is proposed in this respect. The building would include the following energy efficiency measures:
- Passive design measures to reduce energy demand at source
 - Building fabric and air permeability performance in excess of regulatory requirements
 - High efficiency light fittings and controls
 - Efficient mechanical ventilation and heat recovery AHU's and BMS controls
 - High efficiency gas fired boilers for hot water generation and secondary heating
 - High efficient low carbon VRF technology heating and cooling

- 6.11 The application is supported by arboricultural information and an indicative landscape scheme. The relatively mature trees along the northern boundary of the site with the adjoining residential estate/play area, which serve as a verdant backdrop to the site and contribute to visual amenity and landscape character would be retained and enhanced helping to preserve this character and maintain the existing screening to the residential properties to the north. The proposal would result in the loss of 9 trees, all of which have been categorised as 'C' trees losses and would retain important boundary trees. Whilst the proposed development will result in incursion into the calculated root protection areas of some of the retained trees; none of the incursions are in excess of the guidance provided within section 7 of the British Standard and subject to adequate tree protection measures, supervision and monitoring should suffer no long lasting damage from the proposal. Some 'facilitation' pruning is required should consent be granted and these works are relatively minor and involve crown lifting. The indicative landscape scheme has been reviewed and it is considered that there is sufficient space available within the proposed site both around (and to the front) of the building and within the car parking areas to support replacement structural tree planting and meaningful landscape including the provision of managed native hedging. The landscape scheme would help soften the development and break up expansive areas of hardstanding. As such the tree officer has no objection to the proposal subject to conditions in relation to tree protection and landscaping and the application is considered to comply with Pc4 of the Borough Local Plan in this regard.
- 6.12 The application proposes perimeter fencing at 2.4m height, except around the frontage of the site, required for security purposes. In addition controlled access barriers are proposed for both the staff and visitor car park. Whilst this is not objectionable in principle, any fencing should be kept to a minimum and both fencing and barriers should be of a height; appearance and siting which avoids detracting from the character of the locale or giving an unduly harsh/austere feel to the scheme. A condition is proposed in this respect. It is noted the site has existing chain link perimeter fencing with concrete posts to 2.4m in height.
- 6.13 In the absence of external lighting details, a condition would be attached to a grant of planning permission requiring details to be submitted and approved prior to commencement of development.
- 6.14 Overall it is considered that the proposals would have an acceptable impact on the character and appearance of the area and would assist with improving the design quality. The proposals are therefore considered to comply with national policy and local policies Em3, CS4, CS10 and emerging policy DES1.
- 6.15 The developer is reminded that separate advertisement consent would be required in relation to signage / advertisement proposals, an informative is proposed in this respect.

Highway matters

- 6.16 The proposed development would be accessed from the existing industrial estate access road which joins to Balcombe Road. Whilst not a material planning consideration it is noted that SGN has ownership and therefore control of the private estate roads along the southern boundary of the site from the Balcombe Road junction to the point of the entrance to the Gatwick Metro Centre and along the western boundary of the site up to the northern boundary with the residential estate (Cloverfields) and Scout Hut. Various third parties retain rights of access along the Estate roads owned by SGN.
- 6.17 The car park for the proposed new office will be served by two accesses, one from the service road which runs along the western boundary of the site and one from the unnamed access road to the south. A one-way system would be in operation for the staff car park to the rear. Swept path analysis has been submitted to demonstrate that a refuse vehicle and fire tender can enter and exit the site in a forward gear and it has been demonstrated that the accesses provide acceptable visibility splays.
- 6.18 The proposed works to realign and upgrade the access roads would also include for new footpaths and a pedestrian crossing to provide a clearer and safer route for the pedestrians between the town centre and the residential area to the north of the site and improve the pedestrian access to the existing Scout Hut / East Horley Playgroup just beyond the northern boundary. The design of the proposed works to the access roads to the south and west of the site would also include for regularising and formalising the parking on the southern access road to optimise capacity and improve visibility and safety. In addition provide 3 parking spaces at the north of the site for use by the Scout Hut. Additional traffic calming measures would be introduced along the west access road.
- 6.19 The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The applicant has submitted a Transport Assessment prepared by Glanville Consultants which confirms that following analysis of the junctions around the site it has been demonstrated that all junctions within the study area would continue to operate within their design capacity and that additional traffic generated by the proposal would not have a detrimental impact. The conclusions of report are accepted by the CHA.
- 6.20 With regards to parking the scheme proposes 148 parking spaces including 4 disabled spaces. Both Borough Local Plan and emerging DMP policy TAP1 require B1 office development to provide 1 space per 30sqm of floorspace and disabled parking at 5% of the total, resulting in a provision of 162 spaces. Based on the maximum car parking accumulation, a comparative assessment of the existing parking demand at St Lawrence House the applicant's existing office accommodation and noting the provision of a travel plan the parking provision is considered acceptable by the CHA and no objection has been

raised in this regard. The site's location is also noted, it being reasonably accessible and sustainable in terms of both proximity to Horley Town Centre, Horley rail station and bus services. As such the level of parking is considered to provide an appropriate balance between promoting sustainable travel and avoiding displacement staff parking onto adjoining residential roads.

- 6.21 A draft travel plan has been submitted to encourage employees to travel sustainably to and from the site in accordance with Core Strategy CS17. The methods include reducing reliance on single occupancy car trips in line with a 5 year monitoring regime, the employment of a Travel Plan Coordinator to inform employees of travel options, including public transport information, car share schemes, cycle to work scheme, cycle parking etc and the implementation of an action plan to programme the delivering of measures and means of communicating this to SGN employees. Subject to the provision of a final travel plan which should be updated to include the additional information requested by the CHA and the provision of an audit fee to SCC, both of which to be secured by condition the development is considered acceptable in this respect.
- 6.22 In light of the above the County Highway Authority has no highway requirements subject to conditions and the development is considered to comply with Borough Local Plan policies Mo4, Mo5 and Mo7, Core Strategy Policy CS17, Emerging DMP policy TAP1 and the provisions of the NPPF in this regard.

Neighbour amenity

- 6.23 The proposed building would be sited to retain a distance of 35m to the closest residential property on Windmill Close to the south of the site and over 70m to the closest residential property on Cloverfields to the north of the site. As such given the location of the site, surroundings, separation distances and the height/scale of the proposed building the proposal would have an acceptable impact on the amenity of neighbouring residential properties and there would be no material harm with respect to overlooking, loss of privacy, overshadowing, dominance or overbearing.
- 6.24 The strengthening of existing tree screening along the northern boundary would help to further provide a buffer between the commercial development/car park and the residential area to the north, this planting would be secured via the proposed landscape condition.
- 6.25 The positioning of plant/machinery should be carefully considered to avoid noise disturbance to residential properties. As shown on the roof plan the siting of plant is limited to the central flat roofed section and would be screened by an acoustic screen to provide an appropriate visual and acoustic barrier, details of which are proposed to be conditioned.
- 6.26 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring

properties, and complies with policy Em3 of the Borough Local Plan and emerging DMP policy DES1.

Community Infrastructure Levy (CIL)

- 6.27 The Council adopted the Community Infrastructure Levy on 1 April 2016. It is a fixed charge which the Council will be collecting from some new developments to 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. As the proposal involves the creation of offices, it would fall outside of the uses which are chargeable under the Council's adopted Charging Schedule. As such the development would not be CIL liable.

Other Matters

- 6.28 The site is located within flood zone 1, with a small area on the edge of the southern access road within flood zone 2. The area of land within flood zone 2 is remote from the proposed office building and car parking areas and as such the site is considered appropriate for the proposed land use in accordance with local plan policy Ut4.
- 6.29 A Flood Risk Assessment has been submitted in support of the application together with a sustainable drainage assessment and strategy to manage surface water run off. The details have been assessed by both the Environment Agency with respect of flooding and SCC Sustainable drainage team with respect to surface water and have been considered acceptable subject to the conditions proposed. Sewerage would be assessed at a later date as part of Building Regulation.
- 6.30 A Preliminary Risk Assessment dated 28 September 2018 has been undertaken with respect to ground conditions. This report has been considered by the Councils Environmental Health officer. Subject to further assessment and detailed conditions the site is considered suitable for a proposed office use in respect of land contamination.
- 6.31 The application is supported by a variety of ecology reports following a Phase I habitat and protected species surveys on the site. Although the site comprises predominantly hardstanding, grassland and the gas holder, there are discrete areas of ruderal vegetation, trees and scrub around the existing buildings. Surrey Wildlife Trust has reviewed the application and confirmed a position of no objection subject to a number of conditions.
- 6.32 Bat surveys has confirmed the existing buildings have negligible potential for roosting bats, however no evaluation of the site has been undertaken with regards to the potential for active bat roosts within trees on the site. The applicant has confirmed that the existing trees do not support features considered suitable for use by roosting bats. As such no further mitigation is required in this regard.

- 6.33 The reptile survey found a good population of slow work on the site and reptile mitigation has been outlined and is subject to a proposed condition, noting that translocation to the identified off-site receptor site will require a license from Natural England.
- 6.34 The badger monitoring survey found the mammal excavations were no longer in use by this species and a precautionary approach in respect of badgers is recommended with a further badger survey required immediately prior to the start of development works to check for any new signs of badger sett construction on site.
- 6.35 In addition a precautionary approach to breeding birds is recommended and a further condition is proposed to secure the recommendations for the management of the site to achieve a net gain in biodiversity.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Landscaping Plan	2818-LA-01	P1	11.01.2019
Detailed Technical	4269-5-4-SK-2000		26.02.2019
Site Layout Plan	4269-5-4-SK-1000		26.02.2019
Location Plan	8180162-5000	P2	26.02.2019
Site Layout Plan	8180162-5001-1	P2	26.02.2019
Site Layout Plan	8180162-5001-2	P2	26.02.2019
Site Layout Plan	8180162-5001-3	P2	26.02.2019
Site Layout Plan	8180162-5005	P2	26.02.2019
Site Layout Plan	8180162-5020	P7	26.02.2019
Floor Plan	8180162-5021	P6	26.02.2019
Floor Plan	8180162-5022	P5	26.02.2019
Floor Plan	8180162-5023	P5	26.02.2019
Roof Plan	8180162-5024	P4	26.02.2019
Elevation Plan	8180162-5025	P4	26.02.2019
Elevation Plan	8180162-5026	P2	26.02.2019
Elevation Plan	8180162-5027	P2	26.02.2019
Elevation Plan	8180162-5028	P2	26.02.2019
Street Scene	8180162-5029	P2	26.02.2019
Street Scene	8180162-5030	P2	26.02.2019
Street Scene	8180162-5031	P2	26.02.2019
Street Scene	8180162-5032	P2	26.02.2019

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

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological Building Recording in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to the Reigate and Banstead Borough Local Plan 2005 policy Pc8.

4. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a 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 policies Pc4 of the Reigate and Banstead Borough Local Plan

5. No development shall commence until a European Protected Species (EPS) license from Natural England is obtained for development works affecting reptiles (slow worms). Thereafter the work shall be undertaken in strict accordance with the Natural England approved Method Statement and recommendations as outlined in the approved Reptile Survey Report: Proposed receptor site at Old Wickhurst Lane (dated 17th May 2019). A copy of the license should be submitted to the Local Planning Authority.

Reason: To ensure that any protected species or the habitats thereof are safeguarded with respect to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, policy CS10 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

6. Prior to the commencement of development a further badger survey, to check for any new signs of badger sett construction on site, shall be undertaken by a qualified ecologist, the results of which shall be submitted in writing to the Local Planning Authority for approval prior to the commencement of

development together with any further mitigation if required, which should be undertaken in strict accordance with the approved details.

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

7. 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 Model Procedures for the Management of Contaminated Land (CLR 11) 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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

8. Prior to the commencement of development, in follow-up to the environmental desktop study report, 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.

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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

9. 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 Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional

requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

10. 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 be in accordance with 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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

11. No development, (excluding demolition), shall take place until evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate) indicating that the development can achieve a 'Very Good' rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is constructed to appropriate sustainability standards with regard to Policy CS11 of the Reigate and Banstead Core Strategy 2014.

12. No development shall take place (excluding demolition) until the developer obtains the Local Planning Authority's written approval of details of both

existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 4.9l/s for the 1 in 1 year rainfall event and 7.7 l/s for the 1 in 100 (+cc) rainfall event
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels and long and cross sections of each element including details of any flow restrictions and maintenance / risk reducing features (silt traps, inspections chambers etc)
- c) Evidence that the existing surface water sewer within the access road is fit for purpose
- d) A plan showing exceedance flows (ie during rainfall greater than design events or during blockage) and how property on and offsite will be protected
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system
- f) Details of how the final drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with Policy Ut4, Core Strategy Policy CS10 and the NPPF

14. No development, excluding demolition, 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 to and from the site
(h) measures to prevent the deposit of materials on the highway
(i) no HGV movements to or from the site shall take place between the hours of 0800 and 0930am and 1700 and 1800pm
(j) 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 to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

16. No development above slab level 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 LPA. 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 occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, 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 Pc4 of the Reigate and Banstead Borough Local Plan 2005.

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

Reason: To ensure that the Sustainable Drainage System has been constructed as agreed and to prevent flooding with regards to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

18. The development hereby approved shall not be first occupied unless and until the proposed vehicular access arrangements have been constructed in accordance with the approved plan numbered 8180162-5020 Rev P7

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019

19. 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 8180162-5020 Rev P7 for 148 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019.

20. The development hereby approved shall not be first occupied unless and until 15 of the 148 parking spaces are provided with a fast charge socket in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority, with a further 15 of the available spaces identified to be provided with power supply to provide additional fast charge sockets should demand be ascertained from monitoring through the travel plan. The fast charge sockets and parking shall thereafter be retained and maintained for their designated purpose to the satisfaction of the Local Planning Authority

Reason: In recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2019, and policy CS17 of the Core Strategy (2014).

21. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

(a) The secure parking of 40 bicycles in an accessible and sheltered location 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 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

22. Notwithstanding the submitted travel plan prior to the occupation of the development a revised Travel Plan comprising measures to encourage and promote sustainable travel shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide".

Prior to the occupation of the development the travel plan audit fee of £6,150 as set out within the Travel Plan, shall be paid to Surrey County Council Travel Plan officer and any other successor in title.

And then the approved Travel Statement shall be implemented upon first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

23. Prior to first occupation or installation (whichever is first) details of the siting and design of any photovoltaics or solar panels shall be submitted for the written approval of the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

24. Prior to first occupation or installation (whichever is first) details of the acoustic fence to the roof plant shall be submitted to and approved in writing by the local planning authority. The noise barrier shall be completed before the occupation of the development hereby permitted and shall be permanently maintained thereafter by the landowner.

Reason: To protect the occupants of the proposed development and the amenities of the locality from noise disturbance with regard to Reigate and Banstead Borough Local Plan 2005 policies Em3.

25. Prior to first occupation or installation (whichever is first) details of all external lighting shall be submitted to and approved, in writing, by the Planning Authority, and there shall be no variance in external lighting other than as approved.

Reason: In the interests of the amenities of neighbouring residential properties with regard to Reigate and Banstead Borough Local Plan 2005 policies Em3.

26. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment, including security fencing and details of any external access controls / barriers to be erected have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment and access barriers shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Em3 and Pc4.

27. The development hereby approved shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement identified in the Preliminary Ecological Appraisal by CT Ecology dated 3rd August 2018, except where this is superseded by the Reptile Survey Report dated 17th May and Building 2 Bat Roost Assessment Summary dated 16 September 2018.

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G

28. 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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that this permission does not authorize the display of advertisements at the premises and a separate application for advertisement consent will be required from the Local Planning Authority under the Town and Country Planning (Control of Advertisement) Regulations 2007.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of

the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
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. 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.
10. With regard to condition no 12 above, the developer is reminded to include within a revised travel plan a financial contribution of £6,150 payable to Surrey County Council Travel Plan Officer and any other successors in title before occupation of the development towards auditing the travel plan, a car park management plan to provide space for car share drivers, a car lift home scheme for car share buddies, personalised travel planning, TRICS SAM surveys, a commitment to send monitoring reports to Surrey County Council Travel Plan Officer for auditing the monitoring of the travel plan, a commitment to monitor the travel plan for a period of up to nine years if the targets are not met by year five, provision of travel information packs to staff, promotion of bus and rail travel and a commitment to monitor the use of electric vehicle charging points and to provide more sockets if there is

demand to provide more. The developer attention is also drawn to the comments of the County Highway Authority with regards to the travel plan in their consultation response.

11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of conditions 5 and 6. All works shall comply with the recommendations and guidelines contained within British Standard 5837. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality and have a strong native influence. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity, screening and long term continued structural tree cover in this area.
12. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

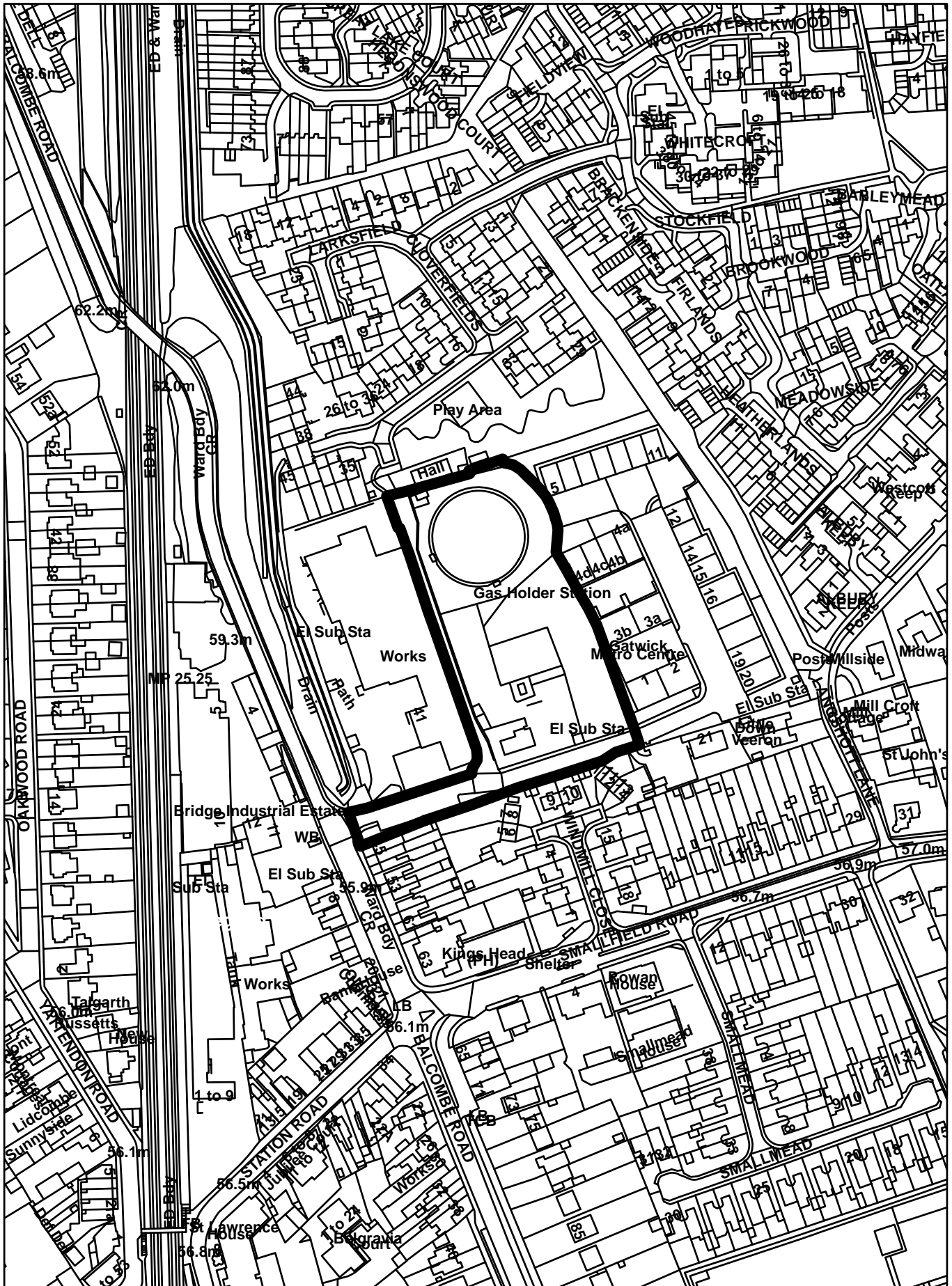
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Em1, EM1A, EM2, Em3, Em8, Ut4, Mo4, Mo5, Mo7 and CS1, CS5, CS10, CS11, CS12, CS17 and EMP2, DES1, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3 and INF1 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.

19/00062/F - Horley Gas Holder Station, Balcombe Road, Horley





NOTES

1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.

SCOUT HUT

3 No. Parking Bays

NORTH CAR PARK

112 No. Parking Bays
2 No. Disabled Parking Bays

CENTRAL CAR PARK

16 No. Parking Bays

SOUTH CAR PARK

16 No. Parking Bays
2 No. Disabled Parking Bays

TOTAL PARKING BAYS

144 No. Parking Bays
4 No. Disabled Parking Bays
3 No. Scout Hut

SITE AREA

1.16 Hectares

**FLOOR AREA
(NEW OFFICE BUILDING)**

4850m²

P7	Note removed	04.02.19	kim
P6	Tree survey updated, Landscaping added	26.11.18	kim
P5	Layout Updated	For Comment	kim
P4	Survey and Layout Updated	For Discussion	kim
P3	Site Layout Amendments	11.07.18	kim
P2	Site Layout Amendments	For Comment	kim
P1	Preliminary Issue	For Comment	kim
Rev.	Description	Date	Drn.By

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Client : **Scotia Gas Networks**

Project : **SGN Gas Holder Site
Balcombe Road, Horley
Surrey, RH6 9AG**

Title : **New Office Building
Proposed Site Plan**

Project Engineer : S.Berger Scale : 1:500 @ A1

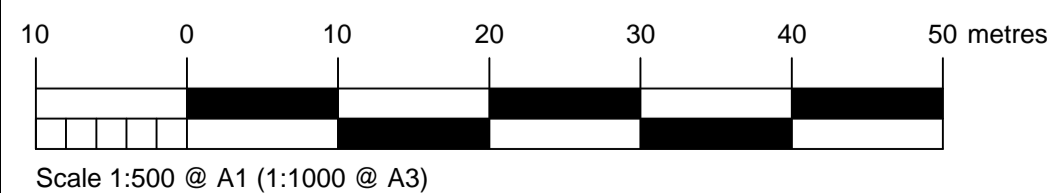
Project Director : S.Berger Date : January 2018

Status : **PRELIMINARY**

Drawing No. **8180162-5020** Rev **P7**

PROPOSED SITE PLAN

Scale 1:500 @ A1





LEGEND

- LV — INCOMING ELECTRICAL SUPPLY
- MCVS — INCOMING MAINS COLD WATER SUPPL.
- GAS — INCOMING GAS SUPPLY
- INCOMING GAS SUPPLY

DIMENSIONS
Dimensions are to be taken in preference to scaled dimensions. All dimensions are to be verified on site prior to work commencing.

DISCREPANCIES
Any discrepancy is to be referred to the consultant before proceeding.

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RELATED DOCUMENTS
This drawing shall be read in conjunction with the written specification where appropriate.

NO.	DESCRIPTION	ISSUED	DATE
P1	PRELIMINARY ISSUE	AC MB	08.02.19

CLIENT



SGN


PROJECT
SGN Horley New Depot

DRAWING TITLE
**Sketch Scheme
Site Services
Proposed Incoming Services Routes**

Vector Project Reference: **4269**

DRAWING NUMBER: **4269-5-4-SK-1000**

DESIGNED	SCALE	REVISION
AC	MB	NTS
		P1
























vector design

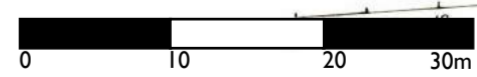
BUILDING SERVICES CONSULTANTS

Church Farm Barns, Capton Lane, Studdington, Oxon. OX44 7TZ
TEL: 01865 892300 FAX: 01865 892318
Website: www.vectordesign.co.uk



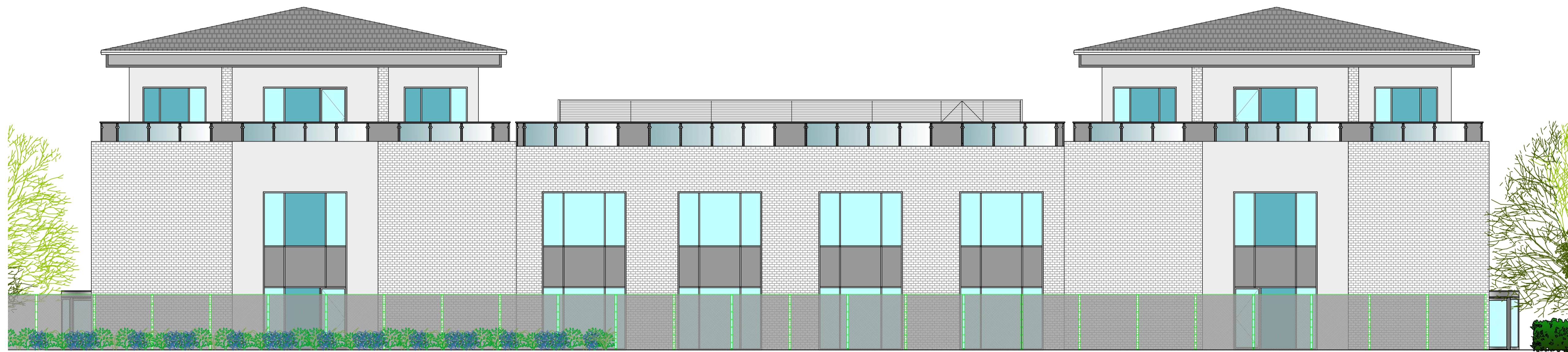
Legend

-  Application Boundary
-  Existing trees to be retained
-  Existing vegetation to be retained
-  Proposed trees
-  Proposed ornamental shrubs
-  Proposed hedge
-  Amenity grass
-  Tarmac to road
-  Tarmac to public footpath
-  Feature block paving to amenity area
-  Permeable block paving to parking bays
-  Permeable block paving to car park access roads
-  Flag paving to private footpath
-  Block paving to loading area
-  Gravel to seating area
-  Decking to informal street furniture
-  Rain garden
-  Pavers to amenity area
-  Vehicle barrier
-  Security fence with gates
-  Cycle storage





SIDE (WEST) ELEVATION FROM ROAD
Scale 1:250 @ A1



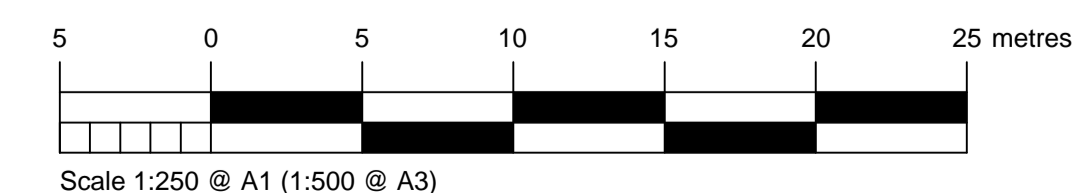
SIDE (WEST) ELEVATION FROM ROAD - CONTINUED
Scale 1:250 @ A1



SIDE (WEST) ELEVATION FROM ROAD - CONTINUED
Scale 1:250 @ A1

NOTES

1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.



Rev.	Description	Date	Drn.By
P2	Note removed	04.02.19	kim
P1	Preliminary Issue	28.01.19	ps

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Client : Scotia Gas Networks

Project : SGN Gas Holder Site
 Balcombe Road, Horley
 Surrey, RH6 9AG

Title : New Office Building
 Proposed Street Scene - Sheet 2 of 2

Project Engineer : S.Berger Scale : 1:250 @ A1
 Project Director : S.Berger Date : January 2018
 Status : PRELIMINARY

Drawing No. 8180162-5030 Rev P2

NOTES

1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.



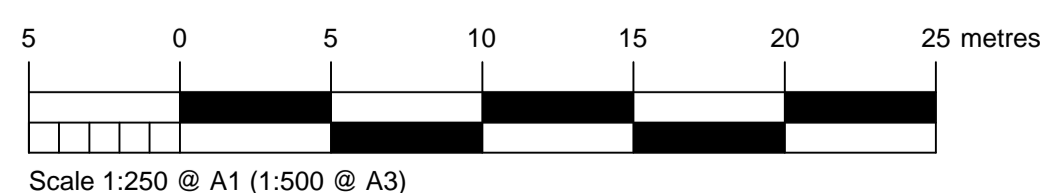
FRONT (SOUTH) ELEVATION FROM PUBLIC FOOTPATH

Scale 1:250 @ A1



FRONT (SOUTH) ELEVATION FROM PUBLIC FOOTPATH - CONTINUED

Scale 1:250 @ A1



Scale 1:250 @ A1 (1:500 @ A3)

P2	Note removed	04.02.19	kim
P1	Preliminary Issue	28.01.19	ps
Rev.	Description	Date	Drn.By

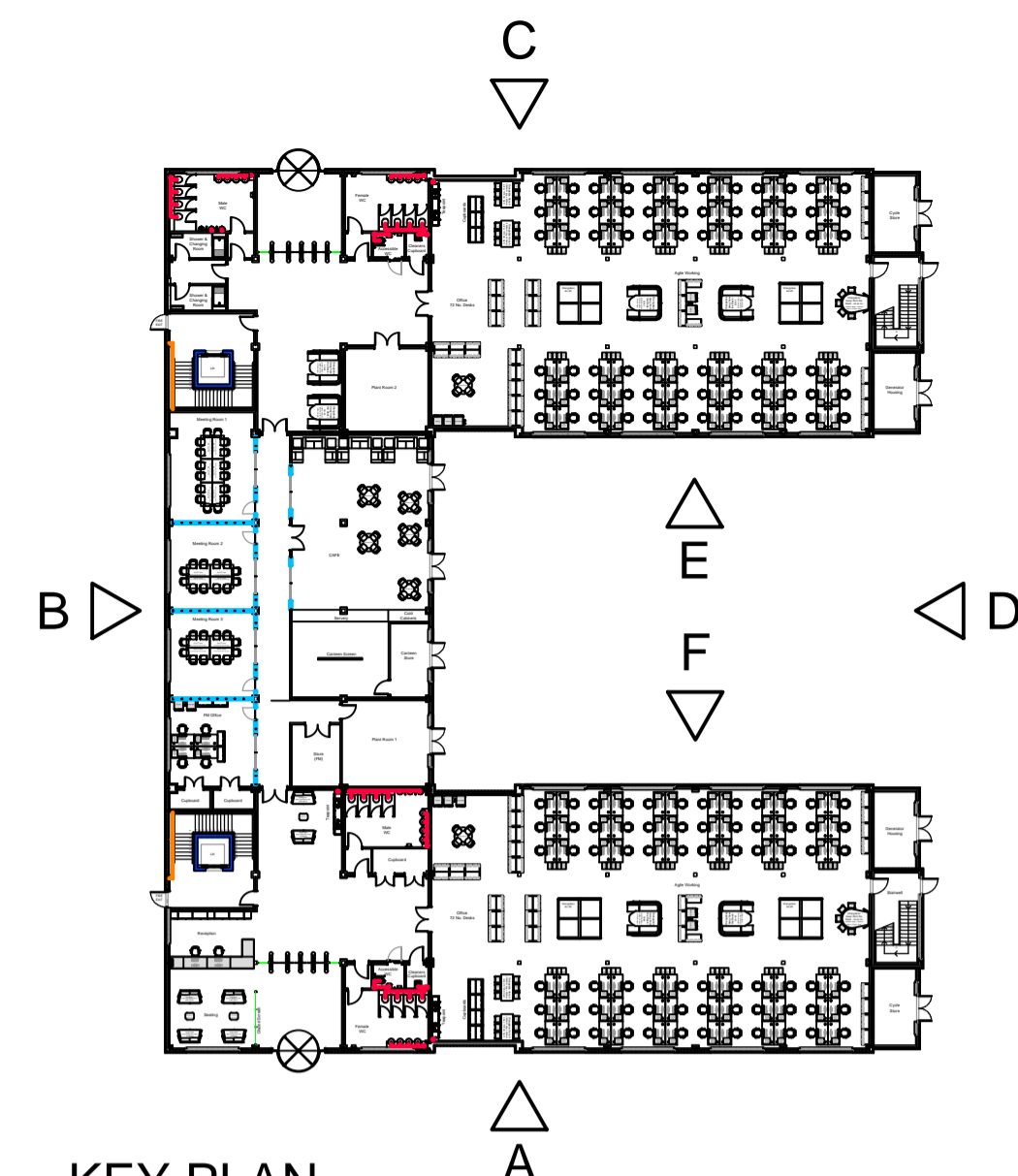
Glanville
 Cornerstone House
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 Oxon, OX11 7AD
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 postbox@glanvillegroup.com www.glanvillegroup.com

Client :	Scotia Gas Networks		
Project :	SGN Gas Holder Site Balcombe Road, Horley Surrey, RH6 9AG		
Title :	New Office Building Proposed Street Scene - Sheet 1 of 2		
Project Engineer :	S.Berger	Scale :	1:250 @ A1
Project Director :	S.Berger	Date :	January 2018
Status :	PRELIMINARY		

Drawing No.	8180162-5029	Rev	P2
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ELEVATION A
Scale 1:100 @ A1



KEY PLAN
Scale 1:500 @ A1

NOTES
1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.

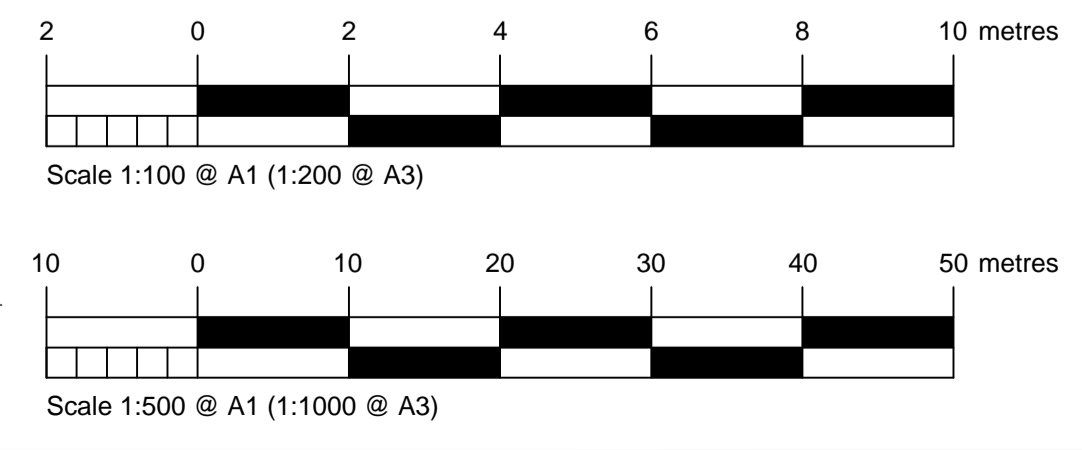


ELEVATION B
Scale 1:100 @ A1

- KEY:**
- Slate Roof Covering.
 - Facing Brickwork.
 - Through Coloured Insulated Render.
 - Curtain Walling / Glazing.
 - Curtain Walling Insulated Spandrel Panel.
 - Openable Door.
 - Stainless Steel Railing with Glazed Panels.
 - Louvred Acoustic Screen.



ELEVATION C
Scale 1:100 @ A1



Rev.	Description	Date	Drn.By
P4	Note removed	04.02.19	kim
P3	Elevations Updated	26.11.18	kim
P2	Elevations Updated	For Comment	kim
P1	Preliminary Issue	11.07.18	kim

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Client : Scotia Gas Networks

Project : SGN Gas Holder Site
Balcombe Road, Horley
Surrey, RH6 9AG

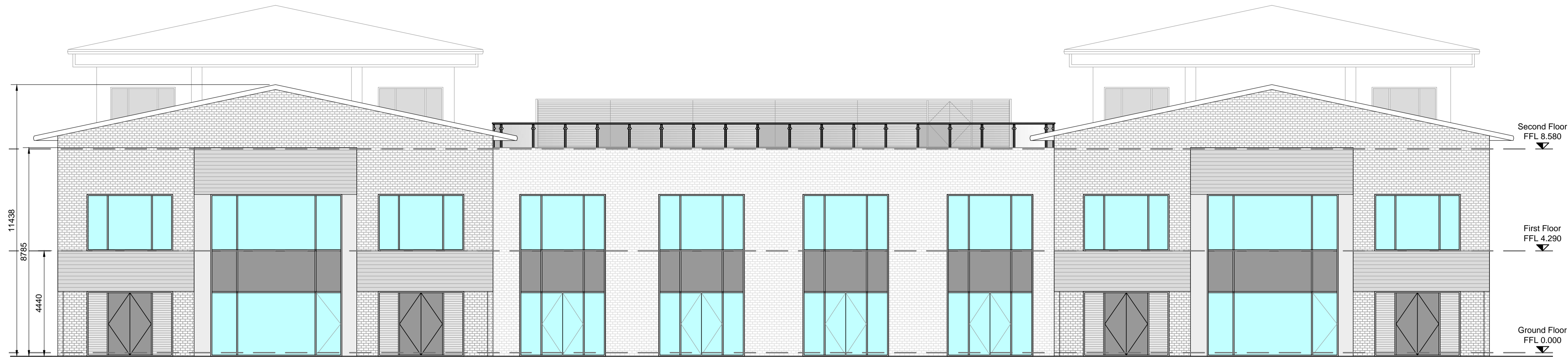
Title : New Office Building
Proposed Elevations - Sheet 1 of 2

Project Engineer : S.Berger Scale : As Shown @ A1
Project Director : S.Berger Date : January 2018
Status : PRELIMINARY

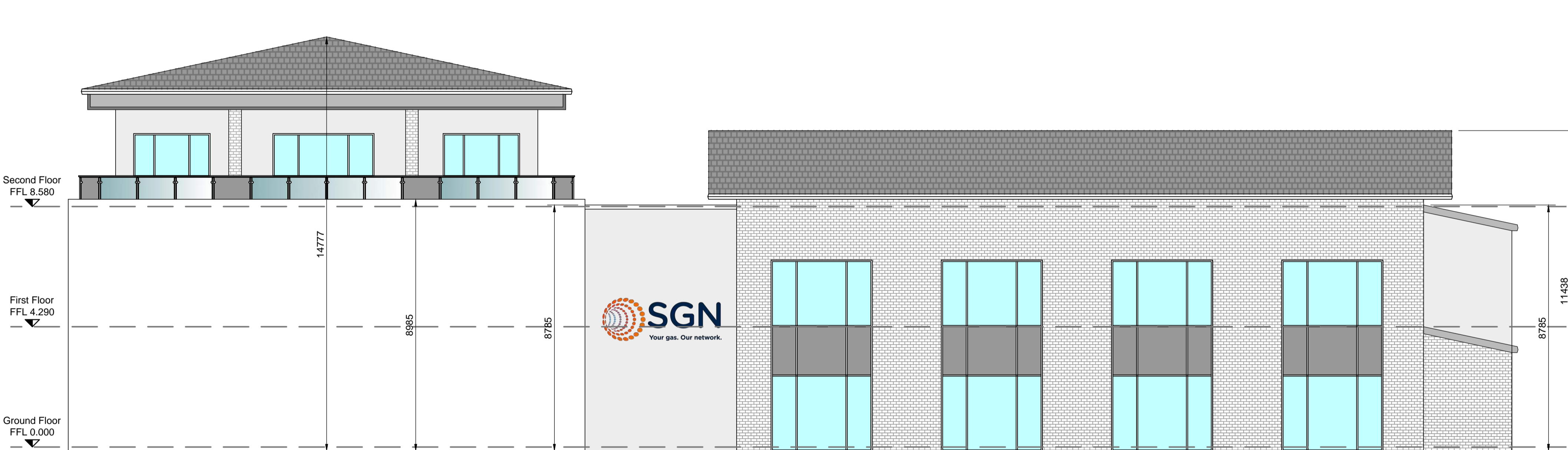
Drawing No. 8180162-5025 Rev P4

NOTES

1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.



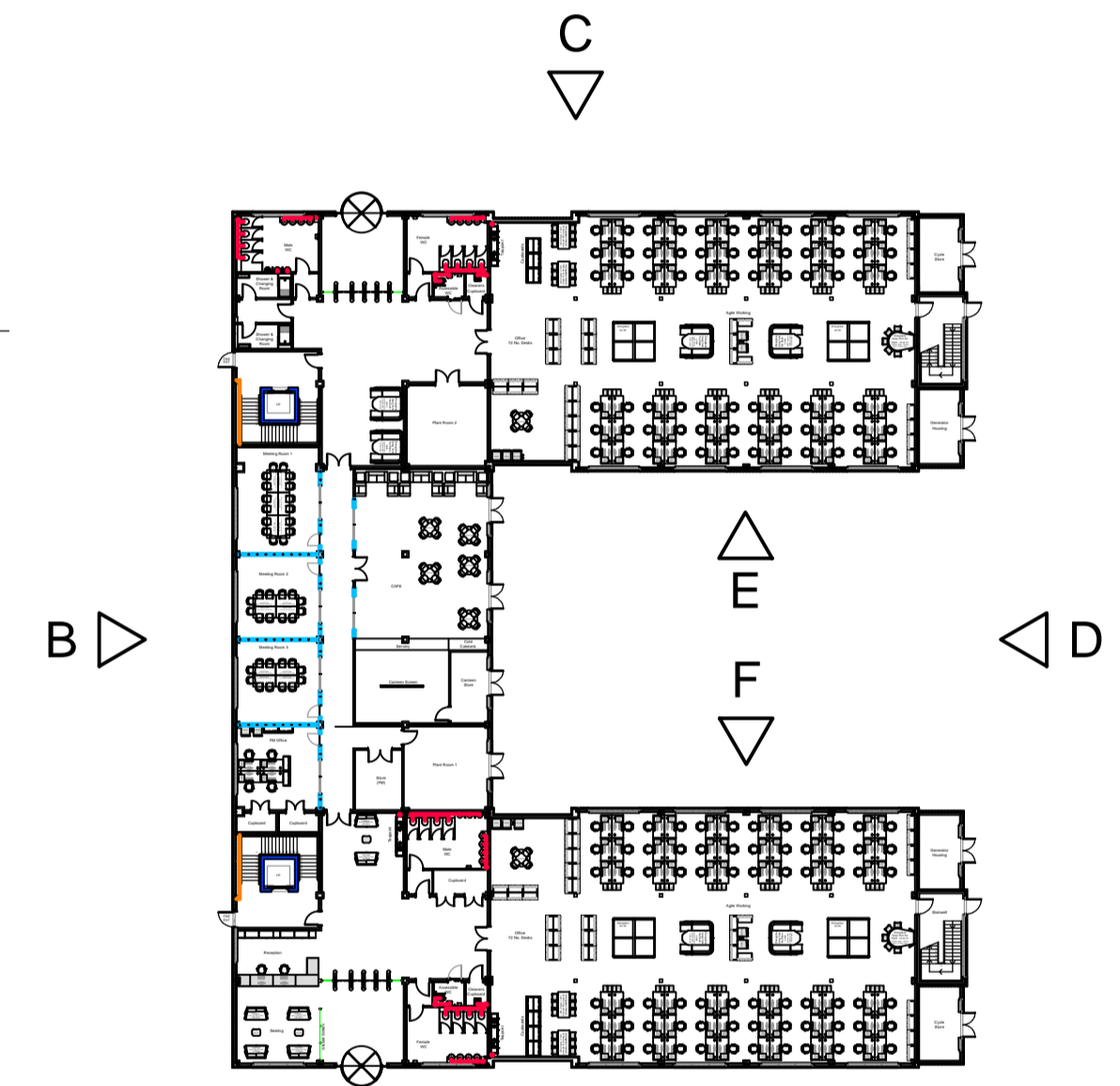
ELEVATION D
Scale 1:100 @ A1



ELEVATION E
Scale 1:100 @ A1

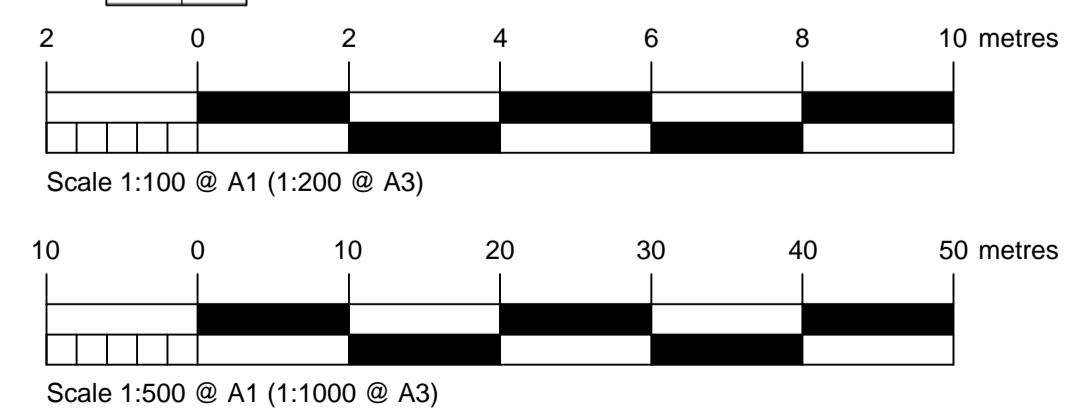


ELEVATION F
Scale 1:100 @ A1



KEY PLAN
Scale 1:500 @ A1

- KEY:**
- Slate Roof Covering.
 - Facing Brickwork.
 - Through Coloured Insulated Render.
 - Curtain Walling / Glazing.
 - Curtain Walling Insulated Spandrel Panel.
 - Openable Door.
 - Stainless Steel Railing with Glazed Panels.
 - Louvred Acoustic Screen.



P2	Note removed	04.02.19	kim
P1	Preliminary Issue	26.11.18	kim
Rev.	Description	Date	Drn.By

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Client : Scotia Gas Networks

Project : SGN Gas Holder Site
 Balcombe Road, Horley
 Surrey, RH6 9AG

Title : New Office Building
 Proposed Elevations - Sheet 2 of 2

Project Engineer : S.Berger Scale : As Shown @ A1
 Project Director : S.Berger Date : January 2018
 Status : PRELIMINARY

Drawing No. 8180162-5026 Rev P2

NOTES

1. This drawing is to be read in conjunction with all relevant drawings documents & specifications.



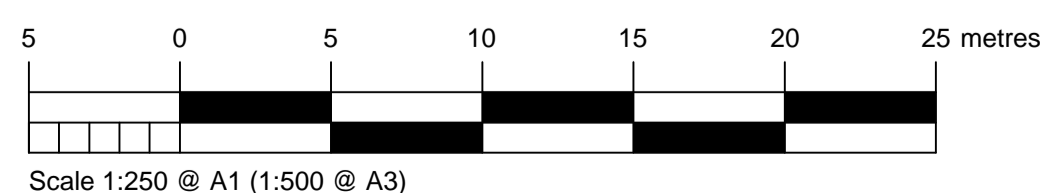
FRONT (SOUTH) ELEVATION FROM PUBLIC FOOTPATH

Scale 1:250 @ A1



FRONT (SOUTH) ELEVATION FROM VISITOR CAR PARK

Scale 1:250 @ A1



Scale 1:250 @ A1 (1:500 @ A3)

Rev.	Description	Date	Drn.By
P2	Note removed	04.02.19	kim
P1	Preliminary Issue	26.11.18	kim

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Client :
 Scotia Gas Networks

Project :
 SGN Gas Holder Site
 Balcombe Road, Horley
 Surrey, RH6 9AG

Title :
 New Office Building
 Proposed Site Elevations - Sheet 1 of 2

Project Engineer : S.Berger Scale : 1:250 @ A1
 Project Director : S.Berger Date : January 2018

Status : PRELIMINARY

Drawing No. 8180162-5027 Rev P2