 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 <sup>th</sup> December 2019
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Hooley, Merstham And Netherne

<b>APPLICATION NUMBER:</b>	19/01989/S73	<b>VALID:</b>	16.10.2019
<b>APPLICANT:</b>	Earlwood Homes	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>FORMER ELGAR WORKS NUTFIELD ROAD MERSTHAM SURREY</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing industrial and commercial buildings and erection of fourteen new dwellings (6 x 3 bed, 8 x 4 bed) together with access, parking and landscaping. Variation of condition 1 of permission 17/01676/F - Landscaping/parking layout amended, and bay windows added to plots 10-12. Variation of conditions 1 and 9 amendment to site boundary and materials. As amended on 07/11/2019.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

**This application is referred to as the applicant is a former member of staff who assisted in providing pre-application planning advice as per the application form submitted.**

## **SUMMARY**

This is a S73 (minor amendment) application seeking variation of conditions 1 and 9 of planning application 18/02651 which would have the effect of amending the site layout, site boundary and finishing materials.

The application proposes the removal of the second access into the site and an alteration to the parking layout in the south western corner. Two parking spaces to far north part of the site which were isolated from the rest of the development are proposed for removal and is not considered detrimental to the design and layout of the proposal, rather an improvement bringing a more cohesive layout that would contain the parking within the development. This in turn would increase the parking provision in the south western corner from six to eight spaces. The layout still retains areas for landscaping around the parking area and is not considered harmful to the character of the site or wider area.

The finishing materials of plots 5 and 9 are proposed to be amended from white render at first floor level, to tile hanging. The use of tile hanging is included within the other dwellings within the development and is considered acceptable.

The proposed alterations to the layout are relatively modest in scale are not considered to give rise to a harmful impact upon neighbour amenity. The built form relationship with neighbouring dwellings would be similar to that approved.

All other conditions have been reviewed in light of the amended scheme and re-imposed as appropriate.

## **RECOMMENDATION**

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

## **Consultations:**

Highway Authority: - AWAITED

UK Power Networks - 'The development is in close proximity to our substation'. A number of observations are made that would be included in an informative

Sustainable Urban Drainage SCC – 'As there is no change to the drainage strategy or Surface Water drainage system we would have no further comments.'

## **Representations:**

Letters were sent to neighbouring properties on 29<sup>th</sup> October and 7<sup>th</sup> November following the submission of amended plans. Two site notices were 4<sup>th</sup> November 2019

0 responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The application site comprised a series of commercial buildings located to the rear of the local parade of shops within Nutfield Road. The buildings varied in scale and height and the open parts of the site were laid to hardstanding. The shopping parade and application site are a designated Local Shopping.
- 1.2 The previous planning permission has been implemented and the site is currently under construction to provide fourteen new dwellings.
- 1.3 The site has two accesses from Nutfield Road, one adjacent to number 56 and one in between numbers 38 and 36 Nutfield Road. The site is also bounded by residential properties within The Crossways and there are also residential flats above the local shops in Nutfield Road. To the south of the site is an area of open land known as Crossway Gardens. This area comprises of grassed open space bounded by mature trees.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.3 Further improvements could be secured: Conditions attached to the previous consent would be reapplied and varied accordingly.

### **3.0 Relevant Planning and Enforcement History**

- 3.1 18/02651/S73 Demolition of existing industrial and commercial buildings and erection of fourteen new dwellings (6 x 3 Approved with conditions 22<sup>nd</sup> March 2019

bed, 8 x 4 bed) together with access, parking and landscaping. Variation of condition 1 of permission 17/01676/F - Landscaping/parking layout amended, and bay windows added to plots 10-12

#### 4.0 Proposal and Design Approach

- 4.1 This is a S73 application for a minor amendment to the previous scheme by seeking variation of conditions 1 and 9 of planning application 18/02651. The application proposes amendments to the site layout, site boundary and finishing materials.
- 4.2 The approved plans include a secondary access to the site from Nutfield Road (between 38 and 36 Nutfield Road). This access was to serve a single parking space sited at the rear of plot 7. This application seeks to amend the red line of the application site to exclude this secondary access and parking space. An amendment to the site layout is proposed to increase the parking provision in the south west corner of the site from six spaces to eight. One space would serve plot 7 and one would provide visitor parking. To accommodate the revised parking layout, plots 10 – 14 would be re-sited approximately 0.5m north eastwards, reducing the gap between plots 9 and 10 from 2.5m to 2m.
- 4.3 The application also proposes an amendment to the finishing materials for plots 5 and 9. The approved materials include white render at first floor and the application proposes to tile hanging.
- 4.4 The application also submits boundary treatment details, that is reserved by condition 8 of planning application 18/02651/S73.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	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 statement does not explain why the proposal was chosen

4.6 Further details of the development are as follows:

Site area	0.35 hectares
Proposed parking spaces	29 (previously 28)
Parking standard	31 (minimum)
Net increase in dwellings	14

**5.0 Policy Context**

5.1 Designation

Urban area  
Local Shopping Centre

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS7 (Town/Local Centres),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Infrastructure Delivery),  
CS14 (Housing Needs)

5.3 Development Management Plan 2019

NHE3 (Protecting trees, woodland area and natural habitats)  
DES1 (Design of new development)  
DES4 (Housing mix)  
DES5 (Delivering high quality homes)  
DES6 (Affordable housing)  
DES8 (Construction management)  
TAP1 (Access, parking and servicing)

5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Supplementary Planning Guidance      Surrey Design

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

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

6.1 The application site is located within the urban area where there is a presumption in favour of sustainable development. The proposed development seeks consent for a minor material amendment to planning permission 18/02651/S73. The proposal seeks consent for an amended site layout and revised finishing materials. As planning permission has already been granted on the site, this report will focus on the changes to the scheme.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Conditions

### Design appraisal

6.3 The proposal would see the removal of the second access into the site and an alteration to the parking layout in the south western corner. The removal of the parking spaces to far north part of the site was isolated from the rest of the development and its removal is not considered detrimental to the design and layout of the proposal, rather an improvement bringing a more cohesive layout that would contain the parking within the development.

6.4 This in turn would increase the parking provision in the south western corner from six to eight spaces. The layout still retains areas for landscaping around the parking area and is not considered harmful to the character of the site or wider area.

6.5 The increased parking area would see a minor change in the position of plots 10 to 14, moving them north eastwards and reducing the gap between plots 9 and 10. However, plots 9 and 10 would still retain a gap of 2m between them which is considered acceptable to avoid a cramped appearance.

6.6 The finishing materials of plots 5 and 9 are proposed to be amended from white render at first floor level, to tile hanging. The use of tile hanging is included within the other dwellings within the development and is considered acceptable.

- 6.7 Overall, the proposed amendments are considered acceptable and would conform to the general character and appearance of the wider area.

Neighbour amenity

- 6.8 The proposed alterations to the layout are relatively modest in scale are not considered to give rise to a harmful impact upon neighbour amenity. The built form relationship with neighbouring dwellings would be similar to that approved. The proposed parking spaces would be brought closer to the rear boundaries of 17 and 19 The Crossways by approximately 4m however the site layout retains areas for landscaping in this part of the site and this amendment is not considered to give rise to a harmful impact upon these neighbouring dwellings.

Access and parking

- 6.9 The application proposes the removal of one parking space to the north of the site and the addition of two parking spaces in the south west corner of the site, resulting in a net gain of 1 parking space at a total of 29 (including garage spaces).
- 6.10 Whilst the proposal would not meet the minimum parking standards required under the Development Management Plan, the application seeks a variation to an approved application ref: 18/02651/S73 determined under Local Plan policies. A similar scheme has therefore been approved and is extant, and therefore it would be manifestly unreasonable to require a change in parking provision at this stage.

Conditions

- 6.11 The applicant has submitted details of the proposed boundary treatments that would comprise of 1.8m high close boarded fences along the rear boundaries of the dwellings and the side boundaries between the rear gardens. A 1.8m high, green chain link fence is proposed along the southern boundary of the site with the Crossways Gardens to the south. At the site entrance 1.2m high white timber gates are proposed. These would replace existing metal gates into the site and existing metal fencing along the southern site boundary. These softer boundary treatments would provide improved visual amenity, replacing the existing boundary treatments that have a more industrial appearance. Condition 9 is updated accordingly.
- 6.12 Condition 2 of application 18/02651/S73 requires the development to be commenced before 6<sup>th</sup> July 2020. As works have commenced on site it is considered this condition is no longer required.
- 6.13 All other conditions have been reviewed in light of the amended scheme and re-imposed as appropriate.

## 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 plans approved under planning permission reference 18/02651/S73 , except where superseded or replaced by the following approved plans.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	LD01 / PL 04 G		07.11.2019
Street Scene	LD01 / PL 16 D		07.10.2019
Elevation Plan	LD01 /PL 13 D		07.10.2019
Floor Plan	LD01 / PL 06 D		07.10.2019
Location Plan	LD 01 / PA 01 A		07.10.2019

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.

3. The development shall be constructed in accordance with the proposed ground levels and the proposed finished ground floor levels of the buildings submitted and approved under condition 3 of 17/1676/F (application reference 17/01676/DET03). The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Development Management Plan 2019 policy DES1.

4. The development shall be constructed in accordance with the materials submitted and approved in writing by the Local Planning Authority under condition 4 of 18/02651/S73 (application reference 18/02651/DET04) and those specified in this application in reference to plots 5 and 9, and there shall be no variation unless agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Development Management Plan policy DES1.

5. All works shall be carried out in strict accordance with the detailed Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) submitted and approved under condition 5 of 18/02651/DET05 (application reference 18/02651/DET05).



The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping.

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 NHE3 and DES1 of the Development Management Plan 2019.

6. All works shall be carried out in strict accordance with the details of hard and soft landscaping submitted and approved under condition 6 of 18/02651/S73 (application reference 18/02651/DET06).

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Development Management Plan 2019.

7. All works shall take place in accordance with the Construction Transport Management Plan, submitted and approved by the Local Planning Authority under condition 7 of 18/02651/S73 (application reference 18/02692/DET07).

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with policy DES8 of the Development Management Plan 2019.

8. All works shall take place in accordance with the surface water drainage scheme details, submitted and approved by the Local Planning Authority under condition 8 of 18/02651/S73 (application reference 18/02692/DET08).

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with policy DES8 of the Development Management Plan 2019.

9. The development hereby approved shall be constructed in accordance with the boundary treatments as specified in the proposed site layout plan ref:

LD01 / PL 04 G. 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 policy DES1 of the Development Management Plan 2019.

10. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to policy DES1 of the Development Management Plan 2010.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with policy DES1 of the Development Management Plan 2019.

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

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to policy DES1 of the Development Management Plan 2019.

13. 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.

14. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection points, (and pulling

distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

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

15. The development shall be implemented in accordance with the submitted written comprehensive environmental desktop study report, approved under condition 15 of 17/1676/F (application reference 17/01676/DET15).

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard policy DES1 of the Development Management Plan 2019 and the NPPF.

16. The development shall be implemented in accordance with the submitted environmental desktop study report and contaminated land site investigation proposal, approved under condition 16 of 18/02651/S73 (application reference 18/02651/DET16).

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard policy DES1 of the Development Management Plan 2019 and the NPPF.

17. The development shall be implemented in accordance with the submitted contaminated land site investigation and risk assessment details, approved under condition 17 of 18/02651/S73 (application reference 18/02651/DET17).

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard policy DES1 of the Development Management Plan 2019 and the NPPF.

18. The development shall be implemented in accordance with the submitted remediation method statement approved under condition 18 of 18/02651/S73 (application reference 18/02651/DET18).

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will

not cause harm to human health or pollution of controlled waters with regard to Development Management Plan 2019 policy DES1 and the NPPF.

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Development Management Plan 2019 policy DES1 and the NPPF.

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Development Management Plan 2019 policy DES1 and the NPPF.

## **INFORMATIVES**

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. 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](http://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](http://www.ccscheme.org.uk/index.php/site-registration).

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The 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-andtransport/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/peopleand-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/peopleand-community/emergency-planning-and-community-safety/floodingadvice)
7. 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).
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/party-walls-building-works>
10. 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
11. 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.
12. 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.

13. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
14. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
15. UK Power Networks - The proposed development is in close proximity to our substation and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

The distance between buildings and substations should be greater than seven metres or as far as is practically possible.

Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation.

If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.

Other points to note:

UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies MHE3, DES1, DES4, DES5, DES6, DES8, TAP1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

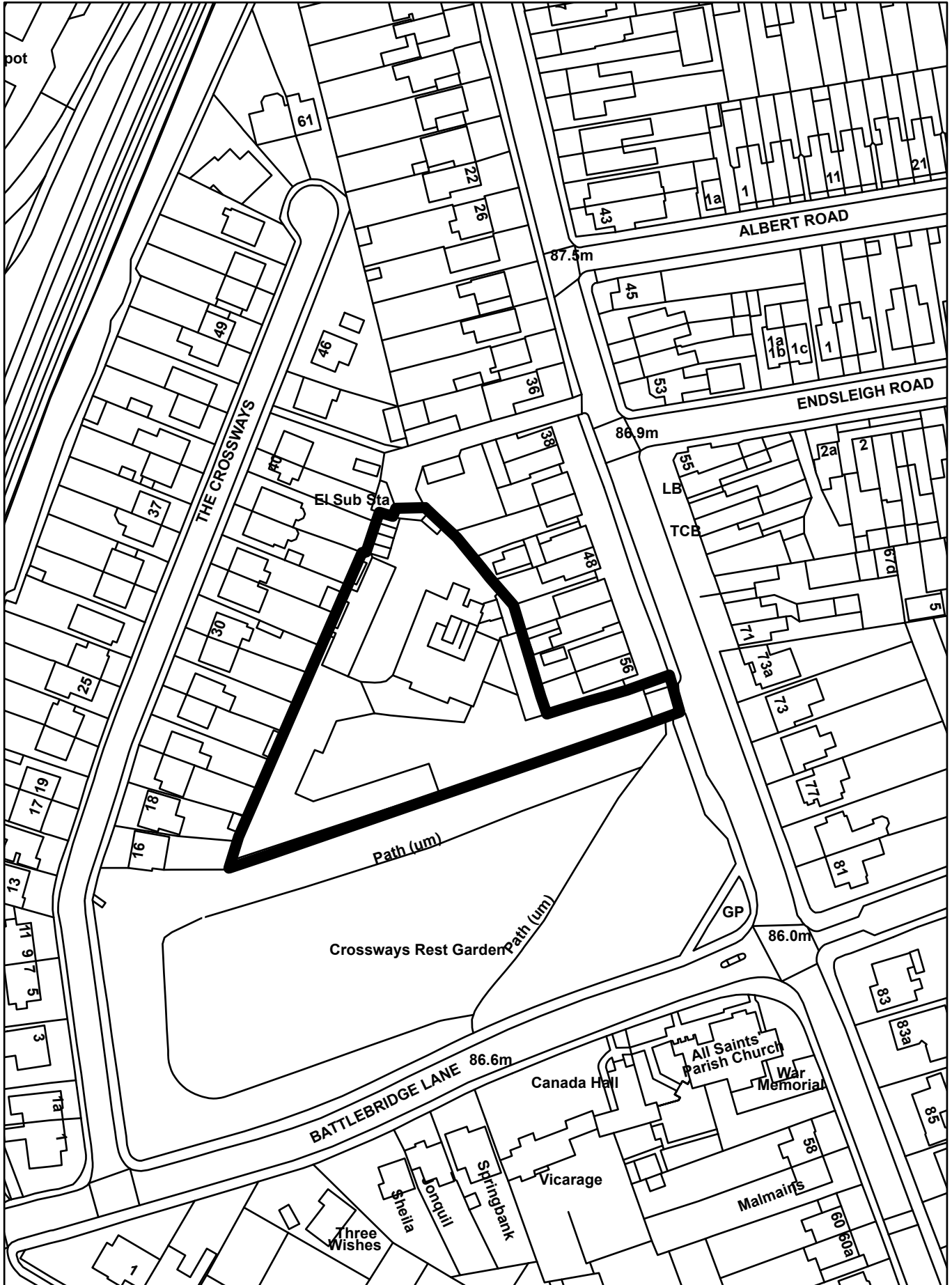
## **Proactive and Positive Statements**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

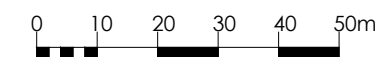
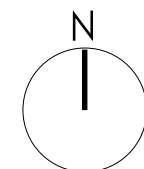


planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

# 19/01989/S73 - Former Elgar Works, Nutfield Road, Merstham



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Rev	Date	Description
A	1.10.19	Red line amended

Date	Jan 2017	Drawn	KA
Scale	1:1250 @ A3	Checked	*

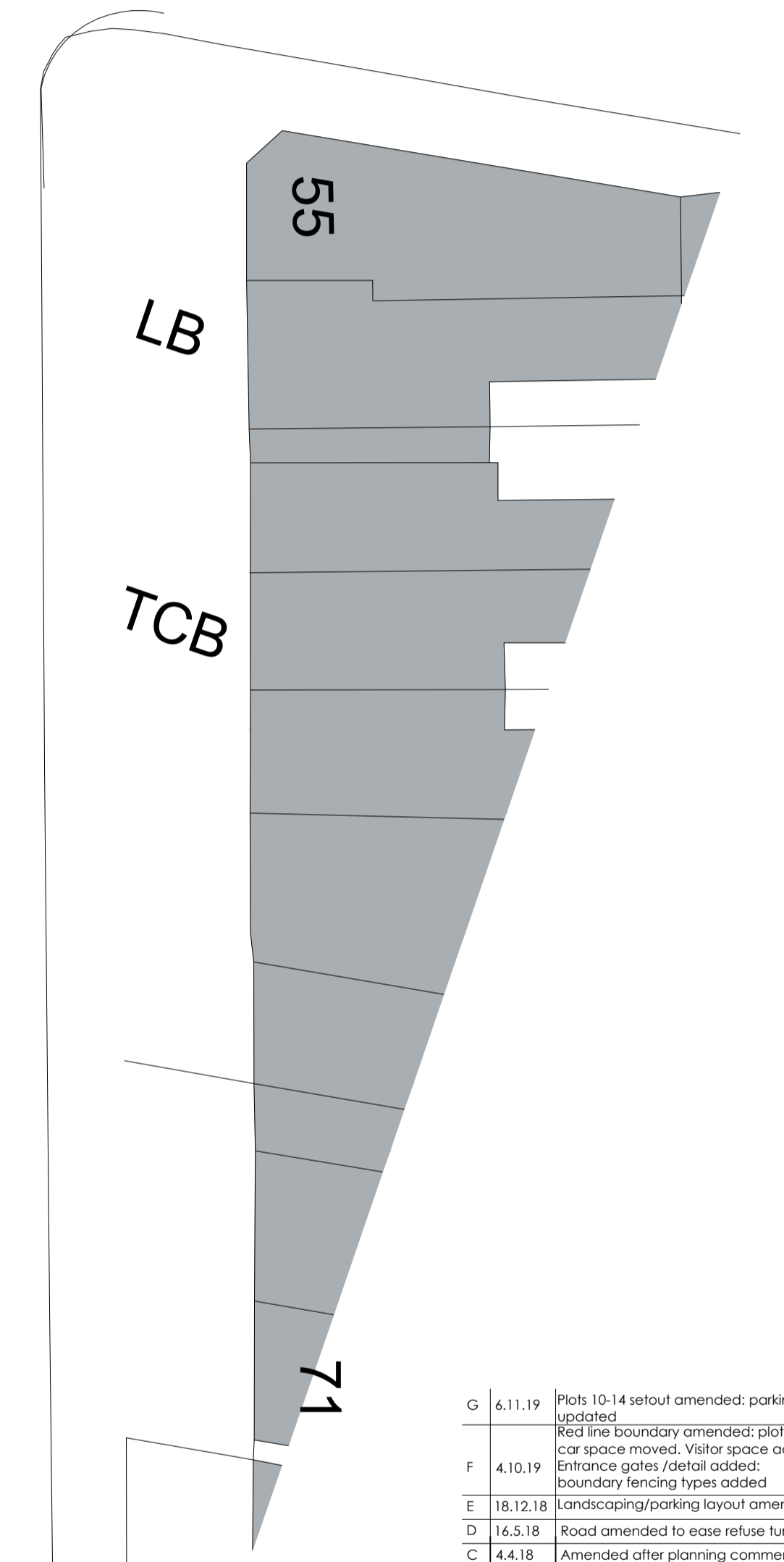
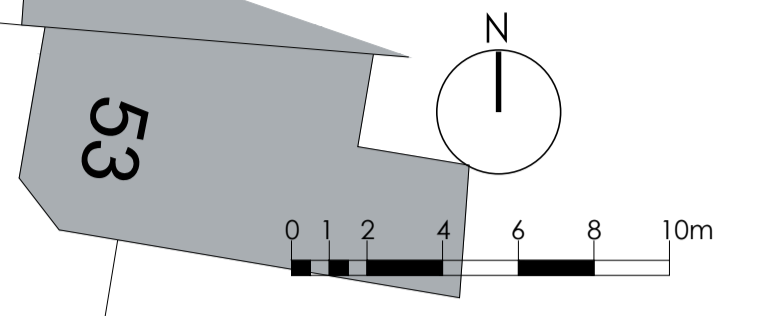
Client  
 Earlswood Homes

Project  
 Battlebridge Works  
 Merstham

Title  
 Location Plan

Drawing No  
 LD 01 / PA 01 A

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Rev	Date	Description
G	6.11.19	Plots 10-14 setback amended; parking updated
F	4.10.19	Red line boundary amended; plot 7 2nd car space moved; Visitor space added; Entrance gates /detail added; boundary fencing types added
E	18.12.18	Landscaping/parking layout amended
D	16.5.18	Road amended to ease refuse turning
C	4.4.18	Amended after planning comments
B	22.2.18	Amended after planning comments
A	7.12.17	Amended after planning comments



Date	Nov 2017	Drawn	KA
Scale	1:200 @ A1	Checked	-

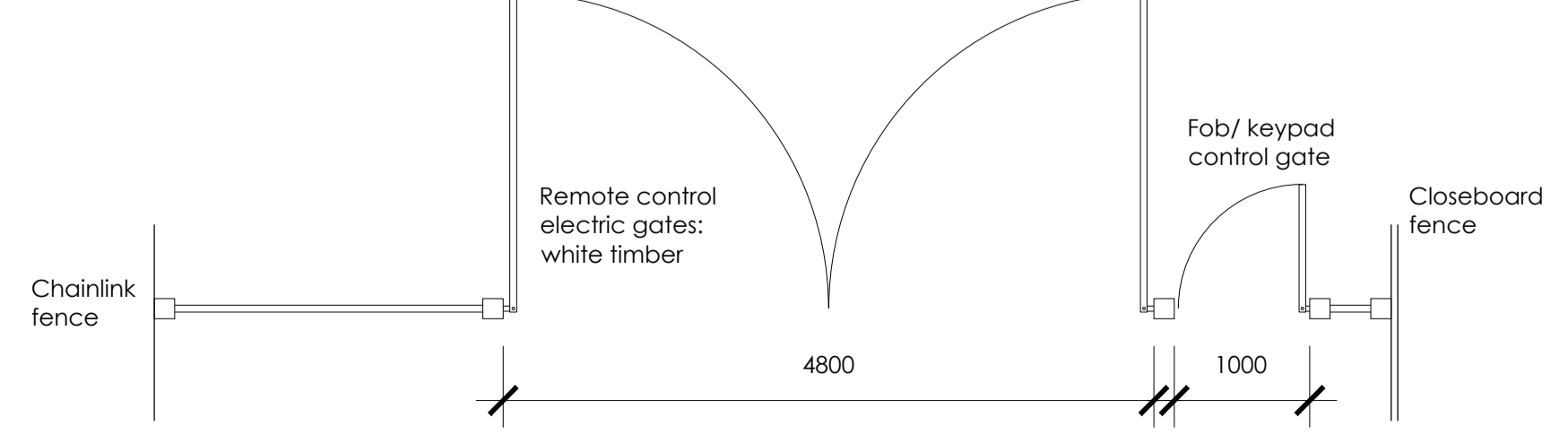
Client  
Earlswood Homes

Project  
Battlebridge Works  
Merstham  
RH1 3EP

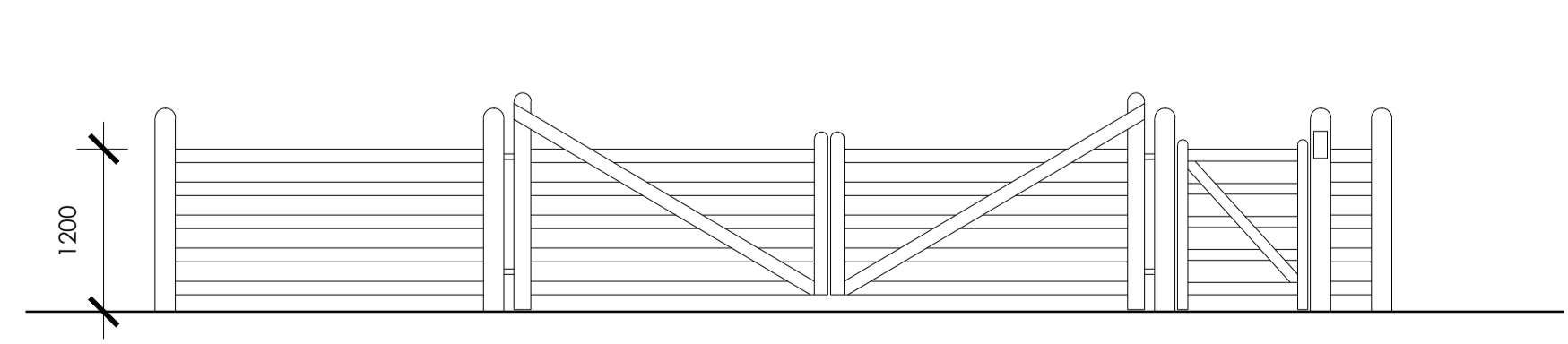
Title  
Proposed Site  
Layout

Drawing No.  
LD01 / PL 04 G

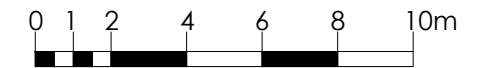
ENTRANCE GATES: PLAN 1:50



ENTRANCE GATES: ELEVATION 1:50



# Plots 1-5



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# Plots 6-8



# Plots 9-14



Rev	Date	Description
D	4.10.18	Plots 5 & 9 vertical filling added
C	4.4.18	Amended after planning comments
B	22.2.18	Amended after planning comments
A	6.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	1:200 @ A3	Checked	*

Client  
Earlswood Homes

Project  
Battlebridge Works  
Merstham

Title  
Street Elevations

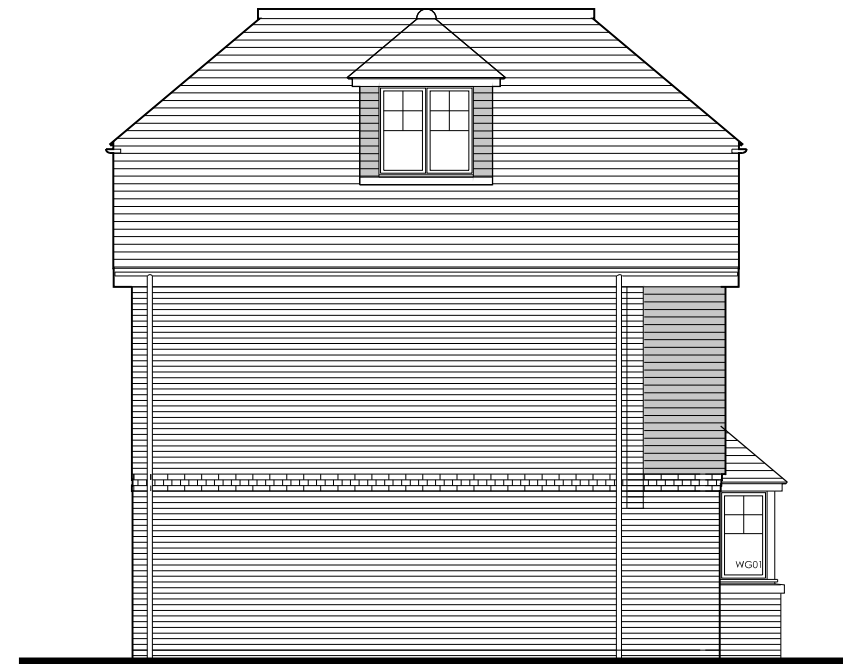
Drawing No  
LD01 / PL 16 D

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Front

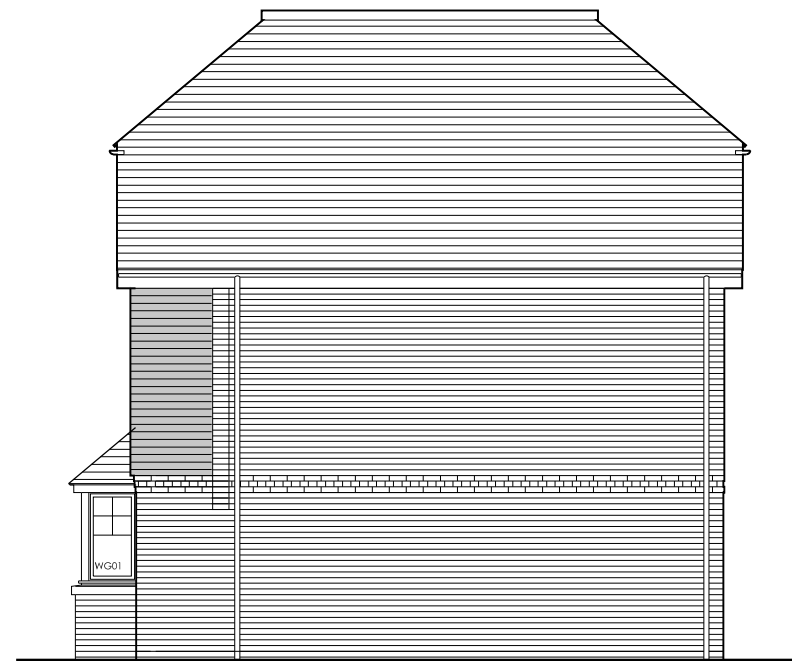


Left



NOTE: PLOT 5 AS SHOWN  
 PLOT 9 HANDED

Right



Rear



Rev	Date	Description
D	4.10.19	Tile hanging shown at first floor
C	4.4.18	Bay/hipped dormer shown
B	Feb18	Amended after planning comments
A	7.12.17	Amended after planning comments



Date	Mar 2019	Drawn	KA
Scale	1:50 @A3	Checked	*

Client  
 Earlswood Homes

Project  
 Nutfield Road  
 Merstham  
 RH1 3EP

Title  
 Plots 5 & 9  
 Elevations

Drawing No

LD01 /PL 13 D