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| <br><b>Reigate &amp; Banstead</b><br><b>BOROUGH COUNCIL</b><br>Banstead   Horley   Redhill   Reigate | <b>TO:</b>        | PLANNING COMMITTEE                  |
|   | <b>DATE:</b>      | 2 <sup>nd</sup> October 2019        |
|   | <b>REPORT OF:</b> | HEAD OF PLACES & PLANNING           |
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| <b>AGENDA ITEM:</b>   | 6                 | <b>WARD:</b> Redhill East           |

|  |  |            |               |                |
|--|--|------------|---------------|----------------|
| <b>APPLICATION NUMBER:</b>   |  | 18/02276/F | <b>VALID:</b> | 28/3/2019      |
| <b>APPLICANT:</b>  | Linden Homes Ltd   |            | <b>AGENT:</b> | Boyer Planning |
| <b>LOCATION:</b>   | <b>QUARRYSIDE BUSINESS PARK, TROWERS WAY, REDHILL SURREY</b>   |            |               |                |
| <b>DESCRIPTION:</b>  | <b>Demolition of existing buildings and erection of 83 dwellings together with open space, landscaping access and parking. As amended on 23/01/2019, on 28/03/2019, on 21/05/2019, on 07/06/2019 and 01/08/2019.</b> |            |               |                |
| <b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b> |  |            |               |                |

## SUMMARY

This is a full planning application for the redevelopment of the existing small industrial area at Quarryside Business Park to provide a development of 83 dwellings, of which 30% (25 units) are proposed as affordable with associated access, parking, open space and landscaping. The site would form an extension to the Watercolour development to the rear of the commercial development on Canalside and integrating with development on Thornton Side and Reeds Meadow.

The site is currently in employment/industrial use and is a designated Industrial Area within the Borough Local Plan 2005. In this context the proposals would give rise to a loss of employment land which would be contrary to policy Em1A of the Local Plan and CS5 of the Core Strategy, both of which seek to retain and make best use of existing employment land. However, the site has long been identified for housing development, including within the Land at Holmethorpe Development Brief 2001, and now has been identified and allocated for housing in the Development Management Plan (Policy RED1) for up to 60 dwellings. The DMP is at an advanced stage with adoption anticipated on the 26<sup>th</sup> September 2019 and as such significant weight can now be attached to this policy in accordance with paragraph 48 of the NPPF. In light of the policy framework and the weight that can now be attributed to the DMP and Policy RED1 and the residential nature of the surrounding site there is no objection to the loss of employment land and to the principle of residential development.

It is noted that the industrial estate includes a number of uses which whilst commercial have a community element. A number of the community uses have short contracts being aware of the future redevelopment of the site at the time of first occupation and therefore are not considered long term users. Regarding the martial arts club and gym whilst providing an element of community use they are commercial businesses and therefore would not be considered in the same way as community halls, educational facilities, libraries, healthcare, places of worship etc under, local plan policy Cf1 or emerging DMP policy INF2. In this instance with a policy framework that supports the redevelopment of the site for residential development, the benefits associated with the supply of land for housing are considered to outweigh the limited harm associated with the loss of the existing uses. Notwithstanding the above in accordance with policy RET1 the applicant has agreed to provide a unit for community use (totalling 60sqm of floorspace) offsite within the ground floor of Block A of The Kilns. The developer would fund the unit fit out and transfer of the unit to an appropriate third party at a nil cost / peppercorn rent, with the Residents Association having first offer.

The scheme provides a mix of 3 and 4 bed houses and 1 and 2 bed apartments in 3 no. 4 storey apartment buildings and 1 no. 3 storey apartment building. The houses are a variety of detached, semi-detached and short terrace / townhouse forms, whilst the apartment blocks would front key street frontages. Together the layout would create an urban form that would respect and integrate well with the surrounding grain and pattern of residential development and the design approach would accord with that of the wider Watercolour site. A new area of open space is proposed at the site frontage, with other landscaping provided within the site. A Local Area of Play is proposed within the open space

Whilst the number of units proposed is greater than that proposed as part of the DMP allocation (83 units proposed as opposed to 60 units allocated within policy RED1), this is not considered objectionable. The proposal is considered to have an acceptable impact on local character and is comparable in scale and density to surrounding area. I note further paragraphs 122 and 123 of the NPPF which requires developments to make efficient use of the potential of each site.

The road layout seeks to continue the existing pattern of streets and following amendment now provides connectivity to ensure a well-connected and high quality scheme that integrates with the neighbouring development and provides appropriate vehicular and pedestrian linkages and an improved sense of place. The street layout accords with policy RED1 which requires that "*Development should integrate with existing pedestrian routes and roads within the adjoining Watercolour development including Reeds Meadow and Thornton Side*". Whilst residents' concerns regarding traffic generation through Reeds Meadow and associated noise and disturbance are acknowledged greater weight is placed on the benefits of delivering a high quality scheme design that integrates fully with the wider site and delivers positive placemaking as opposed to uncomfortable cul-de-sacs and poor connectivity which is not considered to represent good design. The revised layout also overcomes highway and neighbourhood services concerns.

A total of 131 spaces, in accordance with the parking standards set out within the Development Management Plan (130 spaces). Parking would be provided primarily

through parking courts, bays off the highway, with a small number of private driveways. The parking courts, whilst relatively large in size now include appropriate space for landscaping and tree planting within them to soften their appearance. Whilst the frontage parking and parking courts will be visually dominant within the streetscene, parking courts are an existing part of the character of the Watercolour estate. Noting historical issues with parking shortages on the estate and issues in relation to on street parking, parking provision has been increased during the course of the application. The scheme seeks to provide a high level of parking whilst restricting opportunities for parking on the road by virtue of the design of the layout, it also seeks to overcome a number of parking issues that have arisen elsewhere on the estate. The County Highway Authority (CHA) has assessed the application and subject to condition has returned a position of no objection.

The development has been assessed with regards to neighbour amenity and is considered satisfactory. Noting the proximity of the railway line the applicant has submitted a noise and vibration impact assessment. Subject to condition, to secure appropriate mitigation the development is considered to provide an acceptable noise environment for future residents.

Overall the proposal is considered to respect the character of the area and would deliver additional residential development that would complete the comprehensive development of the wider site.

### **RECOMMENDATION(S)**

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) The provision onsite of 30% (25 units) of affordable housing to the agreed mix and tenure as set out at paragraph 4.1
- (ii) Travel Plan Monitoring fee - £4,650
- (iii) Community provision – Unit for community use (totalling 60sqm of floorspace) offsite within the ground floor of Block A of The Kilns. Developer to fund the unit fit out and transfer of the unit to an appropriate third party at a nil cost / peppercorn rent, with the Residents Association having first offer.
- (iv) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by October 2019 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and DES6 of the Reigate and Banstead Development Management Plan

2. The proposal fails to provide acceptable community provision contrary to policy RED1 of the Reigate and Banstead Development Management Plan.

**Consultations:**

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to recommended conditions and a s106 to secure a contribution of £4,600 towards auditing the travel plan.

Environmental Health (Contaminated Land): No objection subject to conditions. There is some potential for contamination to be present associated with the current and historic employment use, as such conditions to deal with contaminated land and an informative to provide additional guidance are recommended.

Housing: No objection to revised mix subject to S106 Agreement. Initial objection to proposed affordable mix and tenure overcome by revision to proposed housing mix to include provision of larger 2 and 3 bed homes for affordable rent.

Environment Agency: No objection subject to conditions. Initial objection to the scheme in relation to pollution risk to Controlled Waters overcome by submission of 'Preliminary Site Investigation Report' by Southern Testing, reference J13091 dated June 2017.

Surrey County Council Sustainable Drainage: No objection subject to condition. Initial objection to the scheme overcome by submission of additional information by the applicant. Amendment consultation noted FRA does not reflect latest site layout, however revised site layout does not alter proposed drainage layout established in FRA.

Thames Water: No objection. Response includes information for applicant.

Natural England: No comment – defer to standing advice.

Neighbourhood Services: Initial objection to the scheme noting the scheme does not provide circular vehicular access, includes insufficient turning heads, unacceptable bin store locations proposed for refuse collection from the highway and insufficient tracking information. Amended plans and additional information has addressed concerns. Details of presentation points can be conditioned.

Surrey Police: Offered advice to applicant. Advised condition that development should achieve Secure by Design award.

Network Rail – Position of no comments.

**Representations:**

Letters were sent to neighbouring properties on 4<sup>th</sup> January 2019, a site notice was posted on 10<sup>th</sup> January 2019 and advertised in local press on 9<sup>th</sup> January 2019. Neighbours were re-notified on the revised plans for a 14 day period commencing

26<sup>th</sup> April 2019 and a new site notice was posted on 9<sup>th</sup> May 2019. Neighbours were subsequently re-notified on further revised plans for a 14 day period commencing on 5<sup>th</sup> August 2019.

As of 29<sup>th</sup> August, 156 responses have been received (3 in support, the remainder in objection), a number of residents responding to the initial consultation and subsequent amended plans / re-start consultations. The following issues are raised:

| <b>Issue</b>   | <b>Response</b>   |
|--|---|
| Inadequate parking   | See paragraph 6.17 and 6.30 – 6.36  |
| Increase in traffic and congestion                           | See paragraph 6.30 – 6.36   |
| Hazard to highway safety                                     | See paragraph 6.30 – 6.36   |
| Noise & disturbance  | See paragraph 6.25  |
| Inconvenience during construction                            | See paragraph 6.26  |
| Out of character with surrounding area                       | See paragraph 6.9 – 6.18  |
| Overdevelopment  | See paragraph 6.9 – 6.18  |
| Poor design  | See paragraph 6.9 – 6.18  |
| Overbearing, overshadowing, overlooking, and loss of privacy | See paragraph 6.22 – 6.29   |
| Loss of / harm to trees                                      | See paragraph 6.19 – 6.21   |
| Harm to wildlife habitat                                     | See paragraph 6.46  |
| Flooding, drainage / sewerage capacity                       | See paragraph 6.45  |
| Loss of buildings / uses on existing site                    | See paragraph 6.2 – 6.8   |
| Increased burden on local services                           | See paragraph 6.41 – 6.43   |
| Crime and Health Fears                                       | See paragraph 6.44  |
| Concerns regarding build quality                             | Building Regulations exist to control build quality. The development would be subject to Building Control. This is not a planning matter. |
| Harm to green belt / countryside                             | The site is not located within the green belt or countryside  |
| Harm to conservation area                                    | The site is not located within or adjacent to a conservation area   |
| Harm to listed building                                      | There are no listed buildings on the site   |
| Loss of private view   | This is not a planning matter   |
| Property devalue   | This is not a planning matter   |

|   |   |
|---|---|
| Conflict with a covenant                  | This is not a planning matter                       |
| No need for the development               | Each application must be assessed on its own merits |
| Alternative location / proposal preferred | Each application must be assessed on its own merits |
| Support – benefit to housing need         |   |
| Support – Community regeneration benefit  |   |
| Support – Economic growth / jobs          |   |
| Support – Visual amenity benefits         |   |

## **1.0 Site and Character Appraisal**

- 1.1 The application site is located to the north and west of the Watercolour development, accessed off Thornton side. The site is flanked to the west by the railway line and bank and Gatton Brook. To the north, there is a steep wooded bank.
- 1.2 The site presently comprises a number of predominantly two storey buildings and structures arranged around a large area of central hardstanding used for parking. The buildings are predominantly in commercial/employment uses, but also include Stripey Stork, a gym, martial arts club, and Hartbeeps / the Nest offering baby classes. The buildings are of utilitarian appearance and design. There is a limited amount of soft landscaping/tree planting within the site; however, the trees along the railway bank and steep bank to the north provide a pleasant verdant backdrop.
- 1.3 The area surrounding the site is characterised by a modern housing estate comprising 2/2.5 storey houses arranged in terraced or linked semi-detached groups or blocks of 3/4 storey flats. To the south of the site is the higher density core of the estate, comprising flats and a mixture of community and retail uses. Immediately to the south of the site is a small parcel of undeveloped land.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council. Advice was provided regarding the principle of development including in respect of the loss of employment land and the proposed design and layout. A number of design changes were secured through an iterative design process.
- 2.2 Improvements secured during the course of the application:
  - Highway improvements to deliver a continuous road network (including footway) from Reeds Meadow to Thornton Side; considered essential to deliver placemaking objectives and an improved scheme design quality and associated improvements to circulation and acceptable refuse

- collection arrangements – this resulted in amendments to the red line with the application consequently re-started and residents re-notified.
- Increase in size of open space provision to south
  - Introduction of Local Area of Play to the open space to the south
  - Improved landscape provision, including to parking courts
  - Design layout changes to improve the building relationships between plots and improve the design and appearance of a number of the proposed buildings
  - Reduction in scale of plots 38 – 43 to 2 and 2.5 storeys from 2.5 and 3 storeys
  - Revised design of flat blocks A and D through amendments to footprint and elevations (Block A) and materials and a change in roof form to improve their appearance in the streetscene. Block D now includes a setback third floor.
  - Revisions to refuse strategy to aid collection and provision of revised tracking drawings
  - Amendments to affordable housing mix to introduce larger homes for affordable rent.
  - Provision of further technical information in response to requests by the Environment Agency and SCC Sustainable Drainage
  - The applicant has provided a design and access statement addendum which discusses the amendments in further detail.
- 2.3 In August 2019 further amendments were made to the scheme to increase the parking provision proposed from 120 spaces to 131 spaces to accord with Development Management Plan parking standards. The changes required further amendments to the red line to include additional land within the scheme and to the proposed landscape scheme. In light of this the application was re-started and residents re-notified.
- 2.4 Further improvements are proposed to be secured through the use of conditions and a legal agreement to secure onsite affordable housing provision, a contribution to auditing the travel plan and off-site community provision.
- 3.0 Relevant Planning and Enforcement History**
- 3.1 There is various history associated with the commercial/industrial use of the site (including changes of use, improvements and new build) but none which is considered to be relevant to residential redevelopment.
- 3.2 The small parcel of land immediately to the south of the site has an expired planning permission (13/01100/F) for the erection of a commercial building for B1/B8 use.
- 3.3 There is also extensive planning history associated with the development of the Watercolour housing estate which has been undertaken across a number of phases, the original outline permission being granted in 2001 (01/02552/OUT), with application 04/02411/F subsequently granted in 2005 for the development of 498 dwellings, light industrial units, local shop,



veterinary surgery, nursing care home, children's day nursery, medical centre, community hall and associated works.

#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the redevelopment of the existing small industrial area at Quarryside Business Park to provide a development of 83 dwellings with associated access, parking, open space and landscaping. Of the 83 dwellings 25 (30%) would be affordable, with the housing mix as follows:

|                   |                         |                 |
|-------------------|-------------------------|-----------------|
| 21 x 1 bed flats, | 12 market, 9 affordable | (4 AR and 5 SO) |
| 32 x 2 bed flats  | 23 market, 9 affordable | (4 AR and 5 SO) |
| 12 x 3 bed houses | 5 market, 7 affordable  | (2 AR and 5 SO) |
| 18 x 4 bed houses | 18 market               |                 |

- 4.2 The application proposes road access from Thornton Side with a through connection now proposed to Reeds Meadow. A secondary access is also proposed from Thornton Side which also now connects with Reeds Meadow. The scheme provides 3 no. 4 storey apartment buildings addressing Thornton Side adjacent to the railway line, with a 3 storey apartment block located in the south-eastern corner of the site. These buildings are located on the primary road frontages with the density of the development decreasing to the rear of the site, the remainder of the development comprising two and two and half storey dwellings, with the exception of three storey terrace framing the open space at the site entrance and a further three storey terrace at the adjacent to the railway line in the north-west.
- 4.3 The scheme will retain and open up the existing watercourse that runs along the sites western edge whilst retaining the existing landscaped bank to the north. A new area of open space is proposed at the site frontage, with other landscaping provided within the site. A Local Area of Play is proposed within the open space.
- 4.4 The scheme provides a total of 131 spaces, in accordance with the parking standards set out within the Development Management Plan (130 spaces).
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

|            |   |
|------------|---|
| Assessment | The predominant character is created by the fairly recent adjacent Watercolour development. This development is |
|------------|---|

|             |  |
|-------------|--|
|             | characterised by a fairly high density mix of apartments, terraced housing and detached housing, utilising a mix of traditional and contemporary materials.  |
|             | No site features worthy of retention were identified.  |
| Involvement | Community views were sought by the applicant. A residents leaflet drop was undertaken in September 2018.   |
| Evaluation  | The applicant's design and access statement explores in detail the other development options considered during pre-application discussions.  |
| Design      | The applicant's reasons for choosing the proposal from the available options were that it would provide a high quality, sustainable residential development that responds to officer pre-application advice, respects the character of the area and would deliver additional residential development that would complete the comprehensive development of the wider site |

4.7 Further details of the development are as follows:

|                            |  |
|----------------------------|--|
| Site area                  | 1.2ha                                  |
| Existing use               | Industrial / commercial units          |
| Proposed use               | Residential                            |
| Proposed parking spaces    | 131                                    |
| DMP Parking standard       | 130 spaces (medium accessibility zone) |
| Number of affordable units | 25 onsite (30%)                        |
| Net increase in dwellings  | 83                                     |
| Proposed site density      | 69 dph                                 |

**5.0 Policy Context**

**5.1 Designation**

Employment land within designated Industrial Area

**5.2 Reigate and Banstead Core Strategy**

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS5 (Valued People/Economic Development)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)  
CS12 (Infrastructure Delivery)

CS13 (Housing Delivery)  
CS14 (Housing Needs)  
CS15 (Affordable Housing)  
CS17 (Travel Options and accessibility)

**5.3     Reigate & Banstead Borough Local Plan 2005**

|                                 |                       |
|---------------------------------|-----------------------|
| Landscape & Nature Conservation | Pc4                   |
| Housing                         | Ho9, Ho10, Ho13, Ho16 |
| Employment                      | Em1A                  |
| Utilities                       | Ut4                   |
| Movement                        | Mo5, Mo7              |

**5.4     Other Material Considerations**

|  |  |
|--|--|
| National Planning Policy Framework   |  |
| National Planning Practice Guidance  |  |
| Emerging Development Management Plan (scheduled for adoption on 26 September 2019) | DES1, DES4, DES5, DES6, DES8, DES9, OSR2, TAP1, CCF1, NH3, RED1  |
| Supplementary Planning Guidance  | Land at Holmethorpe Development Brief, November 2001<br>Local Distinctiveness Design Guide<br>Surrey Design<br>Vehicle and Cycle Parking Guidance 2018<br>Affordable Housing |
| Other  | Human Rights Act 1998<br>Community Infrastructure Levy Regulations 2010  |

**6.0     Assessment**

**6.1     The main issues to consider are:**

- Principle of redevelopment – loss of employment land, community provision
- Design appraisal
- Trees and landscaping
- Neighbour amenity
- Highway matters
- Affordable Housing
- Community Infrastructure Levy
- Infrastructure contributions

Principle of redevelopment – loss of employment land, community provision

- 6.2 The site is historically in employment/industrial use and is a designated Industrial Area within the Borough Local Plan 2005. In this context the proposals would give rise to a loss of employment land which would be contrary to policy Em1A of the Local Plan and CS5 of the Core Strategy, both of which seek to retain and make best use of existing employment land.
- 6.3 However, it is acknowledged that the site is identified within the Land at Holmethorpe Development Brief 2001 for housing development. This provides some support for the principle of residential use on the site. It is also recognised that the site is identified as a housing allocation in the emerging Development Management Plan (Policy RED1) for approximately 60 units. The DMP is now at an advanced stage with adoption anticipated on the 26<sup>th</sup> September 2019 and as such significant weight can now be attached to this policy in accordance with paragraph 48 of the NPPF. The Council received the Inspector's Report on the DMP on 9 July 2019 which concluded that the DMP is sound. No main modifications were required to policy RED1 the proposed site allocation at Quarryside and there were no unresolved objections to the policy which is considered consistent with the NPPF.
- 6.4 Further the nature of the existing surrounding development is a consideration. The railway line to the west segregates Quarryside Business Park from the wider Holmethorpe Industrial Estate and given the change in circumstances since the business park was original designated, with the growth of Watercolour residential development that now adjoins it to south and east there is an uneasy juxtaposition between the commercial and now proximate residential uses. Further the loss of the Business Park is unlikely in my view to have an unacceptable economic impact given the small scale and nature of the business park and alternative larger estates nearby. In addition the existing buildings on the site are time expired and would need significant investment / redevelopment for the future.
- 6.5 In light of the policy framework and the weight that can now be attributed to the DMP and Policy RED1 and the residential nature of the surrounding site there is no objection to the loss of employment land and to the principle of residential development. The site being located within the urban area, where there is a principle in favour of sustainable development, the proposed use making efficient use of previously developed land in accordance with the revised NPPF.
- 6.6 It is noted that the industrial estate includes a number of uses which whilst commercial have a community element. These include the Nest, Extreme Fighters Mixed Martial Arts and Like to Lift gym. The applicant has confirmed that the Nest, a provider of baby and toddler services, first occupied part of their existing premises in July 2018. At that time it was known that an application to redevelop the site was imminent and as such they were offered a short lease concluding summer 2019. As such this short term occupancy should be seen in the context of the existing site owner seeking to maintain a use at the site, (as opposed to units standing empty), whilst the redevelopment proposals were being prepared, as opposed to an existing established operation. Regarding the martial arts use and gym whilst

providing an element of community use they are commercial businesses and therefore would not be considered in the same way as community halls, educational facilities, libraries, healthcare, places of worship etc under, local plan policy Cf1 or emerging DMP policy INF2. In this instance with a policy framework that supports the redevelopment of the site for residential development, the benefits associated with the supply of land for housing are considered to outweigh the limited harm associated with the loss of the existing uses.

- 6.7 Further, in accordance with emerging policy RED1 which requires the developer to explore the potential for some community provision as part of future development, the applicant is offering to provide 60sqm GIA floorspace of alternative community space provision. This would be provided offsite within the wider Watercolour development within the ground floor unit of Block A of The Kilns. In this instance it is proposed to change the use of a commercial (B1) unit which has not been let to community use. The offer would secure this floorspace for community use (subject to a subsequent change of use planning application), with the developer funding the fit out of the current building shell and transfer of the site to an appropriate third party at a nil cost / peppercorn rent, with the Residents Association having first offer. The proposed community provision would be secured by legal agreement.
- 6.8 In light of the above there is no objection to the proposal with respect to Local Plan policy Cf1 or emerging DMP policies RED1 or INF2.

Design appraisal

- 6.9 The scheme comprises a mixture of houses together with 4 no. apartment blocks. The houses are a variety of detached, semi-detached and short terrace / townhouse forms, whilst the apartment blocks would front key street frontages, provide focal features on corner locations addressing the area of open space, complete the 'square' of an existing block, respect existing building lines and have been located to mitigate railway noise. Together the layout would create an urban form that would respect and integrate well with the surrounding grain and pattern of residential development and the design approach would accord with that of the wider Watercolour site.
- 6.10 The road layout seeks to continue the existing pattern of streets and following amendment now provides connectivity to ensure a well connected and high quality scheme that integrates with the neighbouring development and provides appropriate vehicular and pedestrian linkages and an improved sense of place. This would now accord with policy RED1 which requires that *"Development should integrate with existing pedestrian routes and roads within the adjoining Watercolour development including Reeds Meadow and Thornton Side"*. Whilst I acknowledge residents concerns regarding traffic generation through Reeds Meadow and associated noise and disturbance I place greater weight on the benefits of delivering a high quality scheme design that integrates fully with the wider site and delivers positive placemaking as opposed to uncomfortable cul-de-sacs and poor connectivity

which I do not consider to represent good design. The revised layout also overcomes highway and neighbourhood services concerns, addressed later in the report, noting that the original submission version did not satisfactory function in terms of the proposed turning head or refuse strategy.

- 6.11 The scale of development is considered appropriate and consistent with the wider Watercolour development. New housing being 2 – 2.5 storey in height and apartment buildings being a mix of 3 and 4 storeys, with the fourth storey set back, reflecting the general scale of development in the locality. Higher density development is located at the front of the site, adjacent to the railway line to the west and framing the open space to the south with the density of the development decreasing towards the centre of the site and to the rear (north-east). This reflects the existing site context with residential development to the south primarily comprising 3 – 4 storey apartment blocks.
- 6.12 Whilst the number of units proposed is greater than that proposed as part of the DMP allocation (83 units proposed as opposed to 60 units allocated within policy RED1), this is not considered objectionable. As noted above the proposal is considered acceptable from a placemaking, density and scale perspective (amenity and transport impacts being assessed later in the report). I note further paragraphs 122 and 123 of the NPPF which requires developments to make efficient use of the potential of each site.
- 6.13 The design of the development and buildings has been much improved both through pre-application discussions and subsequent amendments secured during the course of the application. Notwithstanding the road layout improvements discussed above the amendments have achieved greater order to the layout, improved open space (both in terms of quantum and quality), landscape and play space provision, improved building and residential amenity relationships and resulted in a decrease in the scale of some of the housing to the rear of the site. As a consequence the scheme has been significantly improved in terms of layout, placemaking and urban design such that it will deliver a high quality scheme in accordance with design policy framework at both a national and local level. The reduction in scale of the housing to the rear of the site has enabled a more cohesive streetscape along this northern edge of the development. Amendments have also been achieved to improve the design of flat blocks A and D with alterations to the materials and roof form of both blocks to improve their appearance and further layout and elevation alterations to Block A. The incorporation of a set back to the top storey of block D now ensures a subservient approach, noting that the application site is located on the more peripheral edge of the wider Watercolour site.
- 6.14 A mix of 1 and 2 bedroom apartments and 3 and 4 bedroom houses are provided. All new housing would comply with national space standards with amenity space provided in the form of private gardens, balconies and communal gardens.
- 6.15 The development complies with DMP policy DES4 which requires sites of more than 20 units outside of town and local centres to provide at least 30%

of market housing as smaller (1 and 2 bed) properties and at least 30% of market housing as larger (3+ bed) properties. In this case approx 60% of market housing is provided as 1 and 2 bed properties. Whilst all the smaller units are provided as flats, given the character of the area, this is not considered objectionable.

- 6.16 With regards to materials, the scheme utilising a simplified palette of materials to those used elsewhere within the wider Watercolour development. Brick, Portland Stone, weatherboarding and clay roof tiles are proposed, which is considered to provide appropriate visual interest whilst retaining a more modest approach. The materials are considered acceptable and would be secured by condition. A condition is proposed to control the siting and appearance of photovoltaic panels to ensure an acceptable appearance to the development.
- 6.17 Parking would be provided primarily through parking courts, bays off the highway, with a small number of private driveways. The parking courts, whilst relatively large in size now include appropriate space for landscaping and tree planting within them to soften their appearance. Whilst the frontage parking and parking courts will be visually dominant within the streetscene, parking courts are an existing part of the character of the Watercolour estate. Noting historical issues with parking shortages on the estate and issues in relation to onstreet parking, parking provision has been increased during the course of the application. The scheme seeks to provide a high level of parking whilst restricting opportunities for parking on the road by virtue of the design of the layout. Overall the scheme is considered to strike an appropriate balance between providing sufficient levels of car parking (in accordance with DMP standards) and a meaningful landscape scheme.
- 6.18 Overall, it is considered that the proposals respect the character of the area, in accordance with adopted and emerging design policies and would deliver additional residential development that would complete the comprehensive development of the wider site. In this respect the proposal is considered to comply with policies Ho9, Ho13 and Ho16 of the 2005 Borough Local Plan, Core Strategy Policies CS4 and CS10 and DMP policies DES1, DES4, DES5, OSR2 and RED1.

#### Trees and landscaping

- 6.19 With the exception of the existing landscaped bank to the north, to be retained and the offsite trees along the railway embankment to the west, the site at present offers very little by way of soft landscaping or meaningful tree planting, dominated by the existing industrial and commercial buildings and expanses of hardstanding.
- 6.20 The proposed plans would increase opportunities for landscaping. Some new tree planting would be introduced, particularly within the area of open space to the south, within the parking courts, together with opportunities for new street trees and hedging within the public realm and around the proposed apartment blocks. The tree officer has assessed the application, which

includes a number of tree removals and has considered the proposal acceptable noting the proposal offers opportunities for enhanced landscaping and tree planting. Given the nature of the development and the potential to make a positive contribution to local visual amenity, a landscaping condition to secure details of proposed landscaping and planting is reasonable and necessary to ensure a high quality, locally distinctive scheme. Subject to this and tree protection conditions, the proposals would comply with policies Pc4 and Ho9 of the Borough Local Plan.

- 6.21 Open space is provided within the development with the inclusion of a Local Area of Play in accordance with DMP policies NHE3 and OSR2. Details of the play provision would be secured by condition.

Neighbour amenity

- 6.22 The closest residential properties would be those of 19, 37, 64 and 68 Reeds Meadow which abut the eastern boundary of the development and the flat blocks to the southern boundary on Thornton side, including that to the west which comprises the pharmacy and medical centre at ground floor. By virtue of the proposed layout and the set back of existing properties, significant separation would be retained between the proposed dwellings and neighbouring residents opposite on Thornton side and Reeds Meadow.
- 6.23 Compared to the existing large industrial units, the much more modestly sized residential dwellings, although more proximate are likely to bring about an improvement in neighbour amenity in terms of outlook and overbearing, with the new residential dwellings following existing established building lines.
- 6.24 The proposed block of flats respect existing building heights, with fourth storeys where proposed set back, such that the new flat blocks would not give rise to overbearing or dominance to existing or future residents of adjacent new dwellings. Whilst there would be a number of side facing windows in the proposed residential flat blocks which would face each other and existing flats on Thornton side and windows in the rear elevation of flat block A which would look towards existing flats on Thornton side; any mutual overlooking would not be considered harmful given the separation distances. Any overlooking of the rear communal area to the rear of block A on Thornton Side would be acceptable noting this area is already overlooked by other flats in the block, and therefore is not unduly sensitive in this regard.
- 6.25 The applicant has submitted a noise and vibration impact assessment prepared by 24 Acoustics, noting the site's location adjacent to the railway line. Environmental noise and vibration measurements were undertaken to establish the prevailing ambient noise and vibration levels at the site. The assessment indicated that vibration is likely to be insignificant however there is a small risk of amplification within the proposed buildings and a further survey should be undertaken as the design progresses to further quantify and if necessary mitigate this risk. With regards external noise levels within (new) private gardens with the exception of 3 plots (47-49) noise levels are within acceptable limits. Overall the noise levels are considered acceptable noting



that the British Standard recommends that consideration is given to a compromise between noise level and location. Subject to acceptable mitigation with regards acoustic glazing and ventilation (with some properties requiring mechanical ventilation), which it is proposed to control by condition, an acceptable internal noise environment can be achieved throughout the development. In light of the above the application is considered acceptable in this regard.

- 6.26 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a level of disruption during the construction phase, this would be temporary and would be mitigated by planning condition with a construction method statement proposed to be secured in this manner. Noise and disturbance resulting from the development when completed would be acceptable and accord with normal residential environments.
- 6.27 Conditions are proposed to secure the higher water efficiency standard (110 litres/person/day) and CO2 emissions rates required by policy CCF1 of the DMP.
- 6.28 Living standards: The proposed dwellings in terms of their layout, size, accessibility and access to facilities are considered acceptable. The proposed dwellings would meet national space standards in accordance with DMP policy DES5 and when judged from a living standard perspective the proposal is considered acceptable.
- 6.29 Based on the above, it is concluded that the proposals would not harm neighbour amenity and therefore comply with policies Ho9 and Ho13 of the Borough Local Plan and policies DES5, DES8, DES9 and CCF1.

#### Highway matters

- 6.30 The development would be accessed from Thornton Side and following amendment now provides continuous vehicular and pedestrian connections through to Reeds Meadow. This conforms with the requirements of Development Management Plan policy RED1 which allocates the site for residential development and states; "*Development should integrate with existing pedestrian routes and roads within the adjoining Watercolour development including Reeds Meadow and Thornton Side*". This matter is discussed at paragraph 6.10 above and is considered acceptable. Following receipt of amended plans vehicle tracking has been provided to the satisfaction of the County Highway Authority and the Council's Neighbourhood Services (refuse and recycling) team, subject to condition.
- 6.31 A total of 131 parking spaces are proposed to serve the residential units, of which 7 are disabled bays representing the required 5%. In accordance with DMP standards, 1 space is provided to serve each 1 and 2 bed apartment (53 spaces) with 2 spaces provided for each 3 and 4 bed house (60 spaces). In addition 18 visitor spaces are provided. Visitor and disable parking are dispersed across the site as shown on the site plan. Two of the visitor bays

have been provided in a turning head on Reeds Meadow within the amended application boundary. The turning head, which is in the ownership of the applicant, is no longer required in light of the proposed highway proposals (through route).

- 6.32 The proposal exceeds the Local Plan standard, which was a maximum standard of 129 spaces. The Development Management Plan introduces new minimum parking standards which are dependant on the identified accessibility zone within which a site is located. The applicant has provided a Parking Note which clarifies the parking provision for the development and provides evidence to support a position that the site is located within a medium accessibility zone for the purpose of calculating parking provision. This identifies through mapping based on pedestrian and vehicle routes (as opposed to 'as the crow flies' distance) that the nearest train station to the site is Redhill. This mapping evidence is accepted and the LPA support the position that the site is located within a medium accessibility zone. In light of the above the DMP minimum parking standard is confirmed as 130 spaces, with the proposed provision exceeding this.
- 6.33 In addition the applicant has provided evidence regarding car ownership, with an analysis of 2011 census data which shows the average car ownership for the existing residential properties in the local area to be 1.2 cars. The proposed provision at an average of 1.58 spaces per unit exceeds this. It also exceeds the average parking ratio for the existing estate which is quoted as 1.45 units. The applicant also makes reference to a number of parking issues on the existing estate, associated with under provision of car parking, and how these matters would not be duplicated on the current scheme. These include:
- The inclusion of approx 167 relatively small garages within the parking provision on the existing estate – No garages are included within the proposed scheme, with only 2 private car ports.
  - High usage of tandem parking which is not attractive to all home owners leading to informal on-street parking – The proposed scheme includes only 3 pairs of tandem spaces
  - Use of rear parking courts for houses, which again appears not attractive to all home owners leading to informal on-street parking to the front of properties – Where parking courts are provided these are only for flats which is a common arrangement. Parking for houses is directly to the front of properties
- 6.34 The County Highway Authority has assessed the application from the perspective of impact on highway safety, operation and policy and following amendment has raised no objection subject to a number of conditions which are considered reasonable and necessary and a travel plan with monitoring fee. The site is well-connected to the wider Watercolour estate in terms of pedestrian access and provide good access to the bus stops and Tesco on Canalside. Bike storage provision is proposed and considered acceptable subject to condition. Adequate vehicular turning provision has been provided, demonstrated by tracking drawings and adequate site lines are proposed

within the development and at junctions with the neighbouring Watercolour site. The CHA has assessed the developer's TA with respect to traffic generation, with the proposed traffic generation comparing favourably with the trips generated from the baseline scenario of the industrial estate. The submitted travel plan has been assessed by the CHA and subject to detailed amendment secured by condition is considered acceptable. The travel plan monitoring fee would be secured by legal agreement.

- 6.35 Subject to a scheme for the detailed siting and layout of the bin presentation points the amended refuse strategy is considered acceptable and is supported by the Council's Neighbourhood Services team.
- 6.36 In light of the above subject to the conditions proposed and a legal agreement to secure the travel plan monitoring fee, the proposal is considered to comply with policies Ho9, Mo4, Mo5 and Mo7 of the Borough Local Plan, policy CS17 of the Core Strategy and policy TAP1 of the Development Management Plan.

#### Affordable Housing

- 6.37 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require onsite affordable housing to be provided on housing developments of greater than 14 units. In line with policy CS15 and DMP policy DES6 the application proposes 30% of the dwellings to be affordable. This equates to 25 dwellings and would comprise a mixture of shared ownership and homes for affordable rent, see breakdown at paragraph 4.1 This would be secured through the Section 106 Agreement
- 6.38 The housing mix has been revised since the application was submitted to;
- Provide a higher proportion of 2 and 3 bed housing allocated for affordable rent, with the scheme now including 4 x 2 bed flats and 2 x 3 bed houses for affordable rent.
- 6.39 The applicant has submitted a plan identifying the location of the affordable housing properties in the south-eastern part of the site. The Council's affordable housing officer has been consulted on the application, including the location of the units and is satisfied with the siting.
- 6.40 The affordable housing units will be rented or sold in accordance with the Nominations Protocol to be set out within the s106. Following discussion and in light of the amendments the officer has confirmed the scheme is policy compliant and has no objection.

#### Community Infrastructure Levy (CIL)

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

permission, an informal calculation shows a CIL liability of around £260,736.80 (excluding indexation and any affordable housing relief)

#### Infrastructure Contributions

- 6.42 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.43 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. It is therefore the responsibility of the service providers to demonstrate the infrastructure needs directly resulting from a development and make requests for such to the Local Planning Authority. In this case, with the exception of the Highway Authority's requirement for a contribution towards auditing the travel plan none of the service providers have been able to demonstrate the impact on infrastructure that this specific development would have. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

#### Other matters

- 6.44 Concern has been raised from neighbouring properties regarding health and crime fears, flooding and drainage/sewage. The proposal would result in the redevelopment of the site, new boundary treatment is proposed which would be controlled via condition and the development is not considered to cause crime issues. The development is not considered to give rise to harm by reason of air pollution
- 6.45 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided a drainage strategy which indicates how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as the Lead Local Flood Authority) who, following additional information from the applicant, has confirmed that they have no objection subject to conditions.
- 6.46 The application was accompanied by an ecology report which confirms the existing site has very low value for wildlife. Bat surveys were undertaken to assess the potential for bats. The report confirms that the buildings have negligible potential for bat roosts with no bats recorded entering or leaving the buildings during surveys. As such the redevelopment of the site is not considered likely to result in significant impact on existing wildlife habitats and may provide opportunities to incorporate features into the design which are beneficial. Measures to enhance biodiversity within the site could be designed in to the development in accordance with para 118 of the NPPF and are proposed to be secured by planning condition, together with avoidance

mitigation in accordance with the recommendations of paragraph 5.3 and 5.4 of the ecology report.

- 6.47 A Phase 1 Geo-environmental study and Phase 2 Site Investigation Report addressing ground conditions and potential contamination was submitted with the application. This has been reviewed by the Council's Contaminated Land Officer who has recommended conditions which are considered appropriate to ensure the development would not give rise to unacceptable risks to future occupants or human health generally.
- 6.48 In accordance with DMP policies EMP5 and INF3 conditions are also proposed to secure:
- A Training and Employment Plan to demonstrate how development will provide and enable the delivery of new construction apprenticeships (no.2) and other on-site training opportunities,
  - Broadband connection directly accessed from the nearest exchange or cabinet and cabling threaded through resistant tubing to enable easy access to the cable for future repairs, replacement or upgrading.
- 6.49 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.

## CONDITIONS

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

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

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

| Plan Type           | Reference     | Version | Date Received |
|---------------------|---------------|---------|---------------|
| Location Plan       | 2580-A-1000-D | D       | 01.08.2019    |
| Site Layout Plan    | C-1005        | ZE      | 01.08.2019    |
| Survey Plan         | 2580-A-1001-B | B       | 01.08.2019    |
| Arboricultural Plan | 2801-SK-01    | F       | 01.08.2019    |
| Other Plan          | 31089/AC/016  | B       | 01.08.2019    |
| Other Plan          | 31089/AC/017  | B       | 01.08.2019    |
| Floor Plan          | 2580-A-3120-A | A       | 01.08.2019    |
| Proposed Plans      | 2580-C-3090-J | J       | 01.08.2019    |
| Floor Plan          | A-3000        | K       | 21.05.2019    |
| Elevation Plan      | C-3001        | J       | 21.05.2019    |
| Section Plan        | C-1200        | G       | 21.05.2019    |

|                |         |   |            |
|----------------|---------|---|------------|
| Section Plan   | C-1201  | G | 21.05.2019 |
| Section Plan   | C-1202  | J | 21.05.2019 |
| Proposed Plans | C-3011  | A | 28.03.2019 |
| Proposed Plans | C-3021  | A | 28.03.2019 |
| Proposed Plans | C-3031  | A | 28.03.2019 |
| Proposed Plans | C-3050  | F | 28.03.2019 |
| Proposed Plans | C-3052  | A | 28.03.2019 |
| Proposed Plans | C-3061  | D | 28.03.2019 |
| Proposed Plans | C-3085  | B | 28.03.2019 |
| Proposed Plans | C-3095  | B | 28.03.2019 |
| Floor Plan     | A-3100  | G | 28.03.2019 |
| Floor Plan     | A-3101  | F | 28.03.2019 |
| Elevation Plan | C-3102  | J | 28.03.2019 |
| Floor Plan     | A-3110  | K | 28.03.2019 |
| Elevation Plan | C-3111  | L | 28.03.2019 |
| Existing Plans | 26418-1 |   | 17.12.2018 |
| Existing Plans | 26418-2 |   | 17.12.2018 |
| Existing Plans | 26418-3 |   | 17.12.2018 |

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

- No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and DES 1 of the Reigate and Banstead Development Management Plan 2019.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13 and DES 1 of the Reigate and Banstead Development Management Plan 2019.

- No development shall commence including demolition and or groundworks preparation 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 SJA Trees, reference 18264-01, dated October 2018.

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, NHE3 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837.

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

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

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or 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 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. 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 Advanced Nursery Stock

size with initial planting heights of not less than 4.5m, with girth measurements at 1m above ground level in excess of 16/18cm.

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) programme of works (including measures for traffic management)
  - (e) visibility zones behind provision of any boundary hoarding
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.

8. No part of the development shall be first commenced unless and until the proposed vehicular access to Thornton Side and to Reeds Meadow south and north and the first 10 metres of the road from each access point has been constructed in accordance with the submitted plan numbered 2580 C 1005 Rev Z

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, policy TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.

9. No part of the development shall be first occupied until the road and footway serving any dwelling to be occupied has been constructed in accordance with the submitted plan numbered 2580 C 1005 Rev Z

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, policy TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.



10. The development hereby approved shall not be first commenced unless and until redundant sections of the existing access serving the site have been permanently closed and any kerbs, verge, footway, fully reinstated.

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, policy TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.

11. No dwelling shall 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 /turning areas shall be retained and maintained for their 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 to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, policy TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.

12. Notwithstanding the approved plans no dwelling shall be first occupied unless and until space has been laid out within the site for storage of a minimum of one bike per household in accordance with revised scheme. Thereafter the bike storage areas shall be retained and maintained for their designated purpose.

Reason: The above conditions are required 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, policy TAP1 of the Reigate and Banstead Development Management Plan 2019 and the objectives of the NPPF 2019.

13. A. The development hereby approved shall not be first occupied unless and until a minimum of 12 of the available parking spaces for the flats and a minimum of 12 of the available parking spaces for visitor 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.

B. The development hereby approved shall not be occupied unless and until each of the proposed 53 dwelling are provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

**Reason:** In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy Mo7 Parking, Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility)

**Reason:** In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy CS17 of the Reigate and Banstead Core Strategy 2014, policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

14. Notwithstanding the submitted Interim Travel Plan dated October 2018 prior to the occupation of the development a revised Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

**Reason:** In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, the Reigate and Banstead Core Strategy 2014 policy CS17 and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

15. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

**Reason:** To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF 2019.

16. Prior to the commencement of development, in follow-up to the environmental desktop study report, a contaminated land site investigation proposal,

detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF 2019.

17. 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 in line with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF 2019.

18. A. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

B. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable

future interested parties, including regulators, to have a single record of the remediation undertaken at the site. It should also include any plan (a "long term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the LPA. Any longer term monitoring and maintenance shall be implemented as approved.

Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF 2019.

19. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF

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

- a) Evidence that there is no risk of contamination through the infiltration SuDs
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 37.8l/s.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels and long and cross sections of each element including details of any flow restrictions and maintenance / risk reducing features (silt traps, inspections chambers etc)
- d) 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
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system
- f) A plan showing exceedance flows (ie during rainfall greater than design events or during blockage) and how property on and offsite will be protected. This should include details of how surface water run-off entering the site from the bunded northern boundary will be intercepted.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with Policy Ut4 of the Borough Local Plan 2005, policy CS10 of the Core Strategy 2014, policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

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

Reason: To ensure that the Sustainable Drainage System has been constructed as agreed to the National Non-Statutory Technical Standards for SuDS and to prevent flooding with regards to policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, policy CS10 of the Core Strategy 2014 and policy CCF2 of the Development Management Plan 2019.

22. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent unacceptable risk to underlying groundwaters in accordance with policy Ut4 of the Reigate and Banstead Borough

Local Plan 2005, policy CS10 of the Core Strategy 2014 and policies DES9 and CCF2 of the Development Management Plan 2019.

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

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho9 and DES1 of the Development Management Plan 2019.

24. Prior to the commencement of development, following detailed design a further noise and vibration survey should be undertaken in accordance with the recommendations of the Noise and Vibration Impact Assessment dated 17<sup>th</sup> August 2018 prepared by 24 Acoustics. The report shall be submitted for approval by the Local Planning Authority together with a scheme of noise mitigation to include glazing and ventilation details to achieve an acceptable noise environment and vibration mitigation as required. The development shall be constructed in accordance with the approved details and thereafter permanently maintained.

Reason: To manage noise disturbance in the interests of neighbouring residential amenities with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9, Reigate and Banstead Borough Council Core Strategy Policy CS10 and policy DES9 of the Development Management Plan 2019.

25. The development hereby permitted shall be implemented in accordance with the recommendations, avoidance and mitigation measures identified in the Ecological Appraisal by Enims Ltd (dated October 2017) at sections 5.3 and 5.4. Any variation shall be agreed in writing by the Local Planning Authority before such change is made. All ecological enhancement shall be completed prior to first occupation of the development. This condition will be discharged on receipt of a letter from the project ecologist stating that the mitigation has been completed according to the recommendations.

Reason: To ensure that the development would not harm wildlife or protected species and deliver a biodiversity enhancement in accordance with Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, Policy NHE2 of the Development Management Plan, Natural England standing advice and the provisions of the NPPF

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

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development. Prior to first occupation refuse stores shall be provided in accordance with approved drawing 2580-A-3120-A unless otherwise agreed in writing with the Local Planning Authority.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9 and DES1 of the Development Management Plan 2019.

27. Before photovoltaic or solar panels are installed, details of their location and design shall be submitted and approved in writing by the LPA. All panels shall have black frames and reduced silvered elements.

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 and DES 1 of the Reigate and Banstead Development Management Plan 2019.

28. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall detail how the development will promote local training and employment opportunities during construction and include:
- Measures to ensure the developer and contractors work directly with local employment and training agencies;
  - Targets for employment of local labour
  - Targets for work experience and apprenticeships
  - Measures for monitoring and reporting outcomes against the plan to the Local Planning Authority at appropriate intervals during the development.

The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development promotes local training and employment opportunities with regard to Policy CS5 of the Reigate & Banstead Core Strategy 2014 and Policy EMP5 of the Reigate & Banstead Development Management Plan 2019.

Informative: In accordance with Policy EMP5 of the Development Management Plan, it is expected that the Employment and Skills Plan will seek to achieve at least 20% of the jobs and apprenticeship opportunities created by the construction of the development for local residents of the borough of Reigate & Banstead.

29. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and

approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
- b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

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

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

30. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

**Reason:** To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

**Reason:** To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Development Management Plan policy DES1

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

**Reason:** To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and



Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16 and Development Management Plan policy DES1

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. Your attention is drawn to the fact that this permission is subject to a legal agreement the provisions of which should be complied with in full.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at [http://www.reigate-banstead.gov.uk/info/20085/planning\\_applications/147/recycling\\_and\\_waste\\_developers\\_guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)
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](http://www.ccscheme.org.uk/index.php/site-registration).

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street naming and numberin  
g](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
7. The developer is reminded to include within the revised travel plan wording about payment of the travel plan audit fee (secured by S106), more measures to encourage use of sustainable travel habits, a commitment to monitor the travel plan up to years 7 and 9 post first occupation of the site and to submit the name of the travel plan coordinator once appointed, use TRICS SAM for monitoring for years 1, 3 and 5 and years 7 and 9 if necessary, propose remedial measures should the travel plan fail to meet its targets in year 5, a monitoring regime for the use of electric vehicle charging points, revision of targets to include am and pm peak periods and single occupancy vehicle use and delete reference to Surrey County Council offering free cycle training, as cycle training is chargeable.
8. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

9. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
11. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
12. 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).
13. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
14. 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.
15. The Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
16. 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.

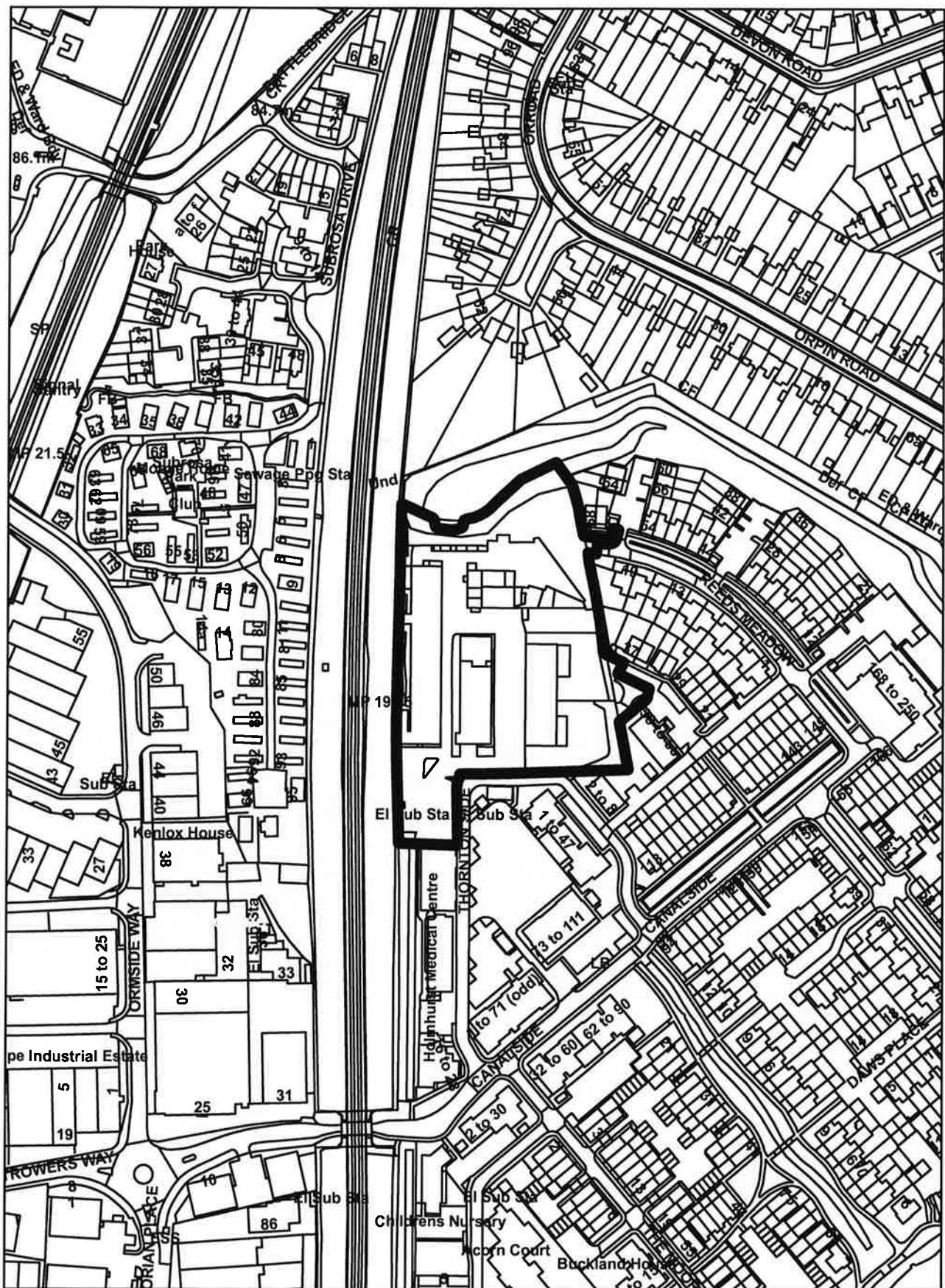
### **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho10, Ho13, Ho16, Em1A, Ut4, Mo5, Mo7 and DES1, DES4, DES5, DES6, DES8, DES9, OSR2, TAP1, CCF1, NH3, RED1 and 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.

18/02276/F - Quarryside Business Park, Trowers Way,  
Redhill







0 m 10 m 20 m 30 m 40 m 50 m  
Scale

**Linden**  
HOMES

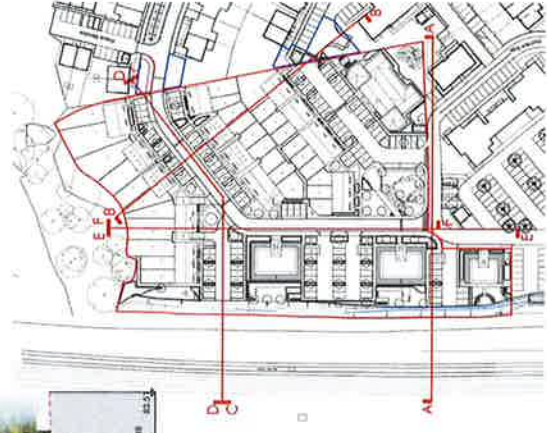
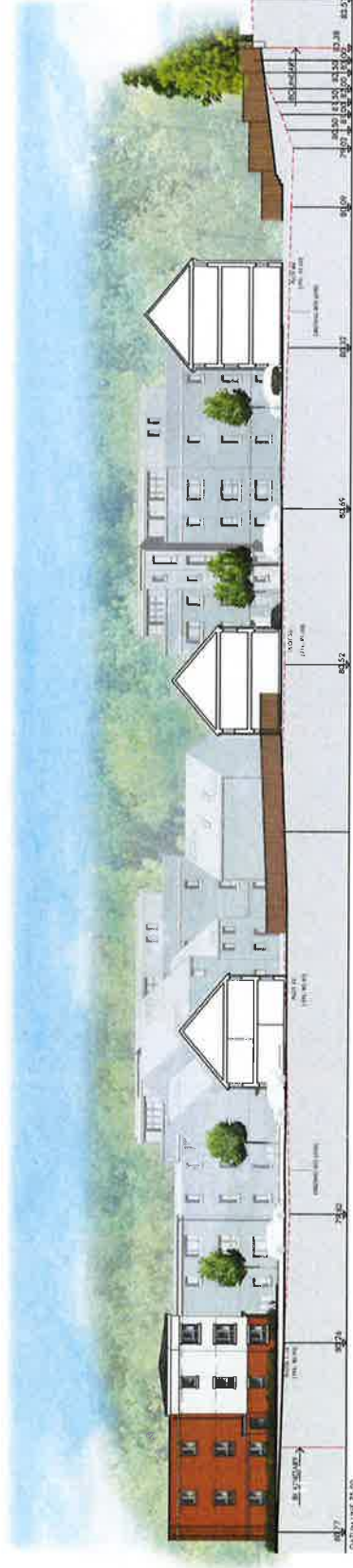
LINDEN HOMES  
QUARRY SIDE BUSINESS PARK, REDHILL

SITE LAYOUT  
1:250 @ A1

**Omega**  
Architects

2580 C 1005 PR ZE





**OMEGA**  
ARCHITECTS

Omega Architects Limited, 400 North Street, Suite 200, St. John's, NL A1B 1X6  
Tel: 709.577.1234 Fax: 709.577.1235 Email: info@omegaarchitects.com

**Linden**  
HOMES

LINDEN HOMES  
QUARRY ROAD BUSINESS PARK, REDBELL  
WORKING SITE SECTIONS A-A & B-B

1:200 @ A1  
AUGUST 2017  
PLANNING

2580-C-1200-G



PROPOSED SECTION E-E



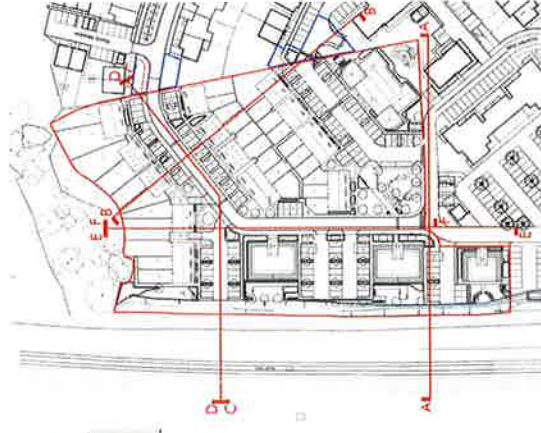
PROPOSED SECTION F-F



**OMEGA**  
PARTNERSHIP

Omega Partnership  
Unit 1, 1st Floor, 100 High Street, 7th Floor, 1st Floor  
T: 0131 402 1110 | www.omegapartnership.co.uk

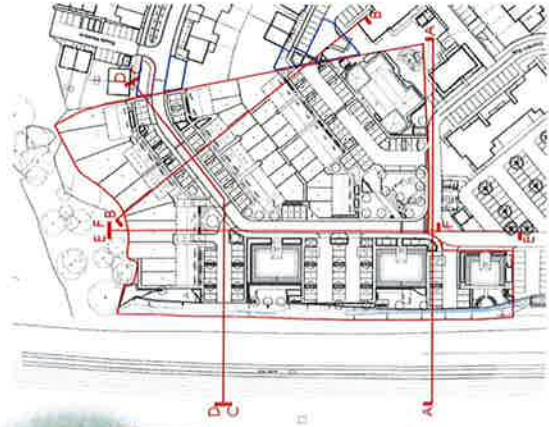
**Linden**  
HOMES



KEY PLAN- SCALE 1:1000

LINDEN HOMES  
UNIT 1, 1ST FLOOR, 100 HIGH STREET, 7TH FLOOR, 1ST FLOOR  
OMEGA PARTNERSHIP  
PROPOSED SITE SECTION E-E  
2580-C-1202-J  
2580 C 1202 J  
AUGUST 2017  
PLANNING





KEY PLAN- SCALE 1:1000

JACOB H. HOMES  
 1100 S. A1  
 AUGUST 2013  
 PLANNING  
 CLARET SUE BUSINESS PARK, REDHILL  
 2580-C-1201-G  
 3580 C-1201 G



This architectural drawing shows a side elevation of a building facade. The main part of the drawing is a grid of 12 rectangular windows arranged in 4 rows and 3 columns. To the left of this grid is a vertical section or detail of the building's edge, showing a series of horizontal bands and a curved profile. The drawing is a black and white line drawing with some shading to indicate depth and form.


This architectural drawing shows a section of a building facade. The central feature is a large, rectangular panel with a textured, reddish-brown finish, possibly copper or a similar material. This panel is divided into a grid by dark, thin lines, creating six rectangular sections. Each section contains a small, rectangular window with a dark frame. To the left of the main panel, there is a vertical element with a textured, greyish surface, also featuring a small rectangular window. Below the main panel, there is a base consisting of horizontal slats or a similar textured material. The drawing is a technical illustration, likely a perspective or elevation view, showing the building's exterior design.

| PLATE No. | DATE | AREA sq.m | AREA sq.ft |
|-----------|------|-----------|------------|
| 49 22.37  | 1974 | 50        | 538        |
| 62 67.71  |      |           |            |
| 72 56.70  | 1982 | 50        | 538        |
| 66 70.74  |      |           |            |
| 50 54.38  | 2004 | 72        | 776        |
| 66 68.72  |      |           |            |
| 51 52.50  | 2005 | 72        | 776        |
| 63 67.72  |      |           |            |
| 72 56.70  | 2006 | 72        | 776        |
| 62 56.70  | 2007 | 72        | 776        |

Architectural floor plan of the first floor of the 'Kleinhaus' in Berlin. The plan shows a rectangular building with a central corridor and several rooms. The rooms are labeled with their respective areas in square meters (m²). The layout includes a large hall (Halle) on the left, a kitchen (Küche) at the top, and several smaller rooms and a bathroom (Bad) on the right. The plan is oriented with North (N) at the top.

| Room        | Area (m²) |
|-------------|-----------|
| Halle       | 10.00     |
| Küche       | 10.00     |
| Wohnung 1   | 10.00     |
| Wohnung 2   | 10.00     |
| Wohnung 3   | 10.00     |
| Wohnung 4   | 10.00     |
| Wohnung 5   | 10.00     |
| Wohnung 6   | 10.00     |
| Wohnung 7   | 10.00     |
| Wohnung 8   | 10.00     |
| Wohnung 9   | 10.00     |
| Wohnung 10  | 10.00     |
| Wohnung 11  | 10.00     |
| Wohnung 12  | 10.00     |
| Wohnung 13  | 10.00     |
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| Wohnung 98  | 10.00     |
| Wohnung 99  | 10.00     |
| Wohnung 100 | 10.00     |

Architectural floor plan of the first floor of the 'Kloster der Heiligen Elisabeth' in Garmisch-Partenkirchen. The plan shows a large central hall with a staircase, several smaller rooms, and a large rectangular area on the right. Dimensions are provided for various rooms and sections.



Omega Partnership, Limited, Registered in the British Virgin Islands  
 Unit 4-12, Coast Ridge Street, Ocean Club, Suite 402, R/F 2/F  
 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819

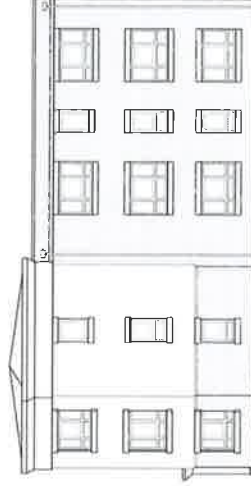


| NO. | REVISION                    | DATE       | BY    | CHKD. |
|-----|-----------------------------|------------|-------|-------|
| 1   | ISSUED FOR PERMIT           | 15/06/2018 | W. J. | W. J. |
| 2   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 3   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 4   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 5   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 6   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 7   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 8   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 9   | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 10  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 11  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 12  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 13  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 14  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 15  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 16  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 17  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 18  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 19  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |
| 20  | REVISION TO CLIMATE CONTROL | 16/06/2018 | W. J. | W. J. |

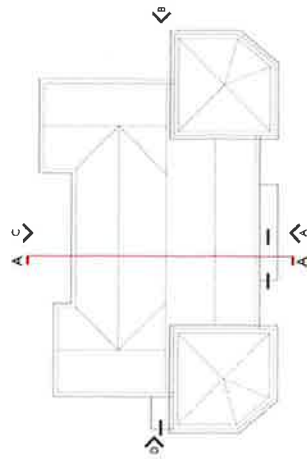


SIDE ELEVATION - D SCALE 1:100

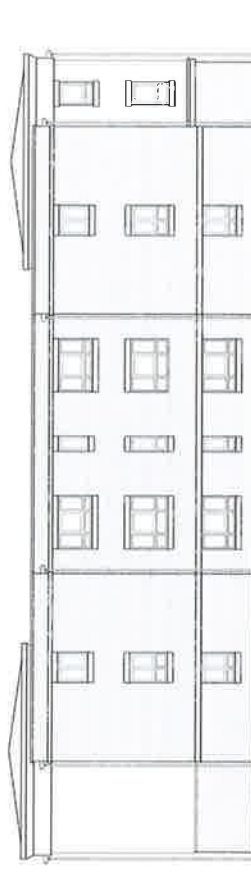
FRONT ELEVATION - A SCALE 1:100



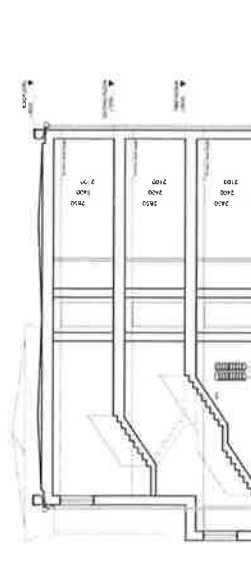
SIDE ELEVATION - B SCALE 1:100



ROOF PLAN 1:200



REAR ELEVATION - C SCALE 1:100



SECTION A-A SCALE 1:100

## OMEGA PARTNERSHIP

Omega Partnership is a joint venture of Linden Homes and Omega Partnership. Linden Homes is a subsidiary of Omega Partnership. Omega Partnership is a joint venture of Linden Homes and Omega Partnership.

### LINDEN HOMES

QUARTERSIDE BUSINESS PARK, REDHILL

BLOCK A - AFFORDABLE FLATS -  
ELEVATIONS & SECTIONS  
PROJ 1:14

2580 C-3001 J

1:100 @ A1  
1:200 @ A3

JUNE 2018

PLANNING

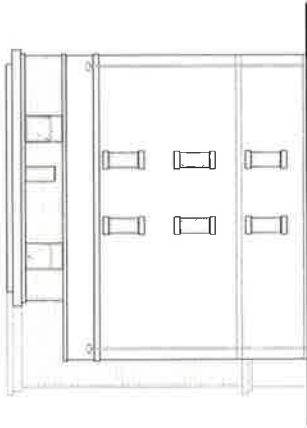
2580-C-3001-J



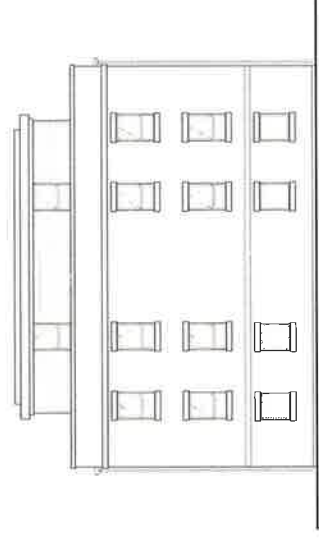




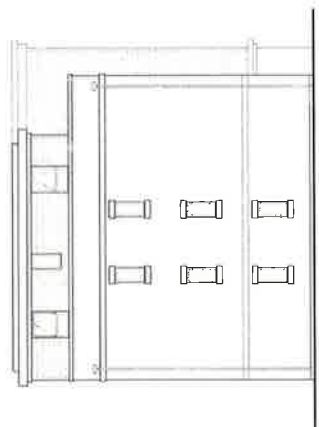
FRONT ELEVATION A



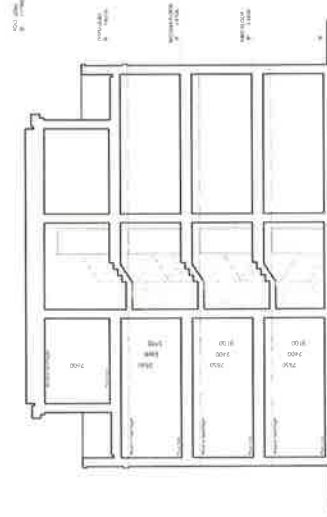
SIDE ELEVATION B



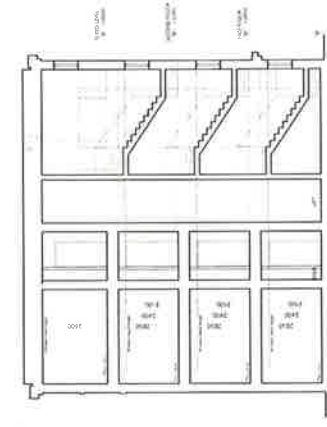
REAR ELEVATION C



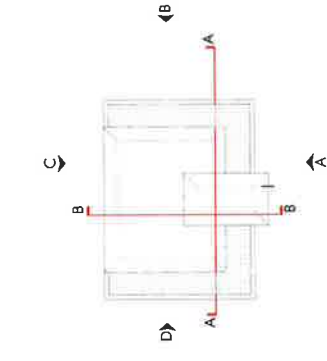
SIDE ELEVATION D



SECTION AA



SECTION BB



ROOF PLAN - 1:200

| ITEM | DESCRIPTION | QTY | UNIT | PRICE | TOTAL  |
|------|-------------|-----|------|-------|--------|
| 1    | 1.000000    | 1   | sqm  | 1.00  | 1.00   |
| 2    | 2.000000    | 2   | sqm  | 2.00  | 4.00   |
| 3    | 3.000000    | 3   | sqm  | 3.00  | 9.00   |
| 4    | 4.000000    | 4   | sqm  | 4.00  | 16.00  |
| 5    | 5.000000    | 5   | sqm  | 5.00  | 25.00  |
| 6    | 6.000000    | 6   | sqm  | 6.00  | 36.00  |
| 7    | 7.000000    | 7   | sqm  | 7.00  | 49.00  |
| 8    | 8.000000    | 8   | sqm  | 8.00  | 64.00  |
| 9    | 9.000000    | 9   | sqm  | 9.00  | 81.00  |
| 10   | 10.000000   | 10  | sqm  | 10.00 | 100.00 |
| 11   | 11.000000   | 11  | sqm  | 11.00 | 121.00 |
| 12   | 12.000000   | 12  | sqm  | 12.00 | 144.00 |
| 13   | 13.000000   | 13  | sqm  | 13.00 | 169.00 |
| 14   | 14.000000   | 14  | sqm  | 14.00 | 196.00 |
| 15   | 15.000000   | 15  | sqm  | 15.00 | 225.00 |
| 16   | 16.000000   | 16  | sqm  | 16.00 | 256.00 |
| 17   | 17.000000   | 17  | sqm  | 17.00 | 289.00 |
| 18   | 18.000000   | 18  | sqm  | 18.00 | 324.00 |
| 19   | 19.000000   | 19  | sqm  | 19.00 | 361.00 |
| 20   | 20.000000   | 20  | sqm  | 20.00 | 400.00 |

**2 BEDROOM FLAT - 4 PERSONS**  
(11 ROOMS)

| NATIONAL SPACE STANDARD          |   |
|----------------------------------|---|
| MINIMUM SPACE REQUIREMENT        |   |
| (March 2019)                     |   |
| Minimum GFA (sqm)                | ✓ |
| Overall bedspace min. 11.5sqm    | ✓ |
| Min. width 7.5sqm (3.5sqm entry) | ✓ |
| Single bedspace min. 7.5sqm      | ✓ |
| Min. width 1.5sqm                | ✓ |
| Minimum storage 2.2sqm           | ✓ |

| POF No.  | Unit Type | Area sqm | Area m <sup>2</sup> |
|----------|-----------|----------|---------------------|
| 17.75.01 | 2BR       | 75.00    | 754                 |
| 75.00.02 | 2BR       | 75.00    | 754                 |
| 00       | 2BR       | 75.00    | 754                 |

**OMEGA**  
PARTNERSHIP

Omega Partnership Internal Architects and Urban Designers  
Units A1, C1, E1, G1, I1, K1, M1, O1, Q1, S1, U1, W1, Y1, Z1  
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

LINDEN HOMES

QUARTERSIDE BUSINESS PARK REDHILL

BLOCK D - PRIVATE - ELEVATIONS

PLOTS 77-83

2580 A-3111 L

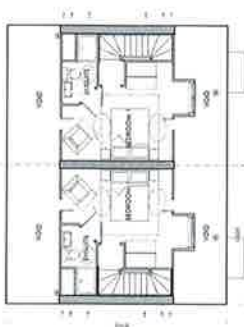
JUNE 2018

1:100 @ A1

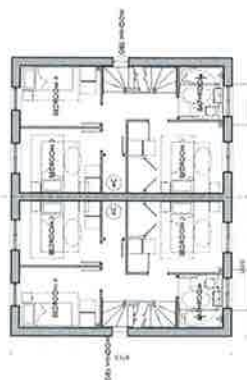
1:200 @ A3

PLANNING

2580-C-3111-L



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

ALDRIDGE  
PLOTS 33, 35, 41, 43

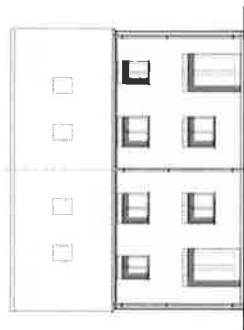
ALDRIDGE  
PLOTS 32, 34, 40, 42



FRONT ELEVATION A - SCALE 1:50 @ A1 // 1:100 @ A3



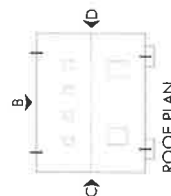
SIDE ELEVATION C



REAR ELEVATION B



SIDE ELEVATION D



ROOF PLAN



SCALE 1:100 @ A1 // 1:200 @ A3

| NO. | DATE     | REVISION            | BY | CHKD. | APPD. |
|-----|----------|---------------------|----|-------|-------|
| 1   | 10/01/18 | ISSUED FOR PERMITS  | AL | AL    | AL    |
| 2   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 3   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 4   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 5   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 6   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 7   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 8   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 9   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 10  | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |

4 BEDROOM HOUSE - 4 PERSONS  
13 STOREY

| NO. | DATE     | REVISION            | BY | CHKD. | APPD. |
|-----|----------|---------------------|----|-------|-------|
| 1   | 10/01/18 | ISSUED FOR PERMITS  | AL | AL    | AL    |
| 2   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 3   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 4   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 5   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 6   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 7   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 8   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 9   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 10  | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |

| NO. | DATE     | REVISION            | BY | CHKD. | APPD. |
|-----|----------|---------------------|----|-------|-------|
| 1   | 10/01/18 | ISSUED FOR PERMITS  | AL | AL    | AL    |
| 2   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 3   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 4   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 5   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 6   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 7   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 8   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 9   | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |
| 10  | 10/01/18 | REVISED FOR PERMITS | AL | AL    | AL    |

OMEGA  
PARTNERSHIP

Omega Partnership is a limited liability partnership registered in England and Wales. Registered office: Omega Partnership, 100, The Quadrant, London, W1A 1AA. Registered number: 08337243. For more information visit: www.omegapartnership.co.uk

LINDEN HOMES

QUARRYSIDE BUSINESS PARK, REDHILL

ALDRIDGE PARK - PRIVATE

FLOOR PLANS & ELEVATIONS

PLOTS 32&33, 34&35, 40&41, 42&43

2580 C-3061 D

VARIOUS JUNE 2018

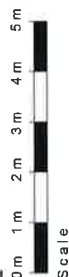
PLANNING

2580-C-3061-D

| NATIONAL SPACE STANDARD<br>REQUIREMENTS CHECKLIST |   |
|---|---|
| (March 2012)                                      | ✓ |
| Minimum GJA (84m)                                 | ✓ |
| Double bed room min. 11.5m <sup>2</sup>           | ✓ |
| Attic, width 7.5m (7.5m entry area)               | ✓ |
| Single bedroom min. 7.5m <sup>2</sup>             | ✓ |
| Attic, width 2.15m                                | ✓ |
| Minimum Storage 2.5m <sup>3</sup>                 | ✓ |

| INOUT file | input file | output file | output file |
|------------|------------|-------------|-------------|
| 270-28     | 270-28     | 270-28      | 270-28      |

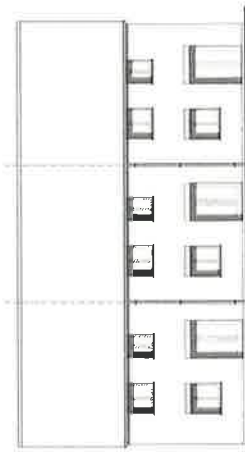
2580-C-3021-A



FRONT ELEVATION A - SCALE 1:50 @ A1 // 1:100 @ A3



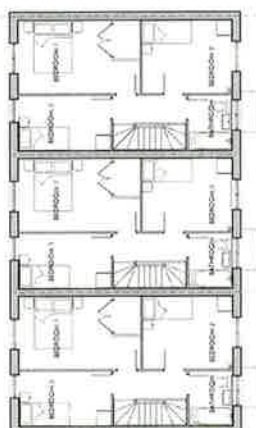
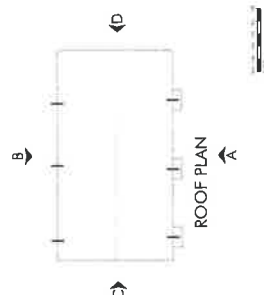
SIDE ELEVATION C



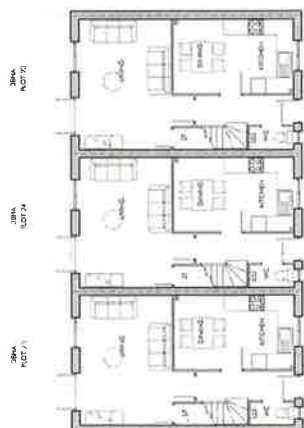
### REAR ELEVATION B



SIDE ELEVATION D



FIRST FLOOR PLAN



## GROUND FLOOR PLAN



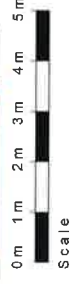
4 BEDROOM HOUSE & PERSONS  
(3 STOREY)

| NATIONAL BUILDING STANDARD<br>REQUIREMENTS CHECKLIST |   |
|--|---|
| (MAY 2012)   |   |
| Minimum GFA (117 m <sup>2</sup> )                    | ✓ |
| Overall height max. 11.5m                            | ✓ |
| Min. width 2.5m (2.5m every 3m)                      | ✓ |
| Min. depth 2.5m (2.5m every 3m)                      | ✓ |
| Min. width 2.5m (2.5m every 3m)                      | ✓ |
| Min. depth 2.5m (2.5m every 3m)                      | ✓ |
| Min. width 2.5m (2.5m every 3m)                      | ✓ |
| Min. depth 2.5m (2.5m every 3m)                      | ✓ |
| Min. width 2.5m (2.5m every 3m)                      | ✓ |
| Min. depth 2.5m (2.5m every 3m)                      | ✓ |

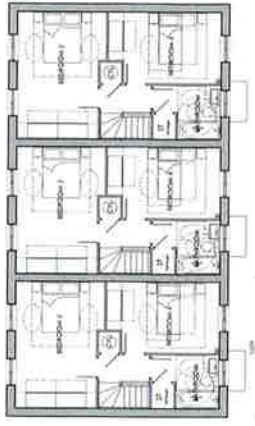
BURNET 2  
PLOT 26

BURNET 2  
PLOT 27

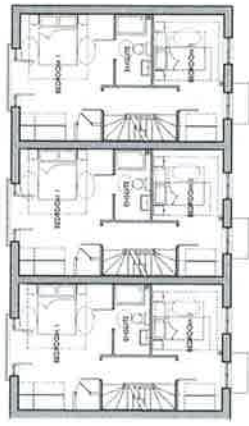
BURNET 2  
PLOT 28



FRONT ELEVATION A - SCALE 1:50 @ A1 // 1:100 @ A3



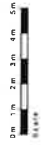
SECOND FLOOR PLAN



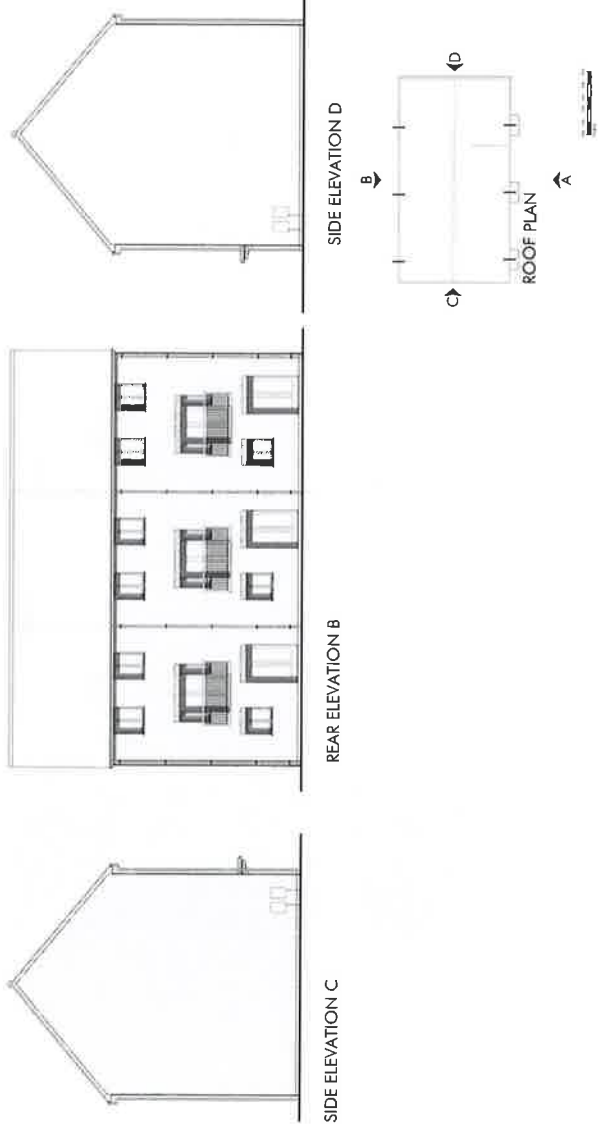
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SCALE 1:100 @ A1 // 1:200 @ A3



| PLOT No.   | UNIT TYPE | AREA m <sup>2</sup> | NO. OF UNITS |
|------------|-----------|---------------------|--------------|
| 26, 27, 28 | BURNET 2  | 117                 | 12           |

OMEGA  
PARTNERSHIP

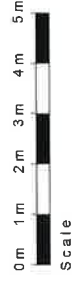
Omega Partnership Limited, Architects and Urban Designers  
Unit 6, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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|         |         |         |         |
|---------|---------|---------|---------|
| Plot 19 | Plot 20 | Plot 21 | Plot 22 |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |

3 BEDROOM HOUSE - 4 PERSONS  
(4 STOREY)

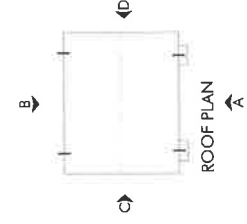
| NATIONAL SPACE STANDARD<br>REQUIREMENTS CHECKLIST |   |
|---|---|
| Plot 19-22  |   |
| Minimum 60m <sup>2</sup> GFA                      | ✓ |
| Double bedrooms min. 11.5m                        | ✓ |
| Double living/dining min. 17.5m                   | ✓ |
| Double kitchen min. 7.5m                          | ✓ |
| Double bathroom min. 5.5m                         | ✓ |
| Double wardrobe min. 2.5m                         | ✓ |
| Minimum storage 2.5m <sup>3</sup>                 | ✓ |



|         |         |         |         |
|---------|---------|---------|---------|
| Plot 19 | Plot 20 | Plot 21 | Plot 22 |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |
| 19.00m  | 19.00m  | 19.00m  | 19.00m  |

## OMEGA PARTNERSHIP

Omega Partnership Limited, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



SCALE 1:100 @ A1 // 1:200 @ A3

3BHA  
PLOTS 20 & 22

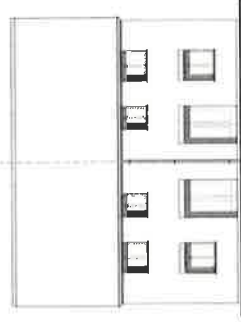
3BHA  
PLOTS 19 & 21



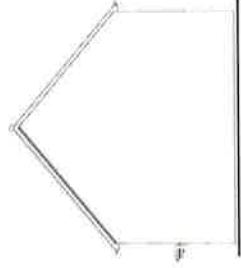
FRONT ELEVATION A - SCALE 1:50 @ A1 // 1:100 @ A3



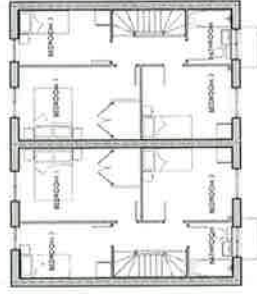
SIDE ELEVATION D



REAR ELEVATION B



SIDE ELEVATION C



FIRST FLOOR PLAN

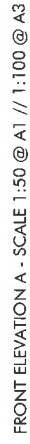
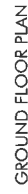


GROUND FLOOR PLAN









| NATIONAL SPACE STANDARD<br>REQUIREMENTS CHECKLIST |   |
|---|---|
| March 2012  |   |
| Minimum GIA (84sq)                                | ✓ |
| Double bed room min 11.5sq                        | ✓ |
| W.C. with 2.75sq to 3.5sq entry area              | ✓ |
| Single bed room min 7.5sq                         | ✓ |
| Hall with 2.15sq                                  | ✓ |
| Minimum storage 2.5sq                             | ✓ |

| PLOT No | UNIT TYPE | AREA sq m | AREA sq ft |
|---------|-----------|-----------|------------|
| 31, 31  | ELASQUE   | 56        | 948        |
| 30      | MECOT     | 43.2      | 1174       |



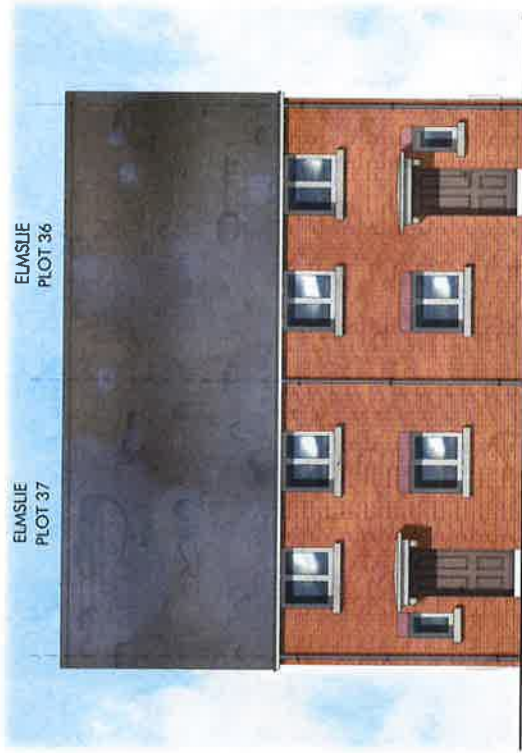
|              |   |
|--------------|---|
| LINDEN HOMES | QUARRYSIDE BUSINESS PARK, RECHUGA                                       |
| 2580         | ELIASLE PAIR & BECKETT - PRIVATE FLOOR PLANS & ELEVATIONS PLOTS 29 - 31 |
| VARIOUS      | C-3052 JUNE 2018  |
| PLANNING     | 2580-C-3052-A   |



| NO. | DATE     | REVISION          | BY    | CHKD  | APPD  |
|-----|----------|-------------------|-------|-------|-------|
| 1   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 2   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 3   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 4   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 5   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 6   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 7   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 8   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 9   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 10  | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |

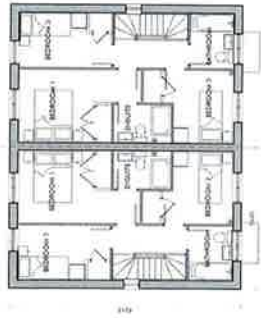
3 BEDROOM HOUSE - 4 PERSONS  
(2 STOREY)

| NATIONAL OFFICE ELMSLIE<br>REQUIREMENTS CHECKLIST |   |
|---|---|
| March 2018  |   |
| Architect's Name                                  | ✓ |
| Architect's Registration No.                      | ✓ |
| Architect's Address                               | ✓ |
| Architect's Phone                                 | ✓ |
| Architect's Email                                 | ✓ |
| Architect's Website                               | ✓ |
| Architect's Social Media                          | ✓ |
| Architect's Insurance                             | ✓ |
| Architect's Professional Indemnity                | ✓ |
| Architect's Public Liability                      | ✓ |
| Architect's Professional Indemnity                | ✓ |
| Architect's Professional Indemnity                | ✓ |



0 m 1 m 2 m 3 m 4 m 5 m  
Scale

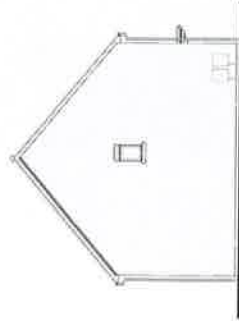
FRONT ELEVATION A - SCALE 1:50 @ A1 // 1:100 @ A3



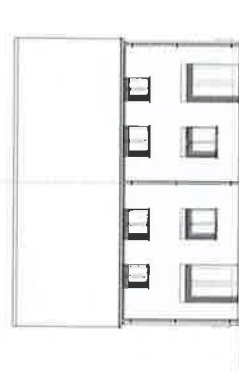
FIRST FLOOR PLAN



GROUND FLOOR PLAN



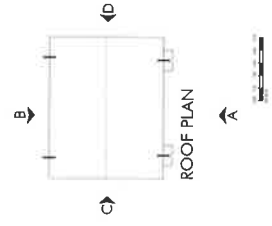
SIDE ELEVATION C



REAR ELEVATION B



SIDE ELEVATION D



ROOF PLAN

0 m 1 m 2 m 3 m 4 m 5 m  
Scale

SCALE 1:100 @ A1 // 1:200 @ A3

| NO. | DATE     | REVISION          | BY    | CHKD  | APPD  |
|-----|----------|-------------------|-------|-------|-------|
| 1   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 2   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 3   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 4   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 5   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 6   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 7   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 8   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 9   | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |
| 10  | 10/01/18 | ISSUED FOR PERMIT | W. J. | W. J. | W. J. |

OMEGA  
PARTNERSHIP

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Tel: 01 274 4151, Fax: 01 274 4152, www.omegapartnership.co.uk

LINDEN HOMES

QUARRYSIDE BUSINESS PARK, REDHILL

ELMSLIE PARK - PRIVATE  
RESIDENTIAL ELEVATIONS  
PLOTS 36 & 37

2590 C-3050

VARIOUS JUNE 2018

PLANNING

2580-C-3050-F







|                                      |  |   |
|--------------------------------------|--|---|
| 4 BEDROOM HOUSE & PERSONS<br>(STORE) | NATIONAL SPACE STANDARD<br>REQUIREMENTS CHECKLIST<br>(Mo. ch 201.5)    | ✓ |
|                                      | Minimum USA 11 1/2m  | ✓ |
|                                      | Double bedpan size 11 3/4m<br>min, width 7 1/2m 50m every other<br>and | ✓ |
|                                      | Single bedpan size 7 3/4m<br>min, width 2 1/2m                         | ✓ |
|                                      | Minimum storage 2m   | ✓ |

| ALCOA Inc. | Unit Type | AREA 1000 | AREA 1000 |
|------------|-----------|-----------|-----------|
| ALCOA      | 1000000   | 119.67    | 123.81    |

Omega Partnership Limited Architects and Urban Designers  
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T 01323 470111 W [www.omegapartnership.co.uk](http://www.omegapartnership.co.uk)

2580-C-3085-B

