 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	18 th December 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Banstead Village

APPLICATION NUMBER:	19/00397/F	VALID:	28/02/2019
APPLICANT:	Frontier Estates (San) Limited	AGENT:	Gillings Planning Ltd
LOCATION:	LAND WEST OF WELLESFORD CLOSE, WELLESFORD CLOSE, BANSTEAD, SURREY SM7 2HL		
DESCRIPTION:	Construction of a 68-bed care home (use class C2), parking including car barn, access, landscaping and other associated works. As amended on 22/08/2019, 28/08/2019, 07/10/2019, 17/10/2019 and 18/10/2019		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The application seeks planning permission for the erection of a 68 bed care home (use class C2), with associated car parking, including car barn, a new access and landscaping.

The site comprises an area of scrubland, previously designated as urban open land under the RBBC Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site is considered urban land within the defined urban area of Banstead. As such the principle of residential development is acceptable in land use terms and the presumption in favour of sustainable development applies.

The principle of a care home use on this site is also considered to comply with the relevant locational factors in policies CS14 of the Core Strategy and DES7 of the Development Management Plan. The site is considered to occupy a reasonably sustainable location within the urban area of Banstead and mindful of the likely mobility and nature of occupants of the care home, it is considered that the site is suitably located to meet their needs; whilst also being accessible for staff. Evidence has been submitted with respect to the concentration of care homes within the local area and the application is not considered to result in an over concentration or give rise to any amenity concerns or dilution of the residential character of the local area. Further the applicant has submitted evidence in relation to the need, together with evidence in relation to the economic and social benefits of the proposal and it is

accepted that there is a continued need for care homes within the borough and the wider economic and social benefits of the proposal. The proposals would make use of a presently vacant site and – in this regard – would support both the Council’s “urban areas first” approach and the aims of the Framework with respect to making efficient use of land. As such the principle of the development is supported.

The proposed building would be of U-shaped form with the principle elevation facing Wellesford Close and two wings running eastwards along the northern and southern sides of the site. The proposed building would range in height from 2.5 storeys at the front to 1.5 storeys at the rear: this scale and massing is felt to be appropriate given the size of site and other buildings in the area. The building would be of traditional design, taking the form of a large institutional style building and drawing elements from Surrey Arts & Crafts style including steep pitch roof, asymmetrical gabled projections, chimneys and areas of tile hanging and render which are considered to be successful in breaking up the elevations. The materials selection is appropriate to the area and would reinforce local distinctiveness. The layout would also allow for retention of significant tree cover, as well as opportunities for additional planting to contribute to the visual amenity of the site.

Whilst the proposed building would represent a significant change from the presently undeveloped site and would result in an increase in bulk, scale and massing, a significant degree of change is inevitable as a result of the de-designation as open land and it is considered that it has been designed successfully and in such a way that, overall, the building would appear in keeping with the character of the area.

Following the receipt of revised plans which have reduced the size of the building and relocated the southern wing further away from the southern boundary, it is considered that the proposals provide an appropriate transition to the open land to the south which is designated as Green Belt and an Area of Great Landscape Value.

The layout of the development is such that separation distances in excess of 25m would be achieved between the proposed building and neighbouring properties. As a result, whilst there would be some change experienced by adjoining occupiers, it is not considered that the proposal would cause unacceptable harm to their amenities. In most cases, this would be aided further by the retained extensive boundary tree cover which provides a high level of screening.

A total of 31 parking spaces are proposed to serve the development. This level of parking is underpinned by accumulation studies using data from the national TRICS database; this evidence has been reviewed by the County Highway Authority who has confirmed that the proposed level of parking is acceptable. The proposed access and level of vehicular movements generated by the proposed use is considered acceptable and would not result in a severe impact on the highway network or highway safety in accordance with the provisions of the NPPF (see para 109). To help promote sustainable travel to the site, including public transport, a Travel Plan is recommended to be secured by condition. In addition, the developer has agreed to carry out improvement works to public footpath to the north of the site to promote a safe and convenient route to the bus stop on the A217 Brighton Road for staff and visitors to the development but would also deliver wider public benefits.

The Tree Officer was consulted on the application and has raised no objection subject to condition and has confirmed that a detailed landscaping scheme can be implemented which will contribute to the character of the area. Whilst some trees would be lost, replacement planting would be secured to mitigate any loss such that the overall impact to the character of the area is acceptable.

The proposal is not considered to give rise to any other impacts which are incapable of being adequately mitigated through conditions.

The proposals would make effective use of a brownfield site within the urban area and would provide for nursing care places, a need for which has been identified in the Council's and County Council's own evidence, as well as in the applicant's submissions and would create some employment opportunities

RECOMMENDATION

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

Consultations:

Highway Authority: No objection subject to conditions.

The County Highway Authority has assessed the application on safety, capacity and policy grounds. Following receipt of additional information submitted by the applicant including a reduction in unit numbers from 72 to 68 and an increase in parking provision to 31 spaces, the CHA is satisfied the development would have a satisfactory 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, a S278 to resurface and remove vegetation on footpath 40 to encourage users of the site to use the bus service on the A217 Brighton Road via footpath 40 and, and a revised Travel Plan to include revision of the Action Plan in Table 11.1 to state an initial travel survey within three months of full occupation and then monitoring in Years 1, 3 and 5 after the initial travel plan and provision of the relevant travel plan monitoring fee.

Environmental Health (Contaminated Land): No objection. Officer comments that there are no contaminated land concerns on this application.

Surrey Hills AONB: No objection.

It is noted that the site whilst undeveloped is located within the defined settlement boundary of Banstead. An Area of Great Landscape Value (AGLV) abuts the site to the west and south boundaries. It is noted an AGLV is not protected nationally in the same way as an AONB (Area of Outstanding National Beauty). The AONB is located some distance to the south and the proposed development is not considered to impact its setting. Concern was initially raised regarding the 3 storey form of the development to the south which was considered to result in an intensive and harsh form of development close to the green belt and AGLV boundary. Subsequent to amended plans this element of the scheme has been revised; now reduced to two storeys and set further away from the southern boundary. The revised plans overcome the initial concern regarding the proximity of the development to the AGLV and green belt and are considered a significant improvement on the original submission. The retention of the woodland to the west is considered important to retain a buffer and screen from the A217.

Banstead Village Residents Association: Objects to the proposed development.

Concerns raised regarding the bulk and massing of the development and the presence of dormers to the north which are considered to result in overlooking to residents in Chipstead Road. Proposal is considered an overdevelopment of the site and out of character with neighbouring residential properties and the adjacent green belt given its proximity in this respect. Concerns raised regarding ventilation and odour from kitchens and plant and loss of trees. In addition, concerns raised in relation to increase in traffic and congestion, associated noise and disturbance, hazard to highway safety, inconvenience during construction and inadequate parking, exacerbated by the lack of immediately available public transport serving the site.

Surrey Wildlife Trust: No objection subject to conditions.

The Surrey Wildlife Trust has assessed the application on biodiversity, nature conservation and ecological issues. Comment that the applicant should be required to undertake recommended actions in section 7 of the PEA Report. Initial concern raised regarding the potential requirement for additional bat work in relation to trees. (The applicant has subsequently clarified that the trees proposed for removal do not have potential for bat roosting.) Advise that any external lighting should be 'bat friendly'. Further recommendations with respect to enhancing biodiversity, including use of bird and bat roosting opportunities as appropriate, the creation of a 'wild area', the use of native species when planting new trees and shrubs and where cultivated species are selected consider nectar producing species.

Sustainable Drainage: No objection subject to conditions.

The Local Flood Authority reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems. There are no objections subject to conditions to secure the final detailed drainage design and ensure that the scheme is properly implemented and maintained over throughout the lifetime of the development.

SCC Rights of Way: No objection. Advice issued to applicant

Comment that the site is bounded by Banstead FP40 to the north and FP41 to the west. Noted that the proposed development does not impact these rights of way. Comment that the applicant be advised that any new boundary fencing, particularly alongside FP40 must be placed in the same location as any existing fence, ensuring all supports are contained within the site boundary and are not located on the path. The paths width of between 12' and 20' must remain available.

(As part of the application the applicant will deliver vegetation clearance works and resurfacing works to improve FP41 as set out in the attached conditions)

Representations:

Letters were sent to neighbouring properties on 4th March 2019, a site notice was posted 19th March 2019 and advertised in local press on 14th March 2019. Neighbours were re-notified on the revised plans for a 14 day period commencing 30th August 2019 and again on 18th October 2019 for a further 14 day period.

As of 2nd December 2019, 204 responses have been received, a number of residents responding both to the initial and subsequent amended plans consultations. The following issues are raised:

Issue	Response
Inadequate parking	See paragraphs 6.26 – 6.30
Increase in traffic and congestion/	See paragraphs 6.30 - 6.32

Inconvenience during construction	See paragraph 6.22
Hazard to Highway Safety	See paragraphs 6.30 - 6.32
Noise & disturbance	See paragraph 6.21
Out of character with surrounding area	See paragraphs 6.11 – 6.15
Harm to Green Belt/countryside	See paragraph 6.14
Overdevelopment	See paragraph 6.9
Poor design	See paragraph 6.10
Overshadowing, overlooking and loss of privacy	See paragraph 6.21
Overbearing relationship	See paragraph 6.21
Loss of/harm to trees	See paragraph 6.16
Crime fears / health fears	See paragraph 6.23
Harm to wildlife habitat	See paragraph 6.38
Flooding / Drainage/sewage capacity	See paragraph 6.37
Harm to Conservation Area	The site is not located within a conservation area.
Harm to listed building	No listed buildings present or proximate to the site.
Loss of buildings	There are no buildings on the proposed site.
Property devaluation	This is not a planning matter
No need for development/ alternative location or proposal preferred	Each application must be assessed on its own merits
Covenant conflict	This is not a planning matter
Loss of private view	This is not a planning matter
Support – Visual amenity benefits	
Support – Benefit to housing need	

1.0 Site and Character Appraisal

- 1.1 The application site is a land parcel located to the west of Wellesford Close, Banstead, within the settlement of Banstead. The site comprises scrubland, historically used as allotments (albeit that this use ceased a number of years ago) and is broadly rectangular in shape extending to 0.78ha. The site was previously designated as urban open land under the RBBC Local Plan. However, this designation has since been removed following the adoption of the Development Management Plan and the site continues to fall within the defined urban area of Banstead.

- 1.2 There are no existing buildings on the site and the site is located within flood zone 1 (least vulnerable). Access to the site is currently via a bell mouth at the south western end of Wellesford Close, although it is currently closed off. There is a level change on the site with the site sloping from north to south, with a change in level across the site of approximately 6m.
- 1.3 The boundaries of the site are denoted by large trees, woodland and mature bushes and shrubs, together with self-seeded species. Trees on the Wellesford Close frontage are protected by Tree Preservation Order BAN55 G1 comprising 2 horse chestnuts and 1 lime, in addition there is a woodland order along the southern edge BAN35 (W1) and a further woodland order on the western boundary RE1137. Although there are no category A trees and a large proportion of the trees are category C or U trees, the trees add to the verdant character and visual interest of the site.
- 1.4 The metropolitan green belt and an Area of Great Landscape Value adjoin the site to the west and south. To the south of the site is agricultural land beyond which is Aberdour School, to the west the site is separated from the Brighton Road (A217) by a small area of woodland. Footpath 41 (which runs north – south) is located within the woodland and connects with Footpath 40 which runs along the northern boundary of the site, beyond which are the rear gardens and residential properties of Chipstead Road and Brighton Road. To the west are the residential properties of Wellesford Close. Wellesford Close connects to the A217 via Chipstead Road.
- 1.5 The area surrounding the site is characterised by residential development to the north and west made up of 2 storey detached and semi-detached dwellings set within modest plots with a mix of property and architectural styles. There is a high degree of tree cover to the site boundaries, together with the tree lined frontage which gives the site its verdant appearance and character and complements the adjoining open agricultural land and woodland to the south and west located within the green belt.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council (PAM/18/00020). Concern was raised regarding the proposed scale and massing of the proposed scheme and the applicant was advised to reduce the footprint of the development and create greater separation to the boundaries of the site to maintain the character of the area, noting the residential context and green belt and landscape designations to the south and west. Advice was given regarding the architectural style and materials which should respond to local character and with respect to impact on trees and expectations regarding landscaping.
- 2.2 Improvements secured during the course of the application:

- Reduction in scale and massing to provide 4 fewer bedrooms (from 72 to 68 beds)
- Relocation of the footprint of the southern wing further north, to increase the separation to the southern boundary by a further 7.5m (Separation from southern boundary now 14-25m)
- Removal of full three storey element on the southern boundary. Proposal now comprises a mix of 2 and 2.5 storeys with the second floor fully accommodated within the roof. Addition of dormers to north, south and west elevations. A lower ground floor is proposed to the south to reflect the change in levels on the site.
- Removal of large central porch
- Removal of terraced areas at first floor level
- Increased parking provision from 26 to 31 spaces, notwithstanding decrease in bedroom numbers
- Additional tree planting, including new tree proposed to the north of the proposed access and amendment to the location of the replacement tree to the south of the main access to compensate for the loss of T1. Both trees to be subject to TPO upon planting.
- Addition of car port under horse chestnut to prevent falling conkers and debris damaging cars and resulting in future pressure for works to tree (T2)
- Additional highway information to respond to requests from the County Highway Authority in respect of traffic generation, parking provision, visibility splays, vehicle tracking, travel plan and offsite improvement works to the public footpath to the north.
- Revised drainage strategy to respond to comments from SCC drainage.

2.3 Further improvements could be secured through the use of conditions including a contribution to auditing the travel plan.

3.0 Relevant Planning and Enforcement History

3.1	08/01922/OUT	Application for the erection of 18 two storey residential units	Refused 18 th Dec 2008 Appeal dismissed 6 November 2009
-----	--------------	---	---

3.2 In light of the adoption of the Development Management Plan and removal of the urban open land designation, there has been a material change in circumstances since the 2009 appeal.

4.0 Proposal and Design Approach

4.1 This is a full application for the construction of a 68-bed care home (Use Class C2) with associated communal and ancillary facilities, together with associated parking, including car barn, new access, communal gardens, landscaping and other associated works.

- 4.2 All rooms are proposed as single occupancy with ensuite facilities. The building is designed in wings to provide for flexibility for differing care needs (such that it can be dual registered for nursing and residential care) and is designed to enable the provision of dementia specific care if appropriate. Staff would work in shifts, across 24hours, and not sleep on-site.
- 4.3 The proposed building would be set back from the road frontage and would be of U-shaped form. The accommodation is provided over a mix of 2 and 2.5 storeys with an additional lower ground floor to the south. The lower ground floor exploits the change in topography providing a staff core comprising kitchen, laundry, staff areas and plant room together with 8 bedrooms with direct access to the communal garden. The frontage facing Wellesford Close would appear as a two-storey form, with the third floor of accommodation accommodated entirely within the roof. Dormers would be apparent on the north, south and west elevations. The ground and first floors would provide 2 wings of 27 and 25 beds, whilst the 2nd floor provides a total of 8 bedrooms.
- 4.4 The building would be of a traditional design and materials palette, with a pitched roof, gable projections and hip forms, brick and tile hanging, small areas of render to add interest and chimney stacks.
- 4.5 The application proposes a new access onto Wellesford Close located at the north east corner of the site. A driveway and parking area would be created to the front of the building, with the building sited around a communal courtyard to the rear with landscaped areas to the north, south and west. A car barn is proposed under a horse chestnut tree at the front of the site to prevent damage to cars from conkers and future pressure to prune this tree. Deliveries and services would be
- 4.6 The scheme provides a total of 31 parking spaces, inclusive of 2 disabled bays. 18 spaces would be used by staff with the remaining 13 provided for visitors. An additional area for a drop off point (located adjacent to the entrance) is proposed with loading and turning area provided at the southern end of the access alongside the refuse storage area. A cycle store is located adjacent to the main entrance and a refuse store located in the south-east of the site.
- 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 overleaf:

Assessment	The application site itself is an undeveloped area of land within the urban area. Dense boundary tree planting and vegetation provide good screening to the site, which has a notable change in levels. To the south and west is land within the green belt and AGLV, to the north and west are residential properties made up of two storey dwellings detached and semi-detached properties of mixed architectural style.
	Site features meriting retention are listed as the mature protected tress on and bordering the site in addition to public footpaths and rights of way running next to the site.
Involvement	Pre-application advice was sought from the Council and the design of the scheme was amended in response. The applicant has engaged with Banstead Village Residents Association (BVRA) in relation to the proposals to discuss the proposals and receive feedback. A number of letters have been written to local residents to advise of timings of survey work and keep residents informed in relation to the progress of the application. A leaflet drop was issued to local residents in advance of the submission of the application, this leaflet was also circulated to BVRA and local ward councillors.
Evaluation	The applicant's design and access statement sets out the evolution of the design of the scheme, as a result of the pre-application discussions.
Design	The applicant's justification for the chosen design is that it adopts a traditional architecture which seeks to follow the surroundings, including with respect to the use of familiar materials. The layout provides a dedicated access in a location that minimises impact to existing residents. The overall design strategy seeks to ensure that the scale and form of the building fits with the surrounding area, whilst providing a building which is designed and laid out to promote the well-being of residents and the operational requirements of a care home.

4.5 Further details of the development are as follows:

Site area	0.78ha
Existing use	Vacant land within urban area
Proposed use	C2 Care home
Proposed parking spaces	31 spaces
DMP Parking standard	Individual assessment for care homes

5.0 Policy Context

5.1 Designation

Urban Area

Flood zone 1

Tree Preservation Order / Woodland Order: BAN35, BAN55, RE1137

Adjacent to Metropolitan Green Belt (to south and west)

Adjacent to Area of Great Landscape Value (AGLV) (to south and west)

Adjacent to public footpaths FP40 and FP41

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS2 (Valued Landscapes and the Natural Environment)

CS4 (Valued Townscapes and Historic Environment)

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS14 (Housing Needs),

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES7 (Specialist Accommodation)

DES8 (Construction Management)

DES9 (Pollution and Contaminated Land)

TAP1 (Access, Parking and Servicing)

CCF1 (Climate Change Mitigation)

NHE1 (Landscape Protection)

NHE2 (Protecting and enhancing biodiversity and areas of geological importance)

NHE3 (Protecting trees, woodland areas and natural habitats)

EMP5 (Local Skills and Training Opportunities)

INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Developer Contributions SPD

Surrey Design

Local Distinctiveness Design Guide

Vehicle and Cycle Parking

Guidance 2018

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

Conservation of Habitats and
Species Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Design and impact on the character of the area, including adjacent green belt and AGLV.
- Trees and landscaping
- Effects on the amenity of neighbouring properties
- Highways matters
- Community Infrastructure Levy and other contributions

Principle of development

6.2 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms.

6.3 In terms of the proposed care home, policy DES7 is explicit in its support for proposals for suitable accommodation for older people that are “*easily accessible to shops, public transport, community facilities and services appropriate to the needs of the intended occupiers*”. This reflects CS14 of the Core Strategy which seeks to encourage provision of housing for the elderly and those with special care/support needs in sustainable locations whilst avoiding an undue concentration in any one location. The site is considered to occupy a reasonably sustainable location within the urban area of Banstead, a location to which Core Strategy CS6 directs development to. The centre of Banstead being located approximately a mile from the site, offering a range of services. The site benefits from good access to the road network, being proximate to the A217, and public transport options are available in close proximity. Mindful of likely mobility and nature of occupants of the care home, it is considered that the site is suitably located to meet their needs; whilst also being accessible for staff.

6.4 With respect to “undue concentration”, the applicant has provided a Desktop Market Analysis, prepared by Christies & Co which assesses the need for care home bed spaces and provides a localised assessment of existing care homes. Based on a 2km radius the analysis considers care homes within Banstead, Nork and Tattenham Corner. Of the 12 care homes identified only 5 provide 100% ensuite facilities and are considered equivalent. Of these none are located within the immediate area, the closest being Banstead Manor located on Brighton Road to the north. Even when all 12 are considered, as shown by the applicant’s plan, they are well distributed and are not considered to result in an over concentration or give rise to any amenity concerns or dilution of the residential character of the local area.

- 6.5 The proposals would provide care and nursing care places which would help to meet the needs identified in both the Council's and Surrey County Council's evidence. The applicant's report identifies a significant unmet and rising need for elderly accommodation, with a shortfall of 420 beds at 2019, decreasing to a shortfall of 96 beds in 2024 as a result of short-term supply and then rising to a significant shortfall of 1,069 beds by 2029. Whilst a detailed critique of the applicant's need figures has not been carried out, the Council's own evidence (Housing for Older People October 2017) submitted in support of the Development Management Plan identifies that there could be a need for up to 463 nursing care places across the borough over the next 10 years if current geographic trends are maintained. This evidence document also suggests that the Council should "continue to permit windfall developments" for nursing care where there is access to appropriate facilities. There is therefore a general acceptance of a continued need for nursing care homes and it is not considered that a care home on this site would lead to an undue concentration.
- 6.6 Based on the above, there is no "in principle" objection to redevelopment of the site for a care home as proposed and the proposal is considered to comply with policy CS14 and DES7 in this respect.
- 6.7 The proposals would also provide employment; the applicant has indicated that approx. 60 FTE roles could be supported by the development, with approximately 20 staff on site at any one time. Details of the economic and social benefits of the scheme are outlined in the submitted Economic and Social Impact Statement. These social and economic benefits add weight, albeit modest in favour of the scheme. In accordance with policy EMP5 Local Skills and Training Opportunities a condition is proposed to secure a minimum of 20% of the total jobs created by the construction of the new development for local residents or apprenticeships.
- 6.8 The proposals would make use of a presently vacant site and – in this regard – would support both the Council's "urban areas first" approach and the aims of the Framework which seeks to "*make as much possible use of previously-developed or 'brownfield' land*" and encourages local planning authorities to "*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*".

Design and impact on the character of the area, including adjacent green belt and AGLV.

- 6.9 The proposal provides a 68 bed care home over a mix of 2 and 2.5 storeys with an additional lower ground floor to the south reflecting the change in levels on site. The appearance of the building would be that of a 2 storey building from Wellesford Close. In other elevations it would appear as a 2.5 storey building with all accommodation at 2nd floor entirely within the roof.
- 6.10 The care home would be of traditional design, characteristic of a residential institution. Although it would be a large building, its mass would be broken up by the U-shaped layout and the use of gables, chimneys, tile hanging, and

render will help articulate it further. Whilst substantial in form in comparison to the detached and semi-detached neighbouring properties, the separation to boundaries and respectful height is considered sufficient such that the massing of the building is not considered out of keeping with the scale of neighbouring buildings.

- 6.11 The design has been materially amended from the original submission with a reduction in the building height (southern elevation reduced by 1.4m), significant reduction to the building footprint and associated reduction to the building's scale, mass and form and relocation of the footprint a further 7.5m from the southern boundary, such that the building is now approx. 14 – 25m from this boundary. Four bed spaces have been lost, whilst parking provision has been increased. The elevations have been revised and simplified to improve their appearance, with the removal of the large central porch and a number of terraced areas at first floor which faced north. The 2nd floor is now fully accommodated within the roof. These changes are now considered to overcome the previous concerns regarding the overdevelopment of the site, concerns regarding impact to character and appearance particularly in respect of the relationship to properties in Wellesford Close and what was previously considered a harsh urbanised edge that the development would have presented to the green belt and AGLV. Whilst large the proposed development is considered to be of an appropriate size and scale for its accompanying plot.
- 6.12 The existing character of the site is derived predominantly from its verdant appearance, arising from the high degree of tree cover to the sites boundaries and tree lined frontage, as opposed to its openness. This is reinforced by the Council's *Urban Open Space Assessment and Review* (May 2018) which formed part of the evidence base to the Development Management Plan and supported the removal of the urban open land designation on the basis that the site did not meet the necessary recreational, community, ecological and amenity value criteria for the designation to be retained. The proposals retain the majority of the trees surrounding the site and seek to strengthen the tree lined frontage along Wellesford Close, such that the positive attributes that form the key characteristics of the site would be maintained.
- 6.13 The site abuts the green belt and AGLV to the south and west and as such consideration has been given to the impact of the proposal on these designations including how the development would provide a transition to the green belt. The applicant has submitted a Landscape and Visual Impact Appraisal (prepared by ARC) which considers the extent of the site's existing visibility, the site's existing landscape character and condition and how it relates to the wider character area, together with the impact of the proposed development on the landscape character and visual amenity by consideration of a number of representative viewpoints. The report makes the following key points:
- That the extent of the site's existing visibility is curtailed by intervening built form and tree cover and the site is well screened in views from

footpaths to the south. Whilst there are some views from the open countryside to the south these are read in conjunction with the roofs of the existing build form within the settlement

- Landscape character – the site does not share the majority of the key characteristics which distinguish the wider landscape character area due to its contained character and its location close to the settlement. As such it makes a limited contribution to the wider landscape.
- Landscape condition – The site is overgrown and unmanaged and its condition is assessed as being low.
- Landscape value – With the exception of the TPO trees the site does not contain any landscape features of note and does not make any significant contribution to the recreational, community, ecological value of the area and its landscape value is assessed as low.
- The proposed development would result in a localised, permanent change to land use within the site
- The site represents an insignificant component of the wider landscape and the development will not result in adverse effects on the character or qualities of the wider designated landscape to the south.
- With regards visual receptors the assessment identifies a minor adverse effect on Wellesford Close, the impact on views from the green belt and AGLV (as viewed from public footpaths) is considered to be minor neutral.
- The assessment concludes that the proposed development does not conflict with national or local policy with respect to landscape and would not result in any unacceptable adverse effects on either landscape character or visual amenity, representing an acceptable addition to the existing adjoining land uses.

6.14 I have considered the applicant's submission and concur with its conclusions. As noted above the existing character of the site is derived from the high degree of tree cover to the site's boundaries and verdant appearance this gives. These positive attributes being largely retained and enhanced by additional tree planting. Given the level of screening, the contained nature of the site and its current overgrown condition, coupled with the separation distance of the built development now achieved to the southern boundary, reduced massing, form and height I consider the development will result in an appropriate transition to the green belt and will have an acceptable impact on the AGLV.

6.15 Overall the building has been designed to a high quality that would complement this part of Banstead and make appropriate use of an under-utilised site within the urban area. Taking all of the above considerations into account, the proposal would not appear out of place or cause harm to the character and appearance of the area including the adjoining AGLV. Accordingly, the proposal would not conflict with policy DES1 and NHE1 of the DMP which seeks to ensure that new development complements its surroundings and reflects the character and pattern of existing development and has an acceptable impact on the AGLV

Trees and landscaping

- 6.16 The site is currently overgrown, and the proposed development would result in the loss of 4 trees and one group, together with the removal of a number of self-seeded specimens and the management of a number of others given the period of neglect. The proposal identifies the need to remove T1, a B category TPO horse chestnut at the front of the site, to facilitate the new access. Whilst this tree shows some signs of some limited structural damage the tree contributes to the Wellesford Close streetscene and therefore its loss has been carefully considered by the tree officer. The loss of this tree would be mitigated by planting two replacement semi-mature (6m on planting) lime trees, which would both be protected by tree preservation order on planting. Whilst the loss of T1 is regrettable its loss must be considered in the overall planning balance, noting the benefits of the siting of the access in the proposed location removing care home related vehicle movements from travelling past eight existing residential access on Wellesford Close and the mitigation proposed. The tree officer has assessed the mitigation proposed and following submission of further information and amendment considers the mitigation acceptable.
- 6.17 Part of the proposed parking is within the root protection area of existing trees. This area will be protected and 'no dig' construction techniques are proposed. A number of parking bays are underneath a horse chestnut (T2) and would be affected by falling conkers. To provide protection to cars and to avoid pressure in the future for unacceptable pruning or the removal of the tree, a car barn has been incorporated within the proposals. The design of the car barn is open to minimise the bulk of the structure and appropriate crown lifting works are proposed to accommodate the structure. The solution is considered appropriate in mitigating the issue whilst maintaining the future health of the tree and its consequential visual amenity benefits to the streetscene.
- 6.18 Concern was initially raised in relation to the close proximity of the proposed building to trees on the southern boundary protected by BAN35. This was considered likely to lead to post development pressure to cut back overhanging branches or complete removal which would accumulatively erode the woodland feature. The relocation of the building footprint 7.5m further to the north, overcomes this concern.
- 6.19 As shown on the landscape plan brick retaining walls will be required given the change in levels in various areas of the site. To the north the retaining wall would be approximately 2m in height. The landscape strategy demonstrates a diverse selection of trees can be planted which will enhance the green infrastructure and streetscene including strengthening the Wellesford Close frontage. The loss of identified trees will be mitigated through additional tree planting as shown on the proposed landscape scheme. This includes 8 semi-mature trees along the eastern boundary with Wellesford Close together with a number of trees throughout the development. Subject to conditions to secure the tree protection plan and recommendations of the arboricultural method statement including

appropriate arboricultural monitoring and a landscape condition the proposal is considered to comply with DMP policy NHE3.

Effects on the amenity of neighbouring properties

- 6.20 The nearest properties to the site are those adjoining the site on Wellesford Close to the east (nos 25 in the south eastern corner, and the five properties at 21, 21A, 21B, 21C and 22 Wellesford Close which overlook the site, albeit being separated by the road), and 4 Chipstead Road, 10-14 Chipstead Road and 89 Brighton Road which abut the northern boundary separated by the public footpath.
- 6.21 Separation distances (building to building) are between 27 – 31 m to the nearest property to the north, 4 Chipstead Way, with the proposed development set between 16 – 20m from the site boundary. Alterations to the footprint has also moved the built development further from 25 Wellesford Close to the south-east with the building approximately 26m from this property. The separation distance to the remaining properties in Wellesford Close is approximately 39m. Notwithstanding the significant existing and proposed buffer planting these separation distances are considered sufficient to prevent any adverse overlooking, loss of light, loss of privacy or to be overbearing. Whilst resulting in a change in the relationship between buildings, the proposed development would have an acceptable relationship to the neighbouring properties and would not adversely affect their amenities.
- 6.22 The construction of new development will inevitably result in a level of inconvenience for local residents 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. Any noise or disturbance, either from construction or operation, would not be so significant as to warrant refusal of the application.
- 6.23 Concern has been raised from neighbouring properties regarding fear of crime and health fears. The proposal would result in the redevelopment of an underutilised site and new boundary treatment is proposed. The development is not considered to cause crime issues. The traffic generated by the proposal is not considered to give rise to harm with respect to air quality.
- 6.24 The development provides a high standard of accommodation for future residents, with bedroom spaces exceeding CQC standards. A variety of amenity and communal spaces are provided both internally and externally providing new residents with opportunities for sitting, socialising and providing alternative active and passive amenity activities.
- 6.25 Based on the above, it is concluded that the proposals would not harm neighbour amenity and therefore complies with policies DES1, DES7, DES8 and DES9 of the Reigate and Banstead Development Management Plan.

Highway matters

- 6.26 The development would be served by a front parking court, with space for a total of 31 vehicles, inclusive of two disabled bays. In addition, space is provided for a drop off area adjacent to the main entrance. Appropriate bike storage for 10 bikes is also proposed. A new access onto Wellesford Close is proposed located at the north east corner of the site. The proposed location of the access will remove the need for care home related vehicle movements from travelling past eight existing residential accesses on Wellesford Close. This will subsequently minimise the impact of development related traffic on Wellesford Close.
- 6.27 Concerns have been raised in a number of representations regarding the adequacy of the proposed parking provision and the impact of the increased traffic generation on highway safety, capacity and operation noting the existing highway arrangements within this relatively low trafficked residential area. These matters have been assessed by the County Highway Authority.
- 6.28 The Development Management Plan recognises that parking provision for residential care homes and nursing homes should be assessed on a case by case basis by means of an individual assessment.
- 6.29 The applicant has confirmed that the number of staff on site during the day would be approximately 20 per shift. However, these figures represent all potential staff on site and do not reflect the fact that some will travel to the site by modes other than single person car trips. The applicant anticipates a modal split of 73%, equating to 18 vehicles and providing residual spaces to cater for shift changes and visitors. To supplement this position, the Transport Statement analyses likely parking accumulation using data from comparable care home sites drawn from the national TRICS database. This indicates an average parking ratio per bed of 0.36.
- 6.30 The CHA has reviewed in detail the applicant's submission. The developer was initially proposing 26 parking spaces, this was considered inadequate for the proposed development when assessed against the traffic generation and parking accumulation data from the TRICS data the CHA had used to assess the proposed development. In light of the CHA position additional parking is now proposed (31 spaces) to accord with CHA requirements. The approach to parking is now considered robust and the previous concerns raised by the CHA have been overcome such that there remains no objection to the level of parking proposed. Based on the evidence and the expert views of the CHA it is therefore concluded that the 31 spaces now proposed are sufficient.
- 6.31 The submitted travel plan has been assessed by the CHA and subject to detailed amendment and payment of the monitoring fee secured by condition is considered acceptable.
- 6.32 Following review of the proposed access arrangements these are considered appropriate, with adequate sight lines at the new access onto Wellesford Close. A condition is proposed to include dropped kerbs and tactile paving to

the proposed belmouth access. In addition, the applicant has agreed to improve sight lines at the Wellesford Road junction with Chipstead Road to improve highway safety at this junction. Tracking drawings have been received confirming that emergency, delivery vehicles and refuse vehicles can access the site and enter and leave in forward gear.

- 6.33 Ensuring that future staff of, and visitors to, the care home would have a convenient and safe route to the bus stop on A217 Brighton Road is considered necessary to help maximise the take-up of public transport to the site. On this basis, it is considered reasonable to require the developer, through condition and s278 agreement, to carry out works to improve the public footpath (FP40) to the north of the site that connects to the Brighton Road (by resurfacing and vegetation clearance), a position which the developer is agreeable to. Whilst the improvements to the public right of way are necessary for the development, it would clearly also improve the situation for the local population, and thus is an additional positive benefit of the scheme.
- 6.34 The condition of the Wellesford Close highway surface is noted as being in a poor state of repair. Whilst it is the responsibility of the CHA to maintain the road surface the development should not make this worse. As such a condition is proposed that the developer carry out a survey of the condition of the highway before and after construction and would commit to pay for repairs. The developer has agreed to this.
- 6.35 A condition is also proposed to require the provision of a minimum of six spaces for electric vehicle charging points and a further six spaces to be provided with an electricity supply to be fitted with electric vehicle charging points in the future to comply with SCC electric vehicle parking standards and the provisions of TAP1.
- 6.36 It is therefore concluded that, subject to conditions, the scheme provides an appropriate and justified level of parking and would not give rise to adverse effects on highway safety or operation in the locality. It would also secure an improvement to public footpath 40 which would not only support sustainable travel by future users of this development but also the wider public. The application is therefore considered to meet the requirements of policy TAP1 of the Development Management Plan 2019 and the provisions of policy CS17 of the Core Strategy.

Other matters

- 6.37 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 detailed drainage strategy which indicates how both surface water and foul water associated with the development will be managed. This includes the incorporation of permeable block paving, a cellular storage tank and pumping station. The pumping station is entirely underground and would not give rise to noise disturbance. 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 condition. The development is considered to comply with Core Strategy policy CS10 and CCF1 in this regard.

- 6.38 The application was accompanied by a preliminary ecological appraisal (prepared by Thomson Ecology), including an extended Phase 1 Habitat Survey and Preliminary Ground Level Roost Assessment for Bats dated February 2019 and an updated Reptile Survey dated June and July 2018. The ecology report confirms that the site is considered to support suitable habitat for protected species including breeding birds, bats and reptiles (common lizard – a population of one was found upon survey). None of the trees proposed to be felled are considered to provide suitable habitat for bat roosting. A Reptile Mitigation Method Statement is proposed to prevent the killing or injuring of reptiles during construction and to ensure the viability of the common lizard population. In light of the above a series of recommendations and ecological enhancements have been incorporated within the proposed scheme, including an onsite reptile area. The recommendations are set out within chapter 7 of the submitted report. The ecology submission has been reviewed by Surrey Wildlife Trust and the reptile mitigation and the above ecological recommendations are considered acceptable and proposed to be secured by condition. In light of the above the application is considered to comply with DMP policy NHE2 and the provisions of the NPPF in this regard.
- 6.39 The applicant has submitted a sustainability statement which confirms that the building can be expected to meet BREEAM very good and can secure 10% of the expected energy usage from renewable or low carbon sources through energy efficient fabric. In accordance with Core Strategy Policy CS11 Sustainable Construction and CCF1 of the DMP the requirement for BREEAM very good will be secured through condition with the applicant required to submit a Final (Post-Construction) Certificate demonstrating that the required standard has been met prior to occupation, and in addition how the 10% energy usage from renewable or low energy sources has been secured.

Community Infrastructure Levy (CIL) and other contributions

- 6.40 The proposal, being for a C2 use specialist nursing care facility, falls outside of the uses which attract a charge based on the Council's adopted Charging Schedule and as such the development would not be liable to pay CIL. In addition, being a C2 use, the development would not attract any affordable housing requirements.
- 6.41 In terms of other contributions and planning obligations, 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. 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.

- 6.42 As above the applicant has agreed to undertake improvement works to footpath 40. These works can be adequately secured through a planning condition and undertaken via section 278 agreement. In addition, costs associated with the monitoring of the travel plan can be secured by condition. As such a legal agreement is not necessary or appropriate (particularly mindful of the advice to that effect in national Planning Practice Guidance). No other requests have been made in this case by consultees nor otherwise identified.

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:

Drawing Title	Number	Revision	Date received
Location plan	G4621-P-11	A	25/02/2019
Site layout plan	G4621-P-13	M	17/10/2019
Lower ground floor plan	G4621-P-01	E	22/8/2019
Ground floor plan	G4621-P-02	E	22/08/2019
First floor plan	G4621-P-03	E	22/08/2109
Second floor plan	G4621-P-04	D	18/10/2019
Roof plan	G4621-P-05	A	18/10/2019
Elevations	G4621-P-06	D	28/08/2019
Street Scenes	G4621-P-07	B	17/10/2019
Car port plan and elevations	G4621-P-08		17/10/2019
Section plans	G4621-P-01	A	28/08/2019
Landscaping plan	B18093-102	F	17/10/2019
Topographic Survey	23141-SE-01		25/02/2019
Highways Plan (Swept path car)	RHD-FE-SW-DR-R-0050-S3	P05	22/08/2019
Highways Plan (Swept path refuse lorry)	RHD-FE-SW-DR-R-0051-S3	P05	22/08/2019
Highways Plan (Swept path van)	RHD-FE-SW-DR-R-0052-S3	P05	22/08/2019

Highways Plan (Swept path ambulance)	RHD-FE-SW-DR-R-0053-S3	P05	22/08/2019
Highways Plan (Visibility splays)	RHD-GE-SW-DR-R-0004	P01	22/08/2019
Drainage Strategy	6625/501	D	22/08/2019
Tree Survey	B18093-TLP-601		21/10/2019
AIA AMS Drawing	B18093-TLP-602	C	21/10/2019

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

- 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 Development Management Plan 2019 policy DES1.

- No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Impact Assessment and Arboricultural Method Statement prepared by The Landscape Partnership dated February 2019 and revised October 2019.

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

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

- 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 Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE3.

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.

6. Notwithstanding the submitted plan numbered G4261 P 13 K no part of the development shall be commenced unless and until the proposed belmouth vehicular access to Wellesford Close has been constructed and provided with visibility zones as shown in appendix D of the Royal Haskoning DHV Transport Assessment dated 12 February 2019 and dropped kerbs and tactile paving in accordance with a revised scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: The condition above is required 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 TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. The development shall not be occupied until the sight lines at the Wellesford Road junction with Chipstead Road have been achieved as shown on the Royal Haskoning plan numbered PB8762 RHD GE SW DR R 0004 rev P01.

Reason: The condition above is required 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 TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. No part of the development shall be first occupied until the entire length of the public right of way numbered 40 between Wellesford Close and the A217 Brighton Road has been resurfaced and cleared of vegetation in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: The condition above is required 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 TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

9. The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with the approved plan numbered G4261 P 13 K for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning area shall be retained and maintained for their designated purposes

Reason: The condition above is required 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 TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

10. 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) provision of boundary hoarding behind any visibility zones
 - (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
 - (k) 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: The condition above is required 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 Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

11. Notwithstanding the submitted Travel Plan prior to the occupation of the development a revised Travel Plan shall be submitted for the written approval

of the Local Planning Authority to include revision of the Action Plan in Table 11.1 to state an initial travel survey within three months of full occupation and then monitoring in Years 1, 3 and 5 after the initial travel plan. 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: The condition above is required 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 Reigate and Banstead Core Strategy 2014 Policy CS17.

12. The development hereby approved shall not be occupied unless and until 6 of the car parking spaces has been provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 6 of available spaces to be provided with power supply to provide additional fast charge socket 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: The condition above is required 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 Reigate and Banstead Core Strategy 2014 Policy CS17.

13. The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with the approved plan numbered G4261 P 13 K for bicycles to be stored. Thereafter the bicycle parking area shall be retained and maintained for its designated purpose.

Reason: The condition above is required 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 TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

14. 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 Development Management Plan 2019.

15. 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.

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

Reason: To ensure that the Sustainable Drainage System has been constructed as agreed 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.

17. A Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the development commencing. This shall include delivery hours. The measures

approved in the Plan shall be implemented prior to the relevant uses commencing and shall be so maintained for the duration of the relevant uses.

Reason: To ensure that the delivery arrangements to the building as a whole are appropriate and to limit the effects of the increase in travel movements and impacts on residential amenity policy CS10 of RBBC Core Strategy (2014), Cf2 of the Reigate and Banstead and policies INF2 and DES8 of the Development Management Plan 2019.

18. The development hereby permitted shall be implemented in strict accordance with the recommendations, avoidance and mitigation measures identified in the Preliminary Ecological Appraisal and Preliminary Ground Level Bat Roost Assessment by Thomson Ecology (dated February 2019) at Section 7 and the Reptile Surveys dated February 2019 at Section 6 and the Reptile Mitigation Strategy report dated February 2019 at Section 2. Any variation shall be agreed in writing by the Local Planning Authority before such change is made. All ecological enhancements 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 NHE2 of the Development Management Plan, Natural England standing advice and the provisions of the NPPF.

19. Prior to first occupation, a scheme for any external lighting to be installed shall be submitted to the Local Planning Authority. Such a scheme shall accord with the principles set out within the Preliminary Ecological Appraisal and Preliminary Ground Level Bat Roost Assessment by Thomson Ecology (dated February 2019), with particular consideration given to mitigating impact to bats and the amenity of neighbouring residents.

Reason: To ensure that a satisfactory external appearance is achieved of the development and to safeguard the amenities of neighbouring occupiers with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE2.

20. Within six months of the occupation of the care home hereby approved, a final certificate demonstrating that BREEAM 'Very Good' rating is achieved for this development shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is constructed to appropriate sustainability standards with regard to Policy CS11 of the Reigate and Banstead Core Strategy 2014 and policy CCF1 of the Development Management Plan 2019.

21. The development hereby permitted shall only be used as a care home within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall not be used for any other purpose.

Reason: To enable the Local Planning Authority to control the use in the interests of the amenities of the area and with regard to Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

22. The development hereby approved shall not be occupied until the proposed refuse collection area has been provided in accordance with the approved plans. Thereafter the refuse collection point shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in order to meet the objectives of the NPPF (2019), and to satisfy policy TAP1 of the Development Management Plan 2019.

23. 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.

24. 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.

25. 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.

26. The development hereby approved shall not be occupied unless and until a minimum of six electric vehicle charging bays have been provided in accordance with the approved plans.

Each bay shall be provided with a fast charge socket (current minimum requirements – 7kw Mode 3 with Type 2 connector – 230v AC 32Amp single phase dedicated supply), unless otherwise agreed in writing with the Local Planning Authority.

Thereafter, the electric vehicle bays and associated equipment shall be retained and maintained for their designated purpose.

Reason: To ensure that the development would promote sustainable transport choices and the use of electric and low emission vehicles in recognition of Policy CS17 of the Reigate and Banstead Core Strategy 2014 and the provisions of the NPPF 2019 in respect of “promoting sustainable transport.

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 advised that prior to the initial occupation of the development 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

3. 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.

4. 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.

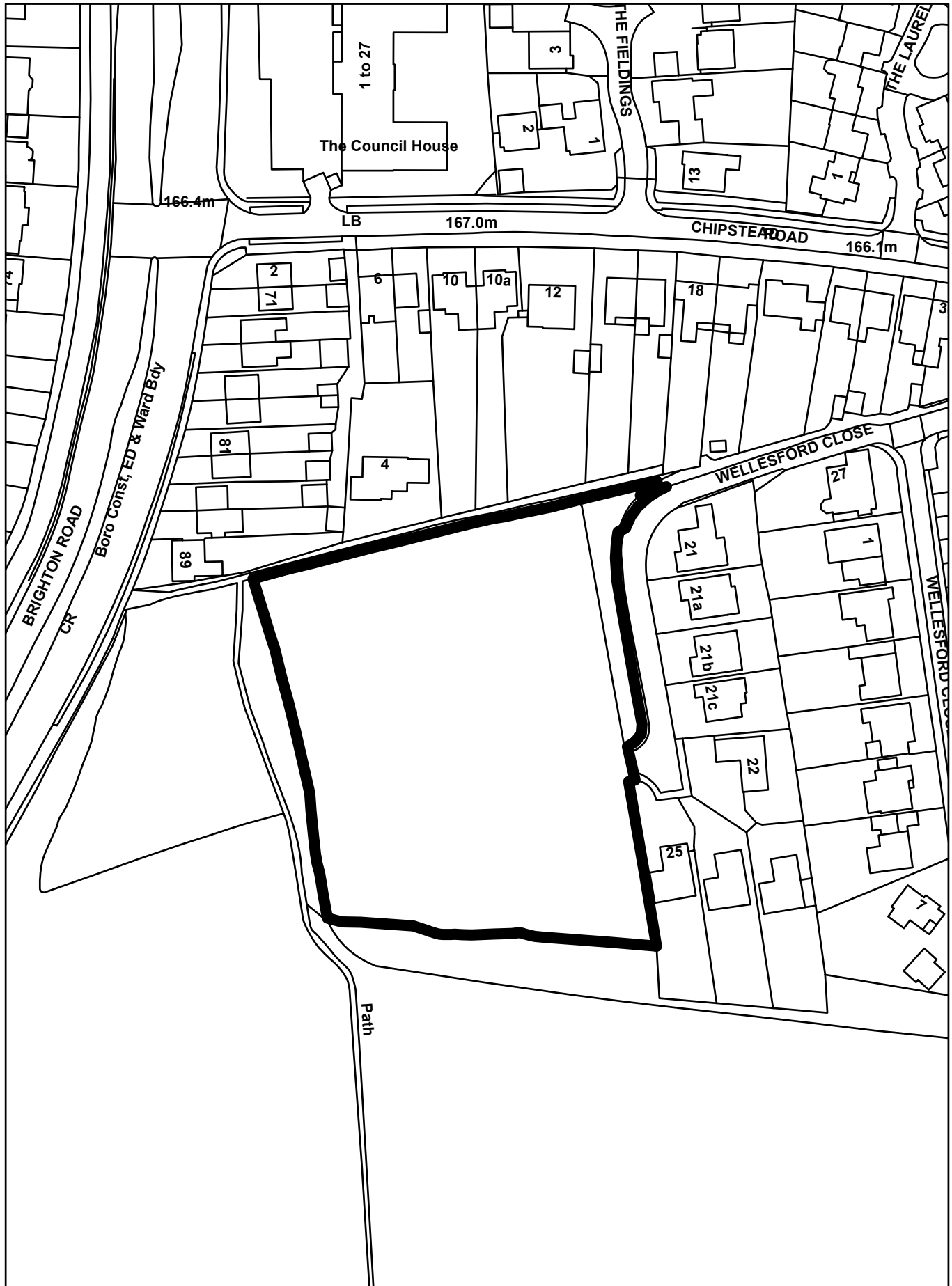
5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for an address. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload 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_numbering
6. 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.
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. 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.

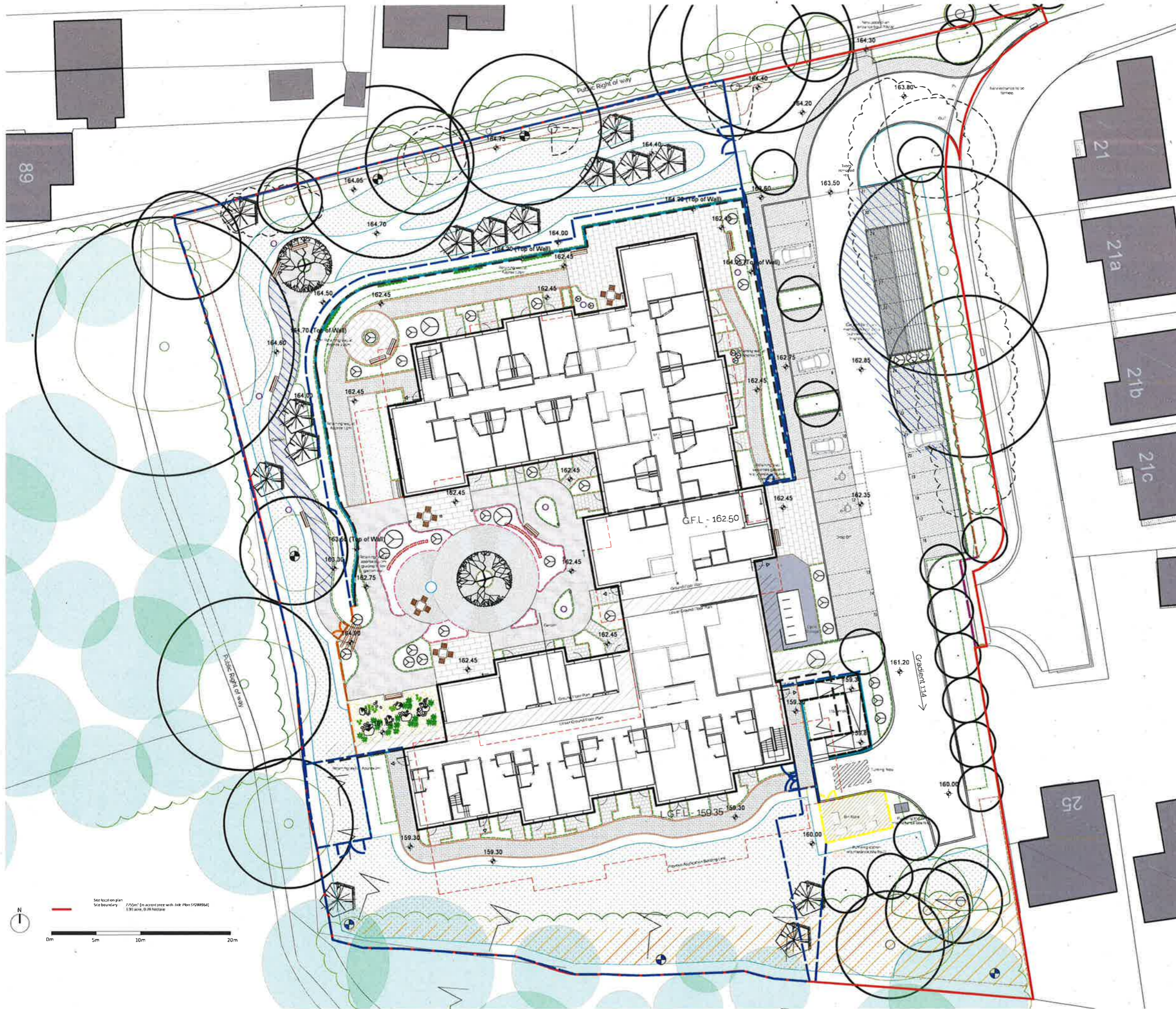
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS14 DES1, DES7, DES8, DES9, TAP1, CCF1, NHE1, NHE2, NHE3, EMP5, 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.

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

19/00397/F - Land West Of Wellesford Close, Banstead





- Key
- Retaining wall at various heights
 - Proposed Levels
 - Existing Levels
 - Underground SW Drainage pump
 - Underground area for Fuel Drainage pump

Site plan to be read in conjunction with Proposed Landscaping Plan: 818093.102

1	1:1000	1:1000	1:1000
2	1:1000	1:1000	1:1000
3	1:1000	1:1000	1:1000
4	1:1000	1:1000	1:1000
5	1:1000	1:1000	1:1000
6	1:1000	1:1000	1:1000
7	1:1000	1:1000	1:1000
8	1:1000	1:1000	1:1000
9	1:1000	1:1000	1:1000
10	1:1000	1:1000	1:1000
11	1:1000	1:1000	1:1000
12	1:1000	1:1000	1:1000
13	1:1000	1:1000	1:1000
14	1:1000	1:1000	1:1000
15	1:1000	1:1000	1:1000
16	1:1000	1:1000	1:1000
17	1:1000	1:1000	1:1000
18	1:1000	1:1000	1:1000
19	1:1000	1:1000	1:1000
20	1:1000	1:1000	1:1000
21	1:1000	1:1000	1:1000
22	1:1000	1:1000	1:1000
23	1:1000	1:1000	1:1000
24	1:1000	1:1000	1:1000
25	1:1000	1:1000	1:1000
26	1:1000	1:1000	1:1000
27	1:1000	1:1000	1:1000
28	1:1000	1:1000	1:1000
29	1:1000	1:1000	1:1000
30	1:1000	1:1000	1:1000

PLANNING

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SI-CP DRAWINGS



FRONTIER ARCHITECTS

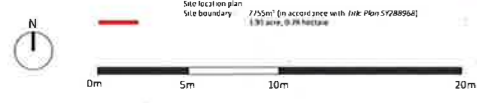


Proposed residential care development
Land at Wellesford Close
Banstead Estate
Kingswood

Site plan proposed
Ground & Lower Ground Floors Noted

NO	DATE	BY	CHECKED
1200 at A1	23.08.2018	MS	MS
1400 at A3			

G4261-P-13 M



Site location plan
Scale: 1:2500 (in accordance with UK Plan 51289946)
1:931 scale, 0.28 hectare



East Elevation



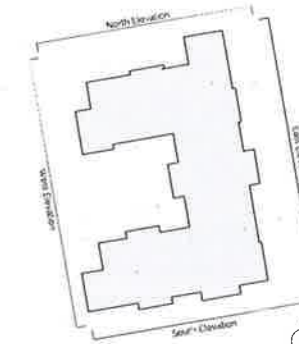
North Elevation



South Elevation



West Elevation



Materials Key

-  Red Facing Brick
-  White Render
-  Dark Grey Tiles
-  Rotterham Tiles
-  Gloss Black Grout

DATE	DESCRIPTION

PLANNING

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SITE DRAWINGS

wrdunn.

Architectural & Planning Consultants

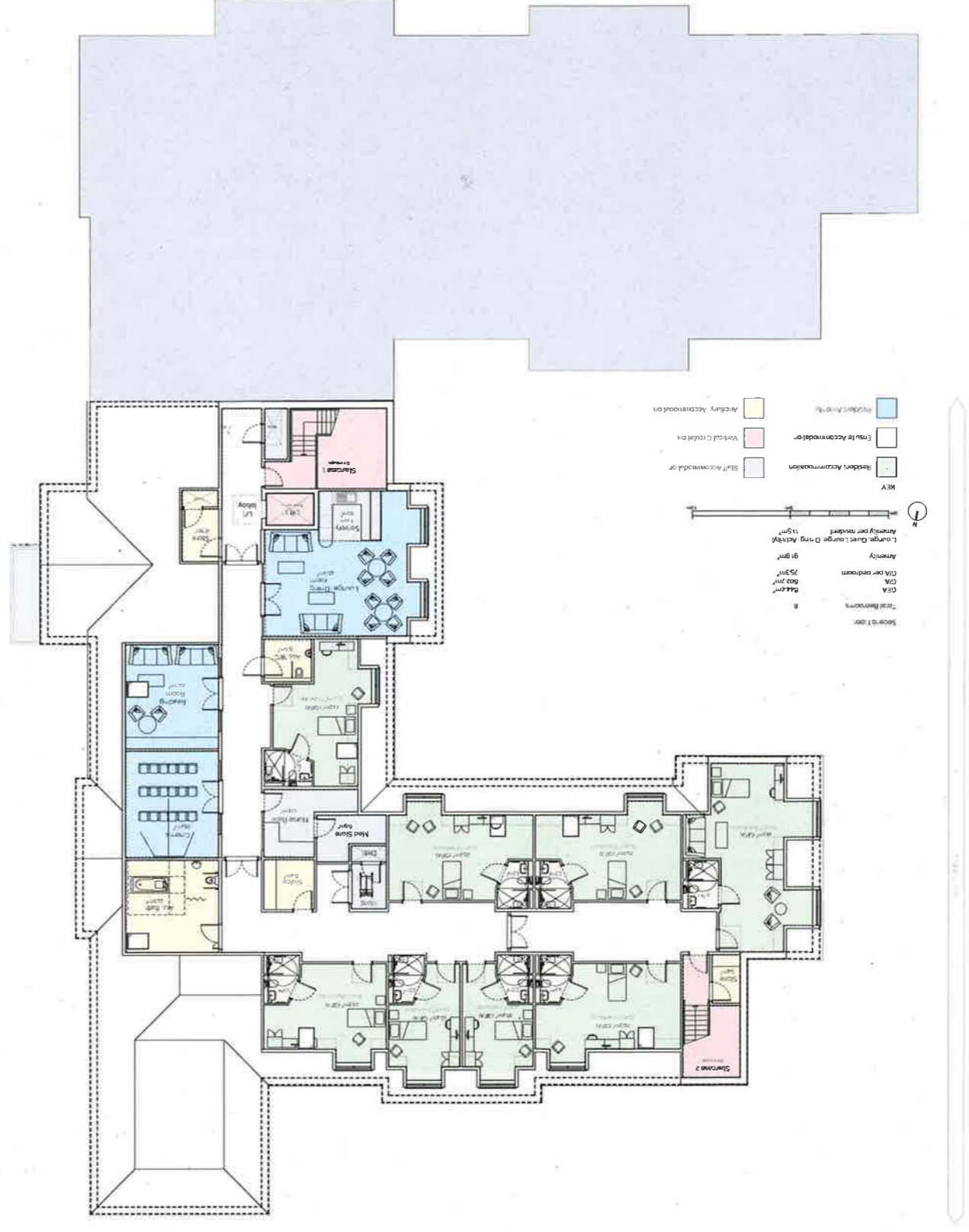
FRONTIER

Proposed Residential Care Development
Land at Wallisford Close
Barnsley Estate
Kingwood

Elevations as proposed

Scale: 1:100 at A0 Date: 05/02/19 Author: JM Checker: MS

Project Reference: G4261-P-06 D





Ground Floor
 Total Bedrooms 99
 GFA 1655.0m²
 CA 152.0m²
 CA per bedroom 1.52m²
 Amenities 222.0m²
 (Lounge, Quiet Lounge, Dining, Activity)
 Amenities per resident 2.22m²

Fire escape
 Burden of fire
 Previous proposed footprint
 Previous Application Building Line

RESIDENT
 Resident Accommodation
 Staff Accommodation
 En-suite Accommodation
 Resident Amenities
 Staff Accommodation
 Vertical Circulation
 Ancillary Accommodation

PLANNING

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR VARYING ANY SITE DRAWINGS

wrdunn.

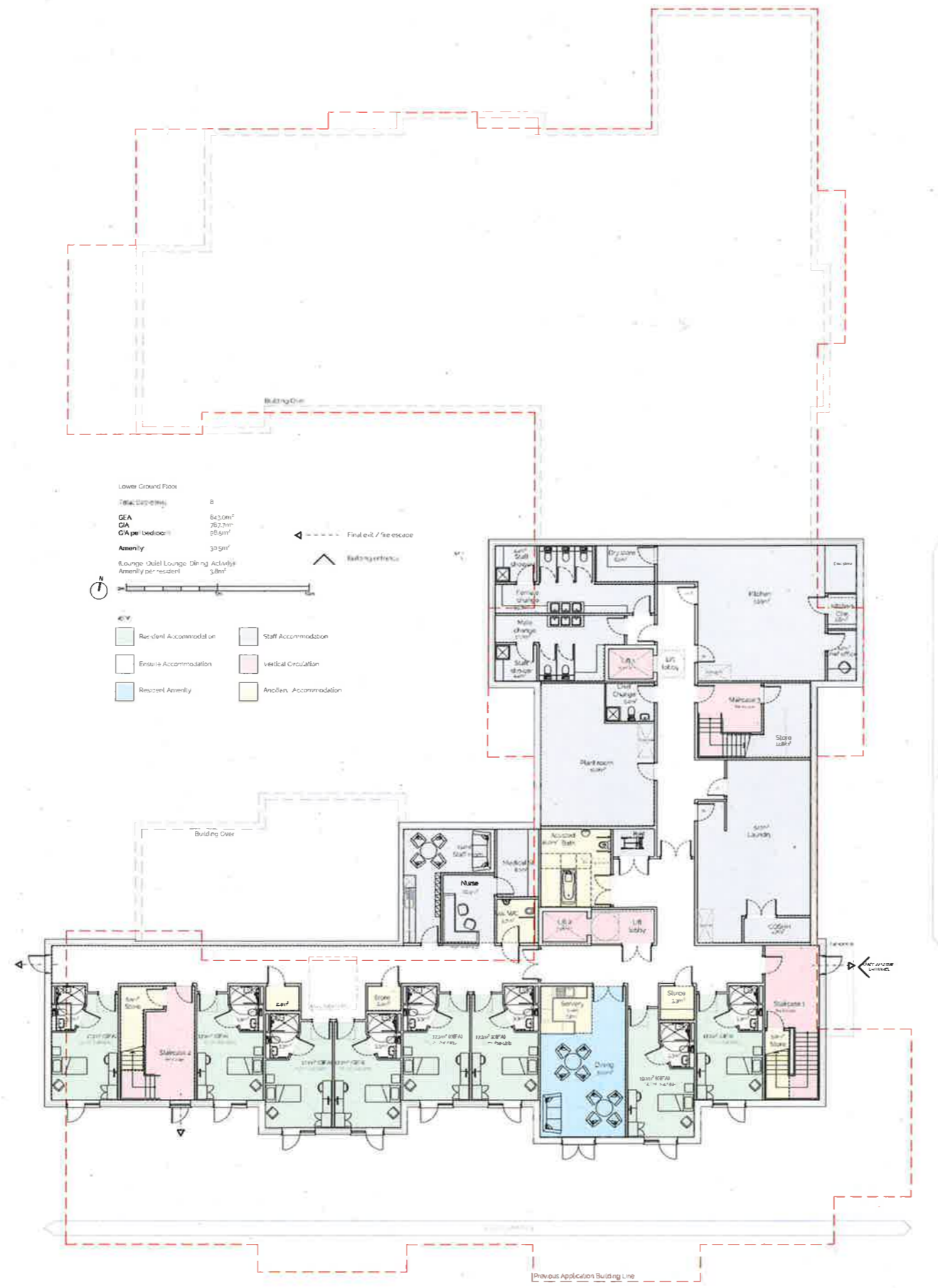
FRONTIER

Proposed residential care development
 Land at Wellesford Close
 Banstead Estate
 Kingswood

Ground Floor proposed

1300 at A0 18 12 18 JM MS

G4261-P-02 E



WJW/MS/2018
 1912/18
 1:100 at A0

PLANNING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

wrdunn.

1912/18
 1:100 at A0

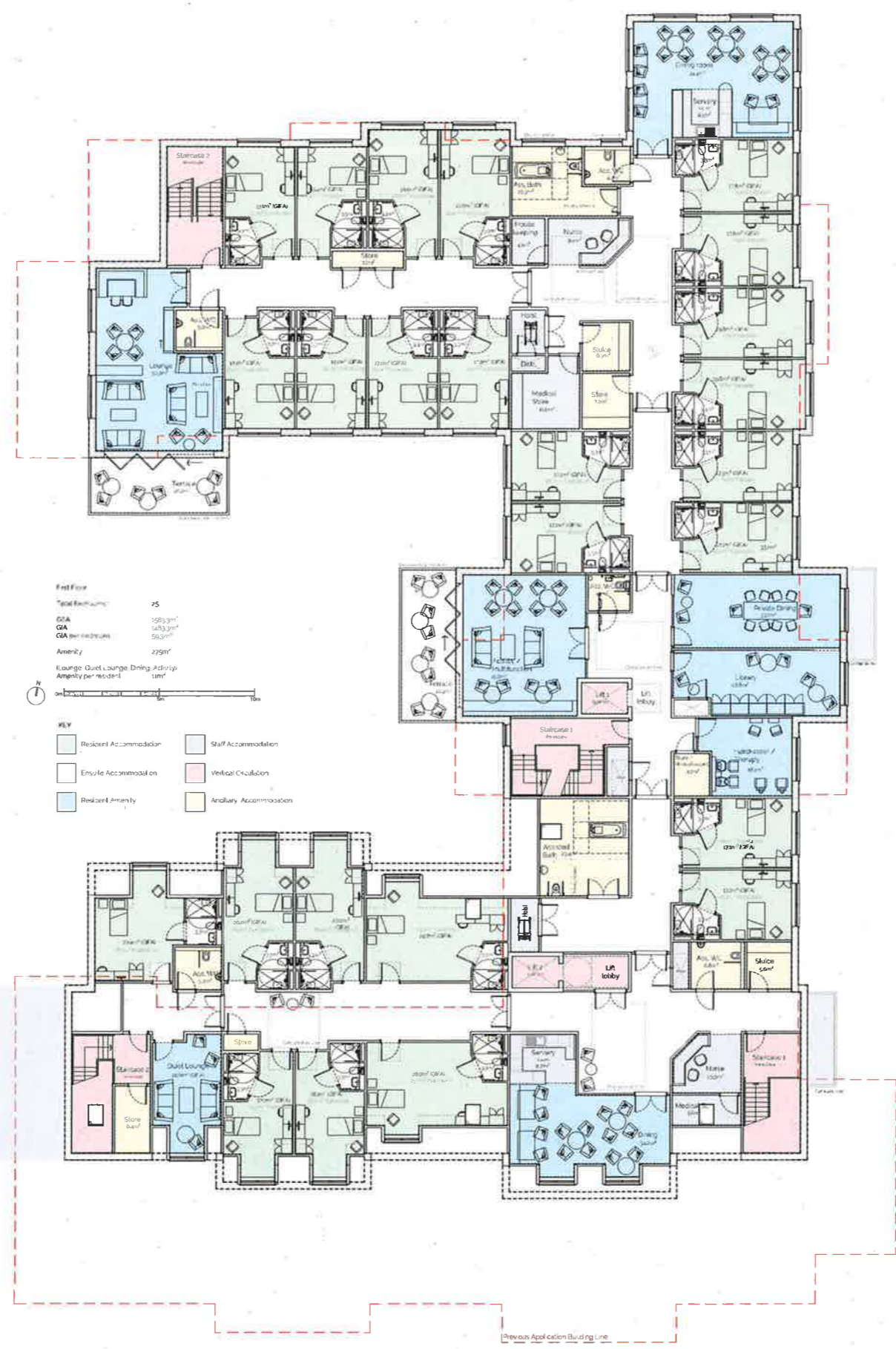
FRONTIER

Proposed residential care development
 Land at Wellesford Close
 Banstead Estate
 Kingswood

Lower Ground Floor proposed

1912/18
 1:100 at A0 1912/18 JM MS

G4261-P-01 E



DATE	DESCRIPTION
18.12.18	ISSUED FOR PERMITTING
18.12.18	ISSUED FOR CONSTRUCTION
18.12.18	ISSUED FOR CONTRACT
18.12.18	ISSUED FOR AS-BUILT
18.12.18	ISSUED FOR FINAL

PLANNING
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
 COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

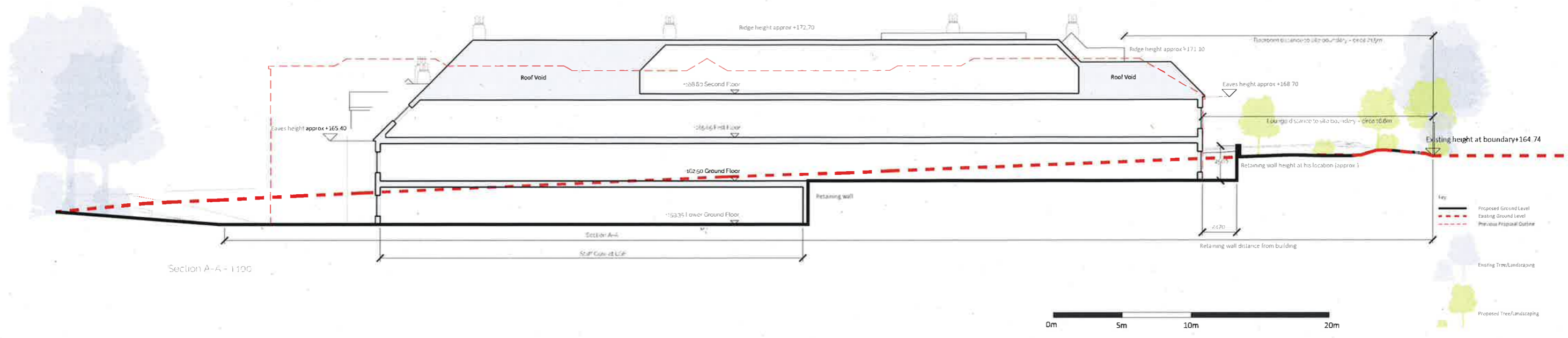


Proposed residential care development
 Land at Wellesford Close
 Banstead Estate
 Kingswood

First Floor proposed

1:100 JG: AD 18.12.18 JM MS

G4261-P-03 E



Site Plan 1:500

Site location plan
 Site boundary: 7755m² (in accordance with Title Plan SY288966)
 1.91 acre, 0.78 hectare

PLANNING

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

wrdunn.

FRONTIER

Proposed residential care development,
 Market Harborough Ambulance Station
 Leicester Road
 LE16 7BN

Site Section
 As Proposed

1100 at A0 28 02 19 JM MS
 1200 at A2

G4261 (03) 01 A



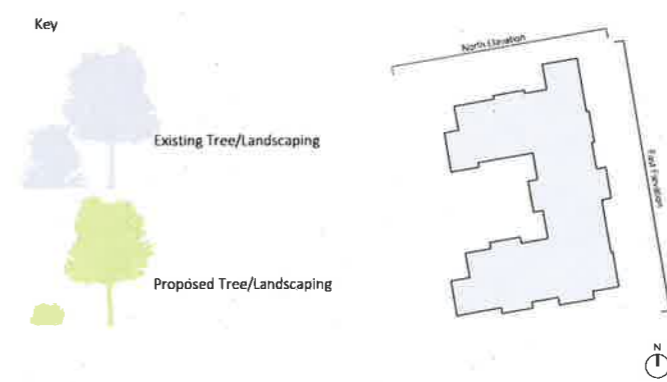
North Site Sectional Elevation along PRoW FP40 with Landscape

Heights of existing trees in accordance with topographical survey - 231435e - 01
Strategic pre-grown tree planting along northern boundary for immediate privacy to nearby residents/footway users - Height shown is at initial planting - See Landscape Proposals Drawing B18093-102B



East Site Sectional Elevation along Wellesford Close with Landscape

Heights of existing trees in accordance with topograph 64, Lundy - 231435e - 01
Strategic pre-grown tree planting along Wellesford Close to provide immediate privacy to the local residents - Height shown is at initial planting - See Landscape Proposals Drawing B18093-102B



PLANNING
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SITE CHANGES

wrdunn.
200 BURNLEY ROAD, BURNLEY, LANCASHIRE, BB10 3TA
01257 385000

FRONTIER

Proposed Residential Care Development
Land at Wellesford Close
Barnstead Estate
Kingswood

Street Scene Elevations as proposed

SCALE: 1:100 at A0 DATE: 05.02.19 DRAWN BY: JM CHECKED BY: MS

REF: G42B1-P-07 B 7