

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	30 October 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	5	WARD: Reigate

APPLICATION NUMBER:	18/02324/F	VALID:	10/12/2018
APPLICANT:	Montreaux Ltd	AGENT:	
LOCATION:	MOUNT PLEASANT, COPPICE LANE, REIGATE		
DESCRIPTION:	Demolition of existing care home (use class C2) and erection of replacement apartment building comprising 10 No. apartments, plus associated hard and soft landscaping measures		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The application relates to a large detached two storey building standing on the west side of Coppice Lane within the Metropolitan Green Belt, having a previous lawful C2 (Residential care home) use, understood to have been occupied by retired artists, with current permission for a C3 residential dwelling use. The appeal inspector determined that the lawful use is C2. Apart from the self-contained staff flat being occupied by security staff, the building is vacant. To the east and north-west of the site are tracts of Ancient Woodland, parts of which are also Sites of Nature Conservation Importance.

The proposal is for the erection of a detached building to accommodate 10 flats on three levels (the second floor being lit by dormers and roof lights) following demolition of the extant building: this has been identified in previous applications as plot 1, an approved detached house to the north of it being designated plot 2 (this is not included in this present application).

A house on plot 2 has the benefit of extant permissions granted under refs. 17/01061/F, 18/00172/F and 18/00640/F, the current site layout plan referring to the second of these. Applications nos. 17/01061/F and 18/00172/F for 6 flats on plot 1 were granted on appeal: the present proposal for an additional 4 flats is identical in terms of its design, siting, size, scale and height to these approvals.

Thus the principle has already been established and the scale, design and “envelope” of the proposed building is directly comparable with those of the permitted schemes for 6 flats on plot 1. The main discussion point here is whether the level of activity generated by a total of 10 rather than 6 flats would have an unduly adverse impact on the openness of the Green Belt than existing development, having regard to the inspector’s comments on

the 6 flats proposal under applications nos. 17/01061/F and 18/00172/F. There is also to be taken into account the proposal's compatibility with the recent and previous lawful C2 use of the building, which by reason of its recent and lawful use remains a material consideration.

The site has an extensive recent planning and appeal history, which has resulted in four extant planning permissions for, in brief: (i) the conversion of the C2 use building to residential (Ref:17/00912/CU); (ii) the redevelopment of the site for six flats and a detached house (Ref:17/01061/F, allowed on appeal); (iii) redevelopment with six flats and a detached house (Ref: 18/00172/F, allowed on appeal) and (iv) the demolition of the building and erection of three dwellings (Ref: 18/00640/F) all with the associated works. Application no. 16/00544/F expired on 16 May 2019. The appeal decisions on applications ref: 17/01061/F and 18/00172/F are a material consideration in this current proposal.

The Inspector in allowing the appeal for the development of 7 dwellings in all (6 on plot 1), under application no. 17/01061/F concluded that the level of activity for that development would be no more than that of the recent and previous lawful C2 use of the building, which by reason of its recent use remains a material consideration. The appeal decision letter has this to say.

"...The transport statement suggests that the number of trips generated by the proposal would be similar to those which could be expected from the site operating as a care home with eight residents. The estimated increase of some 4-5 vehicular movements within a 12 hour period would be small and well below the number where any change should be expressed in terms of percentages. In my view this increase would not only be insignificant but would also be barely perceptible. Such variations in traffic flows can normally be expected to take place from day-to-day. There would therefore be a negligible impact on any associated noise and disturbance. Consequently, the intensity of activity on the site arising from the development would be no more than could legitimately occur if the building resumed its lawful C2 use at some point in the future..."

The Inspector also concluded that the land and its curtilage fell to be Previously Developed Land (PDL), for the purposes of the NPPF.

The site is in the Green Belt and it remains the view that the site at Mount Pleasant constitutes previously developed land (PDL) for the purposes of the revised NPPF 2019. In these circumstances, the provisions of paragraph 145(g) come into play; these allow for (as new buildings not inappropriate in the Green Belt) the *"...limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would ...not have a greater impact on the openness of the Green Belt than the existing development; or...not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*

The current proposal (plot 1 only) would represent a 9% floorspace decrease and 14% volume decrease compared to the existing development on the site. In allowing the appeal proposal the inspector concluded under the PDL policy that the development would have no greater impact on the openness of the Green Belt than the existing development.

The current proposal is identical to the approved flat block (plot 1) approved under applications nos. 17/01061/F and 18/00172/F but comprises 10 rather than 6 flats projecting southwards of the footprint of the approved dwelling under 16/00544/F (plot 1 under that now expired permission). The overall scheme would have a neutral effect in terms of openness and other harm in comparison to the existing building. This is because the proposed dwellings would, in the separation distances one from another and from the site boundaries, maintain an adequate air of spaciousness to be expected in this locality as well as being respectful of scale and design.

With regards to traffic implications, the Highway Authority's writ does not run in Coppice Lane, which is a private road. Nonetheless the Authority does opine that, in the wider context, the proposal "*would not have a material impact on the safety and operation of the adjoining public highway.*" Moreover the proposal's traffic generation, it is considered, would not be such as to materially disturb the site's tranquil setting by reason of disturbance arising from comings and goings of vehicles and attendant noise. In the balance regarding this point is the development allowed on appeal for a total of 7 dwelling units where the inspector adjudged that intensity of activity would be no more than the existing building's C2 use.

On the basis of the planning history and the interpretation of PDL in relation to the proposed development it is concluded that the current development would not have a greater impact on the openness of the Green Belt, and the purpose of including land within it, than the existing development. The revised proposal is therefore considered to comply with local and national policy to protect the Green Belt.

The proposal would not result in any material harm to neighbour amenity by reason of the separation distances and proposed juxtaposition this together with an appropriate Arts & Crafts design approach to the three dwellinghouses would accord with the adopted housing polices and the associated guidance in the Local Distinctiveness Design Guide.

Since the previous applciations/appeals the Borough Local Plan has been superseded by the Development Management Plan but this is not considered to have any bearing on teh acceptability of the proposal. For this and the reasons explained above it is recommended that planning permission be granted.

RECOMMENDATION

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

Consultations:

Highway Authority:

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

Surrey Wildlife Trust

The Trust would advise that the Preliminary Ecological Appraisal (PEA) Report dated 18th July 2017, Preliminary Roost Assessment Report dated 23rd July 2019 and Great Crested Newt Survey Report dated 23rd July 2019, all by The Ecology Consultancy, which the applicant has now provided in support of the above planning application, provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.

We would therefore further advise the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in;

- The Constraints, Mitigation/Compensation section of the PEA Report, for habitat replacement/protection, badgers, breeding birds, hazel dormouse, reptiles, other wild animals, removal of Schedule 9 invasive species and including the 'Opportunities for Ecological Enhancements' 4.30 – 4.38.
- Section 6 of the Great Crested Newt Report with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Newts commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.
- Section 5 of the Bat Survey Report (including Appendix 6) with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Bats commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.

This will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.

We would further advise the Local Authority to take the opportunity to approve a Landscaping Scheme for this site which incorporates all the habitat enhancement and ecological enhancements, including artificial animal shelters recommended in the three ecological Reports.

We would also advise the Local Authority to take the opportunity to approve any exterior lighting scheme for the development, which should be guided by the recommendations on lighting made in the PEA and Bat Reports, to help prevent disruption to bat foraging and commuting activity.

The National Planning Policy Framework (Revised February 2019) (NPPF) (paragraph 170), requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 174 of the revised NPPF also states that opportunities for securing measurable net gains for biodiversity should be identified and pursued.

The Natural Environment and Rural Communities (NERC) Act (2006) (Section 40) states, "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Section 40(3) also states that, "conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat".

Representations:

Letters regarding the proposal were sent to neighbouring properties on 19 December 2018: a site notice was posted 2 January 2019.

Two letters of no objection were received together with eighty-seven letters of objection raising the following issues:

Issue	Response
Harm to Green Belt	See paragraph 6.7-6.11 incl
Harm to wildlife habitat	See paragraph 1.3
Loss of/harm to trees	See paragraphs 6.5 & 6.6
No need for the development	Proposal's individual merits
Out of character with locality	See paragraphs 6.3 & 6.4
Overdevelopment	See paragraphs 6.8-6.11 incl
Overlooking	See paragraph 6.14 & 6.15
Hazard to highway safety	See paragraph 6.23 & 6.24
Increase in traffic congestion	See paragraphs 6.23 & 6.24
Noise and disturbance	See paragraph 6.21 & 6.22
Overbearing effect	See paragraph 6.21 & 6.22
Overshadowing	See paragraph 6.21 & 6.22
Alternative location preferred	Examined on individual merits
Crime fears	See paragraph 6.22
Drainage/sewage capacity	Mains drainage: see para 6.28
Harm to Conservation Area	Site not in Conservation Area
Harm to listed building	Building is not listed
Poor design	See paragraph 6.4

Inadequate parking	See paragraph 6.24
Loss of building	Not a listed building
Loss of private view	Not a material planning matter
Property devaluation	Not a material planning matter

1.0 Site and Character Appraisal

- 1.1 The application relates to a vacant large detached 2 storey building of traditional arts and crafts design standing on the west side of Coppice Lane. Area of the site is 1.39ha. The premises have most recently been used as a home occupied by retired artists inclusive of a self-contained flat (occupied at the moment by security staff) and a 3 bedroom staff accommodation unit. The lawful use of the building is therefore C2: residential care home although there is an extant permission for conversion to C3 use.
- 1.2 The building stands in generously sized grounds within the Metropolitan Green Belt (Green Belt). The site is open in character with built form being concentrated towards its northern end. There are historic gardens to the rear of the site. The building is not listed, either statutorily or locally.
- 1.3 The site is not within a Conservation Area nor is it identified as being of ecological or other wildlife significance (although there are Ancient Woodland and Site of Nature Conservation Importance to the north-west and east of the site) or within an area liable to flooding. Mount Pleasant is not listed, statutorily or locally and none of the trees on site is subject of a Tree Preservation Order (TPO). The site is within Flood Risk Zone 1 where there is low risk of flooding.
- 1.4 To the north and south of the site are substantial residential properties, The Coppice and The Red House respectively, in a neighbourhood composed of similarly scaled buildings. Between the south wall of the existing building and the northernmost wall of The Red House is an open gap of some 32m; the northernmost wall of the existing house and outbuildings runs along the northern boundary.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: none.
- 2.2 Improvements secured during the course of the application: none
- 2.3 Further improvements could be secured: conditions relating to external materials, tree protection measures, landscaping, tree works, Construction Transport Management Plan, boundary treatment, no further upper floor windows and removal of PD rights.

3.0 Relevant Planning and Enforcement History

- 3.1 14/01748/CU Change of use from C2 residential home to C3 dwelling Granted
24 October 2014

3.2	16/00544/F	Demolition of vacant residential care home and two dwelling houses and erection of two single dwelling houses with associated garaging, landscaping and other related works	Granted 16 May 2016 Expired 16 May 2019
3.3	17/00912/CU	Change of use from residential care home (C2) to residential dwelling (C3)	Granted 29 June 2017
3.4	17/01061/F	Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.	Refused 8 November 2017 Appeal allowed 4 July 2018
3.5	18/00172/F	Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.	Refused 20 April 2018 Appeal allowed 10 June 2019
3.6	18/00640/F	Demolition of existing residential dwelling (Use Class C3) and erection of 3 x family dwellings plus associated hard and soft landscaping measures.	Granted 26 October 2018

4.0 Proposal and Design Approach

4.1 It is proposed to demolish the building and erect a two and a half storey (three floors) detached building containing 10 one and two bedroom flats (plot 1). The application does not include plot 2, location of an already approved detached house. The building would be identical to those approved on appeal under 17/01061/F and 18/00172/F to contain 6 flats.

4.2 The application includes a Design & Access Statement, which makes the following points.

- the proposal would be set back from Coppice Lane compared to the existing building and presence in the street scene reduced, compared to the existing;
- the building line would be respected;
- generous separation distances would prevail;

- there would be a separate single vehicle access point;
- the flat block has same footprint to that of the building approved on appeal;
- open land would be retained to the south;
- the proposed flat block is identical in terms of its siting, scale, bulk, height and appearance to the approved development on Plot 1;
- as with the approved development on plot 1, the building is located in a central position within the site which allows for a significant area of open land to be retained to the south of the proposed flats and to maintain the openness of the Green Belt:
- as with the previous approval, the building is sited deeper into the site than the existing building: this enables a landscaped setting to be provided to the front of the building, and also effectively reduces its prominence when viewed from Coppice Lane;
- car parking would be in front of the flat block, 14 spaces arranged in two separate courtyards and screened by additional landscaping;
- amount of hard surfacing is as previously approved;
- built coverage is as already approved;
- existing boundary tree/hedge planting would be retained and enhanced;
- the proposed building is Arts & Crafts design with traditional features respecting local distinctiveness;
- the building would be of individual traditional design. External materials to be used are predominantly red face brickwork, red/brown tile hanging and clay roof tiles, specifically:
 - Michelmersh Hampshire Stock, Cobham Blend brick
 - Charnwood Hardwick – Farnham Blend contrast brick
 - Eternit Antique Brown roof tile
 - Taylor Maxwell – Portland Wet Cast Fire Etch Stone WP-01stone detailing;
- trees/hedges along Coppice Lane would be retained and supplemented by additional planting: existing planting along the side boundaries would be retained and supplemented wherever necessary: the more extensive tree cover on the western side of the site would be retained;
- the development is sustainable in terms of energy saving measures.

4.3 An Energy Statement accompanying the application recommends the incorporation of renewable technologies in the development.

4.4 A Flood Risk Assessment concludes that the risk of flooding from fluvial sources is very low; residential development is suitable at this location (Flood Zone 1); and the risk of flooding from other sources such as groundwater, sewers and pluvial sources is low and the risk from tidal or coastal flooding is negligible.

4.5 The application also includes an Arboricultural Impact Assessment which concludes that proposal would allow for the long-term viability of retained and appropriate tree cover, and would not result in harm to the wider treescape: the principle of the proposed development, this document continues, is therefore considered supportable from the arboricultural perspective and in terms of local policy where it relates to trees, subject to appropriate mitigation planting and the adoption of safeguards for protecting trees.

4.6 A Transport Statement accompanying the application concludes that the proposed development is likely to generate only one or two vehicle trips during the highway peaks and 10 departures across the day, a negligible increase compared to the care home.

4.7 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

Assessment;
Involvement;
Evaluation; and
Design.

4.8 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as semi-rural bounded by large single dwellings, within the Metropolitan Green Belt (Green Belt)
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were that it is based upon a scheme involving demolition of the building on site and construction of a flat block of similar design and layout (applications nos. 17/01061/F and 18/00172/F) but with the present proposal having four more units.

4.9 Further details of the development are as follows:

Site area	1.4ha
Existing use	C2
Proposed use	C3 (10 flats)
Existing parking spaces	11
Proposed parking spaces	16
Parking standard	10
Net increase in dwellings	10
Existing site density	1.4dph (on basis of 2 ancillary dwelling units in existing building)

Proposed site density	7dph
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5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Local Plan Development Management Plan 2019

DES1 (Design of New development)
DES2 (Residential garden land development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
NHE2 (Protecting and enhancing biodiversity and areas of geological importance)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE5 (Development within the Green Belt)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
Other	Human Rights Act 1998

6.0 Assessment

6.1 The principle of new residential development on the site has been established with the grant of permission under 16/00544/F (now expired) and successful applications following, including 17/01061/F and 18/00172/F. The main issue to be assessed is the impact of 10 flats as opposed to the 6 approved flats (although the former proposal does not include the proposed detached house on plot 2).

6.2 The main issues to consider are:

- Design appraisal

- Impact on trees
- Impact on the GREEN BELT
- Neighbour amenity
- Highway implications
- Community Infrastructure Levy (CIL)
- Affordable Housing
- Flooding Risk

Design

- 6.3 Local distinctiveness plays an important role in the application's assessment. The design of the proposed building derives from the Arts & Crafts school and in that sense sits comfortably with existing neighbouring properties of individual traditional design. The Council's Conservation Officer was consulted regarding 17/01061/F and 18/00172/F and raised no objection thereto, subject to detailed conditions relating to the detailed design, specifications, restoration of features (including statuary) and landscaping. The Conservation Officer has summarised the characteristics of the present house as follows:

“The existing house was built in 1934 for Sir Francis D'Arcy Cooper, the chairman of Unilever, to the designs of James Lomax-Simpson, the Unilever architect, responsible for the model village, Port Sunlight. The house bears a resemblance to his Port Sunlight buildings. The two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain should be noted for retention on the garden layout, and will need protection during building works. They were all installed in the 1934. The lower pond fountain statue of a putto on a seahorse is by Gilbert Ledward.

- 6.4 The proposed building is of traditional design and materials (subject to condition), of individual appearance whilst following the arts and crafts genre and harmonising with the imposing residential properties of similar style in the locality. Hence the Conservation Officer's views are endorsed and the scheme is considered to accord with policy in terms of design and layout terms.

Trees

- 6.5 The site is distinguished by mature groups of trees and the application includes an Arboricultural Impact Assessment together with indication of additional planting of 21 trees, hedges and shrubs. The Assessment concludes that the proposal gives confidence in the long-term viability of retained and appropriate tree cover. The Council's Tree Officer's comments have been sought: these are as follows.

“The application has been supported by a detailed arboricultural impact assessment which contains a preliminary tree protection plan which provides information on the demolition and construction phases of the proposed development.

The information has been compiled in accordance with the advice, guidelines and recommendations contained within British Standard 5837:2012. Tree losses are minimal and are detailed within section 4.1.3 of the submitted documents. Trees

losses will not result in any significant loss of visual amenity, nor will they have any adverse affect on the character and appearance of the conservation area.

The submitted information does not contain finalised arboricultural method statement (AMS) and recommends that this matter should be dealt with by condition should planning permission be granted. Sufficient qualified arboricultural information has been supplied to reach an informed and balanced decision on the arboricultural matters relating to this application site. The finalised AMS will therefore be a precedent condition and the agent/ applicant should be given due notice of this requirement. The Council will require the finalised AMS to contain a pre commencement meeting and qualified arboricultural supervision throughout the construction period at key stages, in addition the Council would require a monitoring regime to be in place and the frequency of the monitoring visits would be set at the pre commencement meeting.

Landscaping will also be secured by condition. There is an opportunity to add value and enhancement to the existing landscape as sufficient space is available to incorporate structural landscape trees to allow them to reach optimum mature sizes without management intervention. Tree species should have a strong native influence.

I have attached both arboricultural and landscape conditions in respect of this proposed development. It is important that the informative are placed on the decision notice in respect of the arboricultural and landscape matters.

- 6.6 The comments provide a similar approach to the previously approved development and with the required tree protection and landscaping the proposal would have an acceptable impact on the sylvan and landscaped character of the locality. The proposal in relation to the impact on present and proposed landscaping would therefore be consistent with adopted policies DES1 and NHE3 subject to conditions with regard to replacement planting, landscaping and tree protection measures.

Metropolitan Green Belt

- 6.7 The site is located within the Green Belt which calls for the proposal to be scrutinised under policies NHE5 of the Development Management Plan 2019 and CS3 of the Core Strategy and the provisions of in particular para 145(g) of the NPPF 2019. The NPPF counsels that construction of new buildings is inappropriate in the Green Belt, with certain exceptions. These exceptions include: *"...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..."* The site constitutes previously developed land (PDL) and the NPPF provides that: *"...limited infilling or the partial or complete redevelopment of previously developed land...which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the redevelopment would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the Development planning authority."*

Policy NHE5 contains similar provisions albeit in relation to replacement dwellings in particular and not buildings in general.

- 6.8 In terms of sizes, the existing building on plot 1 has a volume of 4984cu m; the proposed scheme has a volume of 4270cu m which amounts to a volume decrease of 14.3% over the existing. Existing gross external area (GEA) is 1495sq m; that for 17/01061/F (plot 1) is 1273sq m and for 18/00172/F, 1224sq m, meaning that the current proposal's GEA is the same as for the 2018 approval, represents an increase of 3.9% over that approved but a decrease of 8.7% compared to the existing. The applicant stresses that this increase is verging on negligible at this point and is far outweighed by the provision of new homes.
- 6.9 The proposed flat block would result in four net additional dwellings (ten flats minus two dwellings in the existing building on plot 1). On the other hand the proposal involves the breaking up of the massing presented by the present building and creating a situation where, at the least, there would be no adverse impact on the openness of the Green Belt and, looked at in the most favourable light, arguably enhancing this quality.
- 6.10 The reduction of the building scale to that equivalent of the approved scheme as a single dwellinghouse and the reduction in the number of flats means that both the scale of the development is comparable to the extant permission and the level of activity would be commensurate with the lawful use of the building as a care home. The revisions to the current proposal mean that the proposal would not be an intensification of the use of the site in terms of its vehicular movements (as submitted in the applicant's revised Transport Note) and would be comparable to the extant permission. The proposal thereby would have no greater impact on the openness of the Green Belt than the existing situation or the approved development and is in accord with the appropriate provisions of paragraph 145(g) of the NPPF with its constituting PDL and of the DMP.
- 6.11 Overall, the proposal would bring about a reduction in the overall scale and volume present on the site with a comparable level of activity in terms of vehicle movements to that of the previous lawful use as a care home. It is therefore considered that, in accordance with paragraph 145(g) of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development would not be inappropriate development and would therefore accord with Policy NHE5 of the DMP, Core Strategy Policy CS3 and the NPPF.

Neighbour amenity

- 6.12 The proposal, given its scale and its reflecting the footprint and building line of the scheme for 6 flats approved on appeal, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. The northern main flank wall of the house on plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the southern main flank wall of the house on plot 1 would be 22m from the flank wall of The Red House.

- 6.13 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities for the reasons set out above. Disturbance from construction activities would be by nature a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties.
- 6.14 In terms of sizes of buildings, the respective figures for gross external area (GEA), volume and other data for the existing, approved, refused/allowed on appeal (twice) and proposed schemes are set out below. The GEA floorspace for application no. 18/00172/F (which includes Plot 1 only (1224 sq m) would be 10.2% greater than the scheme for the two more southerly of the three houses approved under ref. 18/00640/F (1110sq m for those two houses, reflecting exclusion of the more northerly house from the present scheme); the same as for Plot 1 of the development under ref. 18/00172/F (1224sq m); 4% less than the Plot 1 element in ref. 17/01061/F (1273sqm); and the same as for the Plot 1 element approved (permission now expired) scheme ref. 16/00544/F (1224sq m).
- 6.15 Floorspace increase over the existing building (1341sq m) of the current proposal as well as ref. 17/01061/F,18/00172/F and 18/00640/F would be 20.7%, 24%, 20.7% and 21.5% respectively. The GEA for the current proposal would be 2.3% less than for the scheme allowed on appeal under ref. 17/01061/F (1668 sq m). Volume of the current proposal is 5435cu m, 9% greater than the existing development (of 4984cu m) but less than 17/01061/F (5616cu m, plots 1 and 2,12.7%). Existing parking provision is indicated in the table as 14 spaces, reflecting the gravelled area that, while not formally laid out, could accommodate this number of vehicles.

(Note: Intentionally left blank: The table is on the next page)

	Floorspace GEA (sq m)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per ha / volume (cu m)
Existing building (C2 use inc 2 ancillary residential units)	1495-154 1341	N/A	15	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings) / 4984
Application No. 16/00544/F (GRANTED BUT NOW EXPIRED) (2 dwellings, Plots 1 & 2)	1224 (Plot 1) 395 (Plot 2) Total: 1619	20.7%	3+ (Plot 1) 2+ (Plot 2)	2	10.6 (Plot 1) 9.2 (Plot 2)	1.4 / 5608
Application no. 17/01061/F (REFUSED, ALLOWED ON APPEAL) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1273 (Plot 1) 395 (Plot 2) Total: 1668	24%	14 (Plot 1) 2+ (Plot 2)	7 (including approved dwelling on Plot 2)	10.45 (Plot 1) 9.2 (Plot 2)	5.03 / 4270 (Plot 1), 1346 (Plot 2) Total: 5616
Application no. 18/00172/F (REFUSED, ALLOWED ON APPEAL) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1224 (Plot 1) 395 (Plot 2) Total: 1619	20.7%	14 (Plot 1) 4 (Plot 2)	7 (including approved dwelling on Plot 2)	10.6 (Plot 1) 9.2 (Plot 2)	5.03 / 4180 (Plot 1), 1346 (Plot 2) Total: 5526
Application no. 18/00640/F (GRANTED) (3 dwellings, Plots 1-3 incl)	583 (Plot 1) 527 (Plot 2) 519 (Plot 3) Total: 1629	21.5%	4 (Plot 1) 4 (Plot 2) 4 (Plot 3)	3	9.8 (Plot 1) 9.2 (Plot 2) 9.2 (Plot 3)	2.14 / 5435
Application no. 18/02324/F (CURRENT) (10 dwellings on Plot 1)	1224 (Plot 1 only)	20.7%	14	10	10.45 (Plot 1 only, Plot 2 not included in application)	4270

6.16 The separation distances between the proposed buildings and their existing neighbours and between each of the proposed buildings, contrasting with the gap between the existing building on the site and The Red House, lends understanding to what extent the openness of the Green Belt is affected. Thus, the separation distance between the existing building and The Red House is some 32m; the distances between The Red House and the proposal on Plot 1, 16.7m; between the buildings on Plots 1 and 2, 5.57m; between the Plot 3 development and boundary with The Coppice, 2.4m; and between the side walls of the dwelling on Plot 2 and

The Coppice, 22.4m. These gaps' dimensions would in total be less than the existing but the Green Belt's open qualities would be served and perceived by the breaking up of the bulk and mass of the existing building into three new buildings of a lesser scale.

- 6.17 The current proposal represents a 53% development density increase in the existing situation. The question to be posed is to what extent this level of density increase is harmful, in particular to the Green Belt. The proposed houses' traffic generation and domestic activities would be apparent but it is considered that this would not, based on the trip generation assessment, be materially different to the potential traffic generation of the site as a C2 Care home. The increase over existing floorspace would amount to 20.7%, cf 20.7% for the approved 2016 scheme and 24% and 20.7% for the developments allowed on appeal under 17/01061/F and 18/00172/F. Like the appeal schemes but pursuing a different design solution, the present proposal involves the breaking up of the massing presented by the present building and creating a situation where at the least there would be no adverse impact on the openness of the Green Belt and, looked at in the most favourable light, enhancing this quality.
- 6.18 The built form and scale of the development is comparable to the extant (17/01061/F and 18/00172/F) permissions and the change in the level of activity would be commensurate with the lawful use of the building as a care home which as a recent lawful use is a material consideration. The vehicular movements emanating from the proposal would not be such as to materially adversely affect the site's setting within the Green Belt and it is opined that the proposal would have no greater impact on the openness of the Green Belt than the existing situation or the approved development and is in accord with the appropriate provisions of para 145(g) of the NPPF, with its constituting PDL, and of the DMP.
- 6.19 In considering previous proposals on this site consideration was given to the interpretation of the re-development as constituting inappropriate development in the Green Belt where very special circumstances are required to outweigh the harm to openness and other harm. However, the Appeal decision makes it clear that the site is PDL and therefore this approach is adopted in this current case.
- 6.20 Overall the proposal would be commensurate with the overall building scale on the site, offering new if different vistas, set back from the road and breaking up of mass, with a comparable level of activity in terms of vehicle movements to that of the lawful use as a care home. It is therefore considered that, in accordance with paragraph 145(g) of the Framework, the development of this PDL site would not on balance have a greater impact on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development is not considered to be inappropriate development and would therefore accord with Policy NHE5 of the DMP, Core Strategy Policy CS3 and the provisions of the NPPF 2018.

Neighbour amenity

- 6.21 The proposal, given its scale commensurate with the existing building and its layout and notwithstanding increase in number of dwelling units by four on Plot 1 (in comparison with approved application no. 17/01061/F for six flats on the Plot), is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. Having regard to the various clearance distances between existing/proposed and proposed/proposed set out at 6.9, it is not considered, given this arrangement, that the living conditions of neighbouring properties or between proposed dwellings would be adversely affected in terms of overlooking, overshadowing or overbearing effect.
- 6.22 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities, for the reasons set out above. Disturbance from construction activities would, by their nature, be a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties. The proposal, given its scale and its reflecting the existing footprint and building line exactly as the approved scheme under 16/00544/F and notwithstanding the increase in number of dwelling units, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. To revisit the various dimensions: the northern main flank wall of the house on Plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the northern flank wall of the proposed flat block on Plot 1 would be approximately 7m from the opposing flank wall of the flat block on Plot 2; and the southern main flank wall of the house on Plot 1 would be 22m from the flank wall of The Red House. It is not considered, given this arrangement, that the living conditions of neighbouring properties would be adversely affected in terms of overlooking, overshadowing or overbearing effect.

Highways

- 6.23 The Highway Authority has no remit for Coppice Lane which is a private road but, taking a wider view, does not adjudge that the development would give rise to highway safety or traffic flow problems. Notwithstanding that the Highway Authority thus makes no recommendations for conditions, it is considered appropriate to impose a condition relating to a Construction Transport Management Plan, as well for traffic safety as amenity justification.
- 6.24 Accompanying the application is a Transport Statement which identifies trip rate and travel demand figures for the existing C2 use and the proposal and concludes that that there would be no material intensification regarding traffic effects and no measurable harm. The Statement identifies that estimate average trip generation would be 14 trips between 0700 and 1900 and this compares to the 18 trips between 0700 and 1900 estimated for the approved appeal scheme. The impact and change would arguably be less than the extant appeal scheme and not therefore be materially harmful.

- 6.25 The Council's adopted Car Parking standards note that this site has a medium level accessibility. The mix of flats on the site on the site would result in a parking requirement of 12 spaces. The application currently proposes 14 spaces which would accord with the adopted standards. Furthermore, the applicants have offered to provide an additional 2 spaces if required. It is considered that, given the size and quality of the flats proposes, a total of 16 spaces would be appropriate for the development proposed. A condition is proposed which requires further details of the car parking to be provided prior to the commencement of development.

CIL

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

Affordable Housing

- 6.26 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.27 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Flood Risk

- 6.28 The application includes a Flood Risk Assessment (FRA). The site is within Flood Zone 1: land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability (AEP)). The risk of flooding from fluvial sources is therefore very low. Risk of flooding from other sources such as groundwater, sewers and artificial sources is negligible, the applicant argues. The Council's Drainage Consultant finds the FRA and drainage strategy to be acceptable.

Surrey County Council's Sustainable Drainage Team comments thus on this topic.

"We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and can recommend planning permission is

granted. We would however recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. Suggested conditions are below:

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

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

*b) Evidence that the proposed solution will effectively manage the 1 in 30 & 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 storages volumes shall be provided using a maximum Greenfield discharge rate of **2.0 l/s** (as per the SuDS pro-forma or otherwise as agreed by the LPA).*

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, inspection 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 (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

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

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

Informative

If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

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

Bio-diversity

- 6.29 The application is accompanied by a Bat Roost Assessment and Great Crested Newt Survey. The Roost Assessment confirms the presence of the day roosts of three bat species as well as foraging and commuting activities from at least seven species. The Great Crested Newt Survey reports that the application site contains a confirmed low value breeding pond and terrestrial habitats with foraging, commuting and hibernating potential for great crested newts. Eight waterbodies were recorded within 500m of the site.
- 6.30 An email has been received from SPARE (Swift Protection Association Reigate) who have noted from the Preliminary Ecological Assessment that a group of swifts were observed circling one of the buildings on the site and one was seen entering a building. SPARE recommend that in the event that planning permission is granted, provision should be made for the installation of swift nesting bricks in the new building. This matter is covered in the recommendations set out in the PEA and a condition is recommended requiring the mitigation measures to be completed as part of the development.
- 6.30 Surrey Wildlife Trust (SWT) has been consulted on these documents and advises the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions. These are identified in the various reports as follows:
- The Constraints, Mitigation/Compensation section of the PEA Report, for habitat replacement/protection, badgers, breeding birds, hazel dormouse, reptiles, other wild animals, removal of Schedule 9 invasive species and including the 'Opportunities for Ecological Enhancements' 4.30 – 4.38.
 - Section 6 of the Great Crested Newt Report with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Newts commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.
 - Section 5 of the Bat Survey Report (including Appendix 6) with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Bats commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.

- 6.31 SWT state that this will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development. SWT also advise that the Local Authority should take the opportunity to approve a Landscaping Scheme for this site which incorporates all the habitat enhancement and ecological enhancements, including artificial animal shelters recommended in the three ecological Reports.
- 6.32 It is also advised that a condition should be imposed requiring the submission of details for any exterior lighting scheme for the development, which should be guided by the recommendations on lighting made in the PEA and Bat Reports, to help prevent disruption to bat foraging and commuting activity.

Renewable Energy

- 6.33 The application is accompanied by an energy statement. The energy statement specifies flue-gas heat recovery system for each dwelling and roof-mounted solar PV panels as the energy saving measures. In addition it is proposed to install a wood-burning stove into each house.

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	15-P1122-LP01		06.11.2018
Proposed site layout	15-P1122-600		06.11.2018
Site information plan	15-P1122-601		06.11.2018
Prop ground floor plan	15-P1122-602		06.11.2018
Proposed f/f plan	15-P1122-603		06.11.2018
Prop s/f plan	15-P1122-604		06.11.2018
E/S elevations	15-P1122-605		06.11.2018
W/N elevations	15-P1122-606		06.11.2018
Proposed street scene	15-P1122-609		06.11.2018
Bin store	15-P1122-610		06.11.2018
Existing floor plans	15-P1122-411		06.11.2018
Existing elevations	15-P1122-412		06.11.2018

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.

3. Notwithstanding the drawings, the development hereby permitted shall be carried out using the external facing materials and details specified below.
- a) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.
 - b) All external joinery shall be of painted timber with architraved bargeboards and no box ends omitted.
 - c) All dormers shall have an ogee cornice.
 - d) All casement windows shall be of painted timber with casements in each opening.
 - e) All fascias shall be no more than two bricks depth.
 - f) All brickwork shall be of handmade sandfaced multistockbrick
 - g) The front courtyard, parking areas and drives shall be of gravel or fixed gravel.
 - h) The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.
 - i) All stonework, except the cills, shall be of natural sandstone.
 - j) All brick arches shall be of gauged brick.
 - k) The entrance gates shall be of dark stained timber.
 - l) The existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre hereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.
 - m) Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence, protective fencing for the sculpture shall be erected and shall be maintained during the building process.

There shall be no variation to the above specifications without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the locality having regard to policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the provisions of the NPPF 2019.

4. 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 Local Plan Development Management Plan 2019 policy DES1.

5. Prior to the commencement of development on the site, details of the location and layout of 16 residential car parking spaces shall be submitted to and approved in writing by the local planning authority. The spaces shall then be delivered in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that an appropriate amount of car parking is provided to accord with Reigate and Banstead Local Plan Development Management Plan 2019 Policy TAP1.

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

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies DES1 and NHE3 of the Reigate and Banstead Local Plan Development Management Plan 2019.

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

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

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

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting

shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the recommendations within British Standard 5837 and British Standard 8545 Trees from nursery to independence in the landscape –Recommendations.

8. 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) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
 - (h) 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:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies DES1 and TAP1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the objectives of the NPPF 2019.

9. 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 policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 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 storages volumes shall be provided using a maximum Greenfield discharge rate of 2.0 l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- 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, inspection 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 (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

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

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

12. 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.

13. 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.

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

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

15. The development hereby permitted shall only be completed in accordance with the recommendations and mitigation measures included in the Constraints, Mitigation/Compensation section of the PEA Report, including the 'Opportunities for Ecological Enhancements' in sections 4.30 – 4.38 (produced by the Ecology Consultancy dated July 2017), in Section 6 of the Great Crested Newt Habitat Suitability Index Assessment and Pond Surveys (produced by the Ecology Consultancy dated July 2019) and in Section 5 of the Preliminary Roost Assessment, including Appendix 6 (produced by the Ecology Consultancy dated July 2019).

Reason: To ensure that any bio-diversity interest are protected and promoted to accord with Reigate and Banstead Local Plan Development Management Plan 2019 policy NHE2.

16. Prior to the installation of any external lighting on the site, full details shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and maintained as such thereafter.

Reason: To ensure that any bio-diversity interest are protected and promoted to accord with Reigate and Banstead Local Plan Development Management Plan 2019 policy NHE2.

17. The development shall be carried out strictly in accordance with the approved measures and provisions of renewable energy as set out in the application and submitted energy statement.

Reason: In the interests of reducing the non-renewable energy demand of the development, in accordance with policy CCF1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above;
and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The 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. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. The use of native species is preferred or appropriate cultivars of native species. There is an opportunity to incorporate structural landscape trees into the scheme to enhance and improve the existing landscape and to make provision for future visual amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of a minimum Advanced Nursery Stock sizes with initial planting heights of not less than 6m with girth measurements at 1m above ground level in excess of 16/18cm.
7. The applicant is advised that they will likely be required to restore/make good any damage to Coppice Lane or its verges resulting from construction vehicle activity associated with the proposed development.
8. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
9. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
10. For any further queries please contact the Sustainable Drainage and Consenting Team via SUDS@surreycc.gov.uk, quoting the reference number in any future correspondence.
11. 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.

REASON FOR PERMISSION

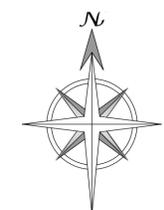
The development hereby permitted has been assessed against development policies CS1, CS2, CS3, CS10, CS11, DES1, DES2, DES4, DES5, TAP1, CCF1, NHE2, NHE3, NHE5, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

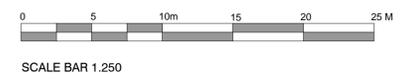
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

18/02324/F - Mount Pleasant, Coppice Lane, Reigate





- KEY**
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
 - TREES TO BE RETAINED
 - EXISTING HEDGEROW
 - PROPOSED TREES
 - INDICATIVE PROPOSED PLANTING
 - TREES TO BE REMOVED
 - EXISTING TREE ROOT PROTECTION AREA
 - EXISTING SPOT SITE LEVELS
 - PROPOSED LEVELS
Footprint to be confirmed at working drawings stage
 - PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
 - FOOTPRINT OF PROPOSED NEW DWELLING



Rev. -	Date -	Detail -
PLANNING ISSUE		
<p>ASCOT DESIGN Timeless architecture</p> <p><small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small></p>		
CLIENT		
JAVA ASSET MANAGEMENT LTD		
PROJECT TITLE		
MOUNT PLEASANT, COPPIC LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING TITLE		
PROPOSED SITE INFORMATION PLAN		
<small>Scale:</small>	1:250 @ A1	<small>Date:</small> SEPT '18
<small>Drawn:</small>	KMB	<small>Rev.:</small>
<small>DRAWING No.</small>		15 - P1122 - 601
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KEY

-  TREES TO BE RETAINED
-  EXISTING HEDGEROW
-  PROPOSED TREES
-  INDICATIVE PROPOSED PLANTING



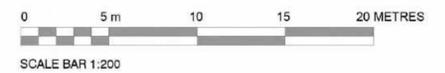
Rev.	Date	Detail
PLANNING ISSUE		
 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
Client		
JAVA ASSET MANAGEMENT LTD		
Project Title		
MOUNT PLEASANT, COPPIC LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING Title		
PROPOSED SITE LAYOUT		
Scale:	Date:	Drawn:
1:250 @ A1	SEPT '18	CG
DRAWING No:		Rev:
15 - P1122 - 600		-
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PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS



PROPOSED SITE SECTION



PROPOSED STREET SCENE

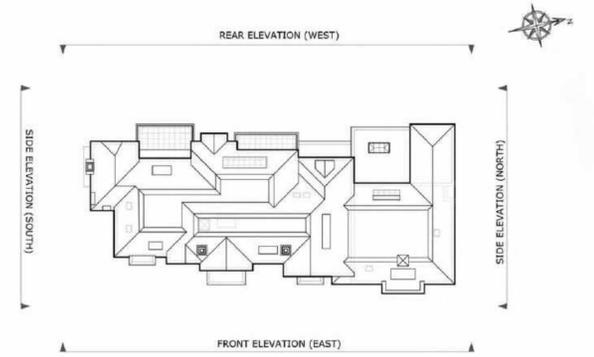
Rev.	Date	Detail
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PLANNING ISSUE		
 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
CLIENT		
JAVA ASSET MANAGEMENT LTD		
PROJECT TITLE		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING TITLE		
PROPOSED SITE SECTION AND STREET SCENE		
Scale:	Date:	Drawn:
1:200 @ A1	JAN'18	CG
DRAWING No. 15 - P1122 - 609		Rev: -
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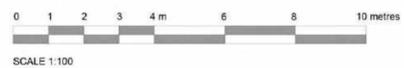
REAR ELEVATION (WEST)



SIDE ELEVATION (NORTH)



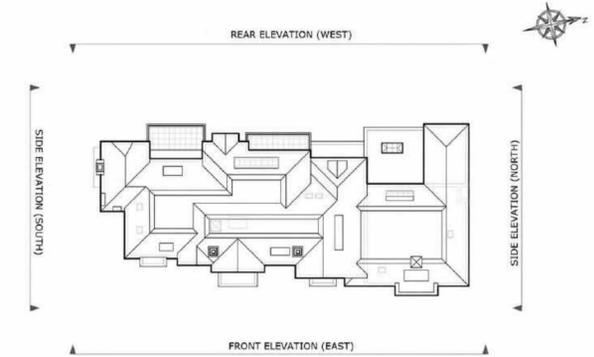
ORIENTATION PLAN (NOT TO SCALE)



Rev.	Date	Detail
Status		
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 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
Client		
MONTREAUX LTD.		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING Title		
PLOT ONE PROPOSED REAR ELEVATION (WEST) & SIDE ELEVATION (NORTH)		
Scale	Date	Drawn
1:100 @ A1	AUG '18	JGJS
DRAWING No.	Rev.	
15-P1122-PL-606	-	
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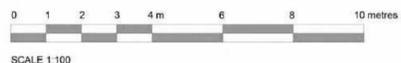
FRONT ELEVATION (EAST)



ORIENTATION PLAN (NOT TO SCALE)



SIDE ELEVATION (SOUTH)



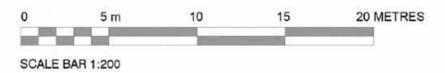
Rev.	Date	Detail
-	-	-
PLANNING ISSUE		
 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
Client		
MONTREAUX LTD.		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING TITLE		
FRONT ELEVATION (EAST) & SIDE ELEVATION (SOUTH)		
Scale:	Date	Drawn
1:100 @ A1	AUG '18	JGJS
DRAWING No.	Rev.	
15-P1122-PL-605	-	
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PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS

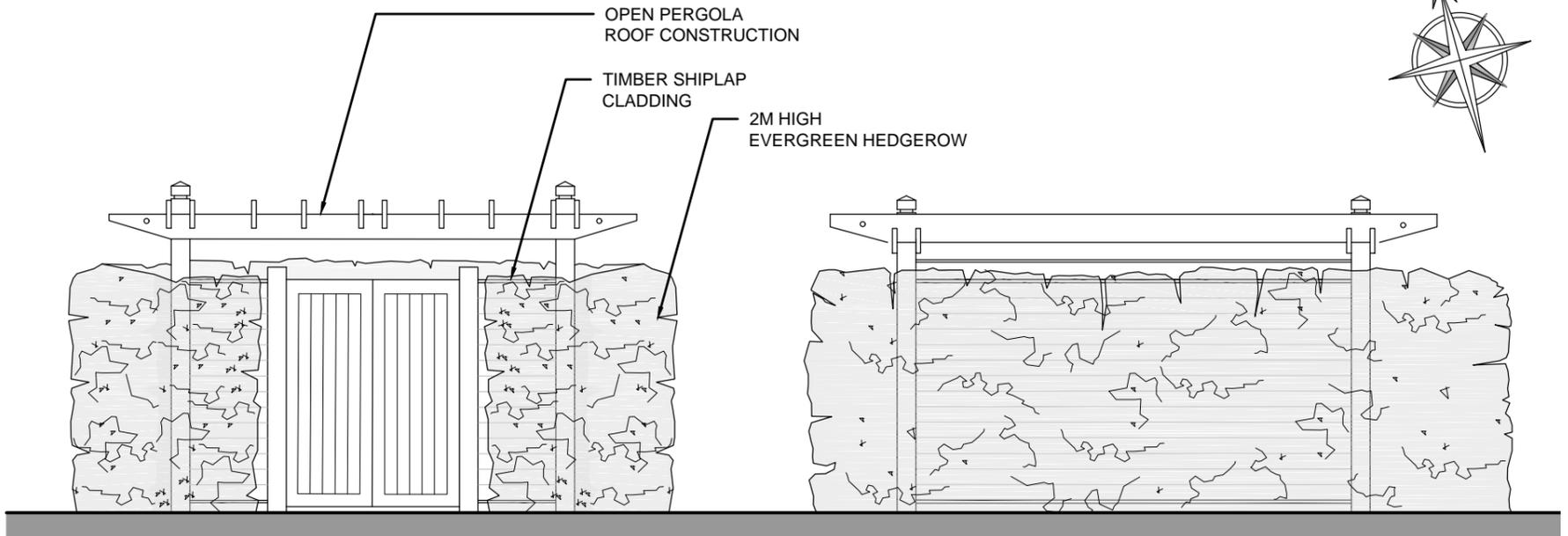
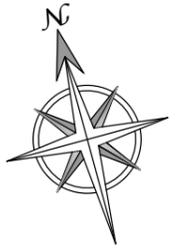


PROPOSED SITE SECTION



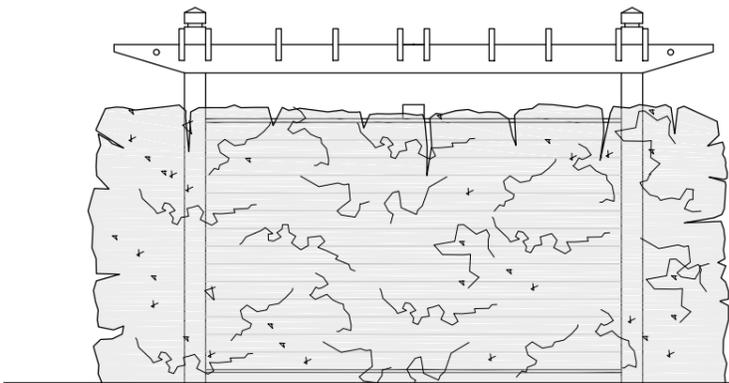
PROPOSED STREET SCENE

Rev.	Date	Detail
-	-	-
PLANNING ISSUE		
 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
CLIENT		
JAVA ASSET MANAGEMENT LTD		
PROJECT TITLE		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING TITLE		
PROPOSED SITE SECTION AND STREET SCENE		
Scale:	Date:	Drawn:
1:200 @ A1	JAN'18	CG
DRAWING No. 15 - P1122 - 609		Rev: -
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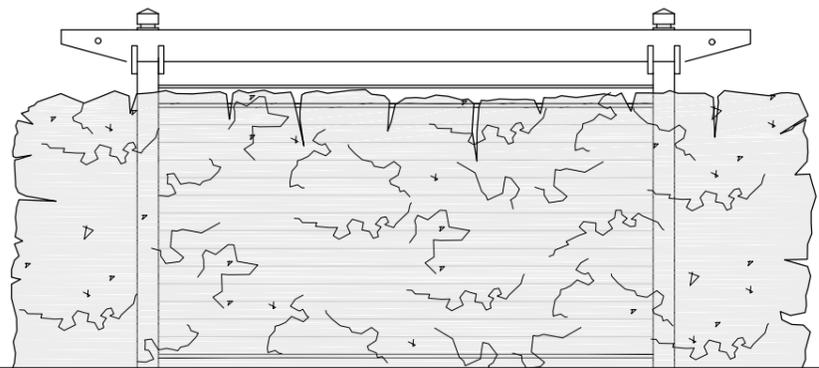


**FRONT ELEVATION
(SOUTH)**

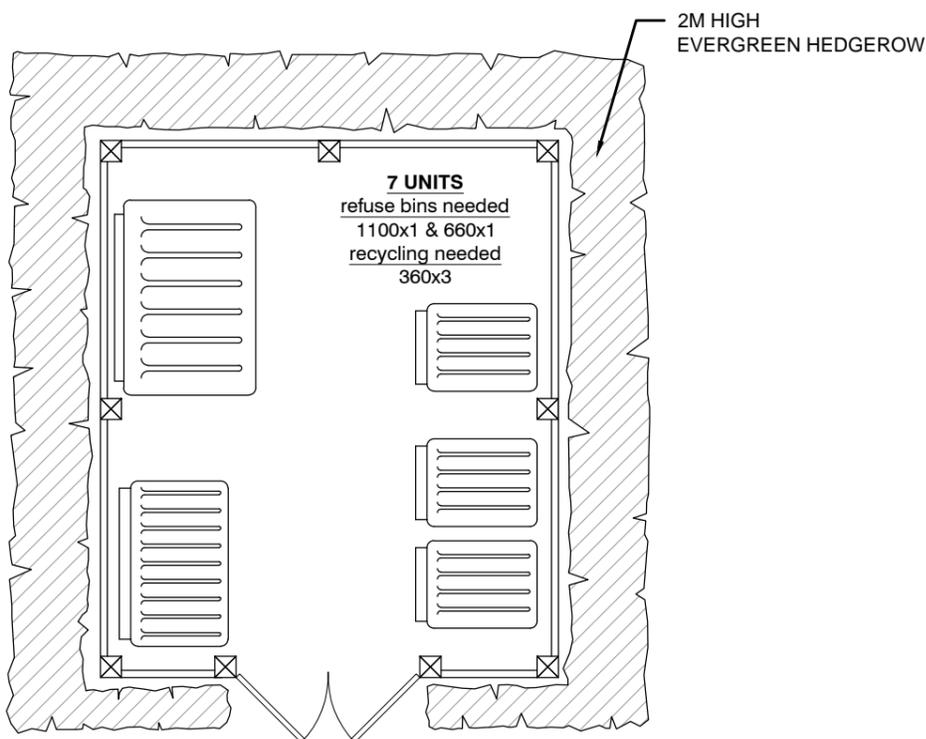
**REAR ELEVATION
(NORTH)**



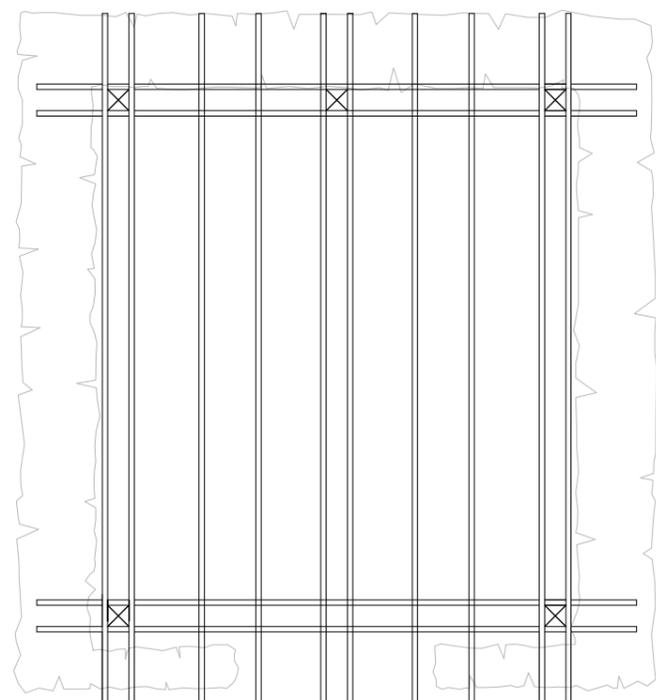
**SIDE ELEVATION
(EAST)**



**SIDE ELEVATION
(WEST)**



BIN STORE PLAN



ROOF PLAN



Scale 1:50

ASCOT DESIGN
Timeless architecture

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Status	PLANNING ISSUE
Client	JAVA ASSET MANAGEMENT
Project Title	MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.

Rev.	Date	Detail
-	-	-
DRAWING Title		
BINSTORE DETAILS		
Scale:	Date	Drawn
1:1250@A4	OCT18	CG
DRAWING No.		Rev.
15-P1122-610		-