 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	31 July 2019
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	8	WARD: Earlswood and Whitebushes

APPLICATION NUMBER:	18/02395/F	VALID:	08 January 2019
APPLICANT:	Active Prospects	AGENT:	Broadlands Planning Ltd
LOCATION:	GREAT MEADOWS HOSTEL, PRINCES ROAD, REDHILL		
DESCRIPTION:	Development of sheltered housing, comprising 6 x 1 bed apartments, with office / concierge, 1 x independence / training room, 1 x independence / training / sleep in room with frontage parking and access to Princes Road, as supported accommodation for adults with learning difficulties		
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

The application seeks permission for the construction of six x 1-bedroomed sheltered accommodation flats, for adults with learning difficulties. The proposal also includes a car park with 10 spaces, a training room and landscaping. The existing building on the site would be demolished. The building would be single storey and would have a relatively contemporary appearance.

The application site is located within the green belt but constitutes previously developed land where the principle of redevelopment is appropriate subject to there being no harm to openness. The proposed development would be single storey with a footprint of 463 Square metres, compared to the existing two-storey buildings on site of 288 square metres footprint. Therefore, whilst the proposal would be of lower height and scale, it would be more sprawling. Also relevant is a 1980s consent for development of 430 square metres footprint which is extant, having been partly implemented.

Overall therefore it is considered arguable that the proposed redevelopment would amount to redevelopment without harm to the openness of the green belt which would be appropriate development. However, even if this were not the case and there was considered to be a greater impact on openness, it is considered that the proposal demonstrates very special circumstances that outweigh this very limited

harm if it were considered to occur. This includes the charitable status of the applicant and the support from the proposal from the NHS, CCG and Surrey County Council on the basis of the need for specialist supported accommodation for adults with learning difficulties and the locational benefits of this being provided on the application site.

The relationship with the neighbouring properties is such that no adverse harm would occur as a result of the proposed development and the character of the local area would be respected. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The application site is accessed via Princes Road, which is a private road and does not form part of the public highway; therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

SCC Sustainable Drainage: following amended plans, recommends that conditions are added relating to the design of the drainage system and a verification report is submitted.

SES Water: No response

Tree Officer: recommends a full landscaping condition including replacement tree planting.

Representations:

Letters were sent to neighbouring properties on 08 January 2019 and 03 June 2019 and a site notice posted adjacent to the site on 09 January 2019. No responses were received.

1.0 Site and Character Appraisal

- 1.1 The application site consists currently of two nurses' houses built in the 1980s. At some stage these have been substantially altered internally and turned into a hostel for people with mental health difficulties. The properties are situated centrally within a relatively substantial plot and have a parking area to the front.
- 1.2 The site is within the Metropolitan Green Belt and is accessed from Princes Road, a private road that leads to Royal Earlswood. To the west is the main London to Brighton line; to the north are allotments and to the south are two buildings related to mental health. Across the road are open fields. It is not considered that there is likely to be any harm to trees from the proposals. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice was given in terms of development within the metropolitan green belt and that this would be considered inappropriate and very special circumstances would be required.
- 2.2 Further improvements could be secured: materials to be specified, landscaping, method of construction statement, use of building to be restricted, bin store details, SuDS details

3.0 Relevant Planning and Enforcement History

- 3.1 82p/0073 - To provide an accommodation block consisting of 18 single bedrooms with associated rooms, complete with access to Princes Road and a 12 space car park. Circular 7/77 consultation. – no objections.
- 3.2 It is important to note that only two blocks out of the three approved in the above planning application were constructed and therefore technically planning permission remains extant for the third block.
- 3.3 There is no planning history relating to the change of use of the nurses' accommodation to a hostel although it is understood that this has been occurring since the hospital at Royal Earlswood closed in the late 1990s.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of a single storey building consisting of 6 x 1 bedroom flats for specialist accommodation for people with learning disabilities who have complex needs such as mobility and communication issues, and autism.
- 4.2 The building would be single storey with accommodation situated around a central courtyard. Each flat would have a small patio and garden area. To the front of the building would be the accommodation for staff, and communal areas.
- 4.3 The proposal includes parking for 10 cars, including 2 disabled spaces, a bike store, and a refuse / recycling store.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
- Assessment;
 - Involvement;
 - Evaluation; and
 - Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The statement does includes an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement includes extensive details of why the site

	was chosen above other properties.
Design	The statement does not explain why the proposal was chosen

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt (MGB),

5.2 Reigate and Banstead Core Strategy

CS2 (Valued landscapes and the natural environment)
CS3 (Green Belt)

5.2 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho21
Countryside	Co1
Employment	Em2
Landscape	Pc4

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance	Reigate and Banstead Local Distinctiveness Design Guide
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Other	Human Rights Act 1998
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6.0 Assessment

6.1 The application site is located within the metropolitan green belt and the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open.

6.2 The main issues to consider are:

- Impact on Metropolitan Green Belt
- Impact on local character
- Neighbour amenity
- Highway matters
- Trees and landscaping
- Sustainable Drainage

Impact on Metropolitan Green Belt

6.3 The application site is located within the Metropolitan Green Belt; the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping

land permanently open. The essential characteristics of green belts are their openness and permanence.

- 6.4 The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate development in the green belt. Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances.
- 6.5 The NPPF (paragraphs 145 and 146) states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this (amongst others) are:
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 6.6 The proposed development replaces a two-storey development of lower footprint (288 square metres) with a lower building of greater footprint (463 square metres). When considering the difference it is arguable as to whether this would harm openness or not. However, when considered in the context of the extant 1980s consent, it is considered that there would be a neutral or positive impact to openness. This is because of the two storey nature at 430 square metres footprint as consented, compared to the 463 square metres at single storey now proposed. In itself this is considered a very special circumstance that would outweigh any harm to the green belt.
- 6.7 Paragraph 143 of the NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' The applicant has provided a number of very special circumstances which they consider that any 'potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations' as stated in paragraph 144. Aside from the extant permission which in itself is considered to amount to very special circumstances, the particular benefits of the proposal would also add positively in this balancing exercise. The applicant is a charity, active prospects, who are supported by the NHS, the CCG and County Council and would provide supported, specialist accommodation for adults with learning difficulties of which there is a need.
- 6.9 The applicant states that there is a need for the development in this location for a number of reasons:
- it is in a peaceful and quiet area, with access off a private drive;

- the site is away from any designated flood zone and will not be at risk of flooding.
 - The site is within a reasonable distance of the main offices and services in Reigate and other local offices.
 - It is in a quiet location with supporting local community services within walking distance and good local public bus and rail transport.
- 6.10 The applicant has stated that they carried out extensive research into available development land and premises to meet the above requirements. The research included online and telephone research with specialist land agents and local and national residential and commercial estate agents, a drive around site search and discussions with local authority partners, networks and staff.
- 6.11 The applicant has provided a site analysis of other potential other sites within Surrey. The other sites were discarded for the following reasons:
- They were in too remote an area that would have isolated people living there.
 - They were not on public transport routes and so would have restricted people's independence and ability to engage with their local community. This would also affect the applicant's ability to recruit support staff, many of whom travel to work on public transport.
 - They were too far from a town or village centre and community facilities so there would be no opportunity for the residents to get to know local facilities such as cafes, shops or pubs.
 - Sites in high density areas were too close to neighbouring properties which may have caused objections from neighbours and also affected the privacy of residents
 - Sites in remote locations were either not large enough to provide the required number of individual flats and communal space or would only achieve planning permission for one or two dwellings.
- 6.12 There has been a historic use on the site for the existing buildings as an emergency accommodation centre. This is the same use as the proposed and some weight can be given to this very special circumstance as it is expected that the amount of traffic and impact of the site would be similar to the previous use. There will be limited employment opportunities with two members of staff proposed. Some limited weight can be afforded to the employment opportunities.
- 6.13 In terms of the scale of the buildings, amended plans have been received which have reduced the scale and bulk of the proposals as well as the reduction from 10 to 6 flats. In addition, the building will now be single storey entirely.

- 6.14 When considering very special circumstances (VSC), it is important to note the judgement of Sullivan J in *Basildon District Council, R (on the application of) v Temple* (2004). This stated that in planning judgements, as in ordinary life, a number of ordinary factors which in themselves were not 'very special' may when combined together amount to very special circumstances. Whether a particular combination of other considerations amounted to very special circumstances is a matter of planning judgement for the decision maker.
- 6.15 In this instance, it is considered that there are a number of VSCs. Even on their own, in the case of the extant permission, this would amount to VSCs to make the development acceptable. Thus when combined with the other benefits, it is considered that any harm to the MGB in terms of the increased use of the site as well as the scale and massing and the proposed development would be far outweighed by VSCs. The proposal would therefore comply with the National Planning Policy Framework, policy Co1 of the local plan, and CS3 of the Core Strategy.
- 6.16 A condition will be added to the permission to ensure that the use of the site is used only in residential institutional use.

Impact on local character

- 6.17 The proposed building would be single storey arranged around an open internal and central courtyard and would contain 6 one bedroom flats with an office, and a training room. The existing two storey building would be demolished and removed.
- 6.18 The proposed building is of a relatively simple single storey form with a contemporary design in layout and profile with white rendered facades with some vertical wooden cladding. The doors and windows would be made of aluminium. To ensure that the building is constructed out of the appropriate materials, a condition will be placed on the permission requesting that samples of the external materials, including doors and windows are provided in order that the proposal complies with policies Co1, and Ho9.
- 6.19 It is considered that the design approach is appropriate in this instance due to the number of other rendered properties in the locality, including the two properties to the south, Martham House and Holkham House.
- 6.20 In terms of the wider appearance, there would be a relatively large area of hard landscaping to the front the building and this would be constructed with permeable block landscaping. However, this would be largely screened from public view by landscaping and the existing boundary treatment and is not considered to cause significant harm to the wider area in question. A Bin store location has been provided on the plans; and a condition will be added to the permission requesting details regarding the design of any future bin store.

Neighbour amenity

- 6.21 The proposed building is situated approximately 20m from the nearest property to the South, Holkham House. That property is orientated so that its rear windows face away from the proposed site and due to the single storey nature of the proposal is not considered to cause significant harm to the amenity of that property.
- 6.22 The proposed site borders the main London to Brighton railway line to the west and allotments to the north. Opposite the site to the east are open fields situated within the Metropolitan Green Belt. Due to the distances involved and the proposed landscaping, it is not considered that there would be any material or significant harm from the proposal in terms of overlooking, overshadowing or loss of amenity.

Highway matters

- 6.23 Surrey County Council, as the Highway Authority have been consulted and their comments are as follows: The application site is accessed via Princes Road, which is a private road and does not form part of the public highway; therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.
- 6.24 The emerging development management plan states that C2 sites should be assessed on a case by case basis in terms of car parking provision. The application provides for 10 car parking spaces and five cycle spaces. This is considered appropriate for the number of residents, visitors and staff at the site.

Landscaping

- 6.25 An indicative site layout plan showing landscaping has been provided. This would include some communal amenity areas, private spaces for each flat as well as hard landscaping to the front of the property.
- 6.26 The comments from the tree and arboricultural officer are as follows: "I have undertaken a desk top review of the proposed development. I have not undertaken a site assessment in respect of this current application as I am familiar with the site and the surrounding locality. The proposed development will result in the loss of a young mature horse chestnut of moderate quality located close to the eastern front boundary of the application site with Princes Road. The loss of this tree and the amenity that it currently provides and has to be weighed against the benefits of this proposed development and the special circumstances that exists."
- 6.27 The Council can secure mitigation planting by imposing suitable and appropriate landscaping conditions which would be entirely justified in these circumstances. Two replacement trees of semi mature size will be require as

mitigation planting for the loss of the horse chestnut, in addition to the mitigation planting the Council would also expect full hard and soft landscape proposal which will also involve addition trees of smaller sizes and make provision for native hedging. I have attached a full landscape replacement tree planting condition to secure this planting, it is important to ensure that the informative is placed on the decision notice in full as this will provide guidance to the applicant in respect of the Council's expectation and requirements for the imposed condition. Consequently, it is considered that subject to the condition being complied with, it is considered that the proposal complies with policy Pc4.

Sustainable drainage

- 6.28 As the proposal was originally a major application, paragraph 103 of the NPPF states that the proposal must consider sustainable drainage systems. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS. The applicant has provided a sustainable drainage document and this has been assessed by Surrey County Council who are the Lead Local Flood Authority. They are satisfied that the proposed drainage scheme meets the requirements set out in the documents and recommend that planning permission is granted subject to conditions relating to the design of a surface water drainage scheme and a verification report.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Location Plan	A1048-PL-002		16.11.2018
Location Plan	A1048-PL-001		16.11.2018
Site Layout Plan	A1048-PL-007		16.11.2018
Location Plan	A1048-PL-005		16.11.2018
Elevation Plan	A1048-PL-004		16.11.2018
Floor Plan	A1048-PL-003		16.11.2018
Arboricultural Plan	180720		16.11.2018
Elevation Plan	A1048-PL-006		16.11.2018

Other Plan	A5934-SK1500 P1		20.12.2018
Location Plan	A1048-PL-101	A	16.05.2019
Floor Plan	A1048-PL-102	A	16.05.2019
Roof Plan	A1048-PL-104	A	16.05.2019
Elevation Plan	A1048-PL-105	A	16.05.2019
Elevation Plan	A1048-PL-106	A	16.05.2019
Other Plan	A1048-PL-107	A	16.05.2019
Other Plan	A1048-PL-108	A	16.05.2019
Other Plan	A1048-PL-109	A	16.05.2019
Other Plan	A1048-PL-110	A	16.05.2019
Other Plan	A1048-PL-111	A	16.05.2019
Other Plan	A1048-PL-112	A	16.05.2019
Other Plan	A1048-PL-113	A	16.05.2019
Other Plan	A1048-PL-114	A	16.05.2019
Other Plan	A5934-SK1500 P3		31.05.2019

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

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

3. No development above slab level shall take place until samples 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 policies Ho9 and Ho13.

4. The development hereby permitted shall not be occupied until a scheme for the 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, 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.

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 Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

5. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store(s) shall be retained and maintained for their designated purpose.

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 2012.

6. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking and turning for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) construction vehicle routing to and from the site
 - (e) measures to prevent the deposit of materials on the highway
- 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 in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated storage volumes shall be provided using a maximum discharge rate of 2.6 litres/sec.
 - 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, inspection chambers etc.).

- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the 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 national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

8. Prior to the 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 to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards.

9. The development hereby permitted shall remain in C2 use and shall not be sold as separate residential units.

Reason: To ensure that the impact on the Metropolitan Green Belt is minimised to comply with policy Co1 of the Borough Local Plan 205 and the provisions of the NPPF 2018.

INFORMATIVES

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

2. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality and shall have a strong native influence. The replacement trees for the tree being removed to facilitate development will comprise of two semi mature specimens. There is an further 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 and the replacement trees of semi mature size shall be of 20/25cm girth measured at 1m above ground level within initial planting heights of not less than 6m
3. 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
4. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on their website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings.

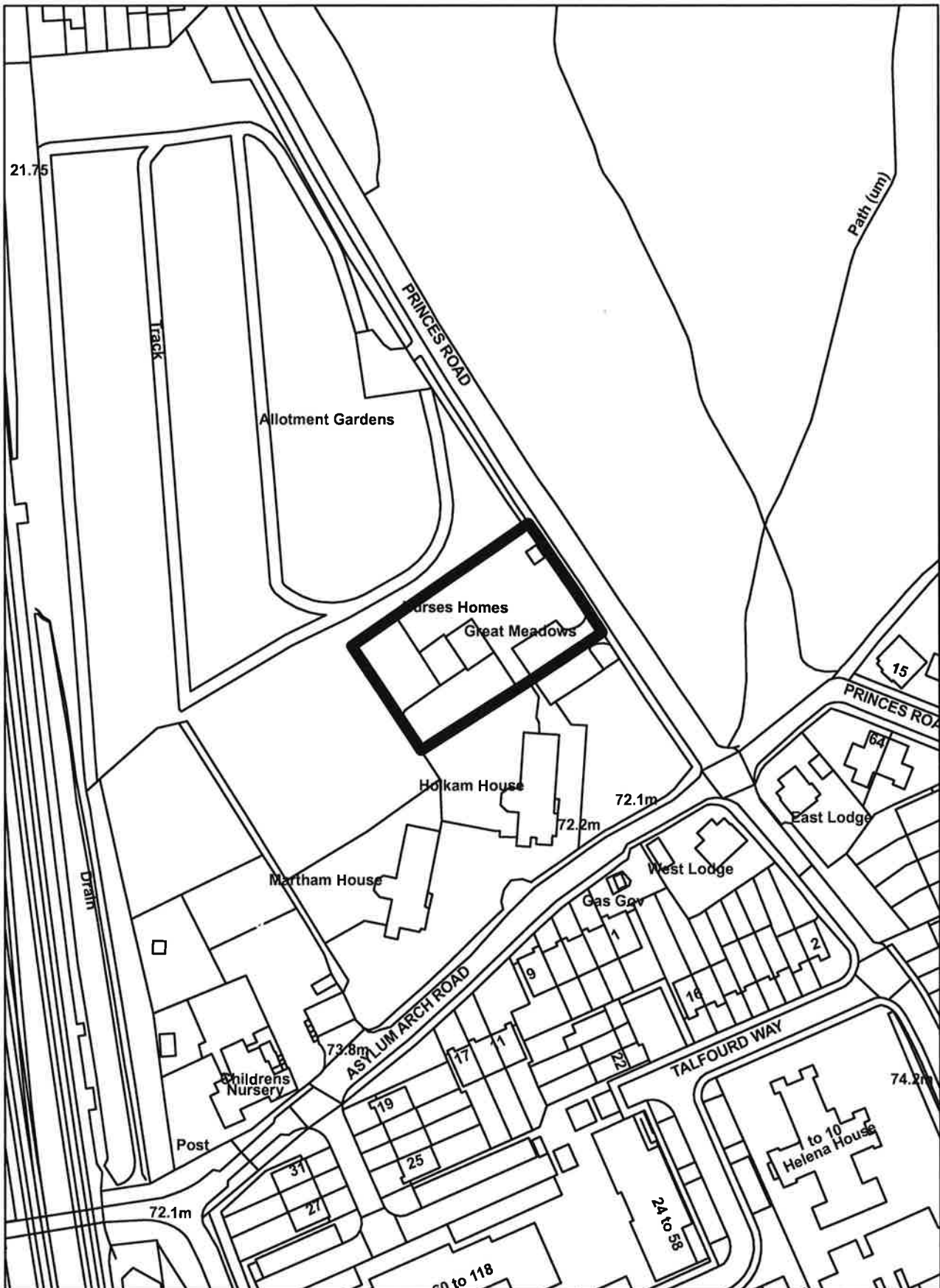
If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

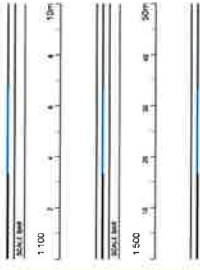
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho21, Co1, Em2, and Pc4 and the provisions of the NPPF and NPPG, and material considerations, including third party representations. Whilst the development is located within the Green Belt, it has been concluded that the impact to openness is limited and very special circumstances would exist to outweigh any harm and there are no material considerations that justify refusal in the public interest.

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

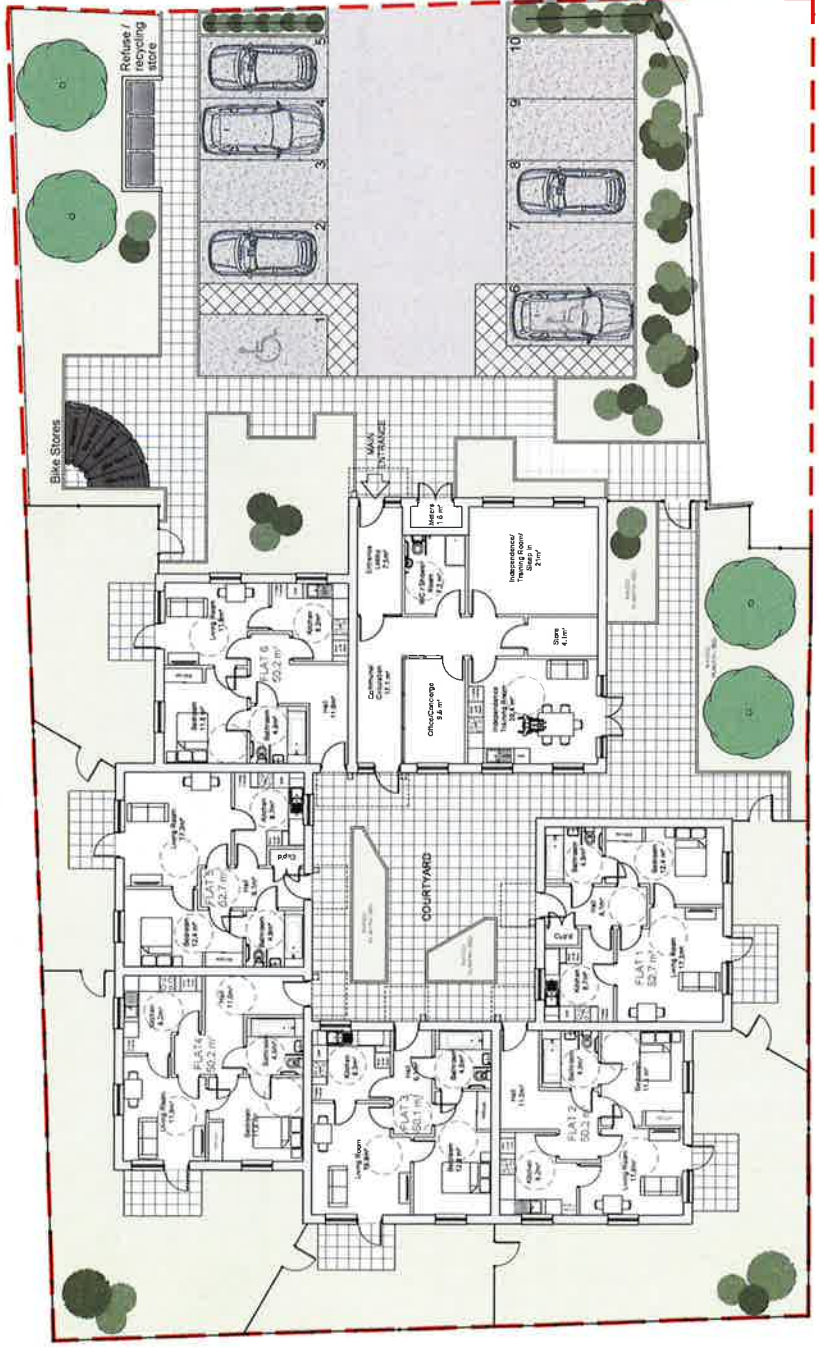
18/02395/F - Great Meadows Hostel, Princes Road, Redhill





Proposed Ground Floor in Site Context Plan - Scale 1:500

- Materials Key:
- Permeable Block Paving
 - New Grass & Planting

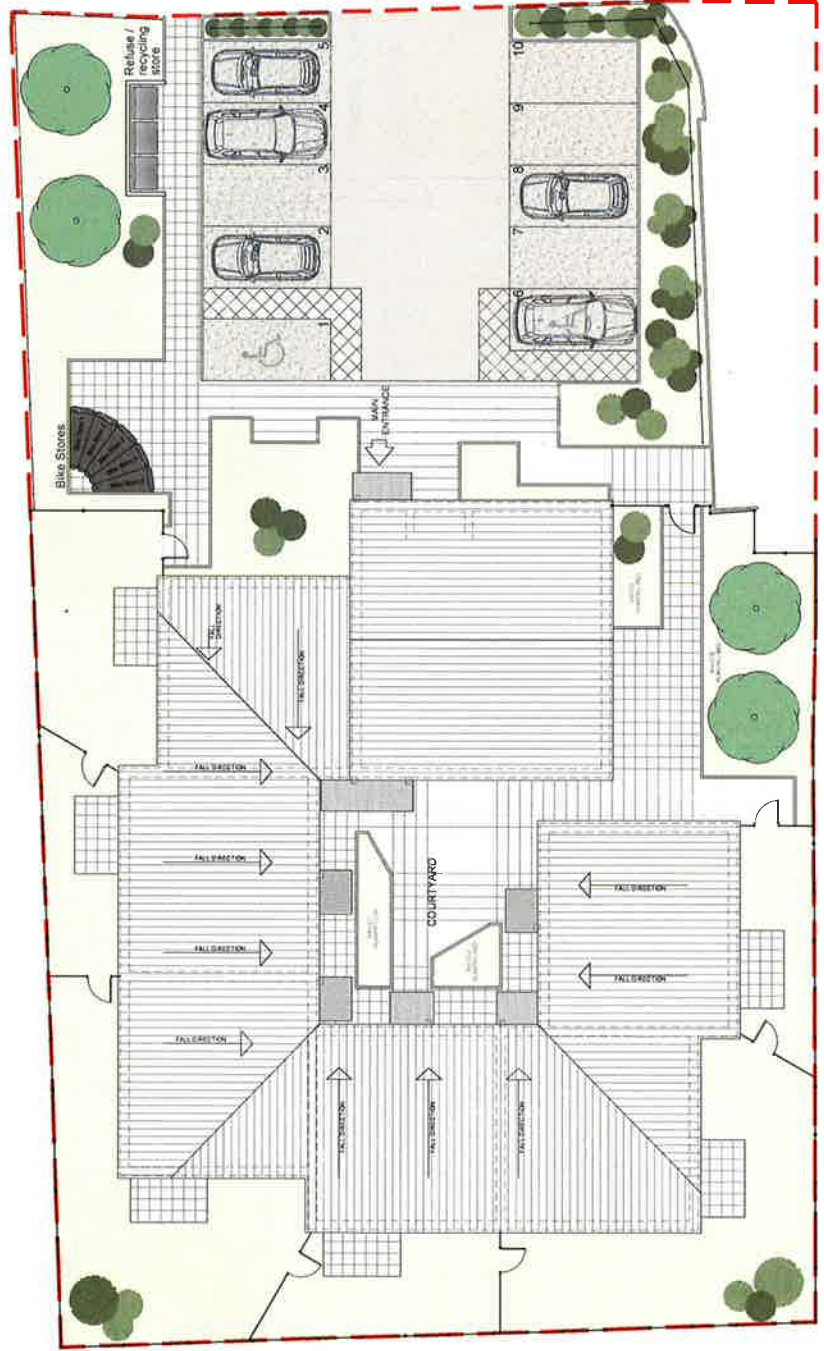


SCHEDULE OF ACCOMMODATION
(GROSS INTERNAL AREA)

GROUND FLOOR	COMMUNAL SPACE METERS	INDEPENDENCE/ TRAINING ROOM/SLEEP IN STORE	FLAT 1	FLAT 2	FLAT 3	FLAT 4	FLAT 5	FLAT 6
	61.8m ²		Hall	Hall	Hall	Hall	Hall	Hall
	1.6m ²		BATHROOM	BATHROOM	BATHROOM	BATHROOM	BATHROOM	BATHROOM
		21m ²	BEDROOM	BEDROOM	BEDROOM	BEDROOM	BEDROOM	BEDROOM
		4.1m ²	BEDROOM	BEDROOM	BEDROOM	BEDROOM	BEDROOM	BEDROOM
			KITCHEN	KITCHEN	KITCHEN	KITCHEN	KITCHEN	KITCHEN
			52.7m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			6.1m ²	4.0m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			4.9m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			12.4m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			17.9m ²	11.8m ²	11.9m ²	8.3m ²	17.3m ²	11.9m ²
			8.7m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			50.2m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			13.0m ²	11.8m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			11.8m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			13.9m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			8.2m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			52.7m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			6.1m ²	4.0m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			4.9m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			12.4m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			17.3m ²	11.8m ²	11.9m ²	8.3m ²	17.3m ²	11.9m ²
			8.7m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			50.2m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			13.0m ²	11.8m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			11.8m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			13.9m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			8.2m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			50.2m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			13.0m ²	11.8m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			11.8m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			13.9m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			8.2m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			50.2m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			13.0m ²	11.8m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			11.8m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			13.9m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			8.2m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²
			50.2m ²	50.2m ²	50.1m ²	50.2m ²	52.7m ²	50.2m ²
			13.0m ²	11.8m ²	6.1m ²	13.0m ²	6.1m ²	13.0m ²
			11.8m ²	4.9m ²	4.9m ²	11.8m ²	4.9m ²	11.8m ²
			13.9m ²	12.9m ²	12.9m ²	15.8m ²	12.4m ²	15.8m ²
			8.2m ²	8.2m ²	8.2m ²	8.3m ²	8.7m ²	8.2m ²

Proposed Ground Floor Plan - Scale 1:100

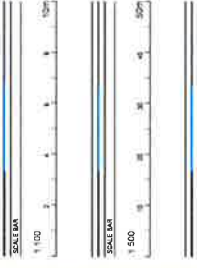
- Materials Key:**
- Permeable Block Paving
 - New Grass & Planting
 - Standing Seam Zinc Pitched Roof
 - Standing Seam Zinc Flat Roof



Proposed Roof Plan - Scale 1:100



Proposed Roof Plan in Site Context - Scale 1:500



DATE	14.08.18
BY	PLANNING
FOR	PLANNING



GREAT MEADOWS & WOODFIELD
PRINCES ROAD, REDHILL, RH1 6JJ



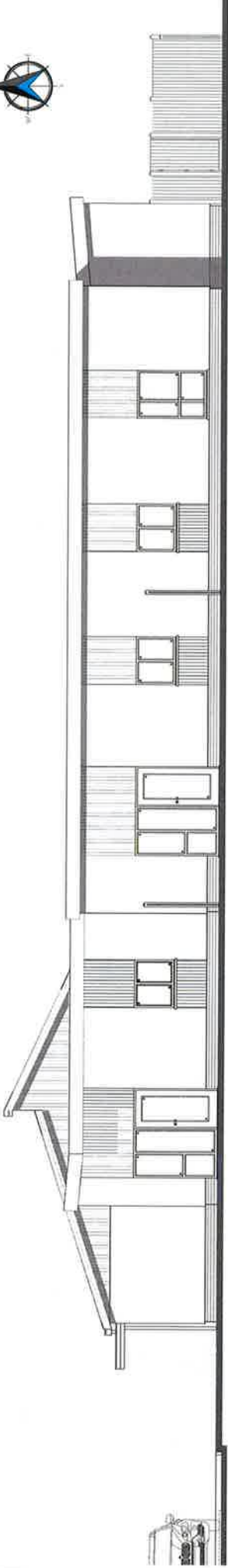
PROPOSED ROOF
PLAN

DATE	14.08.18	SCALE	A1	1:100 & 1:500
TGC	14.08.18	A1	1:100 & 1:500	

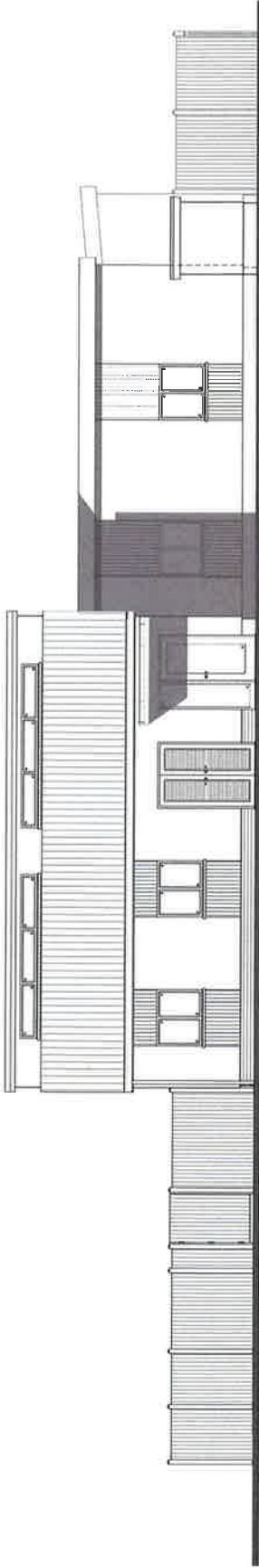
A1048 - PL - 104 A

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DATE	NO	DESCRIPTION



Proposed Elevation B-B - Scale 1:50



Proposed Elevation A-A - Scale 1:50

- Materials Key:
- Blue Engineering Brick
 - White Render
 - Vertical Wooden Cladding
 - Grey Aluminum Windows/Doors
 - Standing Seam Zinc Pitched Roof
 - Timber Wooden Fencing
 - Standing Seam Zinc Flat Roof
 - Black Guttering

DATE	NO	DESCRIPTION

PLANNING



ACTIVE PROSPECTS ARCHITECTS
 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, RH1 6J



PROPOSED ELEVATIONS
 - SHEET 1

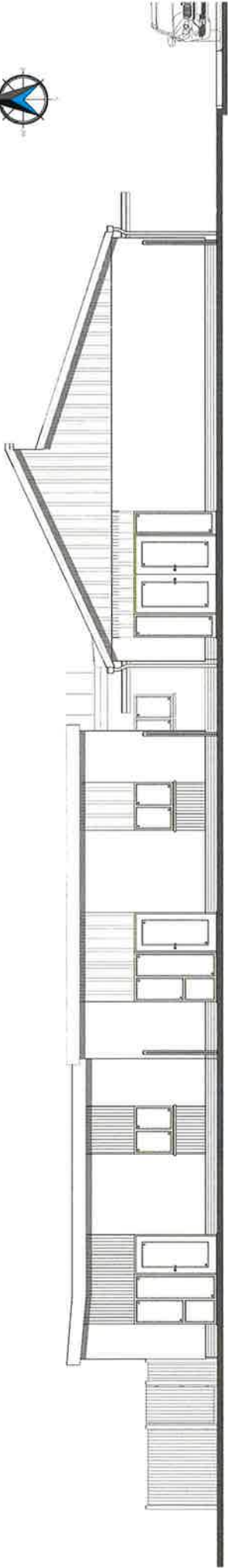
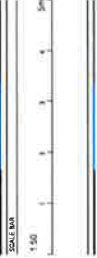
DATE	NO	DESCRIPTION

A1048 - PL - 105 A



Proposed Roof Plan in Site Context - Scale 1:500

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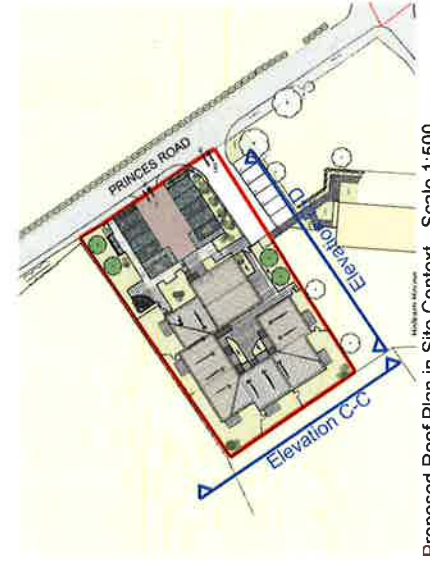
Proposed Elevation D-D - Scale 1:50



Proposed Elevation C-C - Scale 1:50

Materials Key:

- Blue Engineering Brick
- White Render
- Vertical Wooden Cladding
- Grey Aluminum Windows/doors
- Standing Seam Zinc Pitched Roof
- Timber Wooden Fencing
- Standing Seam Zinc Flat Roof
- Black Guttering
- Solid Oak Flat Front Doors



Proposed Roof Plan in Site Context - Scale 1:500

PLANNING
 archibac
 dmp
 SURVEYS
 851, 853 & 855, BARKHAYES COURT, 111, POPLAR
 ROAD, ST. JOHN'S WOOD, LONDON, W14 9JF
 020 8996 9000
 www.archibac.com

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, RH1 6JF



PROPOSED ELEVATIONS
 - SHEET 2

DATE	NO.	BY	CHK.
TGC	22.08.18	A1	1.50
A1048 - PL - 106			
A			



FRONT IMAGE 01



FRONT IMAGE 02

DATE: 16.08.18	SCALE: 1:100		
PROJECT: PLANNING	NO. 1048 - PL - 113		
<p>GREAT MEADOWS & WOODFIELD PRINCES ROAD, REDHILL, RH1 6JJ</p>			
<p>PROPOSED 3D RENDERS FRONT ELEVATION PERSPECTIVES</p>			
TGC	16.08.18	A1	N/A
<p>A1048 - PL - 113</p>		A	



STREET VIEW IMAGE 01



STREET VIEW IMAGE 02

DATE	16.08.18
BY	PLANNING
PROJECT	GREAT MEADOWS & WOODFIELD
LOCATION	PRINCES ROAD, REDHILL, RH1 6JF

PLANNING



ARCHITECTS
 dnp
 sunspaces
 15, THE SQUARE, REDHILL, RH1 6JF
 01753 601616

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, RH1 6JF



PROPOSED 3D RENDERERS
 - STREET VIEWS

DATE	16.08.18	A1	N/A
PROJECT	A1048 - PL - 111		A

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PERSPECTIVE RENDER IMAGE 01



PERSPECTIVE RENDER IMAGE 02

NO.	REVISION	DATE

PLANNING



ARCHITECTS & PLANNERS
 1000 W. BROADWAY, SUITE 1000
 DALLAS, TEXAS 75201
 TEL: 214.760.1234 FAX: 214.760.1235

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, RH11 6J



PROPOSED 3D PERSPECTIVE
 RENDERS - SHEET 1

DATE	BY	CHKD BY	APP'D BY
16.08.18	A1	N/A	

A1048 - PL - 107 A

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PERSPECTIVE RENDER IMAGE 05



PERSPECTIVE RENDER IMAGE 06

DATE	REVISION

PLANNING



ACTIVE PROSPECTS, INC.
 2500 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 948-1111

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, (PH 1.6J)



PROPOSED 3D PERSPECTIVE
 RENDERS - SHEET 3

TGC	16.08.18	A1	N/A
A1048 - PL - 109			A

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PERSPECTIVE RENDER IMAGE 03



PERSPECTIVE RENDER IMAGE 04

CLIENT	DECK CO.
PROJECT	REDHILL
DATE	15.08.18
BY	PLANNING
SCALE	1:100



GREAT MEADOWS & WOODFIELD
PRINCES ROAD, REDHILL, RITI 6J



PROPOSED 3D PERSPECTIVE
RENDERS - SHEET 2

DATE	NO.	BY	SCALE
TCC	15.08.18	A1	N/A

A1048 - PL - 108 A

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ELEVATION A-A



ELEVATION B-B



ELEVATION C-C

KEY PLAN



DATE	16.08.18	BY	AL
DESCRIPTION	REVISION		

PLANNING



151, PRINCES MEADOWS, WOODFIELD
 PRINCETON, REDHILL, RH1 6JH

GREAT MEADOWS & WOODFIELD
 PRINCES ROAD, REDHILL, RH1 6JH



PROPOSED 3D RENDERERS
 ELEVATIONS & SECTION

DATE	16.08.18	BY	AL
TGC	16.08.18	A1	N/A
A1048 - PL - 114			
A			

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