 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	4 th September 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Chipstead, Kingswood And Woodmansterne

APPLICATION NUMBER:		19/00784/F	VALID:	18/04/2019
APPLICANT:	Paul Hunt Investments Ltd		AGENT:	Rymack Properties Ltd
LOCATION:	NICOLA FARM 37 WOODMANSTERNE LANE WOODMANSTERNE SM7 3HA			
DESCRIPTION:	The erection of 6 detached dwellings and associated parking on the existing previously developed land at Nicola Farm.			
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SUMMARY

This is a full application for the erection of six detached dwellings on previously developed land at Nicola Farm in Woodmansterne.

The application site is located to the northern side of Woodmansterne Lane within the Metropolitan Green Belt. The area varies in character, with relatively dense residential development occupying the south side of the road, whereas the north side has a more rural character, being occupied by a number of farms, set within large plots, with extensive areas of agricultural land spreading to the north. To the east is the Royal Alfred Seafarers, a residential care facility for elderly people, is also set within a very large site.

The application site is occupied by Nicola Farm, comprising a number of buildings throughout the site, which is set within approximately 50 acres of pasture land and several acres of woodland. With regards to the structures on site, these consist of a number of workshops, sheds and open storage areas, a number of shipping containers, a mobile home and a small building used as a butchers. To the rear, lying outside the application site is a large corrugated barn open to the front and side.

The lawfulness of these uses has been established including in part via a Lawful Development Certificate approved by the Council on 9th January 2018.

The site is located within the Metropolitan Green Belt where there is a presumption against inappropriate development. Certain forms of development are not considered to be inappropriate including the limited infilling or the partial or complete redevelopment of a

previously developed land, whether redundant or in continuing use (excluding temporary buildings), provided that the proposed use would not have a greater impact on the openness of the Green Belt than existing uses. The proposal would see the removal of substantial permanent structures on site along with other associated paraphernalia such as shipping containers to be replaced and their replacement with 6 detached dwellings. Whilst a greater degree of site coverage would result from the development in respect of Plot 6 being located slightly further within the site, it is considered that this would be acceptable in terms of impact on openness, being offset by the reduction in depth and continuity of the existing structures. This coupled with the overall reduction in footprint and volume compared to the existing site it is considered that the principal of this development would be acceptable and compliant with national and local policy.

The six proposed dwellings would be sited to the west side of a proposed access road, which would follow that of the existing un-regularised/ unsurfaced access used by the existing businesses on site and historically as part of the farm. The dwellings have been individually designed to reflect a rural appearance being timber weather boarded with plain tile roofs. Plot 1 is of a differing design however it would not be overly harmful given its' proximity to the frontage property of Nicola Farm fronting Woodmansterne Road and can be read in this context. The character of the site would change and would undoubtedly be read as residential; it is the view that this would be acceptable. The properties have been designed to reflect a rural farm building/ barn style, utilising dark stained timber weatherboarding and plain tile that is considered appropriate and has been deemed acceptable for recent developments in the area such as Hengest Farm to the west. The level of spacing between dwellings is deemed to be acceptable and reflective of the surrounding residential character in this regard.

The dwellings would be sited well away from existing properties on Woodmansterne Lane, and have been oriented and designed in such a way as to avoid harm to the amenity of each other.

The County Highway Authority has assessed the application and is satisfied in terms of parking, access and highway safety. Conditions regarding the construction of the proposed vehicular access in accordance with approved plans, the requirement for parking to be laid out in accordance with approved plans, the submission of a Construction Transport Management Plan prior to the commencement of development, and the requirement for the proposed dwellings to be provided with electrical charging points would be imposed in the event of permission being granted.

Turning to trees, whilst it is proposed to remove two non-protected trees and a hedge to the very north of the site, this is not considered to be objectionable. A condition requiring the submission of landscaping details, including details of proposed replacement planting and boundary treatments, would be imposed in the event of permission being granted.

Surrey Wildlife Trust is satisfied that the submitted bat emergence surveys have confirmed that they are satisfied that bats do not present a constraint to development. There would be suitable distance between the development and near-by ancient woodland that there would not be an increased risk to the ecological potential of the wider area. Indeed it is considerably likely that the loss of the existing land uses and their replacement with dwellings and a greater degree of planting with appropriate species would present opportunities for improvement of wildlife potential and ecological connectivity.

In conclusion it is considered that the proposed development would be appropriate, not resulting in a greater level of impact on the openness of the Green Belt than the existing use. The design would be acceptable and would not result in harm to neighbouring residential amenity. The development provides an opportunity to introduce a greater level of landscaping to the site, representing significant visual improvement to the area, and there would not be harm caused to wildlife and neighbouring habitats.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority has raised no objection and has recommended conditions in relation to the construction of the proposed vehicular access in accordance with approved plans, the requirement for parking to be laid out in accordance with approved plans, the submission of a Construction Transport Management Plan prior to the commencement of development, and the requirement for the proposed dwellings to be provided with electrical charging points.

Contaminated Land Officer: The potential for ground contamination has been identified on and/ or in close proximity to the application site by virtue of previous land uses. As such a number of conditions have been recommended to be approved prior to the commencement of development.

Woodmansterne Green Belt and Residents Association: 'The development is unwelcome locally but not unexpected as a similar plot was developed at Hengest Farm in Woodmansterne Lane, setting a precedent for this sort of application. The density of the number of large dwellings being squashed together on the site is high. A more affordable range of dwellings would have been preferable. The entrance to Woodmansterne Lane is a problem as it is on a busy bend with restricted sight lines.

Surrey Wildlife Trust: Comments were made in respect of the submitted Ecological Appraisal and Bat Scoping Report. It was noted that the site lies near to ancient woodland to the North-East, beyond the boundary of the site. It was also confirmed that the submitted Bat Scoping Reports are appropriate in scope and identified moderate bat roost potential in buildings 5 and 7 respectively. It was correctly asserted that further bat surveys would be required, and that in the absence of such surveys the Council does not have sufficient information on which to make a decision. Following the submission of these surveys the Surrey Wildlife Trust was satisfied with the findings and that the development should proceed in line with mitigation and enhancements measures recommended in Section 6 of the submitted Bat Scoping Report.

Representations:

Letters were sent to neighbouring properties on 18th April 2019. A site notice was posted on 20th May 2019

A total of 4 responses were received.

Issue	Response
Increased noise and disturbance	See paragraph 6.25
Inconvenience during construction	See paragraph 6.25
Drainage/ sewerage capacity	See paragraph 6.25
Harm to countryside/ greenbelt	See paragraph 6.3-6.11

Harm to wildlife habitat	See paragraph 6.18-6.22
No need for the development	See paragraph 6.3-6.8
Out of character with the surrounding area	See Paragraph 6.9-6.11
Inadequate parking	See paragraphs 6.16-6.17
Increased traffic/ congestion	See paragraphs 6.16-6.17
Hazard to highway safety	See paragraphs 6.16-6.17

1.0 Site and Character Appraisal

- 1.1 The application site is located to the northern side of Woodmansterne Lane. The area varies to a certain degree in terms of character, with relatively dense residential occupying the South side of the road, whereas the north side has a more rural character, being occupied by a number of farms, set within large plots, with extensive areas of agricultural land spreading to the north. To the east is the Royal Alfred Seafarers, a residential care facility for elderly peoples, is also set within a very large site.
- 1.2 The application site is occupied by Nicola Farm, which is comprised of a number of buildings throughout the site, which is set within approximately 50 acres of pasture land and several acres of woodland. In regards to the structures on site, these consist of a number of workshops, sheds and open storage areas, a number of shipping containers, a mobile home and a small building to the front of the site historically used in association with a butchers business.
- 1.3 A lawful development certificate application for an existing use was submitted to, and approved by, the local planning authority prior. This application confirmed that the existing uses on the application site have been used as commercial businesses and storage/ workshop and storage for scaffolding businesses, and the stationing of a mobile home and storage containers, for a period exceeding 10 years.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did approach the Council for pre-application advice prior to the submission of the current planning application. The principal of the development of this area of land was discussed and it was agreed that the site would constitute Previously Developed Land within the Green Belt as defined within the NPPF 2018. It was advised that the scale, form and appearance of any future development should be appropriate to the rural/ Green Belt setting, and that the density of development should reflect the transition to open fields beyond.
- 2.2 Improvements secured during the course of the application: Additional information has been sought in respect of bat surveys.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

17/02271/CLE	Use of Land and Buildings as Commercial Business/Storage (B1/B8) - Contractor's Storage/Workshop, Scaffolding Yard, Stationing of Mobile Home and Storage Containers.	A – Approved January 2018	9 th
06/02421/AGD	Erection of an agricultural building for the storage of hay -	No objection	
02/00046/AG	Erection of barn to increase storage of hay during winter	No objection	
00/08920/CU	Re-use of vacant agricultural building for commercial (B1- B8) uses and retention of scaffolders yard	Approved Conditions	with
96/07600/F	Single storey extension	Approved Conditions	with
95/11110/F	Single storey extension	Refused	

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of 6 detached dwellings in place of existing commercial structures on land that once formed part of a larger agricultural holding. A lawful development certificate application for an existing use was submitted to, and approved by, the local planning authority prior. This application confirmed that the existing uses on the application site have been used as commercial businesses and storage/ workshop and storage for scaffolding businesses, and the stationing of a mobile home and storage containers, for a period exceeding 10 years.
- 4.2 The properties would be sited to the west side of a proposed new access road, which would follow the existing access track that runs from the south to the north of the site. The access road would be 4.8m in width.
- 4.3 The properties have been individually designed to reflect a rural/ agricultural appearance. Plot 1 would have a barn hipped roof with three pitched roof dormer

windows of modest scale to the principal elevation, with three further dormers to the rear at various points. It would have an 'L' shaped footprint, providing for four bedrooms on the second floor. Plot 2 would be a smaller sized dwelling. It would have a pitched roof gable with cat slide roof to the front with single adjacent dormer window. Plots 3 and 4 would be of similar appearance to plot 1, with one set behind the other, breaking up the building line. Each would feature three dormers to the principal elevation, with a number of further dormers featuring to the side and rear elevations. Regarding materials, these would also predominantly consist of timber cladding to the walls with a brick base, and plain tiles for the roof. Plots 5 and 6 would be the two largest properties on the site and would be of identical appearance to each other. Each would feature wide pitched roof gables to the front elevation with cat slide roofs. The gables would feature prominent first floor windows. Single storey ground floor elements would feature to the rear with a number of further dormer windows above.

- 4.4 In terms of materials, this again has been informed by the rural character of the surrounding area. With the exception of plot 1 all dwellings would largely be clad in horizontal timber with tiled roofs. This would be reflected around the elevations of the dwellings. Plot 1 differs in that the ground floor would feature a mix of light coloured render and timber beams with hanging tiles above to the first floor. Details of specific materials to be used have not been provided at this stage; therefore a condition would be attached to any grant of permission requiring details to be submitted prior to the commencement of development.
- 4.5 Externally each property would be provided with a garden to the rear, ranging in depth from 14m to 16.5m. It is the intention to impose planting to the rear boundaries, with the nature of the side boundaries separating properties yet to be defined. To the front of each dwelling would feature small areas of soft landscaping between the access and front elevations.
- 4.6 Plots 1-4 would be provided with two off-road parking spaces to the front of each dwelling. Plots 5 and 6, as well as having two spaces, would also have detached open fronted garages to the rear garden with off road space in front, providing an additional two spaces. Each dwelling would have designated secure cycle storage facilities as well as areas to the front for storing refuse bins.
- 4.7 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.
- 4.8 Evidence of the applicant's design approach is set out below:

Assessment	The design and access statement submitted in support of the application identifies the site as being occupied by a
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	number of commercial and storage premises, with the wider site being occupied by a larger landholding of approximately 46 acres. The site is identified as constituting previously developed land within the Green Belt for the purposes of The NPPF.
	The belt of protected trees to the east of the site has been identified and is to be retained and protected during the course of development.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered. The current proposal has been informed by pre-application advice.
Design	The design of dwellings has been informed by the predominantly by the rural character of the area, and as such dwellings have a cottage/ barn like appearance, which was considered to be the most appropriate design approach in this transitional location.

4.9 Further details of the development are as follows:

Site area	0.32 hectares
Existing use	Mix of B1/B8
Proposed use	C3 Dwelling House
Proposed Site Density	18.75 dwellings per hectare (dph)
Existing parking spaces	8
Proposed parking spaces	12
Parking standard	2 spaces per 3 bedroom unit, 2.5 spaces per 4+ bedroom unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho24
Countryside	Co1
Trees	Pc 3, Pc4
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Emerging Development Management
Plan 2019

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 The application seeks permission for the erection of 6 detached dwellings.

6.2 The main issues to consider are:

- Principal of development within the Metropolitan Green Belt;
- Design and Impact on the character of the area;
- Amenity of future occupiers;
- Neighbour amenity;
- Trees and Landscaping;
- Highway Impact, Access and parking;
- Ecology;
- CIL;
- Affordable Housing

Principal of Development within the Metropolitan Green Belt

6.3 The site is located within the Metropolitan Green Belt where there is a presumption against inappropriate development. Certain forms of development are considered not inappropriate including 'limited infilling or the partial or complete redevelopment of a 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 identifiable affordable housing need within the area of the local planning authority (Para. 145 g).

- 6.4 Previously Developed Land as defined within the NPPF 2018 includes land which is or was occupied by a permanent structure and any associated fixed surface infrastructure. The test would be for the proposal to not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, as opposed to not causing substantial harm. The assessment of whether the proposed use would be acceptable or not would be dependent on change of footprint, level of floor space and volume over and above the existing uses, as well as consideration of any increase in bulk, height and massing.
- 6.5 At present the site is occupied by a collection of buildings used as commercial business/ storage (b1/b8) in the form of contractors storage related to a range of businesses, a scaffolding yard, the stationing of storage containers relating to the storage of scaffolding and the stationing of a mobile home. These buildings were historically associated with the agricultural use of the site during its operation as a farm. These buildings take the form of pitched roof units with corrugated roofs approximately 1.5 storey in height, though some are smaller in scale. The existing use of the site has occurred over an established period of time and is lawful.
- 6.6 It is proposed to replace these structures with 6 new dwellings. The existing level of development contained within the Design and Access Statement is calculated to have a volume of 3,901 cubic metres, whilst the proposed dwellings would contribute a volume of 3,053.9 cubic metres. This would represent a reduction in volume of 21.7%. The footprint of the existing buildings is 883.2 square metres against a proposed footprint of 603 square metres, representing a reduction of 31.7% in this regard. The level of floor space is currently 888 square metres against a proposed 987.84 square metres. This increase is due to the addition of first floor accommodation which the existing structures do not have. In assessing the submitted plans the following calculations have been made:

	Existing	Proposed	Difference
Footprint (total)	1052 sq. m	633sq. m	40% reduction
Floor Space	1052 sq. m	951 sq. m	9% reduction
Volume	3901.2 cu. m	3053 cu. m	21% reduction

The actual proposed floorspace is considered to be 633 sqm rather than 603 sqm as suggested by the applicants as the garages to the rear of plots 5 and 6, do not appear to have been included in the applicants' calculations.

- 6.7 The spread of development as regards to the first five dwellings would be broadly equivalent to the coverage of the existing units albeit with greater space between and slight increase in height. Whilst the height of plot 6 would exceed that of the corrugated lean-to that it would replace it would be consistent with the main bulk of the buildings to be replaced and within the overall existing footprint to be demolished. It is also proposed to remove a number of shipping containers at this

point as well as further regularisation of land to the north outside of the application site, which it is considered would serve to mitigate any minor decrease in openness to the north. The depth of properties would be considerably less than the existing structures. Within the site the buildings are currently surrounded by hardstanding or areas where the land has worn away and become unsurfaced over time, which at present has a negative impact as regards to openness of the Green Belt. These areas would be turned over largely to garden which would have a more positive impact in this regard. It is proposed that individual curtilages would be separated by hedging rather than traditional timber fencing. This is considered appropriate in maintaining a degree of openness within the site and would be preferable to fencing, which could have a more urbanising impact.

- 6.8 It is therefore considered that the principal of developing the site would be acceptable on the basis that the site would constitute Previously Developed Land as defined by the NPPF 2018. It would not therefore comprise inappropriate development requiring very special circumstances. The amount of built form would be less than that currently present on site in terms footprint, floor space and volume, and indeed would constitute a reduction overall. Whilst it is acknowledged that the height of development increases towards the rear of the site the minor loss of openness at this point would be suitably compensated for by the loss of existing temporary and unsightly structures, along with the introduction of an increased level of soft landscaping in the form of gardens and boundary hedging along this portion of the site, which would replace the extensive level of hardstanding and other associated paraphernalia that currently occupies site. The development is therefore considered to comply with the NPPF 2018 in regard to development within the Green Belt, Core Strategy policy CS3 and Local Plan Policies Co1, and Ho24.

Design and impact on the character of the area

- 6.9 The proposed dwellings have adopted a rural, barn like appearance through the incorporation of barn hipped and cat-slide roofs, with a predominance of timber cladding over brick work, with plain tile for the roof. Woodmansterne Street to the South is largely typified by large detached dwellings, both 1.5 and 2 storey in scale, whilst the northern side remains agricultural. The dwellings would be dark stained timber which is the typical of rural buildings within the Borough, and is an approach that has been adopted by other recent rural developments, in particular that of Hengest Farm further to the west on Woodmansterne Lane.
- 6.10 Whilst the development does represent a change to the existing character, and would no doubt read as being residential rather than agricultural in use, this is not in itself harmful or warrants refusal. Rather, the proposal is considered to improve the character of the sprawling, semi-industrial appearance of the existing buildings and must be considered against this benchmark and the in-principle position with regards residential development set out above.
- 6.11 Therefore the proposed development is considered to be acceptable with regards its design and impact upon the character and appearance of the area. With no objection to the principle of residential redevelopment, the design successfully

achieves rural/farmyard principles appropriate to the locality and are therefore acceptable.

Impact on Neighbouring Residential Amenity

- 6.12 The proposed dwellings would be sited approximately 15m from the frontage property of Nicola Farm. Plot 1 would feature two side facing windows to the south elevation. These are proposed to serve bathrooms meaning they would be obscure glazed, mitigating any potential harm as regards to overlooking from this point. There would also be a rear facing bedroom window; however this would be a sufficient distance away to avoid harmful overlooking.
- 6.13 Regarding the relationship between each of the dwellings, they have been oriented in such a way as to avoid harm to each other's amenity. Side facing windows would be conditioned to be obscure glazed to avoid overlooking. Plots 1, 3 and 4 are 'L' shaped properties. By virtue of this their neighbouring properties would extend beyond part of the rear elevations of these properties, which feature patio doors with windows either side of these. It is considered that the distance between dwellings, approximately 2m, would allow a sufficient amount of light to enter the property.

Trees and Landscaping

- 6.14 To the east of the site within the curtilage of the Royal Alfred Seafarers Society to the east is a large Area Tree Preservation Order covering all trees within it. These trees consist of a mix of species including Ash, Oak, Beech. An arboricultural method statement has been submitted in support of the application, including a tree protection plan. The Council's Tree Officer has assessed the application and is satisfied with that the submitted TPP is acceptable and would ensure trees within the site are protected during the course of development. A scheme for the landscaping of the site has not been submitted. It is the intention that each property would be provided with small areas of landscaping to the front with each plot divided to the rear. The submission of details of hard and soft landscaping for approval would be controlled by condition. It is considered that the proposal would be acceptable and in accordance with Policies Ho9 and Pc4 of the Borough Local Plan 2005 in regard to arboricultural matters.

Highway Impact, Access and parking

- 6.15 The County Highway Authority (CHA) has assessed the application on the grounds of parking provision and highway safety grounds and is satisfied with the proposal subject to the imposition of appropriate conditions, including the requirement for a Construction Transport Management Plan prior to the commencement of development. The proposal includes a relocated access further west which improves visibility onto Woodmansterne Lane such that the proposal would meet the relevant visibility requirements and is acceptable in this regard.
- 6.16 The application would see each property being provided with two parking spaces to the front providing a total of 12 spaces. Plots 5 and 6 would also be furnished with parking to the rear for up to two further vehicles. Saved Policy MO7 of the Reigate

and Banstead Local Plan requires new development to provide parking provision in line with the standards identified in Reigate and Banstead's Development Management Plan (Regulation 19) Parking Standards. These standards are contained within Annex 4 of the Development Management Plan. The site falls within what is designated as a low accessibility area as defined within these standards. The proposed development would be expected to provide 16 spaces based on the number of bedrooms to be provided. The applicant states in their submission that 12 spaces are to be provided; however that does not appear to have factored in the garages/ hardstanding areas to the rear, which could accommodate 2 additional vehicles for both plot 5 and 6. It is on this basis that the level of parking has been considered and is deemed to be an acceptable level of provision.

Ecology

- 6.17 The footprint of plot 6 would be sited approximately 20m from an area of designated ancient and semi-natural woodland. This area lies outside the application site beyond the boundary of the wider Nicola Farm to the north-east within the grounds of the Royal Alfred Seafarers Society. As such Natural England and The Surrey Wildlife Trust were consulted as regards to any potential impact on the woodland and its' habitat potential, as well as other ecological matters, in particular the potential presence of bat habitats both within the woodland and the existing buildings on site.
- 6.18 As part of the submission the applicant submitted a Preliminary Ecology Appraisal and Results, as well as a Bat Scoping Survey. In response to these submissions the Surrey Wildlife Trust initially commented that the development would need to provide a buffer of approximately 15m to avoid potential damage to ancient trees and woodland habitats.
- 6.19 Paragraph 175 of the National Planning Policy Framework (NPPF) states that planning permission should be refused for developments that result in the loss or deterioration of irreplaceable habitats, including ancient woodlands, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 6.20 The existing and historic uses of the site consist of farming operations as well as operations associated with various businesses based within the existing buildings to be demolished, predominantly scaffolding businesses. The impact of these operations, particularly in regard to traffic movements of large vehicles, would have resulted in a greater level of impact and disturbance on these wooded areas than the proposed use. The development of the site to a residential use provides opportunity for a greater level of planting in and around the site to the benefit of wider wooded areas beyond. The use of specific species of plants and trees can be controlled via a pre-commencement landscaping condition, to ensure that they complement already existing species.
- 6.21 The bat scoping survey identified low and moderate bat roosting potential within existing buildings 5 and 7 respectively. As correctly stated within the survey, best practice advises that further re-emergence/ re-entry surveys would be required to establish the level of bat activity. The Wildlife Trust advised that these surveys

should be carried out prior to the determination of the application in order to avoid contravention of current protected species legislation, which requires the presence of protected species and the extent to which a development may impact them, to be established prior to planning permission being granted. The applicant has submitted these surveys and The Wildlife Trust considered that bats do not appear to present a constraint to the proposed development. It is advised that, in the event of planning permission being granted, the development should proceed in line with proposed mitigation and enhancement measures contained within Section 6 of the submitted scoping report. If bat activity is observed during development work should cease and advice sought from Natural England or a qualified specialist. An informative is to be included to this effect.

CIL

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

Affordable Housing

- 6.23 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.24 In view of this the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Other Issues

- 6.25 Concern has been raised in regards to potential impact on surrounding drainage capacity. Whilst it is not envisaged that there would be harm in this regard, this would be a matter for consideration at the building control stage of development should permission be granted.
- 6.26 Regarding the issue of construction traffic and resultant noise and disturbance, construction disturbance is not a material planning consideration and covered by separate environmental protection legislation.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Proposed Plans	327/103		16.04.2019

Survey Plan	327/104	16.04.2019
Proposed Plans	327/105	16.04.2019
Proposed Plans	327/106	16.04.2019
Proposed Plans	327/107	16.04.2019
Proposed Plans	327/100	16.04.2019
Elevation Plan	327/109	16.04.2019
Floor Plan	327/110	16.04.2019
Elevation Plan	327/111	16.04.2019
Elevation Plan	327/112	16.04.2019
Location Plan	327/100	16.04.2019
Site Layout Plan	327/102	18.04.2019
Block Plan	327/101a	18.04.2019
Proposed Plans	327/114A	22.08.2019
Proposed Plans	327/113A	22.08.2019
Arb. Statement	Arb1610	17.06.2019

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.

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

Reason:

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

3. No development shall take place 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 first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by Arbeco, reference Arb1610 dated 17th Jun 2019.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the 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 within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) 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 2012.

8. No part of the development shall be first occupied unless and until the proposed modified access to Woodmansterne Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter shall the visibility zones shall be kept permanently clear of any obstruction over 1.05m high

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in

order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

9. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning area shall be retained and maintained for its' designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

10. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

11. 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 Local Plan 2005 Policy (insert reference) and the NPPF.

12. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be

given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

13. 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 Local Plan 2005 Policy (insert reference) and the NPPF.

14. 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.

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

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause

harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

15. 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 Local Plan 2005 Policy (insert reference) and the NPPF.

17. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority which shall be expected to comprise hedging to maintain the rural character of the area.

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 Ho9 and Pc4.

18. The development shall be carried out in strict accordance with the recommendations and mitigation measures as set out in the Preliminary Ecological Appraisal undertaken by Darwin Ecology dated January 2019.

Reason:

To ensure there would be no harm to protected species with regards Borough local Plan policy Pc2G.

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. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal

dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

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 bowsters 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 use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.
6. 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 Local Highways Service Group (0300 200 1003) 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.

7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
9. 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).
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
11. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigatebanstead.gov.uk/downloads/file/2579/making_space_for_waste.
12. 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.

13. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

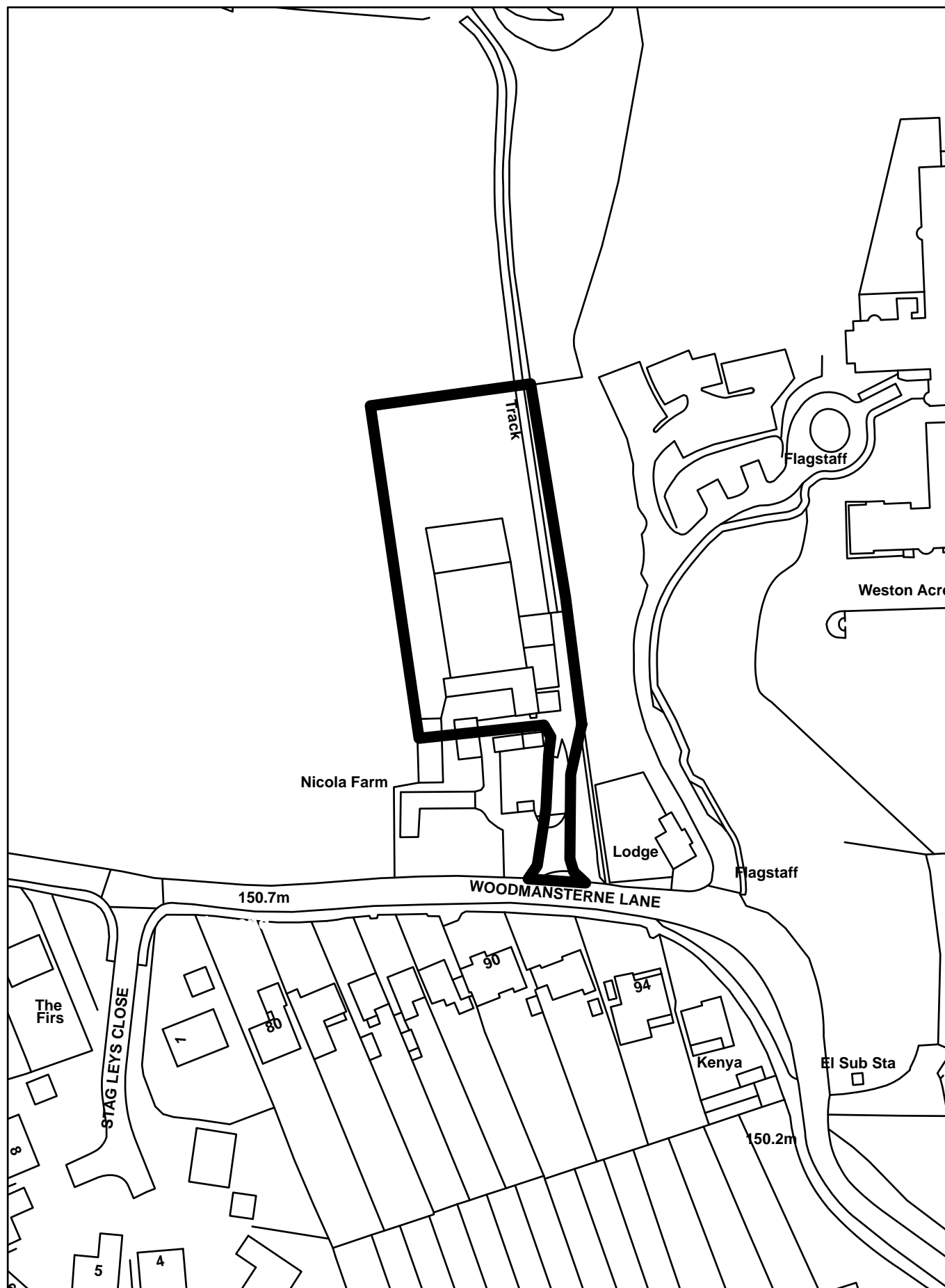
REASON FOR PERMISSION

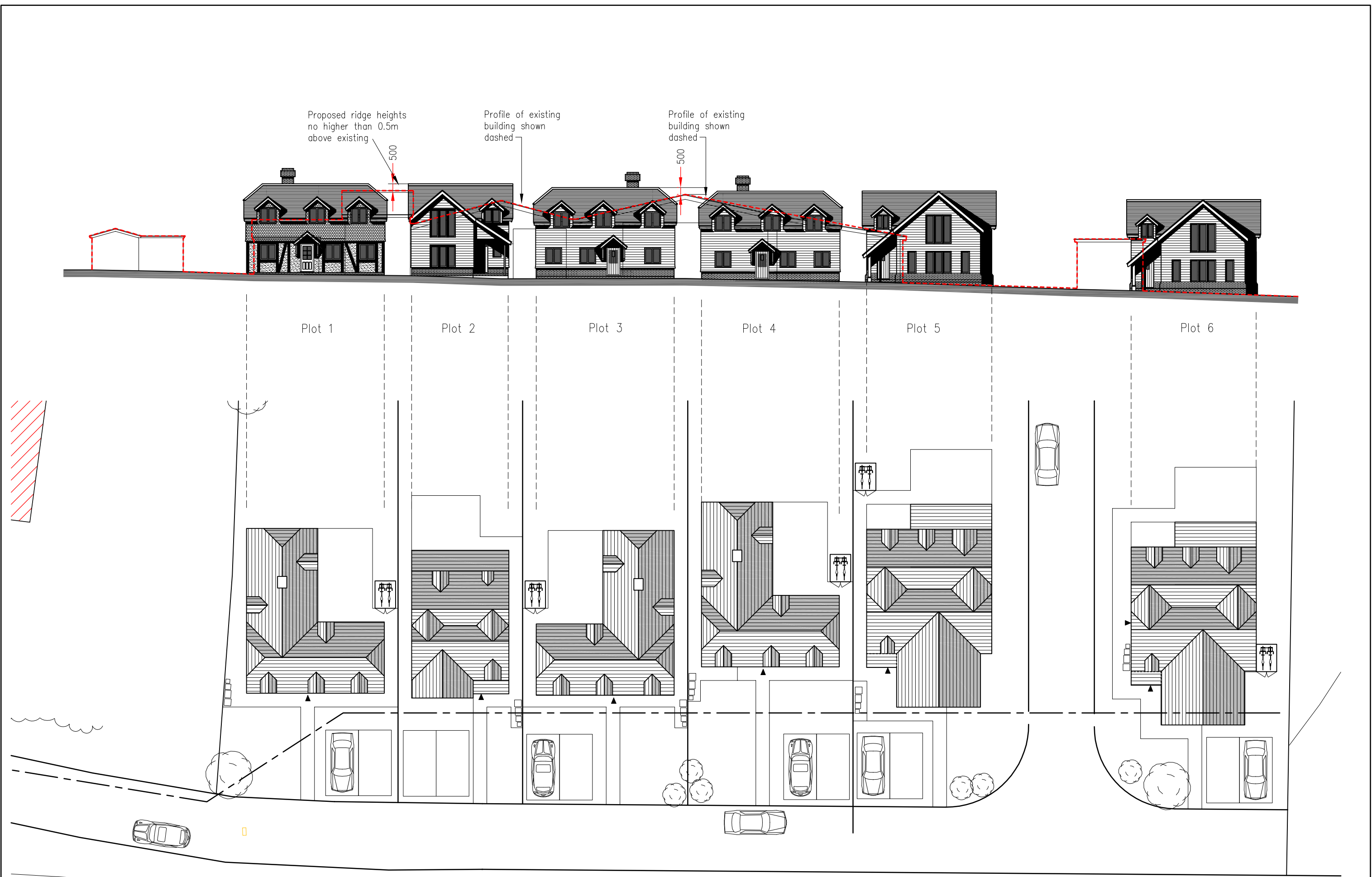
The development hereby permitted has been assessed against development plan policies Pc4, Pc8, Ho9, Ho13, Ho16, Mo5, Mo7, Mo13, CS1, CS4, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 and material considerations, including third party representations. It has been concluded that the development is in accordance 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.

19/00784/F - Nicola Farm, 37 Woodmansterne Lane,
Woodmansterne





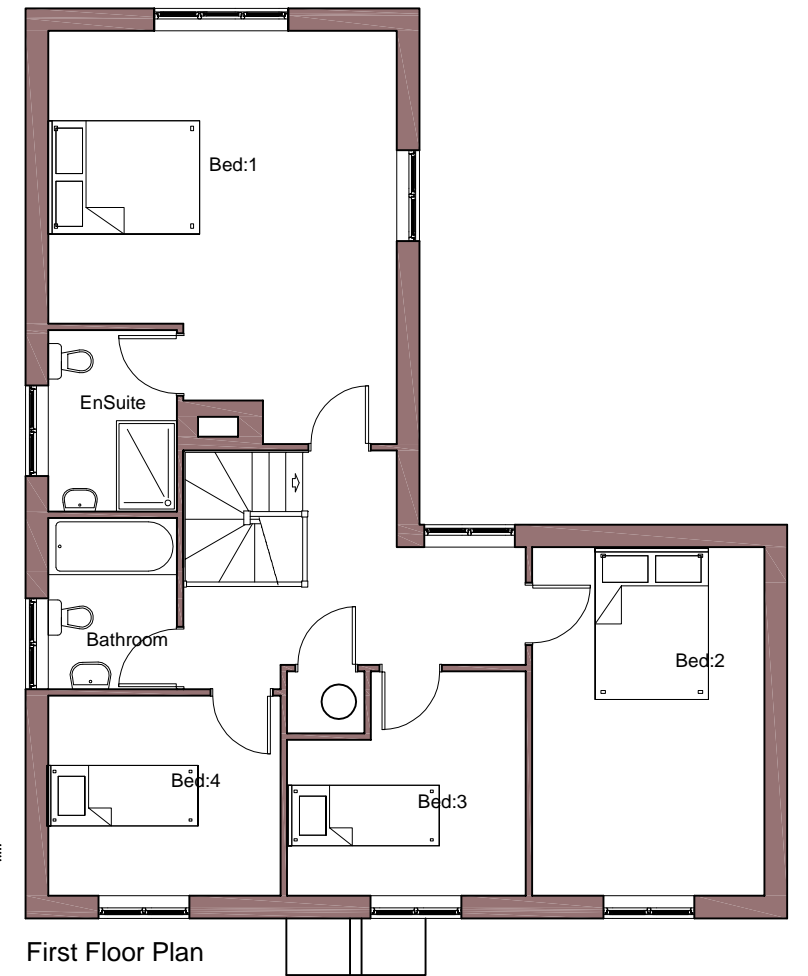
Nicola Farm, Woodmansterne Lane, Banstead
Context Elevation
1:250 @ A3
BNF:327/112



Front Elevation (East)



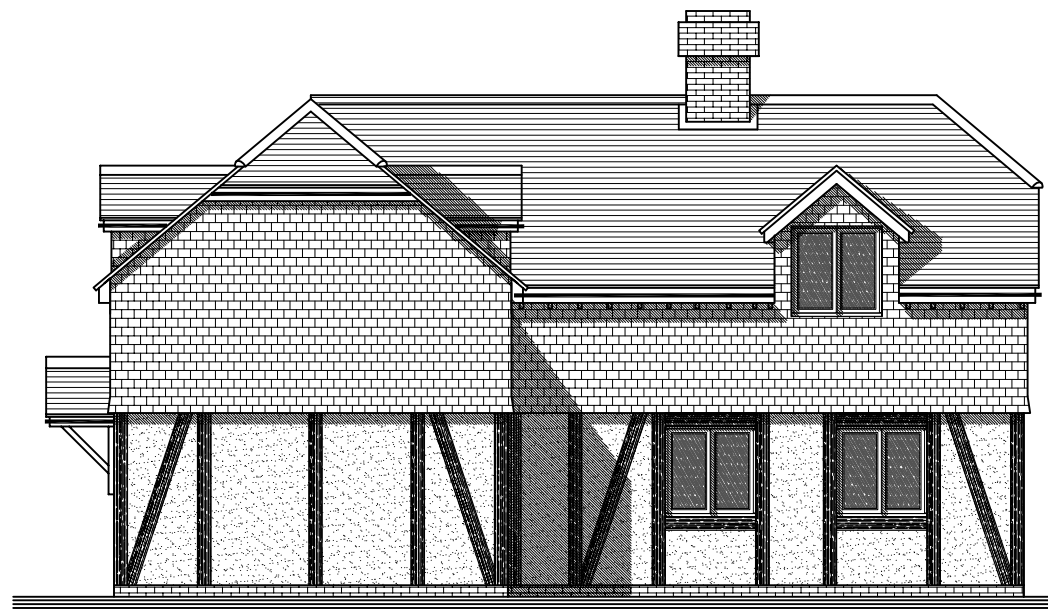
Side Elevation (South)



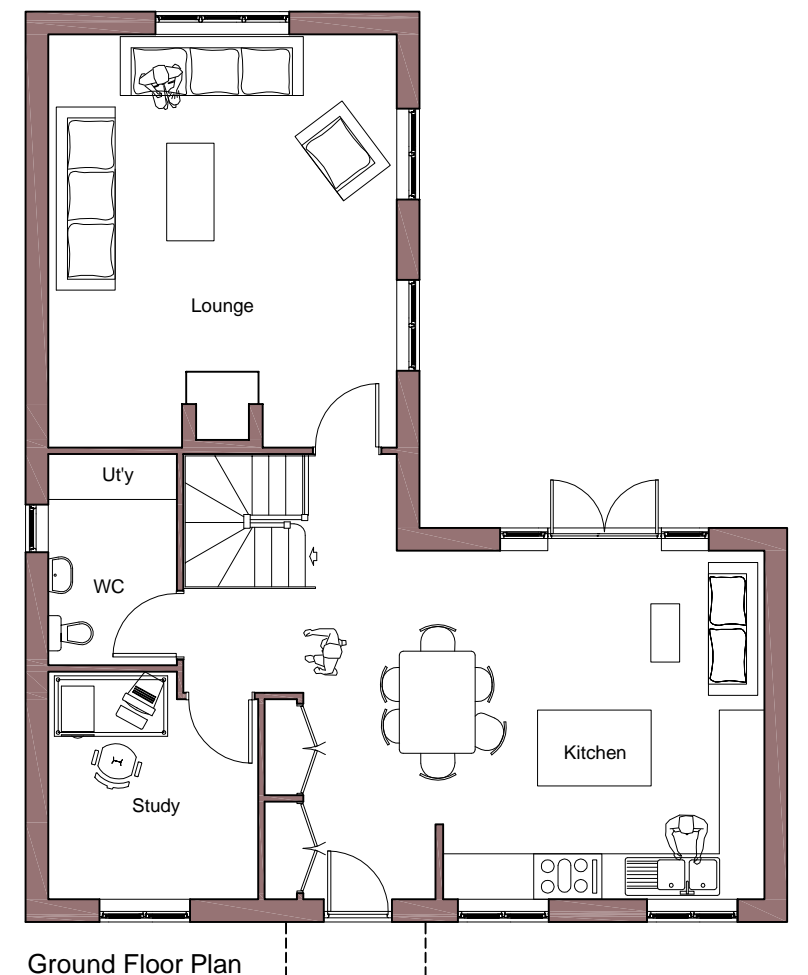
First Floor Plan



Rear Elevation (West)



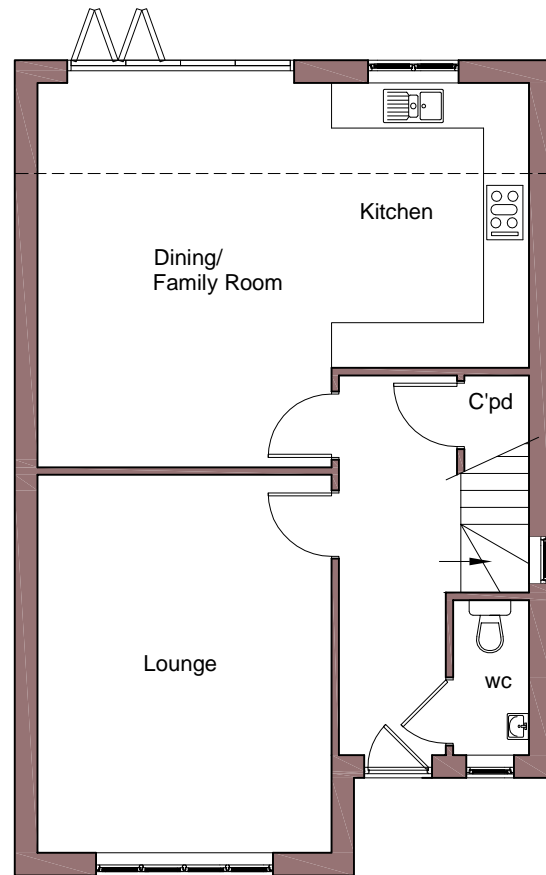
Side Elevation (North)



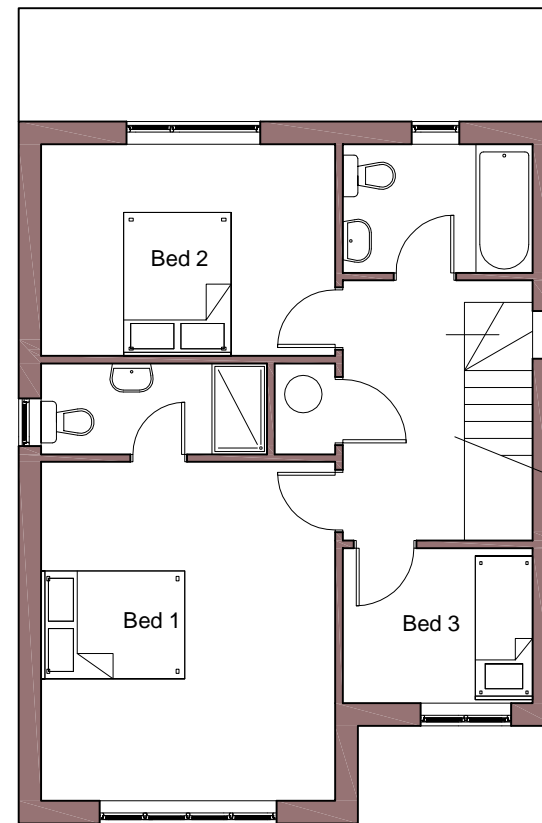
Ground Floor Plan

Nicola Farm, Woodmansterne Lane, Banstead
Plot 1 Floor Plans & Elevations
1:100 @ A3
BNF:327/105

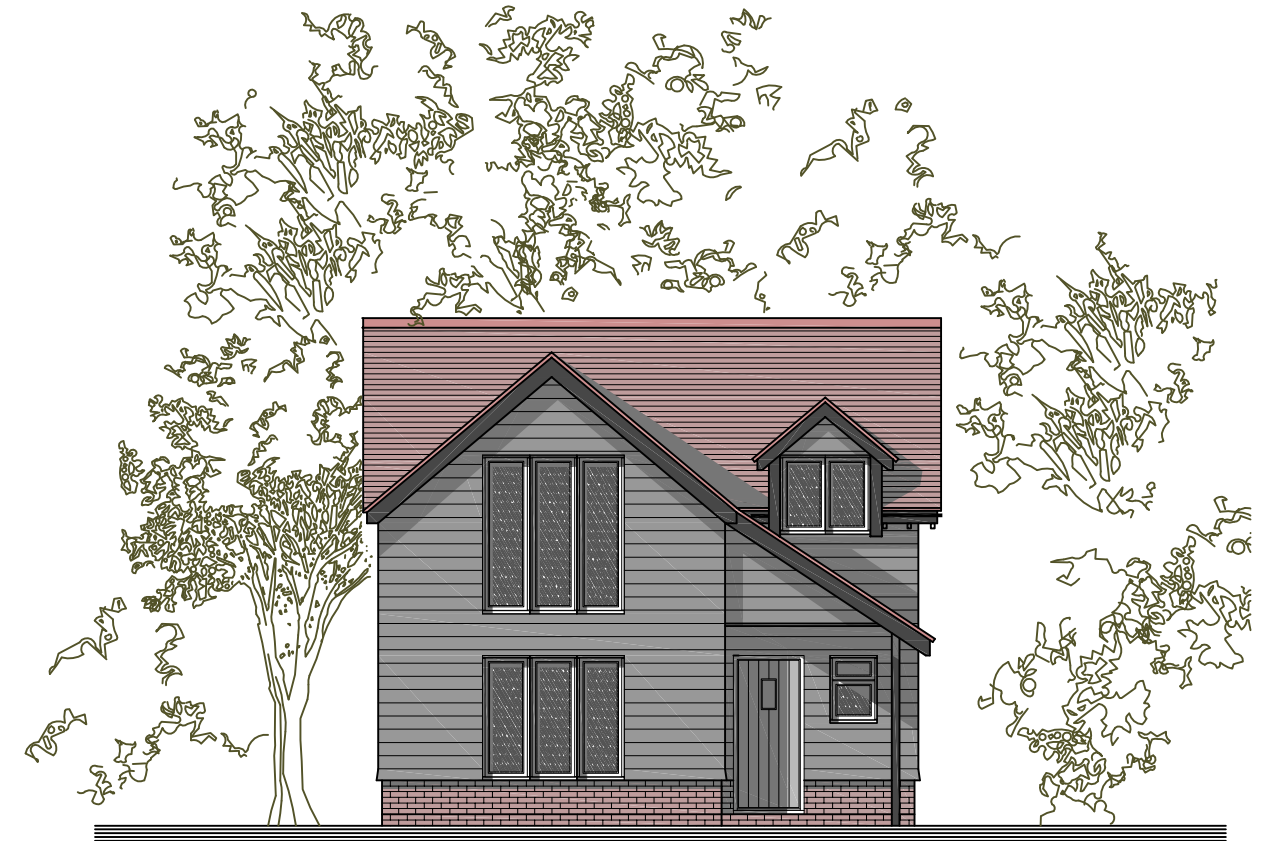
0m 1m 2m 5m
1:100 @ A3



Ground Floor Plan



First Floor Plan



Front Elevation (East)



Side Elevation (North)



Side Elevation (South)



Rear Elevation (West)

Nicola Farm, Woodmansterne Lane, Banstead
 Plot 2 Floor Plans & Elevations
 1:100 @ A3
 BNF:327/106

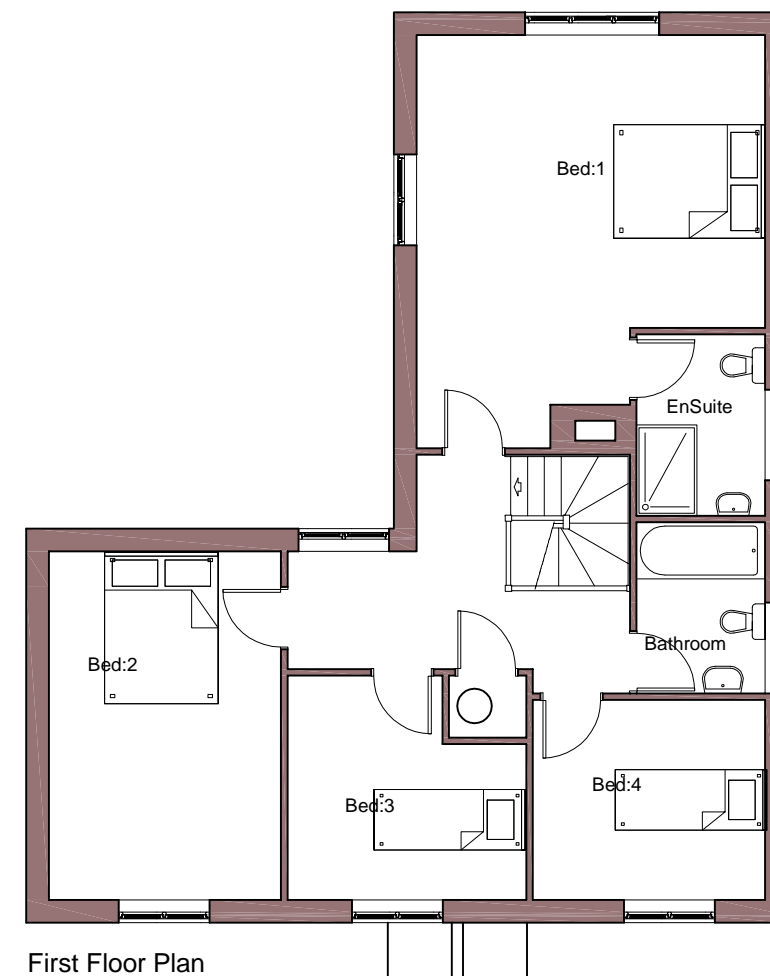
0m 1m 2m 5m
 1:100 @ A3



Front Elevation (East)



Side Elevation (South)



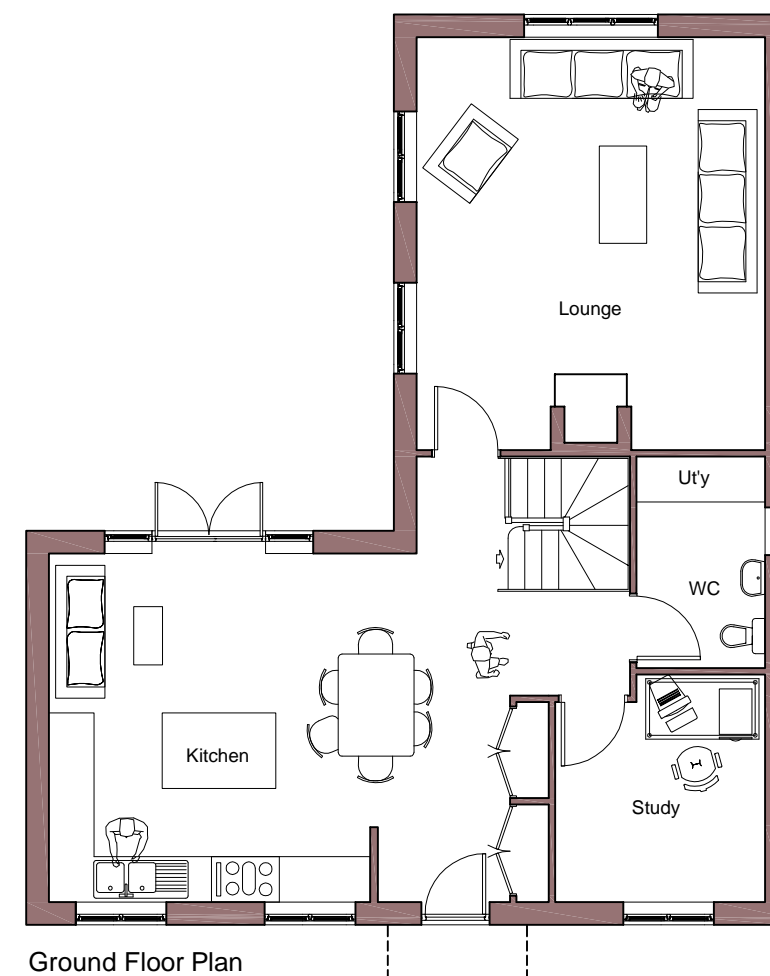
First Floor Plan



Rear Elevation (West)

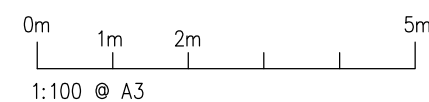


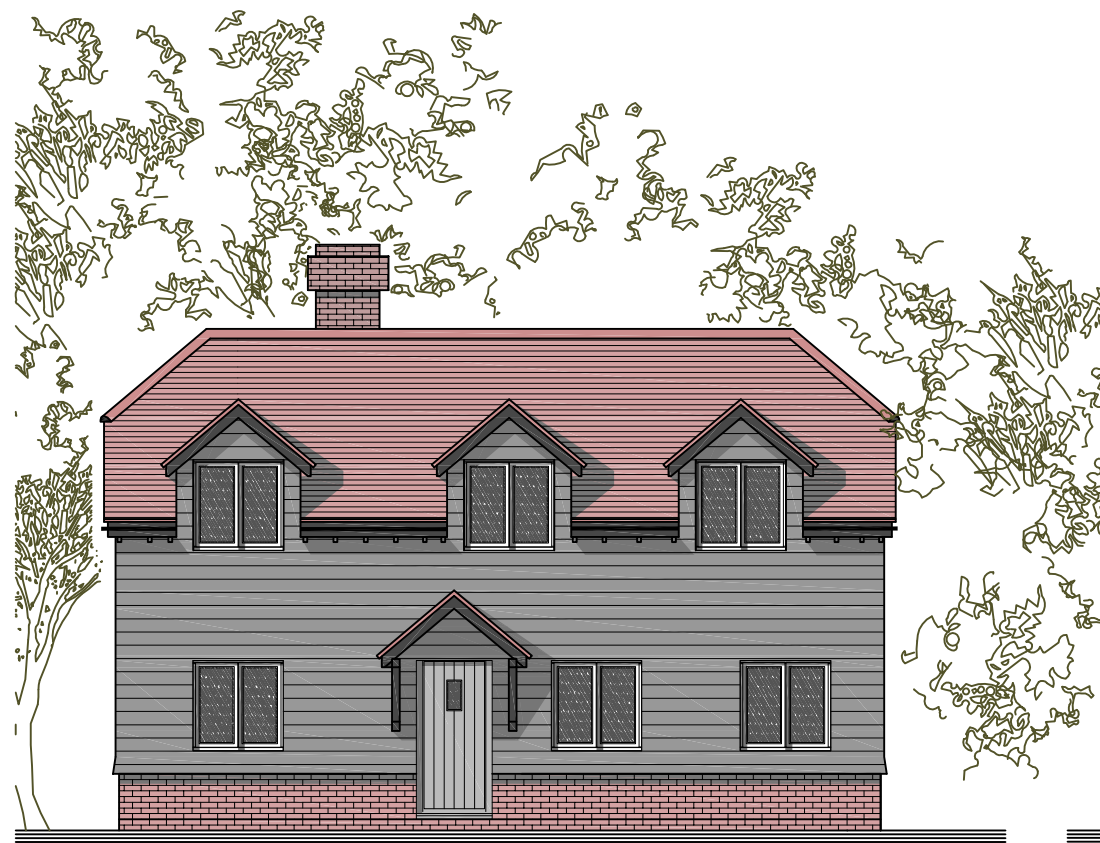
Side Elevation (North)



Ground Floor Plan

Nicola Farm, Woodmansterne Lane, Banstead
Plot 3 Floor Plans & Elevations
1:100 @ A3
BNF:327/107

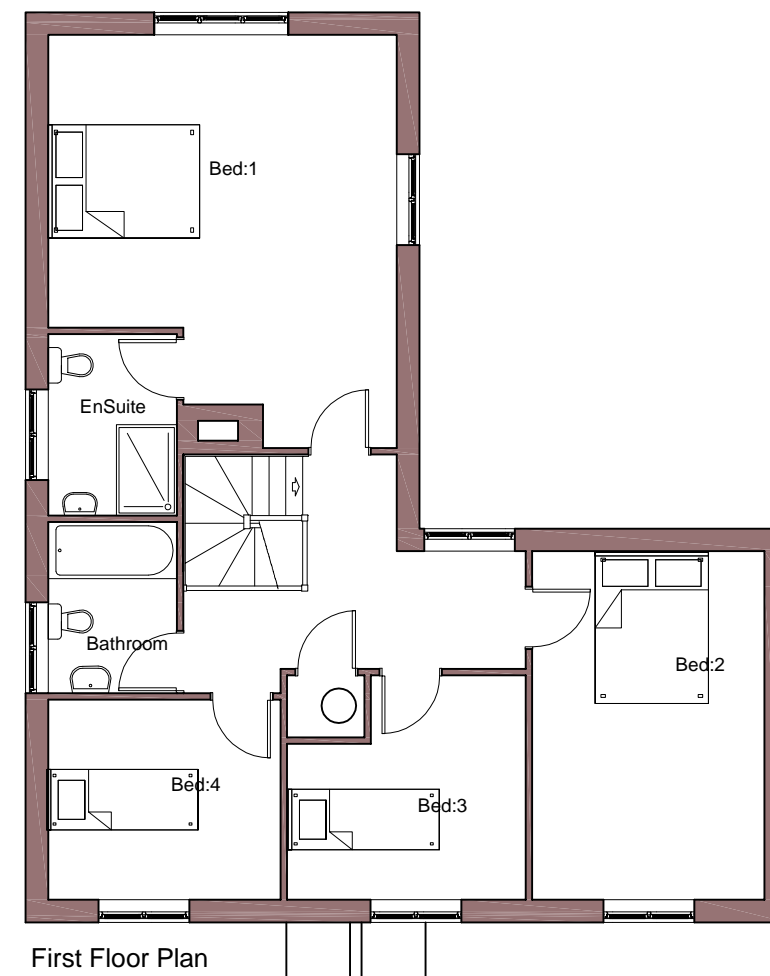




Front Elevation (East)



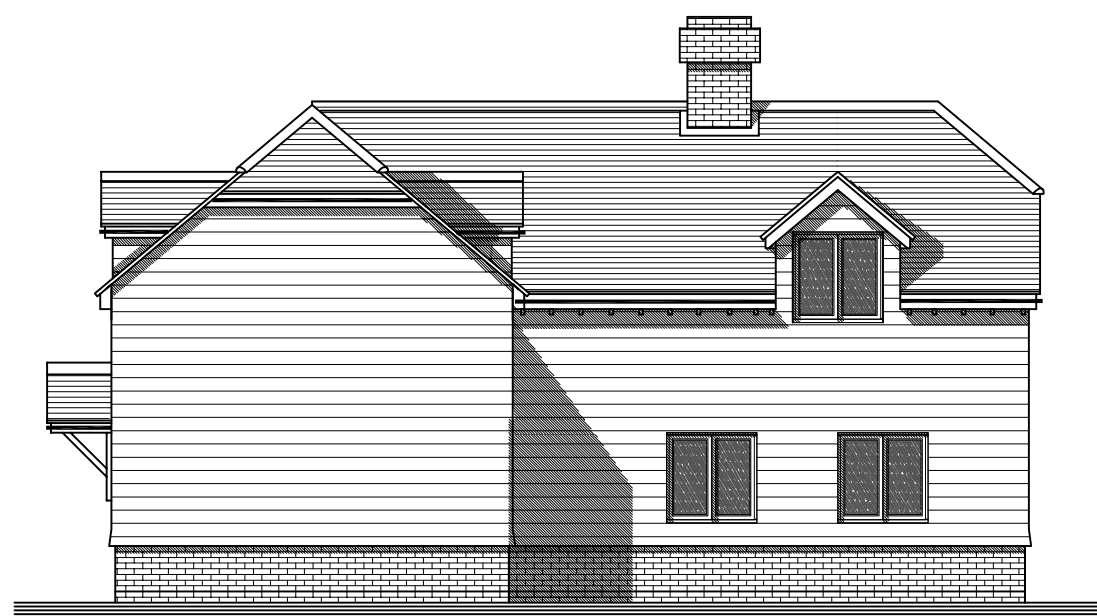
Side Elevation (South)



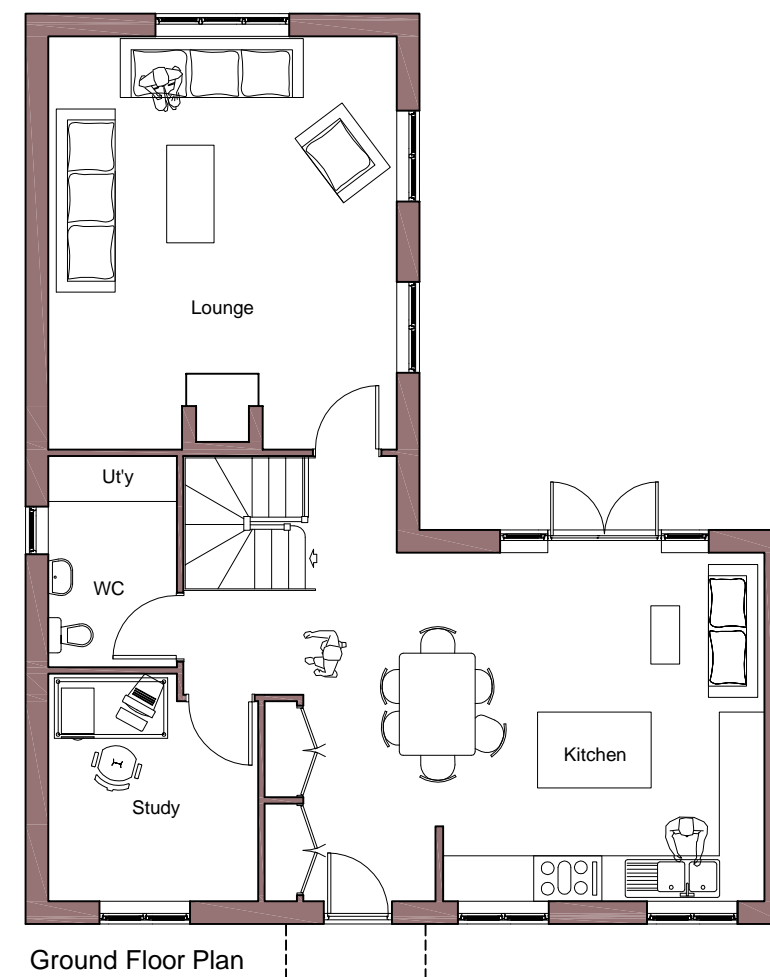
First Floor Plan



Rear Elevation (West)

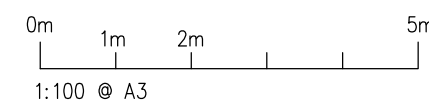


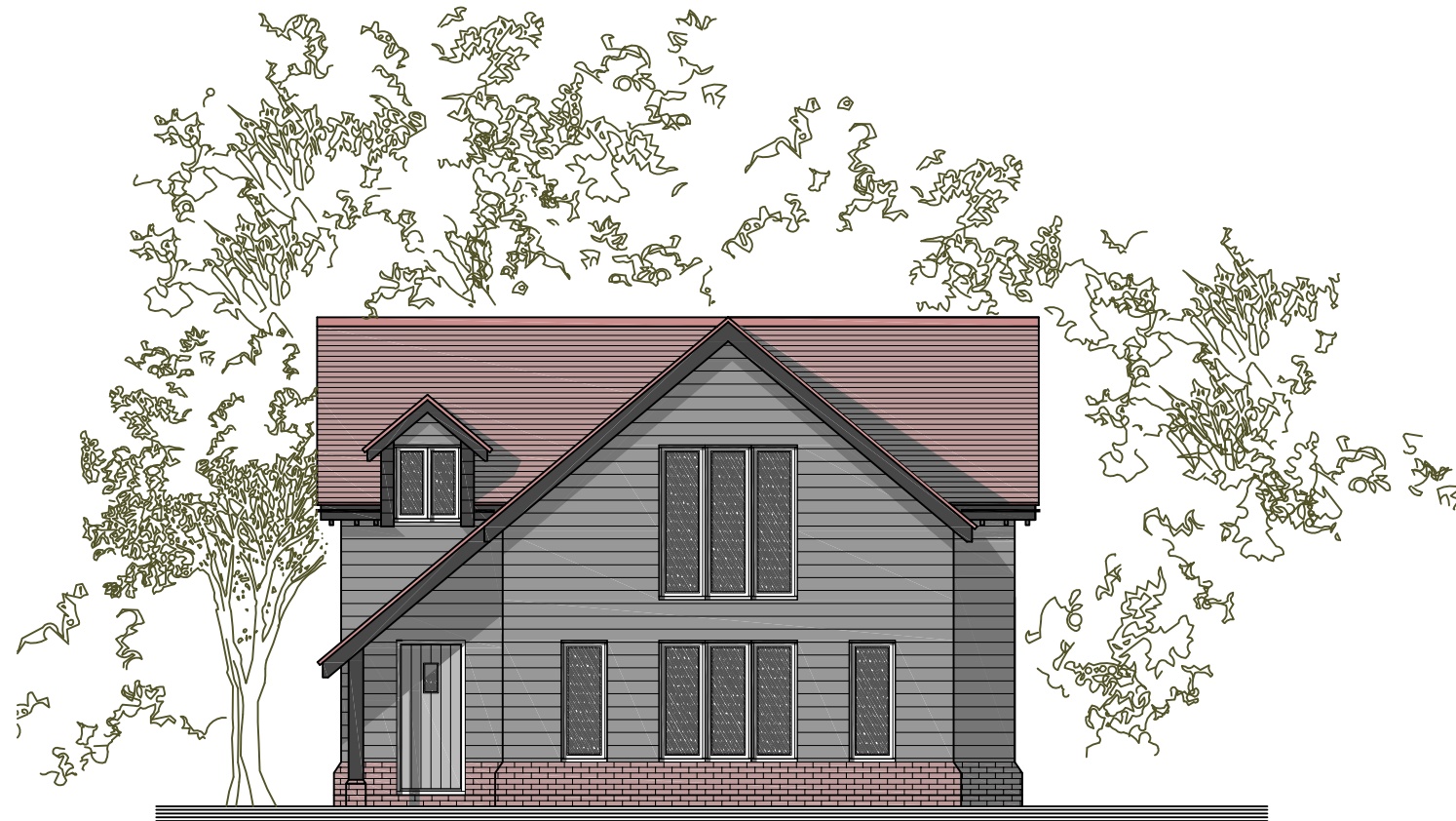
Side Elevation (North)



Ground Floor Plan

Nicola Farm, Woodmansterne Lane, Banstead
Plot 4 Floor Plans & Elevations
1:100 @ A3
BNF:327/100





Front Elevation (East)



Side Elevation (North)



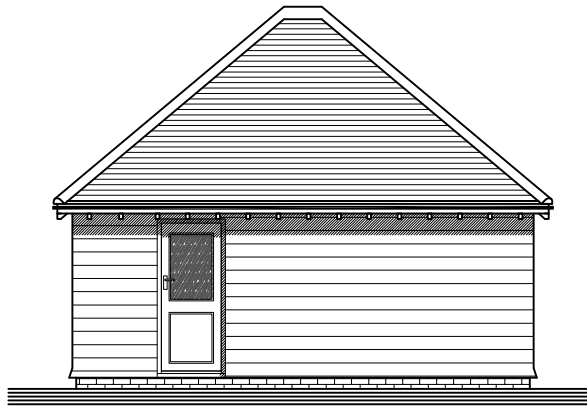
Side Elevation (South)



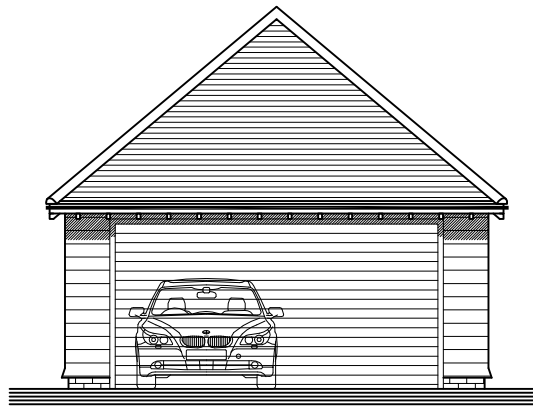
Rear Elevation (West)

Nicola Farm, Woodmansterne Lane, Banstead
 Plot 5 & 6 Elevations
 1:100 @ A3
 BNF:327/109

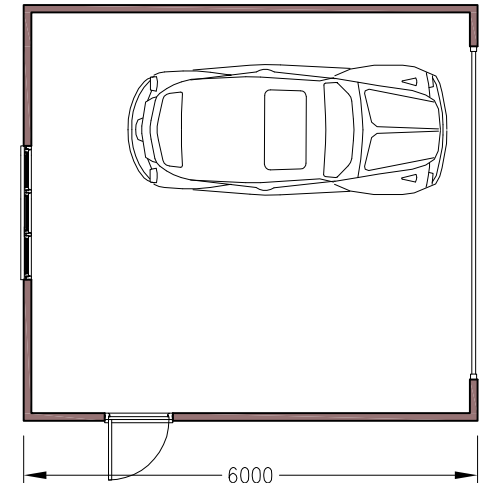
0m 1m 2m 5m
 1:100 @ A3



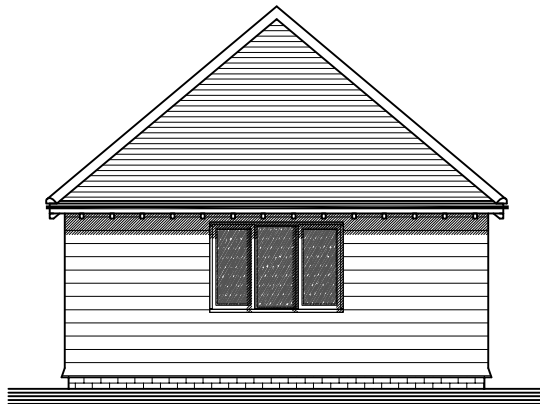
Side Elevation (West)



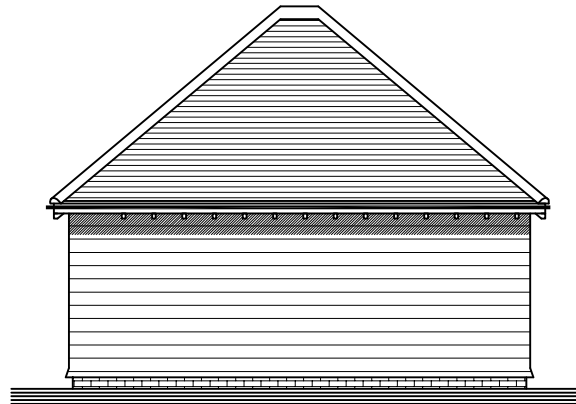
Front Elevation (North)



Floor Plan

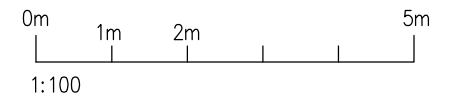


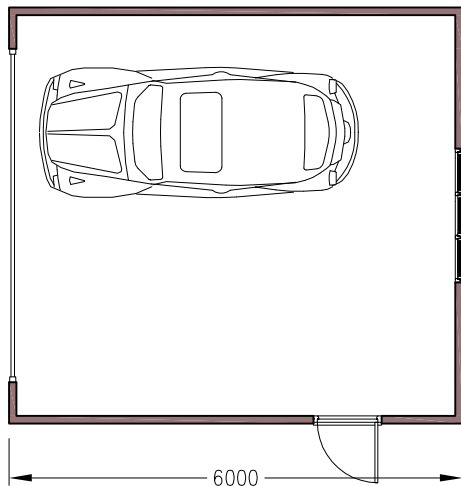
Rear Elevation (South)



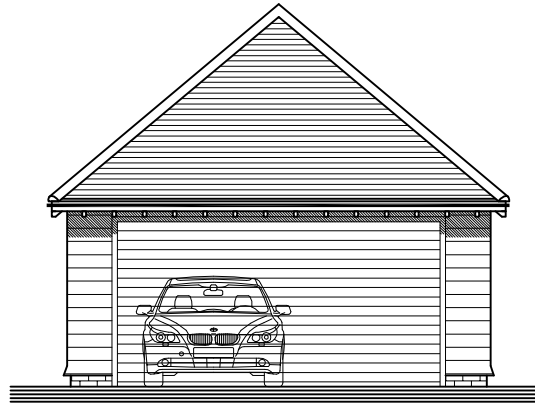
Side Elevation East

Nicola Farm, Woodmansterne Lane, Banstead
Garage Plot 5
1:100 @ A3
BNF:327/113A Rev:A Garage depth to 6m 21/9/19

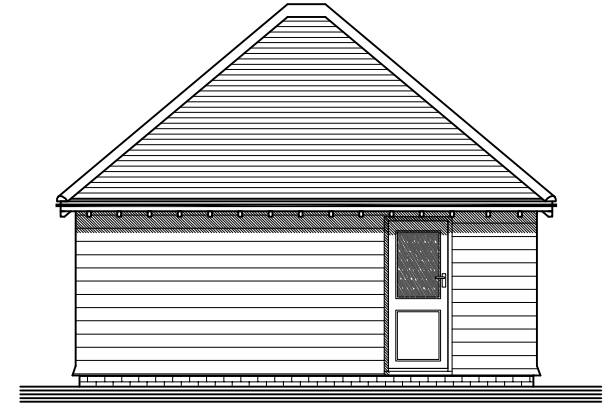




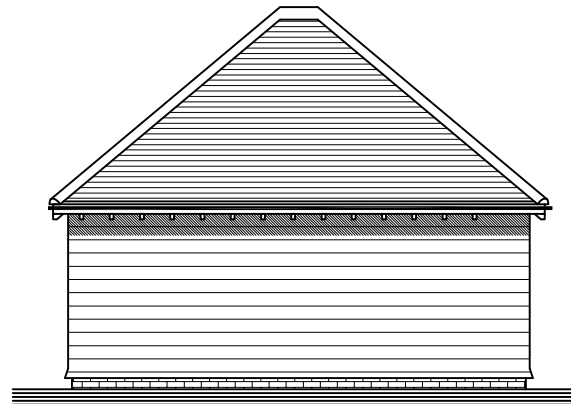
Floor Plan



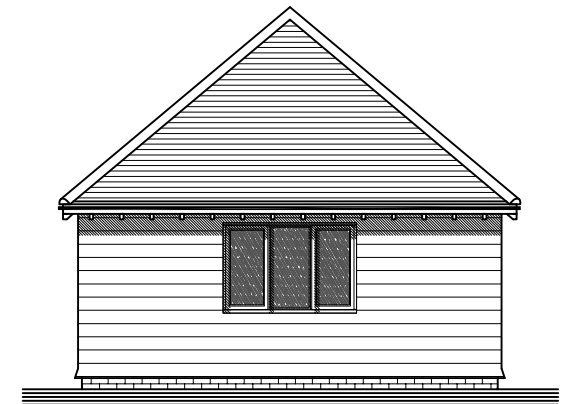
Front Elevation (South)



Side Elevation East)



Side Elevation (West)



Rear Elevation (North)

Nicola Farm, Woodmansterne Lane, Banstead
 Garage Plot 6
 1:100 @ A3
 BNF:327/114A Rev:A Garage depth to 6m 21/9/19

